

SETBACKS

CODE TEXT AMENDMENT

PUD SETBACK REQUIREMENTS

- Current Planned Unit Developments setbacks
 - 100' setback for structures and parking
- Proposed PUD setbacks
 - 120' setback from specified roads

PROPOSED SETBACK REQUIREMENTS

- Burgi Lane;
- River Road;
- Pine Canyon Road;
- Homestead Drive;
- Michie Lane, east of Center;
- Center Street (SR 113);
- Tate Lane;
- Stringtown Road;
- 200 North, west of 200 West.
- Cari Lane
- Pine Canyon
- 500 South
- 600 North
- Stringtown Road
- 250 West

PERIPHERAL PUD SETBACKS

- Current code requirement
 - 30' setback
- Proposed code requirement
 - 100' setback
- Reasons for the amendment:
 - Require more clustering
 - Eliminate the "wall effect"
 - More buffering for existing surrounding neighborhoods
 - More community benefit of the higher density

SETBACKS

- a. Setbacks along the peripheral property lines of the PUD shall be a minimum of **30 40** feet. **For pads located within 60' of the peripheral property line, setbacks shall be staggered at ten (10) foot intervals with one-third of the structures having a 40' setback, one-third having a 50' setback, and one-third having an 60' setback. No structure within 50' of another structure shall have the same setback. For safety reasons, buildings may be required to be set back further from recreational areas.**
- b. Setbacks **adjacent to existing public collector streets or collector streets to be dedicated to the City** **from the following streets** shall be a minimum of **100 120** feet for all structures and parking.

SUBDIVISION SETBACK REQUIREMENTS

- Standard Subdivisions (new roads or more than 3 lots)
 - 30' setback
- Proposed setback
 - 100' from specified roads

PROPOSED SETBACK REQUIREMENTS

- Burgi Lane;
- River Road;
- Pine Canyon Road;
- Homestead Drive;
- Michie Lane, east of Center;
- Center Street (SR 113);
- Tate Lane;
- Stringtown Road;
- 200 North, west of 200 West.
- Cari Lane
- Pine Canyon
- 500 South
- 600 North
- Stringtown Road
- 250 West

SETBACKS

- Standard subdivisions that have at least 250' of frontage on the roads listed in this section and require a 100' setback may reduce lot size and frontage proportionally as provided in the Open Space Requirements Specific to Standard Subdivisions. Standard subdivisions that do not require a 100' setback can only reduce lot size and frontage proportionally for open space provided above the 15% requirement as provided in the Open Space Requirements Specific to Standard Subdivisions.

POSSIBLE FINDINGS

- Preserving view corridors and open space is an important goal for the community
- Extending setbacks will preserve the rural atmosphere of Midway
- Protecting entry corridors and collector roads from crowding will benefit the entire community