

Planning Commission Recommendation on April 5, 2023

10.28.240 Limitations On Height, Size And Location Of Garages And Other Accessory Buildings In Residential Zones, Ordinance-O-2023-20.

Chairman Farrar recommended to eliminate item A (2) "No attached garages(s) shall be higher than the highest point of the primary building." Item C "fifteen feet (15)" should be changed to "twenty-five feet (25)." Proposed changes. (Attachment C)

MOTION: Commissioner Hood motioned on 10.28.240 that we recommend approval of the changes we've got in the packet, eliminate number two under A "No attached garages(s) shall be higher than the highest point of the primary building." On C, change the height from "fifteen" to "twenty-five feet". And yeah, we'll leave the rest of it there and the regular change it was noted in the packet.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

**APPLE VALLEY
ORDINANCE O-2023-20**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "10.28.240 Limitations On Height, Size And Location Of Garages And Other Accessory Buildings In Residential Zones" of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.28.240 Limitations On Lot Use, Height, Size And Location Of Garages And Other Accessory Buildings In Residential Zones

In an effort to avoid the appearance of commercial style buildings in residential zones, and to protect the character and stability of residential neighborhoods, the following requirements for garages and other accessory buildings located in residential zones are provided:

A. Maximum Garage Height:

1. No detached garage shall be higher than twenty-five feet , measured from finish grade to the highest point of its roof,
2. No attached garage(s) shall be higher than the highest point of the primary building.

~~B. Number Of Garages: A maximum of two attached and one detached garage may be allowed on each lot in association with a primary residential dwelling unit.~~

C. Maximum Accessory Building Height: No accessory building, with the exception of detached garages, including agricultural use accessory buildings, shall be higher than fifteen feet (15'), measured from average finished grade, unless a higher finished grade is required by the city for proper drainage, in which case, it will be measured from the finished grade, or a conditional use permit has been obtained.

D. Size, Lot Coverage, Location and Construction of Attached and Detached Garages and other Accessory Buildings in Residential Zones:

- ~~1. The total square footage of any attached garage(s) and non-living space shall not be greater than one hundred (100%) of the square footage of the primary structure, excluding the attached garage(s).~~
- ~~2. The total square footage of any detached garage or other accessory building, including agricultural use accessory buildings, shall not be greater than fifty percent (50%) of the square footage of the primary structure, including the attached garage(s). Note: Bonus/loft space located in the attic areas of detached garages shall be included in the total square footage.~~
3. The cumulative total square footage of the home, any attached garage(s), detached garage, and all other accessory buildings, including agricultural use