



KAYSVILLE CITY PUBLIC HEARING NOTICE

The Kaysville City Planning Commission will hold a public hearing on Thursday, September 22, 2022, at 7:00 p.m., in the Kaysville City Municipal Building Council Chambers located at 23 East Center Street, Kaysville, to consider the enactment of:

Kaysville City Code Chapter 17-13-4: Text Amendment for R-D Diverse Residential District, Conditional Use Permits

Comments may be submitted by attending the public hearing or through the online form at: <https://www.kaysvillecity.com/435/Planning-Commission> (comment form is at the bottom of the webpage).

Should you have any questions, please contact the Kaysville City Community Development office at 801-546-1241.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by September 12, 2022.

Melinda Greenwood
Community Development Director

Chapter 13 R-D Diverse Residential District

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|---------|-------|-----|-------------|------|------|--------------|
| 17-13-1 | | | | | | Purpose |
| 17-13-2 | Site | | | Plan | | Review |
| 17-13-3 | | | Permitted | | | Uses |
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17-13-1 Purpose

To provide for areas in appropriate locations where quiet medium density neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, many of whom will have children. To this end, the regulations permit the establishment of a mix of mostly single-family dwellings with two-family dwellings and some multiple family dwellings, and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

17-13-2 Site Plan Review

Conditional uses in an R-D Zone District, except for temporary buildings and temporary offices and the keeping of farm animals, shall be subject to a site plan review as specified in [KCC 18-4](#). On a case-by-case basis, the Commission may also require temporary buildings and temporary offices to obtain site plan approval.

17-13-3 Permitted Uses

1. Single-family dwellings.
2. Agriculture.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
4. Minor home occupations subject to the provisions of [KCC 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).
6. Two household pets per dwelling unit.
7. Private swimming pools subject to the provisions of [KCC 17-31-9](#).
8. Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#).
9. Internal Accessory Dwelling Unit subject to the provisions of [KCC 17-31-3](#).
10. Fowl, rabbits, or similar animals subject to the provisions of [KCC 17-24](#).
11. Temporary buildings for uses incidental to construction work subject to the provisions of [KCC 17-30-7](#), which buildings must be removed upon the completion or abandonment of the construction, subject to administrative review.
12. Temporary tract offices and development signs subject to the provisions of [KCC 17-30-7](#) and [KCC 17-33](#), subject to administrative review.

HISTORY

Amended by Ord. [19-07-01](#) on 7/2/2019
Amended by Ord. [21-9-1](#) on 9/2/2021
Amended by Ord. [22-07-02](#) on 7/21/2022

17-13-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to [KCC 17-30](#).

~~Multiple dwellings, not to exceed six (6) dwelling units per building, legally existing upon the effective date of this Chapter. The lot area shall be not less than eight thousand (8,000) square feet for a two-family dwelling, ten thousand (10,000) square feet for a three family dwelling, twelve thousand (12,000) square feet for a four family dwelling, fourteen thousand (14,000) square feet for a five family dwelling, and sixteen thousand, eight hundred (16,800) square feet for a six family dwelling.~~

1. Public or quasi-public buildings of the educational, recreational, religious, cultural, or public service type, not including corporation yards, storage or repair yards, warehouses, and similar uses.
2. Major home occupations A and B subject to the provisions of [KCC 17-26](#).
3. Instructional Home Occupation Subject to the provisions of [KCC 17-26](#).
4. Residential childcare subject to the provisions of [KCC 17-26](#).
5. Twin homes subject to the provisions of [KCC 17-28](#). Must also be permitted as two-family dwellings.
6. Farm animals other than those allowed as a permitted use subject to the provisions of [KCC 17-24](#).
7. Swimming clubs subject to the provisions of [KCC 17-31-10](#).
8. Public utility substations subject to the provisions of [KCC 17-31-15](#).

HISTORY

Amended by Ord. [22-07-02](#) on 7/21/2022

17-13-5 Height Regulations

1. No building shall exceed thirty feet (30') in height, except as provided in [KCC 17-25-2](#).
2. No accessory building shall exceed fifteen feet (15') in height, except as provided in [KCC 17-25-2](#) and [KCC 17-31-2](#).
3. No main building shall be less than ten feet (10') in height, or no accessory building less than six feet (6') in height.

17-13-6 Area, Lot Width, And Yard Requirements

The following minimum requirement shall be observed except where increased for conditional uses.

1. The lot area shall be not less than eight thousand (8,000) square feet.
2. The minimum width of any lot for a main building shall be sixty-four feet (64') measured at a distance thirty feet (30') back from the front lot line.
3. The front yard for any building shall be at least twenty-five feet (25').
4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner and multiple frontage lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings.
7. The *see exception: 17-31-2 minimum rear yard for any main building shall be fifteen feet (15').
8. Flag lot requirements:
 1. The area of each flag lot shall be at least 10,000 square feet.
 2. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.

3. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
4. Accessory buildings shall comply with KCC 17-31-2.
5. Uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots as conditional uses are prohibited.

HISTORY

Amended by *Ord.* [20-09-02](#) on *9/17/2020*
Amended by Ord. [21-05-02](#) on *5/6/2021*