

## ORDINANCE NO. 20-1

### AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS AMENDING CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS; AND CH 17 - TABLE OF USES.

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations amending CH 10 - General Property Development Standards; CH 17 - Table of Uses; and CH 31 - Definitions

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within commercial and manufacturing areas which is important to the City; and

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has favorably recommended an amendment to the City Council; and

WHEREAS, the Roy City Council has received and reviewed the recommendation of the Planning Commission and City Staff, finding it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan, and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, Be it hereby ordained by the City Council of Roy City, Utah, that Title 10 Zoning Regulations amending CH 10 - General Property Development Standards; CH 17 - Table of Uses; and CH 31 - Definitions

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

#### 10-10-24 Tables of Lot and Setback Requirements for Primary Buildings:

#### TABLE 10-2 - TABLE OF REQUIRED LOT AND SETBACK REQUIREMENTS FOR NON-RESIDENTIAL ZONING DISTRICTS FOR PRIMARY BUILDINGS

Minimum Yard Setbacks – Adjacent to any Residential Zone:		
Front	As required by the adjacent residential zone for a minimum distance of 100 feet.	
Side	<del>20 feet or one (1) foot for every one (1) foot of building height, whichever is greater.</del>	
Rear	<del>20 feet or one (1) foot for every one (1) foot of building height, whichever is greater.</del>	
Side & Rear	<b>Depth (feet)</b>	<b>Fence/Wall Type</b>
	<b>20' up to 30'</b>	<b>Stone, Brick, Colored Block Masonry or Precast Concrete</b>
	<b>30' or more</b>	<b>Vinyl, Wood, Stone, Brick, Colored Block Masonry or Precast Concrete</b>
	<b>Note: See 10-10-31 for additional requirements</b>	

#### 10-10-31 Required Compatibility Transitioning Treatments Between Residential and Nonresidential Districts:

##### 2. Screen Walls.

- An opaque **fence/wall** shall be installed and maintained along all lot lines that coincide with a residential zoning district boundary.
- The opaque **fence/wall** shall be six (6) feet in height. A lower height wall may be required adjacent to a front property line for sight distance and traffic safety. **[see 10-10-36 I a)] A developer may request Planning Commission approval for a fence/wall as high as eight (8) feet.**
- Where there is a difference in elevation on opposite sides of the wall, the height of the required wall shall be measured from the highest elevation.
- ~~The opaque wall shall be constructed of stone, brick, or colored block masonry.~~

##### 3. Screen Landscaping.

- All nonresidential **uses zones** located adjacent to any residentially zoned property shall provide a minimum of a ten feet (10') landscaped buffer adjacent to the residential zoning district boundary. No off-street parking, driveways, accesses, or any hard surfaced areas shall be permitted to be

located within the required ten feet (10') landscaped buffer area.

10-10-36 Requirements for Fences and Walls:

- 1) Height.
  - c) Solid, sight-obscuring fences and walls, [as defined in 10-10-31 2 a)], separating commercial and industrial zoning districts from all other zones, may shall be required as a buffering and screening treatment with a maximum height of six (6) feet, except for required clear view areas. Additional fence height may be required, including the provision of a three (3) feet of open fence, such as wrought iron, to the top of any fence along rear property boundaries for safety and security purposes.

10-17-2 Exceptions to the Table of Uses:

- 2) Outdoor Storage: Permitted or Conditional uses within the CC, RC, BP, LM and M may include the outdoor storage as part of Site Plan approval, only if all of the following conditions are met:
  - b. All outdoor storage is screened from public view, using options within Table 17-3.

TABLE 17-3 - TABLE OF ALLOWED SCREENING (Ord. No 1071; 11/18/14)

These screening options are only available for the screening of "Outdoor Storage"	
A minimum 6 foot tall solid fence of either wood, vinyl or chainlink with interlocking opaque vinyl or a minimum 6 foot tall decorative masonry wall with textured surfacing facing the street	Screens ground level lights, noise, objectionable views, provides privacy and access restriction, and texturing provides aesthetic relief. "Decorative masonry" shall include split face block or brick, brick, fluted block, or masonry wall with stucco finish, but shall not include openings in the wall surface below a height of 6 feet. Bumper guards set back a minimum of 2 1/2 feet from the fence shall be required when fence abuts parking.
Minimum 6 foot chainlink fence with inserts in the fence fabric	Provides security and access restriction. Inserts help screen objectionable views. Inserts shall be of a durable opaque material and shall be kept in good repair. Bumper guards, set back a minimum of 2 1/2 feet from the fence, shall be required when fence abuts parking.
6 foot open fence with evergreen trees and shrubs	Screens ground level and higher level lights, provides security and access restriction. Vegetative screen provides additional noise mitigation and screens objectionable views. Trees and shrubs shall be of a locally adapted evergreen species such as arborvitae, juniper, pyracantha, evergreen euonymus, pines or spruces, with a planted size of at least 15 gallons for trees and 5 gallons for shrubs, and shall be expected to reach a height of at least 5 feet within 5 years of planting. Trees shall be planted at 20 feet on center and shrubs at 5 feet on center.

This Ordinance has been approved by the following vote of the Roy City Council:

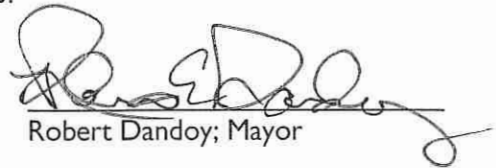
Councilmember Burrell        Aye        Councilmember Jackson        Aye    
 Councilmember Paul        Aye        Councilmember Saxton        Aye    
 Councilmember Wilson        Aye  

This Ordinance shall become effective immediately upon passage, lawful posting, and recording. This Ordinance has been passed by the Roy City Council this 18<sup>th</sup> day of February, 2020.

Attested and Recorded:

  
 Morgan Langholf; City Recorder



  
 Robert Dandoy; Mayor