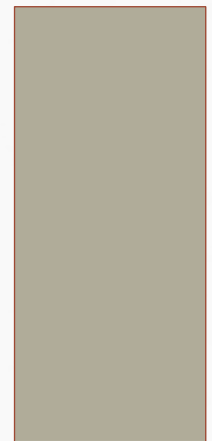


ONE-FAMILY DWELLINGS

CODE TEXT AMENDMENT



ONE-FAMILY DWELLINGS

- One-family dwellings
 - Permitted in all residential zones
- Duplexes
 - Permitted in the R-1-7 & R-1-9 zones
- One-family dwellings needs to be defined so that staff can administer the code and the public can understand what is allowed
 - State code requires clear and concise language

ONE-FAMILY DWELLINGS

- Currently staff reviews building permits to determine if what is proposed is a one-family dwelling or a duplex
- If a proposal has two kitchens, one of the following must happen:
 - One kitchen must be removed or reduced to a wet bar
 - One kitchen cannot be “locked out” from the other
 - The second kitchen cannot have its own access from the outside or through the garage
- If there are two kitchens, then a second kitchen affidavit is always required and recorded on the property



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Clark & Linda Bruderer
Residence -Lot 14

M-in-L Suite/2nd Floor
- Presentation Plan

Project number	A-1
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Date	June 10, 2018
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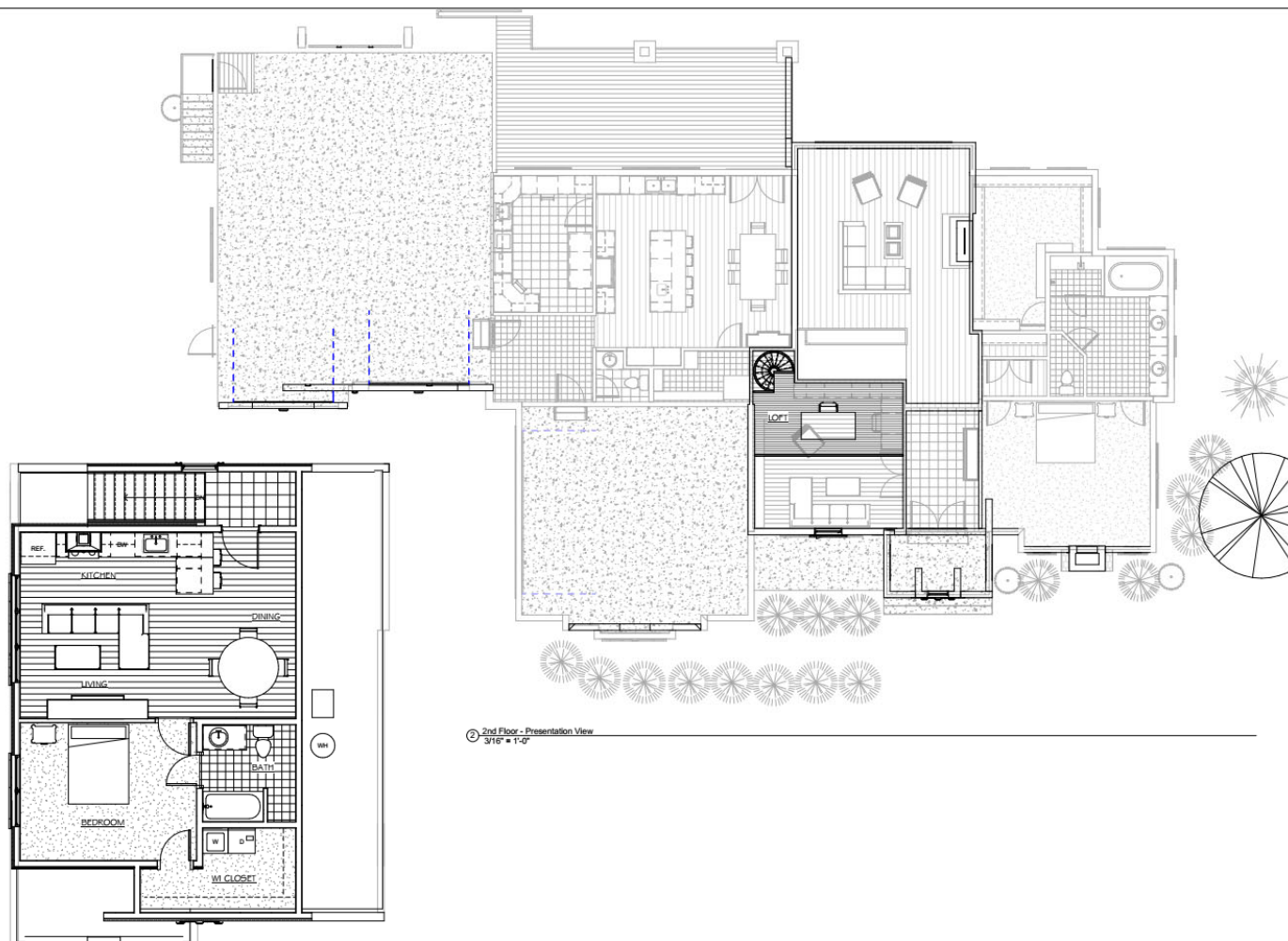
Drawn by	Clark Bruderer
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Checked by	Clark Bruderer
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A5

Scale	As indicated
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① Mother in Law Suite - Presentation View
1/4" = 1'-0"



② 2nd Floor - Presentation View
3/16" = 1'-0"

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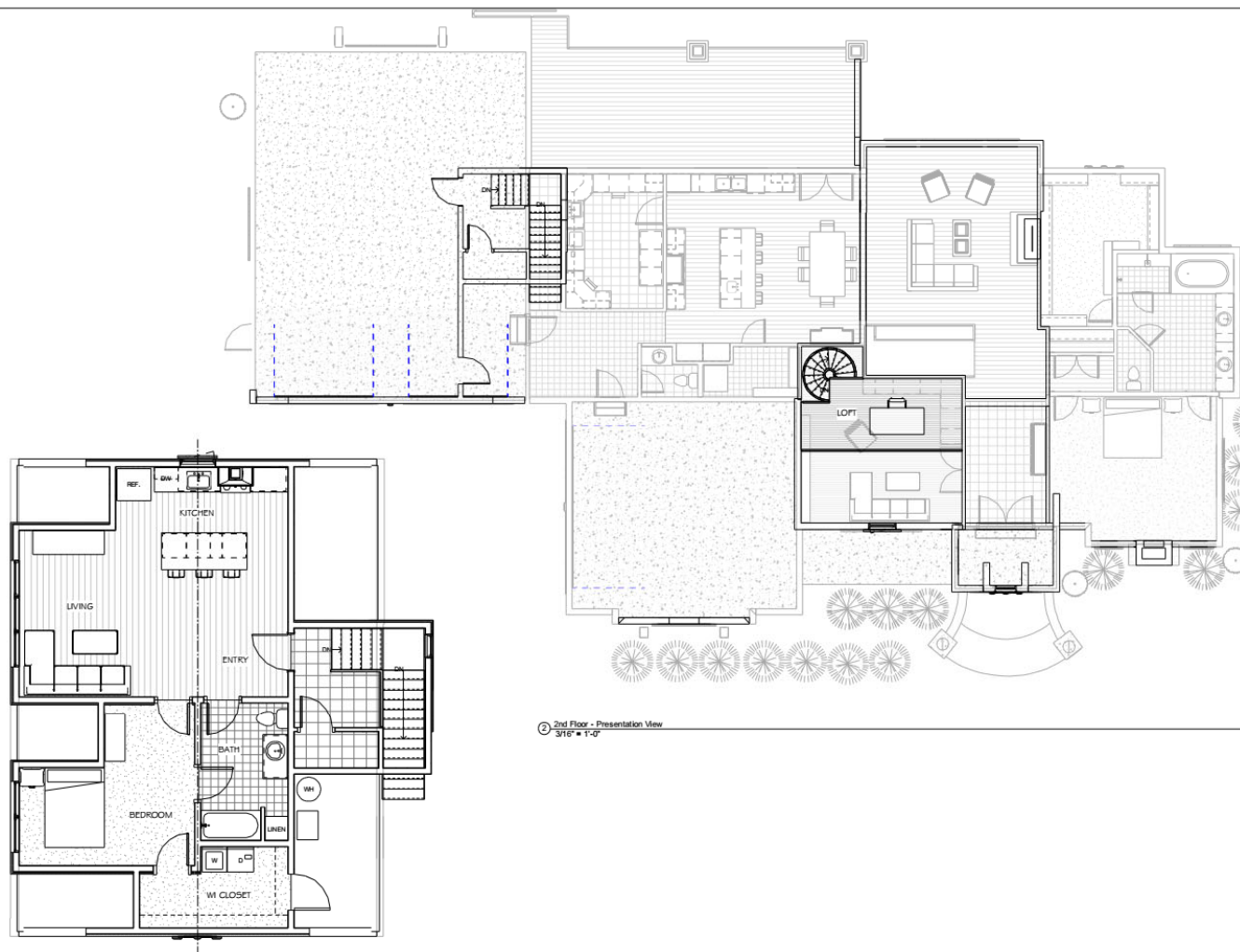
Clark & Linda Bruderer
Residence -Lot 14
Guest Suite/2nd Floor
- Presentation Plan

Project number	A-1
Date	June 10, 2018
Drawn by	Clark Bruderer
Checked by	Clark Bruderer

A5

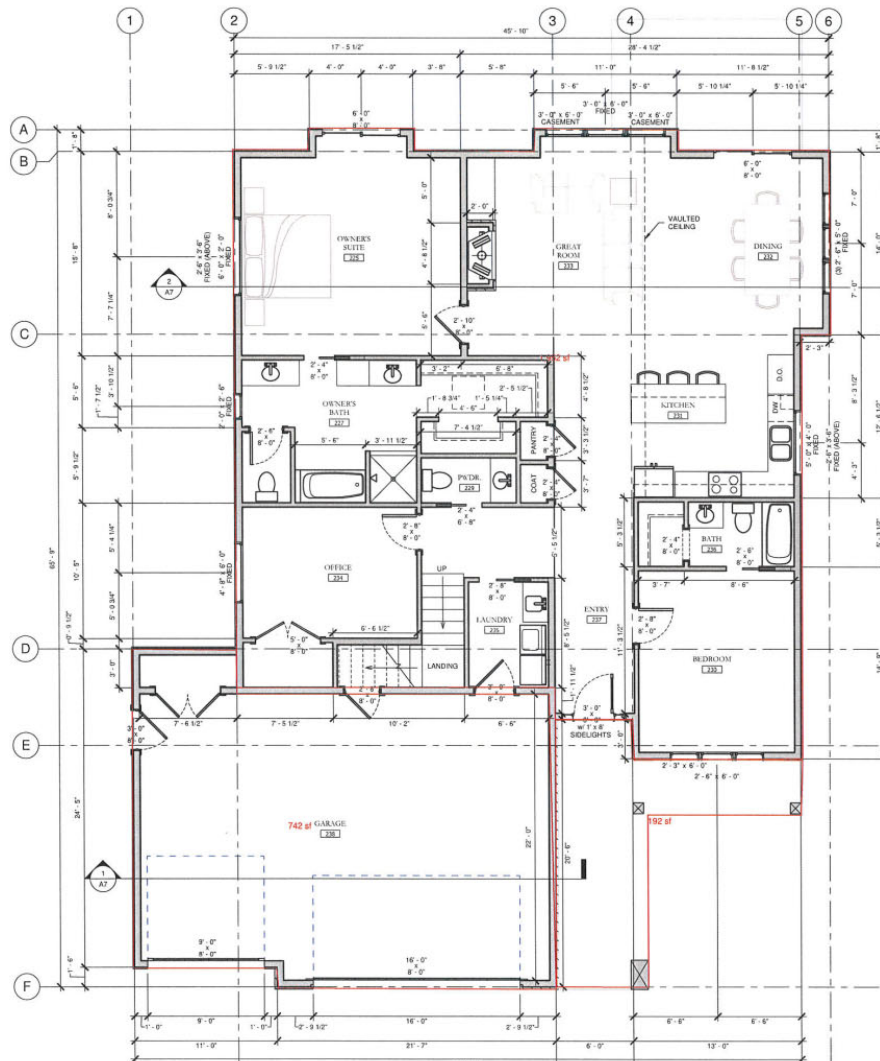
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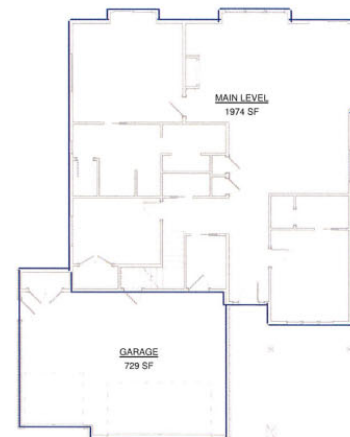


① Guest Suite Floor - Presentation View
1/4" = 1'-0"

② 2nd Floor - Presentation View
3/16" = 1'-0"



1 FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"



2 AREA PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"

FOLLOW ALL
STRUCTURAL DETAILS
EXACTLY ALL DETAILS
WILL BE INSPECTED AS
PER PLAN

REVISIONS		
NO.	DATE	ISSUE

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.

DRAWINGS FOR:
DOFELMIER RESIDENCE
REUNION FARMS LOT 28
MIDWAY, UTAH

BEAR RIDGE DESIGN GROUP
90 West 200 South, Suite #1
Heber City, Utah 84032
Ph: (435) 864-1406
Fax: (801) 275-2156
The design and construction of this project shall be in accordance with the latest edition of the International Building Code and the latest edition of the International Residential Code.

DRAWING TITLE:
MAIN LEVEL PLAN

PROJECT #:
DRAWN BY: CR
CHECKED BY: SP
SCALE: As indicated
NOTE: IF THIS DRAWING IS NOT A 1/4" = 1'-0" SCALE, IT HAS BEEN REDUCED FROM ITS ORIGINAL SCALE. SCALE IS NOT INDICATED ON ALL SHEETS.



Midway City



ALL FREEDOM, STAFF, AND LOCAL CHURCH, FREED AND
REFUGEE, INC., HAVE BEEN CONSIDERED AS PART
THE ORGANIZATION FOR THE PEOPLE AND THE
THE PRESIDENT OF THE UNITED STATES, MARY

DRAWINGS FOR:

LAMIER RESIDENCE

REMUND FARMS, LOT 28
MIDWAY, UTAH

BEAR BRIDGE
DESIGN GROUP

DRAWING TITLE:

UPPER LEVEL PLAY

PROJECT #:
DRAWN BY: CR
CHECKED BY: SP
SCALE: As indicated

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT IS
 FULLY REPRODUCED FROM ITS ORIGINAL SIZE.

**FOLLOW ALL
STRUCTURAL DETAILS
EXACTLY! ALL DETAILS
WILL BE INSPECTED AS
PER PLAN**

Midway City



ONE-FAMILY DWELLINGS

- One-family dwellings that become duplexes have impacts on the community
 - Demand on service increases
 - Traffic
 - Parking
 - Students in schools
 - Water rights
 - Impact fees
 - Resort tax (increased population)
 - Potentially promotes larger structures

ONE-FAMILY DWELLINGS

- Realtor.com defines a single-family home as the following:
 - “A structure maintained and used as a single dwelling unit.” The site goes on to explain that there should only be one kitchen as described in the following: “A single-family home has one kitchen. Adding a kitchen to an in-law suite or carriage house will alter a home's zoning classification.”

OPTION 1

- Add the following language:
 - 60. *One-family dwelling. A building designed for use as a residence and includes only one kitchen and does not include basement suites, mother-in-law suites, or lockout units. Wet bars are allowed in one-family dwellings and may include a sink, microwave, and refrigerator but may not include a stove or oven.*

OPTION 2

PLANNING COMMISSION RECOMMENDATION

- Add the following language:
 - 60. *One-family or single-family dwelling. A building designed for use as a one-family or single-family residence as outlined in Chapter 16.*

ADDITIONAL LANGUAGE IN 16.13.40

Kitchens in a single-family or one-family dwellings:

- *A. A one-family or single-family dwelling may not include more than one kitchen unless one of the following options are met;*
- *1. There is not a separate access to the second kitchen from outside the dwelling or from the garage,*
- *2. There is not a door between the two kitchens.*

ADDITIONAL LANGUAGE IN 16.13.40

- *B. If either of the aforementioned requirements are met that allow for a second kitchen then a second kitchen affidavit must be recorded with the County Recorder on the lot or parcel before a building permit is issued for the kitchens. The second kitchen affidavit prohibits that any area of the dwelling is rented separately from the rest of the dwelling,*
- *C. Wet bars are allowed in one-family or single-family dwellings and are not subject to the same restrictions as second kitchens and may include a sink, microwave, and refrigerator but may not include a stove or oven.*
- *D. Outside kitchens are allowed and are not subject to the same restrictions as second kitchens.*

POSSIBLE FINDINGS

- The proposed amendment will define one-family and single-family dwellings
- The proposed code will define if, and under what circumstances, second kitchens are allowed
- The proposed amendment will help staff to better administer the City's code
- The proposed amendment will help the public to understand the options available when building in Midway