



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: August 4, 2026

NAME OF APPLICANT: Midway City

AGENDA ITEM: Code Text Amendment to Title 16.05: Commercial C-2 & C-3 Zones

ITEM: 6

Midway City is proposing a code text amendment to Section 16.05: Commercial C-2 and C-3 Zones. The proposed changes would amend various requirements of code including, but not limited to, setbacks, landscaping, building size, building design, lot impervious surface limitations, and other requirements.

BACKGROUND:

The look and feel of Main Street (including all the C-2 & C-3 zones) is determined by the uses, spacing of structures (setbacks), open space, landscaping, and the preservation of historic structures. These are all major components of the commercial zones, and they will be reviewed and revised during 2026. How we handle these items will help us implement the vision of the Main Street as described in the General Plan.

The General Plan envisions the Main Street and the commercial area as the following: *“Midway’s Main Street is the heart of the City and is a reflection of its residents. As the City grows, this main corridor has great potential to provide a public gathering place for residents and tourists to interact and coexist with one another. Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district. The area will cater to the pedestrian experience and incorporate access to open space such as plazas, street furniture, pocket parks, and*

trails. Architecture, characterized by a traditional Swiss/European influence, should be used to create a unique identity that suits both the people and the surroundings of Midway.” Modifications to the code will help us to better develop Main Street as envisioned in the General Plan.

The purpose of this item is to review and revise the regulations of the C-2 and C-3 zones to assure that the vision described in the General Plan is required by code. Attached is the proposed code that will require new construction to match the vision. Some of the elements that are proposed for revision are spacing of structures (setbacks), open space, landscaping, size of structures, impervious surface restrictions, roofing pitch and color, location of parking, structure design, and the preservation of historic structures.

The General Plan promotes Main Street as two distinctly designed areas and the proposed amendments to the code will help accomplish this. The idea with the C-3 zone is to create a walkable area around the Town Square full of restaurants and retail, which creates a community gathering area in the town core. The proposed code will require greater setbacks than what is currently required but the front setback in the C-3 zone will be less than the proposed front setback in the C-2 zone. Side setbacks will also be increased which will require more spacing between structures creating a more open feel. This will be taken further in the C-2 zone by limiting building size and impervious surface per lot which will create a more open feel and will require more landscaped areas. The C-3 zone will also expand to the south side of Main Street from 200 West to 100 East and to 50 South, which will be part of a separate legislative action on a future agenda.

The proposed code will also make other important changes that will affect the look and feel of the commercial zones. To create a Main Street with character, buildings will be required to have “steps” which are staggered setbacks that will be required break up long walls. Building design will also be affected by proposed changes. This includes requiring a minimum roof pitch and fenestration on street facing facades. Fenestration including windows, doors, wall panels, and other similar features will be required on 30% of street facing walls.

A code text amendment is a legislative action, which means that the City Council has broad discretion. The City Council may approve as proposed, deny, or approve a modified code different from what is being proposed.

ANALYSIS:

The General Plan promotes preserving the charm and feel of Midway and it also promotes creating a commercial core with distinctive retail and eateries creating an attractive meeting place. The Midway General Plan states the following regarding these issues:

Main Street Goals and Guidelines (page 69)

Goal 1, Guideline 1: This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive meeting place.

Goal 1, Guideline 2: Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district.

Goal 1, Guideline 5: Promote more outside dining and gathering areas through design criteria and incentives.

Goal 1, Guideline 7: Consider Main Street as two distinctly designed areas.

Goal 1, Guideline 14: Encourage new businesses to strengthen the downtown.

Again, this proposal is a legislative in nature and the City Council has full discretion in this matter. The City Council may deny the request, approve as presented, or approve any modifications the City Council finds necessary to promote the health, safety, and welfare of the community.

PLANNING COMMISSION RECOMMENDATION:

Motion by Commissioner Facer: “I’ll make a motion that we consider the Code Text Amendment to Section 16.05 for Commercial C-2 and C-3 and that the amendment would change various requirements of code, including but not limited to setbacks, landscaping, building size, building design, lot impervious surface limitations, and other requirements, and as mentioned by the staff.”

Seconded: Commissioner Winegar

Ayes: Commissioners Probst, Facer, Winegar, Dougherty, Farrell

Nays: None

Motion: Passed

Motion to adjourn: Commissioner Probst; **Second:** Commissioner Facer

POSSIBLE FINDINGS:

- The proposed amendments to the C-2 and C-3 zones will better match the City’s vision of Main Street as described in the General Plan.
- The addition of the proposed ordinance will better promote the City’s Vision Statement.

- The proposed changes will help the scale of businesses to match the size of the community by requiring smaller retail and other commercial structures.
- Proposed changes will limit the location of some uses on the ground level so that uses that create vibrancy and activity are located near the sidewalk.

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council finds that the proposed language is an acceptable amendment to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings

2. Continuance. This action can be taken if the City Council would like to continue exploring potential options for the amendment.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council finds that the proposed amendment is not an acceptable revision to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

16.05.030 Site Development Standards for the C-3 zone

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1. Minimum lot area: None
2. Minimum building setback from property line for all ~~commercial~~ structures.
 1. Front: ~~10'20' minimum and 30' maximum setback~~ from the property line; ~~however, an accessory or secondary building may be allowed by the City Council to be set back further provided all provision of this Title are met. Covered, open aired, single-story porches may have a 15' setback so long as the structure complies with the 20' setback.~~
 2. Side: ~~10'None~~
 3. Rear: ~~10'None~~
 - ~~4. Fuel pumps: 20 feet from any street~~
 - ~~5.4. Setback from residential zones: 15 30' feet~~
 - ~~6. Commercial structure setback from existing residential uses: 8 feet~~
 - ~~7. Residential structure setback as part of a mixed-use development (single-family and apartments):~~
 - ~~— Mixed-Use Structures. The commercial area of the structure must comply with the commercial structure setback requirements. The residential area of the structure located behind the commercial must comply with the residential structure setback requirements. Residential areas located above commercial may use the commercial structure setback requirements.~~
 - ~~8.5. Residential use (dwelling and short-term rentals) as part of a mixed-use development shall not be located on the ground floor within 50' of the front property line. Other permitted and conditional uses must occupy the ground floor between the front property line and a residential unit).~~
 - ~~9.6. The City Council, upon an applicant's request, may approve a setback different than listed in this section based on specific circumstances of the site and building orientation or specific use of a proposal.~~
3. Building Heights.
 1. Minimum: 8 feet (see Section 16.13.110)
 2. Maximum: 35 feet (see Section 16.13.100)
4. All building sizes and setbacks are also subject to the requirements of the building code adopted by the City Council. Building heights shall be subject to this Title.
5. All parking shall be located at the side or rear of the main building on each commercial zoning lot. ~~The City Council, upon an applicant's request, may approve a parking plan different than listed in this section based on specific circumstances of the site and building~~

~~orientation or specific use of a proposal.~~ Parking shall not be located between the main building and a State road.

- ~~6.~~ Each newly constructed ~~edion~~ commercial building must have ~~a door~~ the primary public access facing ~~Main Street the street~~ if the lot fronts ~~Main Street a State road~~.
- ~~7.~~ Street facing walls shall have "steps" with portions of the building having a staggered setback. The maximum length of a street facing wall is 40' before a required 10', or greater, staggered setback.
- ~~8.~~ Street wall facing fenestration (design, construction, or presence of openings in a building.) Fenestration including windows, doors, wall panels and other similar features are required on 30% of street facing facades.
- ~~6-9.~~ Roofing shall not be of vivid primary colors (i.e., red, blue or yellow). Rooftop equipment shall be screened by roof components, parapets, cornices or other architectural features. Galvanized hoods and vents shall be painted to match the roof color. The roofs of all structures shall have a minimum pitch of six to twelve inches (6":12") or steeper.
- ~~7-10.~~ Notwithstanding any other provision contained herein, structures and setbacks must comply with Section 16.13.150: Clear View Triangle of Intersecting Streets.
- ~~8-11.~~ A landscaping plan is required for all permitted and conditional uses in the commercial zones. The plan will be reviewed by the Visual and Architectural Committee during the approval process and must meet the requirements found in Section 16.13.220.
- ~~9-12.~~ Mixed-Use Standards.
 1. Lots less than one acre.
 1. Frontage: 70 feet
 2. One single-family dwelling (above, behind or detached)
 3. A minimum of 20 percent of the gross square feet of all structures on the lot must be ~~deed-restricted as~~ commercial.
 2. Lots greater than one acre.
 1. Frontage: 200 feet
 2. Up to one residential unit per acre
 3. A minimum of 20 percent of the gross square feet of all structures on the lot must be ~~deed-restricted as~~ commercial.
 3. Lot greater than 25 acres.
 1. Frontage: 200 feet
 2. Up to one residential unit per acre

3. A minimum of 20 percent of the gross square feet of all structures (excluding residential garages) in the development must be ~~deed restricted as~~ commercial.

(2010-32, Section Amended, eff. 12/08/2010; 2015-04, Section Replaced eff. 7/8/2015; 2016-15, Section Amended eff. 11/2/2016; 2021-31, Section Amended, eff. 10/6/2021)

HISTORY

Amended by Ord. [2021-41](#) on 3/16/2022

16.05.040 Site Development Standards for the C-2 zone

13. Minimum lot area: None

14. Minimum building setback from property line for all structures.

1. Front: 30 feet

2. Side: 20 feet

3. Rear: 30 feet

4. Residential use (dwelling and short-term rentals) as part of a mixed-use development shall not be located on the ground floor within 50' of the front property line. Other permitted and conditional uses must occupy the ground floor between the front property line and a residential unit).

15. The City Council, upon an applicant's request, may approve a setback different than listed in this section based on specific circumstances of the site and building orientation or specific use of a proposal. The roofs of all structures shall have a minimum pitch of six to twelve inches (6":12") or steeper.

16. Building Heights.

1. Minimum: 8 feet (see Section 16.13.110)

2. Maximum: 35 feet (see Section 16.13.100)

17. All building sizes and setbacks are also subject to the requirements of the building code adopted by the City Council. Building heights shall be subject to this Title.

18. All parking shall be located at the side or rear of the main building on each commercial zoning lot. Parking shall not be located between the main building and a State road.

19. Each new construction commercial building must have the primary public access facing the street if the lot fronts a State road.

20. Impervious surface (buildings, pavement, concrete, and pavers) is limited to 70% of the parcel or lot area. The remaining 30% shall be landscaped.

21. Building area is limited to a maximum floor area ratio (FAR) (total floor area/lot area) of 0.3. For example, a building on a 15,000 square foot lot is limited to 4,500 square feet.

22. Street facing walls shall have “steps” with portions of the building having a staggered setback. The maximum length of a street facing wall is 40’ before a required 10’, or greater, staggered setback.

23. Street wall facing fenestration (design, construction, or presence of openings in a building.) Fenestration including windows, doors, wall panels and other similar features are required on 30% of street facing facades.

24. Roofing shall not be of vivid primary colors (i.e., red, blue or yellow). Rooftop equipment shall be screened by roof components, parapets, cornices or other architectural features. Galvanized hoods and vents shall be painted to match the roof color.

25. Notwithstanding any other provision contained herein, structures and setbacks must comply with Section 16.13.150: Clear View Triangle of Intersecting Streets.

26. A landscaping plan is required for all permitted and conditional uses in the commercial zones. The plan will be reviewed by the Visual and Architectural Committee during the approval process and must meet the requirements found in Section 16.13.220.

27. Mixed-Use Standards.

1. Lots less than one acre.

1. Frontage: 70 feet

2. One single-family dwelling (above, behind or detached)

3. A minimum of 20 percent of the gross square feet of all structures on the lot must be commercial.

2. Lots greater than one acre.

1. Frontage: 200 feet

2. Up to one residential unit per acre

3. A minimum of 20 percent of the gross square feet of all structures on the lot must be commercial.

3. Lot greater than 25 acres.

1. Frontage: 200 feet

2. Up to one residential unit per acre

3. A minimum of 20 percent of the gross square feet of all structures (excluding residential garages) in the development must be commercial.

(2010-32, Section Amended, eff. 12/08/2010; 2015-04, Section Replaced eff. 7/8/2015; 2016-15, Section Amended eff. 11/2/2016; 2021-31, Section Amended, eff. 10/6/2021)

HISTORY

Amended by Ord. 2021-41 on 3/16/2022

16.05.040050 Residential Accessory Structures (No Living Or Sleeping Space)

1. Residential accessory structures must be visually compatible with the dwelling on the same property. Staff will review and approve the proposed structure if it is found that the structure is visually compatible. If staff finds the proposed structure is not visually compatible with the dwelling, then the VAC will review the structure to assure compatibility.
2. Location Requirements.
 1. Front Setback. All residential accessory structures shall be setback at least forty-five (45) feet from the front lot line or fifteen (15) feet farther back than the front facade of the dwelling, whichever is greater.
 2. Side Setback. All residential accessory structures shall be setback from the side property lines a distance of at least three (3) feet. On corner lots, the side setback from any street shall not be less than thirty (30) feet.
 3. Rear Setback. All residential accessory structures shall be setback from the rear property line a distance of at least three (3) feet.

(2020-05, Section Added, eff. 5/7/20)

MIDWAY CITY, UTAH
ORDINANCE NO. 2026-__

**AN ORDINANCE AMENDING CHAPTER 16.05 OF THE MIDWAY CITY
MUNICIPAL CODE TO REVISE SITE DEVELOPMENT STANDARDS FOR THE C-3
COMMERCIAL ZONE; ESTABLISH SITE DEVELOPMENT STANDARDS FOR THE
C-2 COMMERCIAL ZONE; RENUMBER THE RESIDENTIAL ACCESSORY-
STRUCTURE PROVISIONS; AND PROVIDE FOR SEVERABILITY AND AN
EFFECTIVE DATE.**

WHEREAS, Midway City (the "City") is a municipality of the State of Utah authorized under Utah Code Sections 10-3-702 and 10-9a-501 to enact ordinances and land use regulations for the health, safety, welfare, prosperity, peace, and good order of the City and its inhabitants; and

WHEREAS, the City desires to update its commercial-zone standards to promote compatible development, appropriate transitions to residential zones, pedestrian-oriented street frontages, coordinated building design, landscaping, and the orderly development of property within the C-2 and C-3 zones; and

WHEREAS, after providing notice as required by law, the Midway City Planning Commission held a public hearing on _____, 2026, considered the proposed amendments, and forwarded a favorable recommendation to the City Council; and

WHEREAS, after providing notice as required by law, the Midway City Council considered the proposed amendments at a public meeting held on August 4, 2026, together with the Planning Commission's recommendation and the public record; and

WHEREAS, the City Council finds that the amendments are consistent with the purposes of the Municipal Land Use, Development, and Management Act, further the purposes and policies of the Midway City General Plan, and advance the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MIDWAY CITY, UTAH, AS FOLLOWS:

Section 1. Findings. The recitals set forth above are incorporated into this Ordinance as findings of the City Council.

Section 2. Amendment of Section 16.05.030. Section 16.05.030 of the Midway City Municipal Code is amended and restated as set forth in Exhibit A, which is attached to and incorporated into this Ordinance.

Section 3. Enactment of Section 16.05.040. A new Section 16.05.040, establishing site development standards for the C-2 Commercial Zone, is enacted as set forth in Exhibit A.

Section 4. Renumbering of Residential Accessory-Structure Provisions. The existing Section 16.05.040, entitled "Residential Accessory Structures (No Living or Sleeping Space)," is renumbered as Section 16.05.050, as set forth in Exhibit A. Except for nonsubstantive corrections shown in Exhibit A, the renumbering is not intended to alter the substance of those provisions.

Section 5. Conflicting Provisions. All ordinances, resolutions, policies, and provisions of the Midway City Municipal Code that conflict with this Ordinance are repealed or superseded only to the extent of the conflict.

Section 6. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance and the application of its provisions to other persons or circumstances shall not be affected.

Section 7. Codification and Conforming Authority. The City Recorder, City Attorney, and City staff are authorized to make nonsubstantive formatting, numbering, cross-reference, grammatical, and codification changes necessary to incorporate this Ordinance into the Midway City Municipal Code, provided that no such change alters the substantive meaning adopted by the City Council.

Section 8. Effective Date. This Ordinance shall take effect upon publication or posting as required by Utah Code Section 10-3-711.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah this ____ day of _____, 2026.

Council Member	AYE	NAY
Andy Garland	_____	_____
Lisa Orme	_____	_____
Kevin Payne	_____	_____
Andrew Osborne	_____	_____
JC Simonsen	_____	_____

Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM:

Corbin Gordon, City Attorney

EXHIBIT A

CHAPTER 16.05 AMENDMENTS

16.05.030 Site Development Standards for the C-3 Zone

A. Minimum Lot Area. None.

B. Minimum Building Setback from Property Line for All Structures.

1. Front. Twenty (20) feet from the property line. Covered, open-air, single-story porches may have a fifteen (15)-foot setback, provided the structure otherwise complies with the twenty (20)-foot setback.

2. Side. Ten (10) feet.

3. Rear. Ten (10) feet.

4. Setback from Residential Zones. Thirty (30) feet.

C. Residential Uses in Mixed-Use Developments. A residential use, including a dwelling or short-term rental, as part of a mixed-use development shall not be located on the ground floor within fifty (50) feet of the front property line. Other permitted and conditional uses must occupy the ground floor between the front property line and a residential unit.

D. Alternative Setback. Upon an applicant's request, the City Council may approve a setback different from those listed in this section based on the specific circumstances of the site, building orientation, or specific use of a proposal.

E. Building Heights.

1. Minimum. Eight (8) feet. See Section 16.13.110.

2. Maximum. Thirty-five (35) feet. See Section 16.13.100.

3. Other Requirements. All building sizes and setbacks are also subject to the requirements of the building code adopted by the City Council. Building heights are subject to this Title.

F. Parking Location. All parking shall be located at the side or rear of the main building on each commercial zoning lot. Parking shall not be located between the main building and a state road.

G. Primary Public Access. Each newly constructed commercial building must have its primary public access facing the street if the lot fronts a state road.

H. Street-Facing Walls. Street-facing walls shall have "steps," with portions of the building having a staggered setback. The maximum length of a street-facing wall is forty (40) feet before a staggered setback of ten (10) feet or greater is required.

I. Fenestration. Fenestration means the design, construction, or presence of openings in a building. Windows, doors, wall panels, and other similar features are required on at least thirty percent (30%) of street-facing facades.

J. Roofing. Roofing shall not be of vivid primary colors, including red, blue, or yellow. Rooftop equipment shall be screened by roof components, parapets, cornices, or other architectural features. Galvanized hoods and vents shall be painted to match the roof color. The roofs of all structures shall have a minimum pitch of 6:12 or steeper.

K. Clear-View Triangle. Notwithstanding any other provision contained herein, structures and setbacks must comply with Section 16.13.150, Clear View Triangle of Intersecting Streets.

L. Landscaping Plan. A landscaping plan is required for all permitted and conditional uses in the commercial zones. The plan will be reviewed by the Visual and Architectural Committee during the approval process and must meet the requirements of Section 16.13.220.

M. Mixed-Use Standards.

1. Lots Less than One Acre.

a. Frontage. Seventy (70) feet.

b. Residential Use. One single-family dwelling, which may be located above, behind, or detached from the commercial use.

c. Commercial Component. A minimum of twenty percent (20%) of the gross floor area of all structures on the lot must be commercial.

2. Lots Greater than One Acre.

a. Frontage. Two hundred (200) feet.

b. Residential Density. Up to one residential unit per acre.

c. Commercial Component. A minimum of twenty percent (20%) of the gross floor area of all structures on the lot must be commercial.

3. Lots Greater than Twenty-Five Acres.

a. Frontage. Two hundred (200) feet.

b. Residential Density. Up to one residential unit per acre.

c. Commercial Component. A minimum of twenty percent (20%) of the gross floor area of all structures in the development, excluding residential garages, must be commercial.

16.05.040 Site Development Standards for the C-2 Zone

A. Minimum Lot Area. None.

B. Minimum Building Setback from Property Line for All Structures.

1. Front. Thirty (30) feet.

2. Side. Twenty (20) feet.

3. Rear. Thirty (30) feet.

C. Residential Uses in Mixed-Use Developments. A residential use, including a dwelling or short-term rental, as part of a mixed-use development shall not be located on the ground floor within fifty (50) feet of the front property line. Other permitted and conditional uses must occupy the ground floor between the front property line and a residential unit.

D. Alternative Setback. Upon an applicant's request, the City Council may approve a setback different from those listed in this section based on the specific circumstances of the site, building orientation, or specific use of a proposal.

E. Building Heights.

1. Minimum. Eight (8) feet. See Section 16.13.110.

2. Maximum. Thirty-five (35) feet. See Section 16.13.100.

3. Other Requirements. All building sizes and setbacks are also subject to the requirements of the building code adopted by the City Council. Building heights are subject to this Title.

F. Roof Pitch. The roofs of all structures shall have a minimum pitch of 6:12 or steeper.

G. Parking Location. All parking shall be located at the side or rear of the main building on each commercial zoning lot. Parking shall not be located between the main building and a state road.

H. Primary Public Access. Each newly constructed commercial building must have its primary public access facing the street if the lot fronts a state road.

I. Impervious Surface. Impervious surface, including buildings, pavement, concrete, and pavers, is limited to seventy percent (70%) of the parcel or lot area. The remaining thirty percent (30%) shall be landscaped.

J. Floor Area Ratio. Building area is limited to a maximum floor area ratio (FAR)—total floor area divided by lot area—of 0.3. For example, a building on a 15,000-square-foot lot is limited to 4,500 square feet.

K. Street-Facing Walls. Street-facing walls shall have “steps,” with portions of the building having a staggered setback. The maximum length of a street-facing wall is forty (40) feet before a staggered setback of ten (10) feet or greater is required.

L. Fenestration. Fenestration means the design, construction, or presence of openings in a building. Windows, doors, wall panels, and other similar features are required on at least thirty percent (30%) of street-facing facades.

M. Roofing. Roofing shall not be of vivid primary colors, including red, blue, or yellow. Rooftop equipment shall be screened by roof components, parapets, cornices, or other architectural features. Galvanized hoods and vents shall be painted to match the roof color.

N. Clear-View Triangle. Notwithstanding any other provision contained herein, structures and setbacks must comply with Section 16.13.150, Clear View Triangle of Intersecting Streets.

O. Landscaping Plan. A landscaping plan is required for all permitted and conditional uses in the commercial zones. The plan will be reviewed by the Visual and Architectural Committee during the approval process and must meet the requirements of Section 16.13.220.

P. Mixed-Use Standards.

1. Lots Less than One Acre.

- a. Frontage.** Seventy (70) feet.
- b. Residential Use.** One single-family dwelling, which may be located above, behind, or detached from the commercial use.
- c. Commercial Component.** A minimum of twenty percent (20%) of the gross floor area of all structures on the lot must be commercial.

2. Lots Greater than One Acre.

- a. Frontage.** Two hundred (200) feet.
- b. Residential Density.** Up to one residential unit per acre.
- c. Commercial Component.** A minimum of twenty percent (20%) of the gross floor area of all structures on the lot must be commercial.

3. Lots Greater than Twenty-Five Acres.

- a. Frontage.** Two hundred (200) feet.
- b. Residential Density.** Up to one residential unit per acre.
- c. Commercial Component.** A minimum of twenty percent (20%) of the gross floor area of all structures in the development, excluding residential garages, must be commercial.

16.05.050 Residential Accessory Structures (No Living or Sleeping Space)

A. Visual Compatibility. Residential accessory structures must be visually compatible with the dwelling on the same property. Staff will review and approve a proposed structure if it is found to be visually compatible. If staff finds that a proposed structure is not visually compatible with the dwelling, the Visual and Architectural Committee will review the structure to assure compatibility.

B. Location Requirements.

- 1. Front Setback.** All residential accessory structures shall be set back at least forty-five (45) feet from the front lot line or fifteen (15) feet farther back than the front facade of the dwelling, whichever is greater.
- 2. Side Setback.** All residential accessory structures shall be set back from the side property lines at least three (3) feet. On corner lots, the side setback from any street shall not be less than thirty (30) feet.
- 3. Rear Setback.** All residential accessory structures shall be set back from the rear property line at least three (3) feet.