

Sec. 21-19-26. SD(R-2.67-A) ~~Fluekiger~~ ~~Fluckiger~~—1770 E. 11400 S.

- (a) *Purpose.* The Residential SD(R-2.67A) District is established to provide a residential environment within Sandy City that is characterized by low densities, large single-family homes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life. ~~Agriculture, and including the keeping of farm animals, is allowed.~~
- (b) *Uses Allowed.* All uses shall be regulated as allowed under section 21-7-2 of the R-1-20A Zoning District
- ~~(1) Permitted Uses.~~
- ~~a. Agriculture.~~
 - ~~b. Dwelling, single-family.~~
 - ~~c. Extended living areas.~~
 - ~~d. Farm animals.~~
 - ~~e. Home occupation, Category I.~~
- ~~(2) Conditional Uses.~~
- ~~a. Accessory apartments.~~
 - ~~b. Cemetery, columbarium, crematory, mausoleum.~~
 - ~~c. Day care, group.~~
 - ~~d. Dwelling, earth-sheltered.~~
 - ~~e. Dwelling, group, planned.~~
 - ~~f. Dwelling, residential facility for elderly persons.~~
 - ~~g. Dwelling, residential facility for the handicapped.~~
 - ~~h. Planned unit development.~~
 - ~~i. Public service.~~
 - ~~j. Public utility station.~~
 - ~~k. Recreation, outdoor.~~
 - ~~l. Religious, cultural activity.~~
 - ~~m. School, private or quasi-public.~~
 - ~~n. School, public.~~
 - ~~o. Zero lot line development (detached only).~~
 - ~~p. Model home.~~
 - ~~q. Accessory apartment.~~
 - ~~r. Bed and breakfast facility.~~
 - ~~s. Home occupation, Category II.~~
- (c) *Development Standards.*
- (1) *Lot and Yard Regulations.* See the standards for an R-1-20 Residential District in section 21-20, except described in this section and as follows:

- a. *Density Requirement.* Developments shall not have greater than ~~two~~ 2.67 dwelling units per gross acre within the overall zone boundary.
- b. *Lot Size.* An area of not less than 10,000 square feet shall be provided and maintained for each dwelling and uses accessory thereto.
- ~~c. *Frontage.* The minimum width of any lot for a dwelling shall be 95 feet measured 30 feet from the front property line.~~
- ~~d. *Front Yard Requirements.* All buildings shall be set back 30 feet from the front property line. Where lots front on cul-de-sacs or elbows, the front setback may be smaller provided that no dwelling is closer than 20 feet from the front property line. Lots having an overall slope in excess of ten percent may, notwithstanding other provisions of this title to the contrary, be developed with a front setback of at least 20 feet. For interior lots, garage and carports, or the garage portion where the garage is part of the main structure, may be built to a setback line of 25 feet when utilizing a 30-foot setback for the main dwelling (but not beyond the setback line where 20-foot setbacks are allowed).~~
- ~~e. *Side Yard Requirements.* All dwelling structures and other main buildings shall be set back from each side property line a distance of at least ten feet, and the total distance of the two side setbacks shall be at least 24 feet. Side setback requirements for approved zero lot line developments shall be zero and at least 24 feet (between dwelling structures).~~
- ~~f. *Rear Yard Requirements.* All dwelling structures and other main buildings shall be set back from the rear property line distance of at least 30 feet, or on irregular lots, an average of 30 feet, provided that no portion of the building is closer than ten feet to the property line.~~
- ~~g. *Corner Lots.* On corner lots, the front setback shall be a minimum of 30 feet and 20 feet, respectively, regardless of which way the home faces.~~
- ~~h.~~ c. *Accessory Buildings and Uses.* Regulated as per the R-1-20A Zone.
- ~~(2) *Size of Buildings.* All dwellings shall be comprised of a minimum size of 1,400 square feet. Two-story dwellings shall have a minimum size of 1,750 square feet. All dwellings shall be provided with at least a double space garage.~~
- ~~(3) *Height of Buildings.* Same as R-1-20 Zone.~~
- ~~(4) *Planned Unit Developments (PUDs).* PUDs in an SD(R-2-A) Residential District shall be allowed a maximum of 2.3 units per gross acre. Refer to Section 21-20-7.~~
- ~~(5) *Standards for Accessory Apartments and Extended Living Areas.*~~
 - ~~a. This Subsection (5) is established to provide regulations and design standards for accessory apartments and extended living areas within single-family dwellings in residential zone districts where allowed. Accessory apartments may be allowed by conditional use permit in order to make housing units available to moderate income households, thereby providing economic relief to those homeowners who might otherwise be forced to leave the neighborhood.~~
 - ~~b. Extended living areas shall be allowed as a permitted use in order to make living units available which are appropriate for households at a variety of stages in the life cycle, as defined in Chapter 21-37.~~
 - ~~1. *Requirements for Approval.*~~
 - ~~(i) A conditional use permit may be granted by the Planning Commission for accessory apartments provided that the requirements herein are met, in addition to the requirements in Chapter 21-33. Review and approval by the Community Development Department may be granted for extended living areas provided that the requirements herein are met.~~

~~(ii) The granting of a conditional use permit for an accessory apartment or a use permit for an extended living area shall not be exempt the applicant from meeting other applicable ordinances, covenants, codes, or laws recognized by Sandy City.~~

~~(iii) The following pre-conditions and documentation are required:~~

~~A. A letter of application sworn before a notary public shall be provided by the owners stating that such owners will occupy said dwelling, except for bona fide temporary absences. Said letter shall be recorded by the Salt Lake County Recorder with a certified copy to accompany the building permit application.~~

~~B. The effective period of the conditional use permit for accessory apartments shall be two years from the date of the original permit. At the end of every two years, renewal shall be automatically granted upon receipt by the Director of certification by the property owner that the property remains the principal residence of the owner and that all other conditions met at the time of the original application remain unchanged. Notification shall be sent to the owner for response. Failure to obtain such certification may be the basis for revocation of the conditional use permit. The Planning Commission, in its sole discretion, may require a new application and demonstration of compliance with all conditions necessary for a conditional use permit.~~

~~C. Building plans or a floor plan of one-fourth inch to the foot showing the floor in which the apartment or extended living area will be located shall be provided.~~

~~2. Design standards for Accessory Apartments and Extended Living Areas.~~

~~(i) Only one apartment or extended living area shall be created within a single-family dwelling and said area shall be clearly a subordinate part of the dwelling.~~

~~(ii) The owners of the residence shall live in the dwelling in which the apartment or extended living area is created, except for bona fide temporary absences.~~

~~(iii) The accessory apartment or extended living area shall be designed so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence, including prohibition of separate utility meters, separate addresses and mail boxes, etc. In general, any new entrances shall be located on the side or in the rear of the building. In no case shall an accessory apartment comprise more than 30 percent of the building's total floor area, nor be greater than 1,020 square feet (including the staircase), nor have more than two bedrooms, unless, in the opinion of the Planning Commission, a greater or lesser amount of floor area is warranted by the circumstances of the particular building. An accessory apartment is a complete, separate housing unit that shall be within the original dwelling unit.~~

~~(iv) The design and size of the apartment or extended living area shall conform to all applicable standards in the Fire, Building and Health Codes. In addition, extended living areas shall have free-flow access with other portions of the dwelling.~~

~~(v) At least three off-street parking spaces shall be available for use by the owner-occupant.~~

- ~~(vi) Extended living areas shall be used for family members only or for employed household maintenance personnel on a non-rental basis.~~
- ~~(vii) Any other appropriate or more stringent conditions deemed necessary for accessory apartments in protecting public health, safety, welfare, and the single family character of the neighborhood shall be established by the Planning Commission.~~

(LDC 2008, § 15A-19-23)