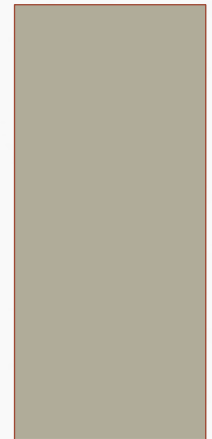


ACCESSORY STRUCTURES & LIVING SPACE

CODE TEXT AMENDMENT



ACCESSORY STRUCTURES

Current code language

- Section 16.13.6: Accessory Buildings Prohibited as Living Quarters
 - Living and sleeping quarters in any building other than the main residential building is prohibited except as allowed for detached two family dwellings in the R-1-7 and R-1-9 zones.

ACCESSORY STRUCTURES

- Living space in accessory structure 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

ACCESSORY STRUCTURES

- Staff has determined living space as the following:
 - Bedrooms
 - Kitchens
 - Full bathrooms
 - Laundry facilities

ACCESSORY STRUCTURES

- Staff has determined nonliving space as the following:
 - Offices
 - Hobby rooms
 - Game rooms
 - Music rooms
 - Craft rooms
 - Swimming pool areas

ACCESSORY STRUCTURES

PLANNING COMMISSION RECOMMENDATION

- Proposed code language:
- *Section 16.2.7a Building, accessory*
 - *A subordinate building, located on the same Lot as the main building, the use of which is incidental to that of the main building as outlined in Chapter 16. Accessory buildings are structures including, but not limited to detached garages, sheds, playhouses, treehouses, storage buildings, pergolas, garden structures, greenhouses, barns, boathouses, pool houses, cabanas, and other similar buildings. Barns, when located on an agricultural parcel, are not a subordinate structure and may be constructed as the main building.*

BREEZEWAYS

- Those who have wished to have living quarters in accessory structures have suggested that attaching the accessory structure to the main dwelling by connecting a breezeway makes the accessory structure part of the main structure.

DOUGHERTY RESIDENCE

ALPENHOF ESTATES, MIDWAY



ARCHITECTURAL
ARTISANS CUSTOM HOME DESIGN

55 WEST CENTER STREET
HEBER CITY, UTAH 84002
435.657.9157

STRUCTURAL
ARIMUS ENGINEERING STUDIO

55 SOUTH 200 WEST
AMERICAN FORK, UTAH 84003
801.636.6335

SURVEY
SUMMIT ENGINEERING GROUP

55 WEST CENTER STREET
HEBER CITY, UTAH 84002
435.654.9229

CONSTRUCTION
JOE WITT CONSTRUCTION

552 WEST 2000 SOUTH
HEBER CITY, UTAH 84002
801.979.9000

ARCHITECTURAL LEGEND		PROJECT INSULATION REQUIREMENTS		DRAWING INDEX	
	EARTH		ROOF R-44		SHEET 1
	GRAVEL		EXTERIOR WALL R-10		SHEET 2
	CONCRETE		EXTERIOR DOOR R-10		SHEET 3
	BRICK		INTERIOR DOOR R-10		SHEET 4
	CONCRETE MASONRY UNIT		KEY NOTE		SHEET 5
	BATT INSULATION		DOOR NUMBER		SHEET 6
	RIGID INSULATION		WINDOW NUMBER		SHEET 7
	ROUGH WOOD FRAMING		FIXTURE TAB		SHEET 8
	FINISH WOOD		DETAIL		SHEET 9
	PLYWOOD		BUILDING ELEVATION		SHEET 10
	SAND, HORTITE, GRAVEL		WALL SECTION		SHEET 11
	WOOD BLOCKING		BUILDING SECTION		SHEET 12
	STEEL		INTERIOR ELEVATION		SHEET 13

BACKFLOW PREVENTERS	
PROVIDE BACKFLOW PREVENTERS FOR THE LANDSCAPING IRRIGATION SYSTEM	
SQUARE FOOTAGE	
LOWER LEVEL	498
MAIN LEVEL	2,103
TOTAL	2,601
GARAGE	180

DRAWING INDEX	
1	ROOF PLAN
2	EXTERIOR WALL SECTION
3	EXTERIOR DOOR DETAIL
4	INTERIOR DOOR DETAIL
5	KEY NOTE
6	DOOR NUMBER
7	WINDOW NUMBER
8	FIXTURE TAB
9	DETAIL
10	BUILDING ELEVATION
11	WALL SECTION
12	BUILDING SECTION
13	INTERIOR ELEVATION

ARTISANS
CUSTOM HOME DESIGN

55 WEST CENTER STREET
HEBER CITY, UTAH 84002
435.657.9157

REVISIONS
DATE
DESCRIPTION

02-20-18

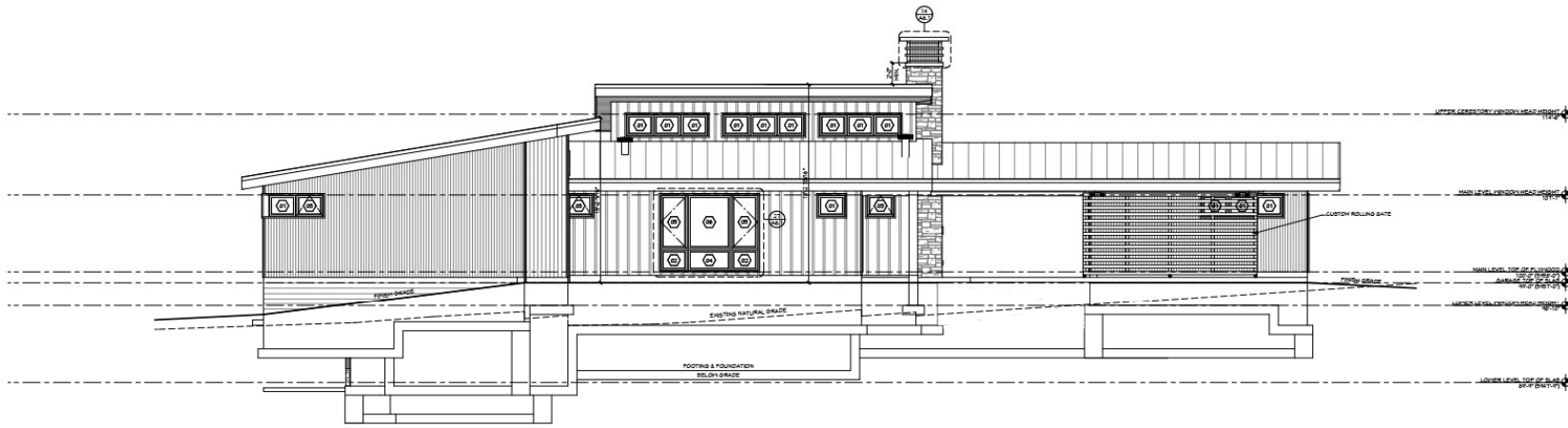
REVISION DATES

COVER SHEET, LEGEND & DRAWING INDEX

DOUGHERTY RESIDENCE
334 NORTH 1520 WEST
MIDWAY, UTAH 84049

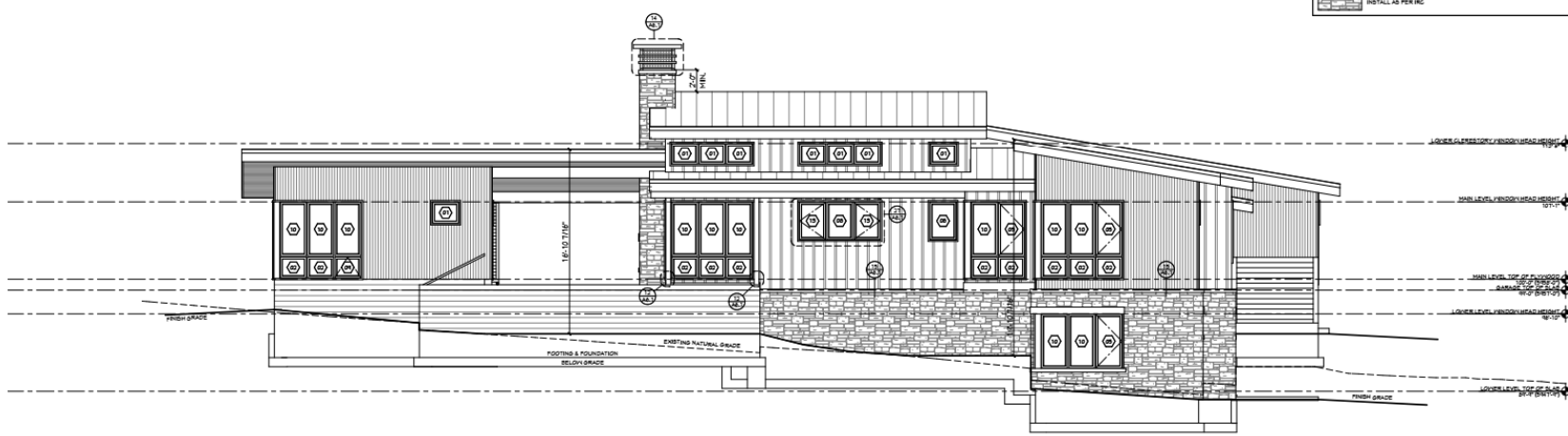
PROJECT NO.
1604

SHEET NO.
CS



EXTERIOR ELEVATION - NORTHWEST
SCALE: 1/8" = 1'-0"

GENERAL NOTES	MATERIALS LEGEND
1. SEE ROOF PLAN FOR ROOF BEARING MEMBERS.	FLAT BEAM PAINTED HEAVY GAUGE METAL ROOFING - GRAY
2. CHANGES IN EXTERIOR FINISH MATERIALS SHALL ONLY OCCUR AT INSIDE CORNERS.	18" CORRUGATED PAINTED METAL SIDING - VERTICAL - DARK GRAY
3. STEPS IN EXTERIOR FINISH MATERIALS SHALL ONLY OCCUR AT INSIDE CORNERS.	VERTICAL BOARD & BATTEN SIDING - PAINTED WHITE
4. STONE VENEER TO CONTINUE TO FINISH GRADE.	BOARD FORMED CONCRETE
5. DOWNPOUTS ARE NOT TO BE INSTALLED ON COLUMNS. COORDINATE WITH ARTISANS FOR BUTTER AND DOWNPOUT LOCATIONS.	NATURAL STONE VENEER - BROWN CANYON/EAST DESERT MIX - INSTALL AS PER IBC



EXTERIOR ELEVATION - SOUTHEAST
SCALE: 1/8" = 1'-0"



EXTERIOR MODEL VIEW
SCALE: N.T.S.

1
A4.3



EXTERIOR MODEL VIEW
SCALE: N.T.S.

2
A4.3

GENERAL NOTES	MATERIALS LEGEND										
<ol style="list-style-type: none"> SEE ROOF PLAN FOR ROOF BEARING MEMBERS. CHANGES IN EXTERIOR FINISH MATERIALS SHALL ONLY OCCUR AT INSIDE CORNERS. STEPS IN EXTERIOR FINISH MATERIALS SHALL ONLY OCCUR AT INSIDE CORNERS. STONE VENEER TO CONTINUE TO FRAMER BRIMS. DOWNSPOUTS ARE NOT TO BE INSTALLED ON COLUMNS. COORDINATE WITH ARTISANS FOR GUTTER AND DOWNSPOUT LOCATIONS. 	<table> <tr> <td></td><td>FLAT BEAM PAINTED HEAVY GAUGE METAL ROOFING - GRAY</td></tr> <tr> <td></td><td>18" CORRUGATED PAINTED METAL SIDING - VERTICAL - DARK GRAY</td></tr> <tr> <td></td><td>VERTICAL BOARD & BATTEN SIDING - PAINTED WHITE</td></tr> <tr> <td></td><td>BOARD FORMED CONCRETE</td></tr> <tr> <td></td><td>NATURAL STONE VENEER - BROWN CANYON/EAST DESERT MIX - INSTALL AS PER JLC</td></tr> </table>		FLAT BEAM PAINTED HEAVY GAUGE METAL ROOFING - GRAY		18" CORRUGATED PAINTED METAL SIDING - VERTICAL - DARK GRAY		VERTICAL BOARD & BATTEN SIDING - PAINTED WHITE		BOARD FORMED CONCRETE		NATURAL STONE VENEER - BROWN CANYON/EAST DESERT MIX - INSTALL AS PER JLC
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	NATURAL STONE VENEER - BROWN CANYON/EAST DESERT MIX - INSTALL AS PER JLC										



EXTERIOR MODEL VIEW
SCALE: N.T.S.

3
A4.3



EXTERIOR MODEL VIEW
SCALE: N.T.S.

4
A4.3



EXTERIOR MODEL VIEW
SCALE: N.T.S.

1
A4.3



EXTERIOR MODEL VIEW
SCALE: N.T.S.



PROPOSED CODE

PLANNING COMMISSION RECOMMENDATION

Section 16.13.6 Accessory Buildings Prohibited as Living Quarters

- *A. It shall be a violation of the Midway City Code to use, or to allow the use of, an accessory building as living quarters. Violations of this section of the Code shall be enforced as set forth in the Midway City Code for other violations.*
- *B. Living quarters in any building other than the main residential building are prohibited except as allowed for detached two family dwellings in the R-1-7 and R-1-9 zones.*

PROPOSED CODE

PLANNING COMMISSION RECOMMENDATION

- C. *It shall be a violation of this Code to rent, lease or otherwise allow for any person to use an accessory building for living quarters except as allowed for detached two family dwellings in the R-1-7 and R-1-9 zones.*
- D. *An accessory building shall be considered living quarters if it includes all the following; sleeping area (including bedrooms), kitchen, and bathroom facilities (three-quarter or full bathroom).*

PROPOSED CODE

PLANNING COMMISSION RECOMMENDATION

- E. Accessory buildings may include rooms such as offices, hobby rooms, game rooms, music rooms, sleeping areas (including bedrooms), and craft rooms.
- F. An accessory building may include either:
 - (i) a full kitchen and a half bath (sink and toilet only) or;
 - (ii) a bathroom (three-quarter or full bathroom) and a wetbar (sink, fridge, dishwasher, and microwave but does not include a stove or an oven).
- G. Accessory buildings are to be used exclusively by the owners or occupants of the main residential building and their temporary guests or invitees.

POSSIBLE FINDINGS

- The proposed code will define living space and what is allowed in accessory structures
- Allowed and prohibited uses are clearly stated for accessory buildings
- 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