

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2017-27**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, June 22, 2017 at approximately 6:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on proposed Ordinance 2017-27, an ordinance to amend Chapter 17.15.050 of the Moab Municipal Code by revising yard setbacks, maximum lot coverage, and some building heights in the Schedule of Residential Area Regulations, and further, to correct the designation of which text should control, and further, to delete the additional provisions listed after the schedule.

The proposed ordinance is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at www.moabcity.org. Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson
Zoning Administrator

Published in the Times Independent, June 8, 2017 and June 15, 2017.

ORDINANCE #2017-___

AN ORDINANCE TO AMEND CHAPTER 17.15.050 OF THE MOAB MUNICIPAL CODE BY REVISING YARD SETBACKS, MAXIMUM LOT COVERAGE, AND SOME BUILDING HEIGHTS IN THE SCHEDULE OF RESIDENTIAL AREA REGULATIONS, AND FURTHER, TO CORRECT THE DESIGNATION OF WHICH TEXT SHOULD CONTROL, AND FURTHER, TO DELETE THE ADDITIONAL PROVISIONS LISTED AFTER THE SCHEDULE

The following entries describe the intent and purpose of the City of Moab in the adoption of these amendments:

- a. City staff became aware that many of the current parameters listed in the Schedule of Residential Area Regulations (“Schedule”) were outdated and limiting constraints for property owners, including those who desire to build an accessory dwelling unit on their property.
- b. Facilitating the building of accessory dwelling units would alleviate the problems of housing shortage and low-income housing shortage in Moab.
- c. City staff became aware that the last sentence in the paragraph preceding the Schedule failed to properly designate which text is controlling: the text in the Schedule or the text in the individual zoning district chapters.
- d. The Moab Planning Commission held a duly advertised public hearing on _____, 2017, to hear and decide the merits of the proposed changes, and to receive public input. The Planning Commission subsequently adopted Planning Resolution #_____-2017 with the findings that the amendments were justified and recommending approval by the City.
- e. The City Council held a duly advertised public hearing during a regularly scheduled meeting on _____, 2017, to hear evidence and review the recommendation from the Planning Commission.
- f. The City Council finds that it is appropriate for the City to encourage the development of housing within the City for all residents; that the proposed changes are consistent with the General Plan, which encourages the development of affordable housing; and that the following amendments would facilitate not only the building of accessory dwelling units, but all development of residential property in the City.
- g. The City Council further finds that the text which should be controlling in the event of a conflict, whether in the Schedule or in the individual zoning district chapters, was not properly designated in the paragraph preceding the Schedule.

NOW, THEREFORE, the Council hereby ordains that the following changes to Moab Municipal Code Section 17.15.050 are adopted and the Code chapter is amended as noted below:

Items in yellow shall be deleted from the code. Items in blue shall be added to the code:

17.15.050 Residential area regulations summary.

A. Schedule of Residential Area Regulations. The following residential area regulations schedule summarizes the regulations of this code with regard to minimum lot size, minimum yard setbacks, maximum lot coverage, minimum floor area per dwelling unit, and maximum building height of residential uses in the various zoning districts. The standards shown in the following schedule may be modified by additional provisions contained in this section or in the individual district regulations. **In the event of any conflict between the text of this section and the schedule of residential area regulations, the text shall control.**

In the event of any conflict between the text of the individual zoning district chapters and the schedule of residential area regulations below, the text of the individual zoning district chapter shall control.

Residential Area Regulations

Development Standard	R-1	R-2	R-3	R-4	RA-1	
Single-Family Dwelling						
Minimum Lot Area/Unit (sq ft)	10,000	5,000	5,000	5,000	43,560	
Minimum Front Yard Setback (ft)	25 ⁽ⁱⁱ⁾	15	15	15	25 ⁽ⁱⁱ⁾	
Minimum Side Yard Setback for dwelling, First Side (ft)	10 ⁽ⁱⁱⁱ⁾	7	7	7	10	
Minimum Side Yard, Second Side (ft)	14	7	7	7	14	
Minimum Side Yard Setback for dwelling, Corner (ft)	20	15	12	12	25	
Minimum Rear Yard Setback for dwelling, Interior (ft)	15	12	12 10	10	25	
Minimum Rear Yard Setback for dwelling, Corner (ft)	25 ⁽ⁱⁱⁱ⁾ 20	15	15	12	20	
Accessory Structures – Rear and Side Setbacks (ft)	3	3	3	3	3	
Max. Net Lot Coverage (%)*	-	60* 75%	60* 75%	60* 75%	-	* See footnotes (vi) and (vii)
Max. Building Height (ft)	40 30	30	30	30	40 30	
Min. Lot Width (ft)	90	50	50	50	125	
Minimum Ground Floor Area/Structure (sq ft)	1,200	500	500	500	1,000	
Duplex or Two-Family Dwelling						
Minimum Lot Area/Unit (sq ft)	-	3,000 sq ft/dwelling	2,500 sq ft/dwelling	2,500 sq ft/dwelling	-	
Minimum Front Yard Setback (ft)	-	20	15	15	-	
Minimum Side Yard Setback for dwelling, First Side (ft)	-	7	7	7	-	

Development Standard	R-1	R-2	R-3	R-4	RA-1	
Minimum Side Yard, Second Side (ft)	5	7	7	7	5	
Minimum Side Yard Setback for dwelling, Corner (ft)	-	15	12	12	-	
Minimum Rear Yard Setback for dwelling, Interior (ft)	-	12	12 10	10	-	
Minimum Rear Yard Setback for dwelling, Corner (ft)	-	15	15	8 12	-	
Accessory Structures – Rear and Side Setbacks (ft)	3	3	3	3	3	
Max. Net Lot Coverage (%)*	-	60* 75%	60* 75%	60* 75%	-	* See footnotes (vi) and (vii)
Max. Building Height (ft)	-	30	30	30	-	
Min. Lot Width (ft)	-	50	50	50	-	
Minimum Ground Floor Area/Unit (sq ft)	-	500	500	500	-	
Three-, Four-, Five- or Six-Family Dwelling						
Minimum Lot Area/Unit (sq ft)	-		2,000 sq ft/dwelling	1,800 sq ft/dwelling	-	
Minimum Front Yard Setback (ft)	-		15	15	-	
Minimum Side Yard Setback for dwelling, First Side (ft)	-		7	8	-	
Minimum Side Yard, Second Side (ft)	5		7	8	5	
Minimum Side Yard Setback for dwelling, Corner (ft)			12	12	-	
Minimum Rear Yard Setback for dwelling, Interior (ft)			12 10	10	-	
Minimum Rear Yard Setback for dwelling, Corner (ft)			15	10 12	-	
Accessory Structures – Rear and Side Setbacks (ft)	3	3	3	3	3	
Max. Net Lot Coverage (%)*			60* 75%	60* 75%	-	* See footnotes (vi) and (vii)
Max. Building Height (ft)			30	40	-	
Min. Lot Width (ft)			50	50	-	
Minimum Ground Floor Area/Unit (sq ft)			300	250	-	

(i) Or fifty-five feet from the centerline of any public street, whichever is greater.

(ii) For dwellings having an attached garage or carport the setback shall not be less than twenty feet.

(iii) Total of the two side setbacks shall be at least twenty-four feet for the primary dwelling.

(iv) For the purpose of determining front, side and rear setback requirements any separate building situated within twelve feet from a dwelling or other main building shall be considered as a part of the main building and not as an accessory building.

(v) The minimum distance between dwellings located on the same or adjoining lots shall be sixteen feet, and the total width of the two side yards shall be not less than one-third of the frontage of the dwelling or other main building.

(vi) Net lot area is defined as the usable portion of the lot after setbacks are deducted from the lot area.

(vii) Maximum net lot coverage may be increased to seventy-five percent if the home is a single story structure.

PASSED AND APPROVED by a majority of the City of Moab City Council. This ordinance shall take effect no later than twenty (20) days from the date of publication.

SIGNED:

David L. Sakrison, Mayor

Date

ATTEST:

Rachel Stenta, Recorder