

# Proposed Code Amendment Title 21, *Land Development Code*

## Proposal

- Amends Title 21, *Land Development Code*  
Chapter 37, *Definitions*  
Section 20, “S” *Definitions for “Setback”*
- House Bill 476 passed relating to residential rear setback exceptions for uncovered landings, uncovered walkout porches, and window wells
- Proposal amends the definition of “Setback” to bring the code into compliance new state law

# Proposed Code Amendments

## Residential Rear Yard Setback Exceptions

- Exceptions to Setback Include:

Window wells within the rear setback for emergency ingress to and egress from the rear of a residential dwelling through a window to a basement that is fully or partially below ground



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# Proposed Code Amendments

## Residential Rear Yard Setback Exceptions

Uncovered above-ground landing (with or without stairs) or an uncovered ground level walkout porch, allowed within the rear setback if meets the following:

- Connected to the rear of a residential dwelling;
- Used for ingress to and egress from the rear of a residential dwelling;
- Landing or porch  $\leq 32$  square feet in size; and
- Stairs from a landing to the finished grade is allowed if the stairs extend no closer to the rear property line than the extent of the landing.

# Planning Commission Recommendation

Recommend the City Council amend Title 21, of the Sandy Municipal Code, relating to relating to rear setback exceptions based on the analysis and findings in the staff report.

- No action required at this work session
- Decision scheduled for June 18<sup>th</sup>

~End~