



Administrative Offices  
4600 So. Weber River Drive  
Riverdale, Utah 84405

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June 8, 2016

## **Notice of Public Hearing For Riverdale Planning Commission**

**Tuesday, June 28, 2016**

Riverdale City gives notice that on Tuesday, **June 28, 2016**, during the regular Planning Commission Meeting, which begins at 6:30PM, located at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comment regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters).

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during regular office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday any time prior to the hearing. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed action at the aforesaid designated times and place.

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In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

### **Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted on this 17<sup>th</sup> day of June, 2016 at the following places: the Riverdale City Hall Noticing Board and the Public Notice Website: <http://www.utah.gov/pmn/index.html>. This notice is scheduled to appear in the Standard Examiner on Sunday June 19, 2016. A copy of this notice will be available on the City Website on June 17, 2016.

Jackie Manning  
Riverdale City Recorder

**Proposed City Code Changes to Consider**

**ARTICLE F. MULTIPLE-FAMILY RESIDENTIAL ZONE (R-5)**

**10-9F-4: SITE DEVELOPMENT STANDARDS:**

Minimum lot area:		
One-building dwelling:		
	Single-family	5,000 square feet plus 750 square feet for each additional dwelling
	Bachelor or bachelorette	Same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit
Group dwelling:		
	Multiple-family	5,000 square feet for first building plus 2,000 square feet for each additional building plus 750 square feet for each dwelling in excess of 1 in each building
	Bachelor or bachelorette	Same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit
Other main building:		
	Nursing home	7,500 square feet plus 500 square feet for each guest or patient in excess of 4
	Hospital, fraternal and beneficial society, mortuary, or wedding chapel	20,000 square feet
Minimum lot width		50 feet
Minimum yard setbacks:		
	Front:	20 feet except average of existing dwelling where 50 percent frontage is developed but not less than 15 feet
	Side:	

	Any dwelling, nursery school, office, clinic, fraternity, sorority, boarding house, or lodging house	6 feet with total of 2 side yards not less than 16 feet, plus 1 foot each side for each 2 feet the main building is over 35 feet high
	Other main building	20 feet each side, plus 1 foot each side for each 2 feet main building is over 35 feet high
	Accessory building	8 feet except 1 foot if located at least 6 feet from rear of main building, but not closer than 8 feet to dwelling on adjacent lot
	Zero side yards	In accordance with subsection <a href="#">10-14-4J</a> of this title
	Side; facing street on corner lot	15 feet except average when 50 percent frontage is developed but not less than 10 feet
	Rear:	
	Main building	30 feet <u>if rear property line is adjacent to a residential zone; 10 feet if rear property line is adjacent to a commercial zone, as long as rear property line is not adjacent to a residential zone,</u>
	Accessory building	1 foot except 6 feet where an accessory building located on a corner lot rears on side yards of adjacent lots
		If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access
	Building height:	
	Minimum	1 story
	Maximum	None

Lot coverage	No building or group of buildings with their accessory building shall cover more than 60 percent of the lot area
Open green space	At least 20 percent of the lot area
Special regulations	In no case shall the ratio of floor area in the main building to total lot area exceed 3:1

## Chapter 15

### PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS

#### 10-15-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units.
Auditor's office	1 space per staff member, plus 3 spaces for clients.
Auto repair shop	1 space per employee, plus 5 spaces for client use.
Bank	Not less than 30 spaces.
Barber	2 spaces per staff member.
Beautician shop	3 spaces per staff member.
Boarding house	3 spaces per 4 persons to whom rooms will be rented.
Business office	1 space per employee on highest shift.
Cafe	1 space per eating booth and table, plus 1 space per 3 stools.
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools.
Car wash	4 spaces per professional staff, plus 1 space per subordinate staff.
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff.
Church	1 space per 5 fixed seats.

Clinic	4 spaces per professional staff, plus 1 space per subordinate staff.
Club, private	At least 20 client spaces.
Dance hall	1 space per 200 square feet of floor space.
Daycare/preschool center	1 space per employee, plus 4 spaces for client use.
Dental office	4 spaces per professional staff, plus 1 per subordinate staff.
Drive-in food establishment	1 space per 100 square feet of floor space, but not less than 10 spaces.
Dry cleaner	1 space per employee, plus 5 spaces for client use.
Educational institution, <u>public and private</u>	<u>2 spaces per 3 student capacity, plus 1 space per staff member. Elementary and junior high schools (K-9 grades): 2 spaces per classroom and other teaching stations; High schools and trade schools: 4 spaces per classroom and other teaching stations; Colleges and Universities: 2 spaces per 3 student capacity, plus 1 space per staff member.</u>
Employment office	1 space per employee, plus 6 spaces for client use.
Finance office	1 space per staff member, plus 3 spaces for client use.
Fraternity	2 spaces per 4 persons whom the building is designed to accommodate.
Furniture store	1 space per 300 square feet of sales floor space in building.
Hospital	1 space per 2 bed capacity.
Hotel	1 space per 2 sleeping units.
Insurance office	1 space per staff member, plus 4 spaces for client use.
Laboratory	1 space per employee on highest shift.
Laundromat	1 space per 3 coin operated machines.
Legal office	1 space per professional staff, plus 4 spaces for client use.

Library	At least 30 spaces.
Liquor store	At least 20 spaces.
Lodging house	3 spaces per 4 persons to whom rooms will be rented.
Lounge	At least 20 client spaces.
Medical office	4 spaces per professional staff, plus 1 space per subordinate staff.
Mortuary	At least 30 spaces.
Motel	1 space per sleeping or living unit.
Museum	At least 30 spaces.
Nightclub	At least 20 client spaces.
Nursing home	1 space per 2 bed capacity.
Optometrist office	4 spaces per professional staff, plus 1 space per subordinate staff.
Photo studio	At least 6 spaces.
Post office	At least 20 client spaces.
Psychiatric office	4 spaces per professional staff, plus 1 space per subordinate staff.
Real estate office	1 space per employee, plus 4 spaces for client use.
Reception center	At least 30 spaces.
Recreation center	1 space per 200 square feet of recreation area.
Rental establishment	At least 4 client spaces.
Restaurant	1 space per eating booth or table.
Retail store	1 space per 200 square feet of sales floor space in building.
Retail store with drive-in window	1 space per 200 square feet of sales floor space in building, plus storage capacity of 4 cars per window on the property.
Sanatorium	1 space per 2 bed capacity.

Service repair shop, general	At least 4 client spaces.
Sorority	2 spaces per 4 persons whom the building is designed to accommodate.
Stadium	1 space per 5 fixed seats.
Tavern	At least 15 spaces.
Terminal, transportation	At least 30 spaces.
Theater	1 space per 5 fixed seats.
Travel agency	1 space per employee, plus 4 spaces for client use.
Upholstery shop	1 space per employee, plus 3 spaces for client use.
Used car lot	1 space per employee, plus 4 spaces for client use.
Warehouse	2 spaces per 3 employees.
Wedding chapel	At least 30 spaces.
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use.
For other uses not listed above	Where use is not listed above, the parking requirements shall be established by the planning commission based on a reasonable number of spaces for staff and customers and similar requirements of like businesses.

When a property or properties are part of a business/retail center development that has a reciprocal agreement that pertains to parking and cross access, the city may consider the entire development's parking availability rather than calculating the parking requirement for individual business uses. Parking/land that is not part of the individual businesses' property may be included as meeting the parking requirement if there is a reciprocal agreement for parking within the business center. (Ord. 778, 1-4-2011; amd. Ord. 802, 4-3-2012)

TITLE 10, Chapter 25 and TITLE 10, Chapter 21

**10-25-5: PRELIMINARY PLAN REQUIRED:**

- A. Submission: Each person who proposes to develop land in the city shall prepare a preliminary plan of such development and shall submit eight (8) prints thereof to the planning commission and show compliance with the requirements of the site plan standards checklist which shall be obtained from the community development director. Preliminary plans must be received by the community development director seven (7) days prior to the scheduled planning commission meeting in order to allow sufficient review time.

B. Planning Commission Action: The planning commission may approve or reject the preliminary plan, or grant approval on conditions stated. Approval of the preliminary plan by the planning commission shall not constitute final acceptance of the development by the planning commission. One copy of the approved preliminary plan, signed by the chairman of the planning commission, shall be retained in the office of the planning commission. One signed copy shall be given to the developer. Receipt of this signed copy shall be authorization for the developer to proceed with the preparation of plans and specifications and with the preparation of the final plan. Prior to the construction of any improvements or the submission of any bond, the developer shall furnish to the city engineer all plans, information and data necessary for review of said improvements for conformance with this chapter. These plans shall be reviewed by the city engineer and shall be accepted if he determines them to be in accordance with the requirements of this chapter. No construction of buildings or additions shall begin until after a favorable recommendation of the final plan by the planning commission and approval by the city council. Amendments to the site plan shall be favorably recommended by the planning commission and approved by the city council. (Ord. 701, 5-6-2008)

C. Time Limit Of Preliminary Site Plan Approval: Approval of the preliminary site plan by the planning commission shall be valid for a maximum period of ~~twelve (12) months~~ one (1) year, unless, upon application of the developer, the planning commission grants an extension. After compliance with the requirements of the planning commission, city engineer, fire marshal, police chief, public works director and community development director, a final site plan shall be prepared and submitted to the planning commission for recommendation to the city council for final approval. The final site plan shall be in conformance with city ordinances and design standards and if applicable, a development agreement. (Ord. 815, 9-25-2012)

D. Expiration of Final Site Plan Approval; Extension of Final Site Plan Approval:

1. Failure to obtain a building permit within one (1) year of the Final Site Plan approval of any site plan shall terminate and cancel the prior site plan approval given, and any vested rights thereunder will be lost, whereupon the Planning Commission may require that a new site plan be submitted and approval obtained pursuant to this section. Once the application has expired, in order to reintroduce the proposed site plan development, the owner or developer must submit a new application with all applicable fees.

2. A written request may be submitted to the Planning Commission prior to expiration of the Final Site Plan approval for an extension of up to six (6) months. The Planning Commission can grant such an extension where good cause can be shown.

**10-21-7: FINAL PLAT:**

A. Planning Staff Committee Review: Prior to the submission of the final plat to the planning commission for review, the subdivider/developer's engineer shall submit the proposed final plat, with any changes and modifications as directed at the preliminary review by the planning commission, along with a letter of certification that all lots meet the requirements of this title to the city planning staff committee. The planning staff committee shall, after reviewing the proposed final plat and confirming that all the above fees and financing guarantees have been satisfied, shall present the final plat to the planning commission for appropriate action.

B. Preparation Of Plat: After compliance with the provisions of subsection A of this section, and sections [10-21-5](#) and [10-21-6](#) of this chapter, a final plat of the subdivision covering all or part of an approved preliminary plat shall be prepared by a licensed surveyor not in the employ of the city in

conformance with the design standards of section [10-21-9](#) of this chapter and submitted within one year from the date of preliminary plan approval unless the time is extended by the planning commission; otherwise, such approval shall be deemed to have been withdrawn. Two (2) black and white prints of the final plat shall be submitted to the planning commission at least seven (7) days prior to the date of the planning commission meeting at which time such plat is to be considered.

C. Drawing: The final plat shall consist of a sheet of approved tracing linen, to the outside or trim line dimensions of nineteen inches by thirty inches (19" x 30") and the border line of the plat shall be drawn in heavy lines leaving a space of at least one-half inch ( $\frac{1}{2}$ " ) margin on all four (4) sides. The plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions and markings shall be made on the tracing linen with approved waterproof black India drawing ink. The plat shall be made to a scale large enough to clearly show all details, in any case not smaller than one hundred feet to the inch (1" = 100'), and workmanship on the finished drawing shall be neat, clean-cut and readable. The plat shall be signed by all parties listed in subsection C5 of this section, who are duly authorized and required to sign and shall contain the following information:

1. A subdivision name, approved by the County Recorder, and the general location of the subdivision, in bold letters at the top of the sheet.
2. A north point and scale of the drawing, and the date.
3. Accurately drawn boundaries, showing the proper bearing and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.
4. The names, widths, lengths, bearings and curve data on center lines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All lots and blocks are to be numbered consecutively under a definite system approved by the planning commission. All proposed streets shall be named or numbered in accordance with and in conformity with the adopted street naming and numbering system of the city and Weber County<sup>1</sup>.
5. The standard forms approved by the planning commission lettered for the following:
  - a. Description of land to be included in the subdivision.
  - b. Registered professional engineer and/or land surveyor's "certificate of survey".
  - c. Owner's dedication.
  - d. Notary public's acknowledgment.
  - e. Planning commission's certificate of approval.
  - f. City engineer's certificate of approval.
  - g. City council certificate of acceptance attested by the city recorder.
6. A three inch by three inch (3" x 3") space in the lower right-hand corner of the drawing for recording information.

7. After approving and signing the final plat, the planning commission shall submit the plat for approval to the city engineer, who shall collect a checking fee from the subdivider, and shall check the engineering requirements of the drawing. After approval and signature by the city engineer, the plat shall be submitted to the city council for approval and certificate of acceptance. The final plat, bearing all official approvals as above required, shall be returned to the subdivider for recording at the expense of the subdivider. No subdivision shall be recorded in the office of the County Recorder and no lot included in such subdivision shall be sold or exchanged and no offer shall be made to sell or exchange any such lot unless and until the plat is so approved and accepted. (1985 Code § 19-40-6)

D. Expiration of Final Subdivision Plat Approval; Extension of Final Subdivision Plat Approval:

1. After the Final Subdivision Plat has been recorded in the Office of the Weber County Recorder, the applicant(s) may apply for building permits consistent with the approved and recorded Final Subdivision Plat and consistent with the City requirements for a building permit. The approval of a Final Subdivision application shall be effective for a period of one (1) year from the date the Final Subdivision application is approved by the City Council, at the end of which time the Final Subdivision Plat shall have been recorded in the Office of the Weber County Recorder.

2. If the approved Final Subdivision Plat is not recorded within the one (1) year period of date of approval, and the Planning Commission has not extended the approval of the Final Subdivision Plat, the Final Subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the Planning Commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section. A written request may be submitted to the Planning Commission prior to expiration of the Final Subdivision Plat for an extension of up to six (6) months. The Planning Commission can grant such an extension where good cause can be shown. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant(s) must submit a new application with all applicable fees.

## Title 9, Chapter 1 BUILDING CODE AND REGULATIONS

### **9-1-1: BUILDING CODES ADOPTED:**

Those certain documents, two (2) copies of which are on file in the office of the community development director, being marked and designated as the international building code, 2012-2015 edition (including appendix J); international residential code, 2012-2015 edition (including appendix E); international energy conservation code, 2012-2015 edition; international fuel gas code, 2012-2015 edition; international existing building code, 2012-2015 edition (including all appendices); NFPA 225 Model Manufactured Home Installation Standard, 2005 edition; international property maintenance code, 2006 edition; and uniform code for the abatement of dangerous buildings, 1997 edition; are hereby adopted as the building codes of the city for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the city; providing for issuance of permits and collection of fees therefor; providing penalties for violation of such codes, declaring and

establishing fire zones, and each and all of the regulations, provisions, penalties, conditions and terms of said codes published by the International Conference Of Building Officials, on file in the office of the community development director, are hereby referred to, adopted, and made a part of this chapter as if fully set out in this chapter; provided, however, that the penalty for any violation of the above cited codes is a class B misdemeanor, punishable as is provided in section [1-4-1](#) of this code. (Ord. 854, 5-6-2014)

## Chapter 2 ELECTRICAL CODE

### 9-2-1: ELECTRICAL CODE ADOPTED:

The national electrical code (NEC), ~~2011~~2014, including the appendices thereto, establishing rules and regulations for the conduct of business or trade of electricians and the installation, alteration or repair of electric systems and other matters relating thereto, which has been printed as a code in book form, and copies of which have been filed for use and examination by the public in the office of the community development director (also available on the NFPA website), and the whole thereof, is hereby referred to, adopted and made a part of this chapter as if fully set out herein. (Ord. 854, 5-6-2014)

## Chapter 3 PLUMBING CODE

### 9-3-1: PLUMBING CODE ADOPTED:

The international plumbing code, ~~2012~~2015 edition, including the appendices thereto, establishing rules and regulations for the conduct of the business or trade of plumbing and the installation, alteration, or repair of plumbing and drainage systems and other matters relating thereto, which has been printed as a code in book form, and two (2) copies of which have been filed for use and examination by the public in the office of the community development director and the whole thereof, is hereby referred to, adopted, and made a part of this chapter as if fully set out herein. (Ord. 854, 5-6-2014)

## Chapter 4 MECHANICAL CODE

### 9-4-1: MECHANICAL CODE ADOPTED:

The international mechanical code, ~~2012~~2015 edition, including the appendices thereto, establishing rules and regulations for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances within this city, two (2) copies of which are on file in the office of the community development director, is hereby

adopted as the mechanical code of this city the same as if set out fully in this chapter. The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat producing appliances within this city. (Ord. 854, 5-6-2014)

## Chapter 2 FIRE CODE

### 4-2-1: FIRE CODE ADOPTED:

A certain document, ~~three (3)~~two (2) copies of which are on file in the office of the community development director, being marked and designated as the international fire code, ~~2012-2015~~ edition, including appendix chapters, as published by the International Code Council, be and is hereby adopted as the code of Riverdale City for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings or premises in Riverdale City and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such international fire code, published by the International Code Council, on file in the office of the community development director, are hereby referred to, adopted and made a part hereof as if fully set out in this chapter; provided, however, that any person who violates this code shall be guilty of a class B misdemeanor and upon conviction such person shall be punished as provided in section 1-4-1 of this code. (Ord. 854, 5-6-2014)