

ORDINANCE 2023-02

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL REPEALING RESIDENTIAL MULTIFAMILY (R-7), ADOPTING RESIDENTIAL MULTIFAMILY (R-5) AND STRATEGIC GROWTH OVERLAY ZONE (SG), AND REZONING PARTS OF PARCELS 13-020-0064, 13-020-0065, 13-018-0095, 13-034-0068 AND 13-023-0209 FROM (R-7) TO (R5-SG)

WHEREAS, the South Weber City Council wishes to make changes to the Residential Multifamily Zone to facilitate individual ownership of townhome style developments; and

WHEREAS, the South Weber City Council desires to facilitate strategic development in specific areas along the South Weber Drive Corridor; and

WHEREAS, the repeal of the Residential Multifamily Seven Zone (R-7) and adoption of the Residential Multifamily Zone (R-5) and Strategic Growth Overlay Zone (SG) facilitate the need to rezone a portion of parcels 13-034-0068, 13-020-0065, 13-023-0209, 13-018-0095, and 13-020-0064; and

WHEREAS, a public hearing was held before the Planning Commission on the 9th day of February, 2023 and after careful review the Planning Commission recommended approval of these zoning text amendments and rezone; and

WHEREAS, the City Council after discussing the information available along with the Commission’s recommendation, finds rezoning of the property described is consistent with the City’s General Plan and determined that it is in the best interest of the City to approve the change of zoning;

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Repealing Article. Title 10 Chapter 5 Article C Residential Multifamily Seven Zone (R-7) of the South Weber City Code is hereby repealed.

Section 2. Amendment. Title 4 Chapter 8 Section 3 Definitions shall be amended to include:

RESIDENTIAL AREA, RESIDENTIAL ZONE:	Any area of the city with a zoning designation of Agricultural (A), Residential Low Density (R-L), Residential Low-Moderate Density (R-LM), Residential Moderate Density (R-M), Residential Patio (R-P), Residential Multifamily Five (R-5) under title 10 of this code and the abutting public streets and public premises.
--	--

Section 3. Amendment. Title 10 Chapter 1 Section 10 Definitions shall be amended to include:

Zero Lot Line Setback: The location of a structure on a lot in such a manner that one or more of the structure's sides rests directly on a lot line.

Dwelling, Townhouse: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, with no more than four (4) units per structure.

YARD: A space or lot other than a court, unoccupied and unobstructed from the ground upward.

YARD, FRONT: Any yard between the front lot line or street right-of-way boundary line and the front line of the main building; any yard meeting the minimum frontage requirements of the applicable zone may be designated as the front yard. See section 10-1-11, appendix A of this chapter.

YARD, REAR: A yard between the rear lot line or neighboring setback line and the rear line of a main building.

YARD, SIDE: Any yard between the side lot line or neighboring setback line and the sideline of the main building extending from the front yard to the rear yard. See section 10-1-11, appendix A of this chapter.

SETBACK: The shortest horizontal distance between the structure or part thereof for single family dwelling or other main building.

Section 4. Amendment. Title 10 Chapter 1 Section 10A Land Use Matrix shall be amended as follows:

	C	CH	CR	LI	TI	NR	A	RL	RLM	R M	RP	R5
Accessory Building	P	P	C	C	P	P	P	P	P	P	P	P
Accessory Use	P	P	C	C	P	P	P	P	P	P	P	P
Agriculture	P	P	C				P	P	P	P	P	P
Agricultural Building	P	P	C				P	P	P	P	P	P
Animal Keeping							P	P	P	P		
*Assisted Living Facility	P								C	C	C	C
Beauty and Barber Services	P	P										
Building, Public	P	P	C	C	P	P	C	C	C	C	C	C
Business Services and Professional Offices	P	P		C	P							
Cannabis Cultivation Facility**					C							
Cannabis Production Establishment**					C							

Commercial Storage				C	P							
*Communications Tower	C	C	C	C	C	C	C	C	C	C	C	C
Construction Services				C	C							
Contractor's Office/Storage Yard				C	C							
Day Care, Commercial	C											
Day Care, Home							C	C	C	C	C	C
Drive-Through Facility	C	C										
Drycleaning Or Laundry Services	C	C		C								
Dwelling, Accessory Unit (Internal)**							P	P	P	P		
Dwelling, Accessory Unit for Owner or Employee				C	P							
Dwelling, Condominium												P
Dwelling, Multifamily												P
Dwelling, Single-Family							P	P	P	P	P	P
Dwelling, Townhouse												P
Dwelling, Twin Home								C	C	C	C	P
Dwelling, Two-Family								C	C	C	C	P
Dwelling Unit, Manufactured								C	C	C		C
Electronic Communications Facilities and Equipment	C	C	C	C			C					
Excavation or Extraction							C					
Family Food Production or Farm Animals								P	P	P	P	
Farm Industry			C					P				
Farm Stand								P	P	P	P	P
Farmer's Market	C	C										
Gasoline Service Stations	C	C										
Golf Course			C				C					
*Group Home	C											

*Group Home, Residential Facility for Elderly Persons	C							C	C	C	C	C
*Group Home, Residential Facility for Persons with a Disability	C							C	C	C	C	C
Gun Range, Indoor	C	C		C								
Home Occupation							P	P	P	P	P	P
Hotel		C										
Kennel, Commercial	C			C	C		C					
Kennel: Sportsman’s or Hobby							C	C	C	C		
Manufacturing, Light				C	P							
Medical, Dental and Related Health Services	P	P										
Medical Laboratory	C	C		C	C							
Mobile Business	C	C	C									
Nursery, Garden Center	C	C			P	P	C					
Personal Care Service	P	P										
Public Use	C	C	C	C	P	P	C	C	C	C	C	C
Public Utility				C	P	P	C	C	C	C	C	C
Quasi-Public Use	P	P	C	C	P	P	C	C	C	C	C	C
Recreation Center	C	C	C									
Recycling Collection Center				C	C							
Recycling Processing Facility				C	C							
Retail Sales and Services	P	P										
Retail Sales and Services (Community Commercial)	P	P										
Retail Sales and Services (Regional)	P	P										
Restaurant	P	P										
Self-Service Storage				C	P							
Service Accessory Use							C	C	C	C		
Service Station	C	C										

Sexually Oriented Business					C							
Short Term Rental							C	C	C	C	C	C
Stable, Private							P	P	P	P		
Stable, Public			C				P					
Temporary Building Incidental to Construction	C	C		C	P	P	P	P	P	P		
Temporary Use	C	C										
Transient Lodging												
Vehicle and Equipment Repair (Major)		C		C								
Vehicle and Equipment Repair (Minor)		C		C								
Vehicle and Equipment Sale and Rental		C										
Warehousing				C	P							
Wholesale Trade or Distribution				C								
Wind Energy Systems, Large						P						

Section 5. Adopting new article. Title 10 Chapter 5 Article Q Residential Multifamily Zone (R-5) is hereby adopted as attached in **Exhibit 1**.

Section 6. Amendment: Title 10 Chapter 15 Section 2 General Requirements shall be amended to read as follows:

A. Required: All land approved for development in the city shall be constructed as required by city ordinances and the planning commission or city council. In order to control the potential for adverse conditions resulting from dust, mud and erosion, land remaining on developed sites that is not covered with structures or impervious surfaces such as driveways, walks, courts, landscape features (sculptures, boulders, etc.), shall be landscaped in accordance with this chapter and when applicable irrigated with an appropriate system to maintain plants in a healthy, growing condition, compatible with the general neighborhood appearance.

B. Residential Front, Side, And Back Yard Areas: Landscaping shall be installed in all residential front yards, side yards, and back yards in residential low-moderate (R-LM), residential moderate (R-M), and residential multifamily (R-5) zones. Front and side yard landscaping shall be completed within eighteen (18) months of occupancy. Back yards shall be landscaped within twenty-four (24) months of occupancy. Landscaping of a residential

site shall include an irrigation system sufficient to maintain the health and beauty of the landscaping. Residents who fail to abide by these landscaping regulations are subject to penalties as set forth in section 10-15-8 of this chapter.

Section 7. Chapter Adopted. Title 10 Chapter 20 Overlay Zones Established shall be adopted to read as follows:

10-20-1: OVERLAY ZONES ESTABLISHED:

The following overlay zones are established for application with base zone:

- A. SG, Strategic Growth overlay zone, Chapter 10-20A.

10-20-2: USE OF OVERLAY ZONES:

- A. Nomenclature: An Overlay Zoning classification is appended to a base zoning district so that the lands are classified as Base Zoning District-Overlay District. As an example, property in the Residential Multifamily (R-5) may be designated with Strategic Growth Overlay to form a zone titled (R5-SG).

Section 8. Article Adopted. Title 10 Chapter 20 Article A Strategic Growth Overlay Zone shall be adopted as attached in **Exhibit 2**.

Section 9. Amendment: The Zoning Map referenced in section 10-1-5 is amended to change the following areas from Residential Multifamily Seven Zone (R-7) to Residential Multifamily Zone with Strategic Growth Overlay Zone (R5-SG):

Property 1: part of 13-034-0068

Property Owner: Poll Heritage Farms Development Management LLC

Property Address: approximates 2300 E South Weber Drive

Total Number of Acres: 8.861

Legal Description:

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET; THENCE N65°50'02"W 176.78 FEET; THENCE N53°09'46"W 82.36 FEET; THENCE N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET; THENCE N47°12'09"W 328.07 FEET; THENCE N00°09'16"E 34.93 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, AND A CHORD LENGTH OF 421.84 FEET; THENCE S89°28'42"E 98.87 FEET; THENCE S00°31'18"W 123.80 FEET; THENCE S89°12'14"E 127.62 FEET; THENCE S66°36'51"E 93.73 FEET; THENCE S85°20'45"E 79.73 FEET; THENCE S89°53'19"E 486.17 FEET; THENCE S00°06'41"W 380.92 FEET; THENCE N89°53'29"W 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 385,966 SQUARE FEET OR 8.861 ACRES MORE OR LESS.

Property 2: parts of 130200064, 130180095, 130230209, and 130180095

Property Owner: Timothy Grubb/Petersen Farms LLC

Property Address: approximately 500 E South Weber Drive

Total Number of Acres: 3.555

Legal Description:

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:


BEGINNING AT A POINT, SAID POINT BEING SOUTH 89°29'49" EAST 433.56 FEET AND SOUTH 00°30'11" WEST 2359.76 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING NORTH 89°29'49" WEST 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S02°26'07"W ALONG THE WESTERLY LINE OF BOWMAN OLD FARM ESTATES, 297.30 FEET; THENCE N87°25'22"W ALONG AN EXISTING FENCE, 99.76 FEET; THENCE N89°52'18"W ALONG AN EXISTING FENCE, 98.28 FEET; THENCE S02°04'13"W ALONG AN EXISTING FENCE, 195.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1489.70 FEET, AN ARC LENGTH OF 103.60 FEET, A DELTA ANGLE OF 03°59'04", A CHORD BEARING OF N79°24'54"W, AND A CHORD LENGTH OF 103.58 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1350.90 FEET, AN ARC LENGTH OF 61.24 FEET, A DELTA ANGLE OF 02°35'51", A CHORD BEARING OF N75°54'20"W, AND A CHORD LENGTH OF 61.24 FEET; AND (3) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 421.45 FEET, AN ARC LENGTH OF 77.60 FEET, A DELTA ANGLE OF 10°33'00", A CHORD BEARING OF N69°19'31"W, AND A CHORD LENGTH OF 77.49 FEET TO THE EAST LINE OF COUNTRY LANE AT SOUTH WEBER SUBDIVISION; THENCE N35°42'51"E ALONG SAID EAST LINE, 189.41 FEET TO THE NORTH LINE OF COUNTRY LANE AT SOUTH WEBER SUBDIVISION; THENCE N54°17'16"W ALONG SAID NORTH LINE, 226.00 FEET; THENCE S88°53'44"E ALONG AN EXISTING FENCE, 50.68 FEET; THENCE N01°03'14"E ALONG AN EXISTING FENCE, 120.00 FEET TO THE SOUTHERLY LINE OF PETERSEN FARMS PUD PHASE 1; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S88°53'44"E 125.04 FEET; (2) N84°49'07"E 70.42 FEET; (3) N89°53'41"E 142.43 FEET; AND (4) N82°33'24"E 134.96 FEET TO THE POINT OF BEGINNING.


CONTAINING 154,840 SQUARE FEET OR 3.555 ACRES MORE OR LESS.

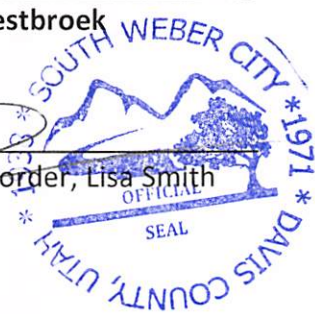
Section 10. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 11. Effective Date. This ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 14th day of March, 2023.


MAYOR: Rod Westbroek


ATTEST: City Recorder, Lisa Smith



Roll call vote is as follows:

Council Member Halverson	FOR	AGAINST	<i>Excused</i>
Council Member Alberts	<input checked="" type="radio"/> FOR	AGAINST	
Council Member Petty	FOR	AGAINST	<i>Excused</i>
Council Member Dills	<input checked="" type="radio"/> FOR	AGAINST	
Council Member Soderquist	<input checked="" type="radio"/> FOR	AGAINST	

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2023-02 was passed and adopted the 14th day of March 2023 and that complete copies of the ordinance were posted in the following locations within the City this 15th day of March, 2023.

1. City website Southwebercity.com
2. Utah Public Notice website <https://www.utah.gov/pmn/index.html>
3. South Weber Family Activity Center, 1181 E. Lester Drive
4. South Weber City Building, 1600 E. South Weber Drive


Lisa Smith, City Recorder

Exhibit 1

Article Q. Residential Multifamily Zone (R-5)

10-5C-1: PURPOSE:

To provide for areas in appropriate locations where neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this zone are designed to promote an intensively developed residential environment suitable primarily for adult living. With proper controls that ensure the integrity of the zone, alternate forms of residential living ranging from single-family to twelve-family dwellings and necessary public services.

10-5C-2: ARCHITECTURAL SITE PLAN REVIEW:

All dwellings which are designed to be occupied by three (3) or more families shall receive architectural site plan approval according to the requirements of chapter 12 of this title.

10-5C-3: PERMITTED USES:

Permitted uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title.

10-5C-4: CONDITIONAL USES:

Conditional uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title. Conditions for approval shall be made in accordance with the provisions of chapter 7 of this title.

10-5C-5: BUILDING LOT REQUIREMENTS:

A. Density: There shall be no more than five (5) dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still five (5) dwelling units per acre or less.

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area:

1. There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is built.

2. There is no minimum lot area for other dwelling types, but the density requirement listed above must be adhered to in all cases.

C. Lot Width:

1. There shall be a minimum width of sixty-five (65) feet in each lot on which a single-family dwelling is built

2. There shall be a minimum width of twenty-four (24) feet in each lot on which a townhouse is built.

3. Minimum lot widths for all other dwelling types shall be recommended by the planning commission and approved by the City Council.

D. Zero Lot Line:

1. To facilitate separate ownership or leasehold of two-family, twin home, or multifamily dwellings a residential zero lot line setback is permitted upon recommendation of the planning commission and approval by the City Council.
2. In no case shall a zero-lot line setback be allowed adjacent to a property line that is not part of the subdivision

10-5C-6: LOCATION OF STRUCTURES:

Shared Common Space: Subdivisions with shared common space under single ownership with multifamily, townhouse, or two-family structures shall orient main structure setbacks in relation to the street right-of-way and other main structures on the shared property.

All buildings and structures shall be located as provided in chapter 11 of this title and as follows:

Structures	Front Setback	Side Setback	Rear Setback
Dwelling, Single-Family	20 feet	6 feet minimum for each side, except 12 feet minimum for side fronting on a street	10 feet
Dwelling, Two-Family, Twin Home, Townhouse, Multifamily (See Appendix A of this chapter)	25 feet	12 feet minimum for each side that is an exterior side wall and 20 feet minimum for side fronting on a street.	15 feet
Other main buildings	30 feet from all front lot lines	20 feet minimum for each side	30 feet
Detached accessory buildings and garages	30 feet from all front lot lines	Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners of the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 1 foot; provided, that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet	

10-5C-7: MAXIMUM STRUCTURE HEIGHT:

Main, accessory, and temporary buildings and structures are not to exceed thirty-five feet (35').

10-5C-8: OFF STREET PARKING AND LOADING:

The provisions of chapter 8 of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use.

10-5C-9: PERMITTED SIGNS:

Class 1 signs shall be permitted. For home occupations, Class 2 signs will be allowed in addition to Class 1 signs. For public and institutional uses as allowed by conditional use permit, Class 3 signs will be allowed in addition to Class 1 signs.

10-5C-10: SPECIAL CONDITIONS:

Due to the higher residential densities permitted by this article, the following conditions are required in order to assure a quality livable environment:

A. Minimum And Maximum Area: The minimum area that may be zoned R-5 shall be two (2) acres and the maximum area which may be zoned R-5 in any zone district shall be nine point five (9.5) acres.

B. Open Space: Multifamily dwellings shall provide usable functional open space for outdoor leisure in the following amounts:

1. Eight hundred (800) square feet per unit for one- and two- family dwellings;
2. Six hundred (600) square feet per unit for three- and four- family dwellings; and
3. An additional four hundred (400) square feet per dwelling unit for each additional unit over four (4).

C. Outdoor Storage Space: Three-family, four-family, and multi- family dwellings shall provide enclosed outside storage space of at least thirty (30) square feet for each dwelling unit.

10-5C-11: LANDSCAPING REQUIREMENTS:

A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of chapter 15 of this title. For use of exceptional design and materials, as determined by the Planning Commission, the landscaping may be reduced to ten percent (10%) of the total site.

B. Fencing: A six-foot (6') tall solid screening fence shall be required between the Residential Multifamily (R-5) Zone and all lower density residential zones.

10-5C-12: PRIVATE RIGHTS-OF-WAY:

A. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings - Private Roadway Street Section A.

B. Sidewalk or pedestrian path must be made available on the front façade of residence and connect to a public right-of-way without having to cross a road.

1. The private rights-of-way must be expanded to include sidewalks, where required.

C. The following utilities (where required) shall be located under the pavement portion of the private road: culinary water, sewer, storm drain, land drain, and irrigation.

1. The private rights-of-way must be expanded to include all utilities with the required spacing.

10-5C-13 APPENDICES

Appendix A: Dwelling, Two-Family, Twin Home, Townhouse, Multifamily

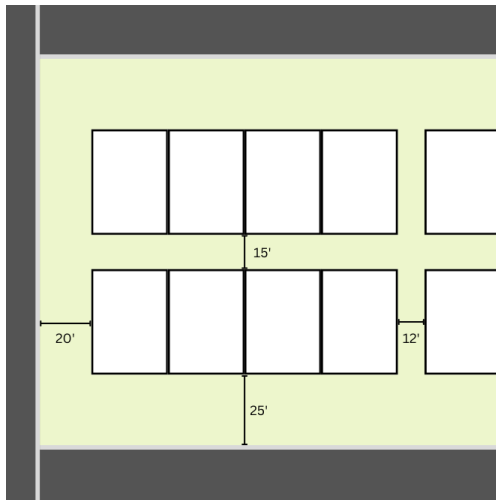


Exhibit 2

Title 10 Chapter 20 Article A Strategic Growth Overlay Zone

10-20A-1: PURPOSE

To provide for areas in strategic locations where neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this zone are designed to promote an intensively developed residential environment suitable primarily for adult living providing for more units per acre while maintaining the integrity of South Weber City's character.

10-20A-2: MULTIFAMILY ZONE

A. Combination With Residential Zone R5: The Strategic Growth Zone shall be approved only as specified in this Article. The Strategic Growth Zone shall be used in combination with the R5 Zone designated herein and provisions of the Strategic Growth Overlay Zone shall become supplementary to the provisions of the R5 Zone. The SG Zone shall not be applied to a land area as an independent zone. Property to which the SG Zone has been applied shall be developed only in conformance with an approved final development plan.

B. Designation On Official Zoning Map: The Strategic Growth Zone designation (SG) shall become a suffix to the R5 Zone with which it is combined and shall be shown on the Official Zoning Map in parenthesis as "R5 (SG)".

C. Minimum Acreage: The minimum land area for a Strategic Growth Zone shall be five (5) acres.

10-20A-3: STANDARDS AND REQUIREMENTS:

A Strategic Growth Zone established under the provisions of this Article shall conform to the following standards:

A. Density Bonus: Residential density within a planned development may exceed that permitted by the R5 Zone up to a maximum of sixty percent (60%), at the discretion of the Planning Commission and subject to concurrence of the City Council. The Planning Commission must find, however, that any increase in density will be compensated by increased amenity and improved design which, in its opinion, are proportional to the density increase which it authorizes.

B. Building Locations: With the following exceptions, dwellings and permitted structures may be located as approved in the final development plans. Locations and arrangements of buildings on the lot should be accomplished in a manner that will best utilize the lot area and create an attractive living environment. The following exceptions shall be considered as minimum requirements as they apply:

1. Garages with entrances facing directly on the street, whether in a front or side yard, shall be set back at least twenty-five feet (25') from the property line or right-of-way.

2. Setbacks shall be maintained along the peripheral property lines of the planned development which shall be equal to that required by the zone on the property immediately adjacent thereto.

3. In those instances where a proposed planned development will front upon one or more existing streets, the setback from the street shall be equal to that required by the most restrictive zone on property immediately adjacent along the same street frontage.

C. Open Space: Not less than ten percent (10%) of the gross area of the planned development shall be retained in permanent open space, parks, and playgrounds for the use of the occupants of the planned developments. Land proposed to be devoted to vehicular streets or roads, parking, driveways, required

setbacks and slopes greater than twenty five percent (25%) shall not be included in computations of open space, park, or playground area.

D. Utilities: All dwelling units shall be served by public sewer and a public water supply. All utilities within the planned development shall be placed underground, including telephone, electrical and television cables. Dwelling units under separate ownership shall have separate utility metering.

E. Maximum Height: The maximum height of buildings within a planned development shall be the same as the permitted by the R5 Zone.

F. Design Standards: Architectural site plan review shall be as outlined in South Weber City Code 10-12-3. Finishes of the exterior of the buildings will be subject to the following conditions:

1. Exterior Finishes. All structures shall use durable materials on exterior finishes, including brick, stone, Hardie board, architectural metal, or engineered wood on all facades. Aluminum or vinyl siding shall not be used as an exterior finish. Use of stucco shall be limited to no more than 35% of the total surface.

2. Architectural Variation. Structures shall provide variable articulation in their design. Articulation shall be required on each side of the structures.

3. Garage Dimensions. Individual garages shall be constructed to reasonably accommodate two standard vehicles, measured no less than 22 feet in width and length.

5. Roof Style. Roof design shall not include the use of flat roofs.