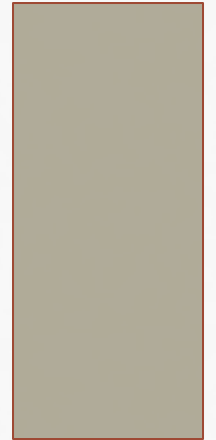


ONE-FAMILY DWELLINGS

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



Clark Create-Build

Copyright Clark Create-Build. DO NOT COPY

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

No.	Description	Date

Clark & Linda Bruderer
Residence -Lot 14
M-in-L Suite/2nd Floor
- Presentation Plan

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

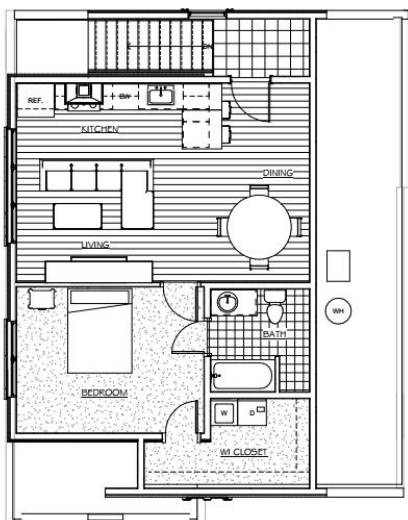
A5

Scale **As Indicated**

MB014 6/07/18



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



① **Mother in Law Suite - Presentation View**
1/4" = 1'-0"



Clark Create-Build

Copyright Clark Create Build. DO NOT COPY

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

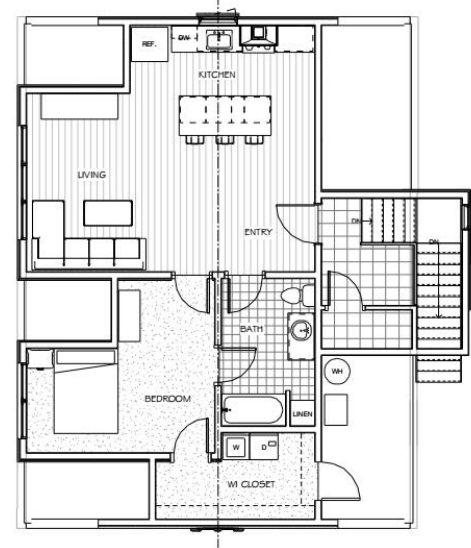
No.	Description	Date
1	CDR CRC changes	06/11/2018

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
Scale: As Indicated

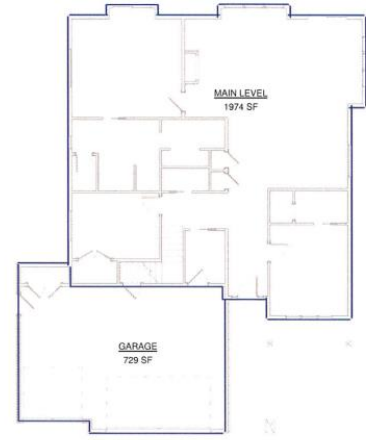
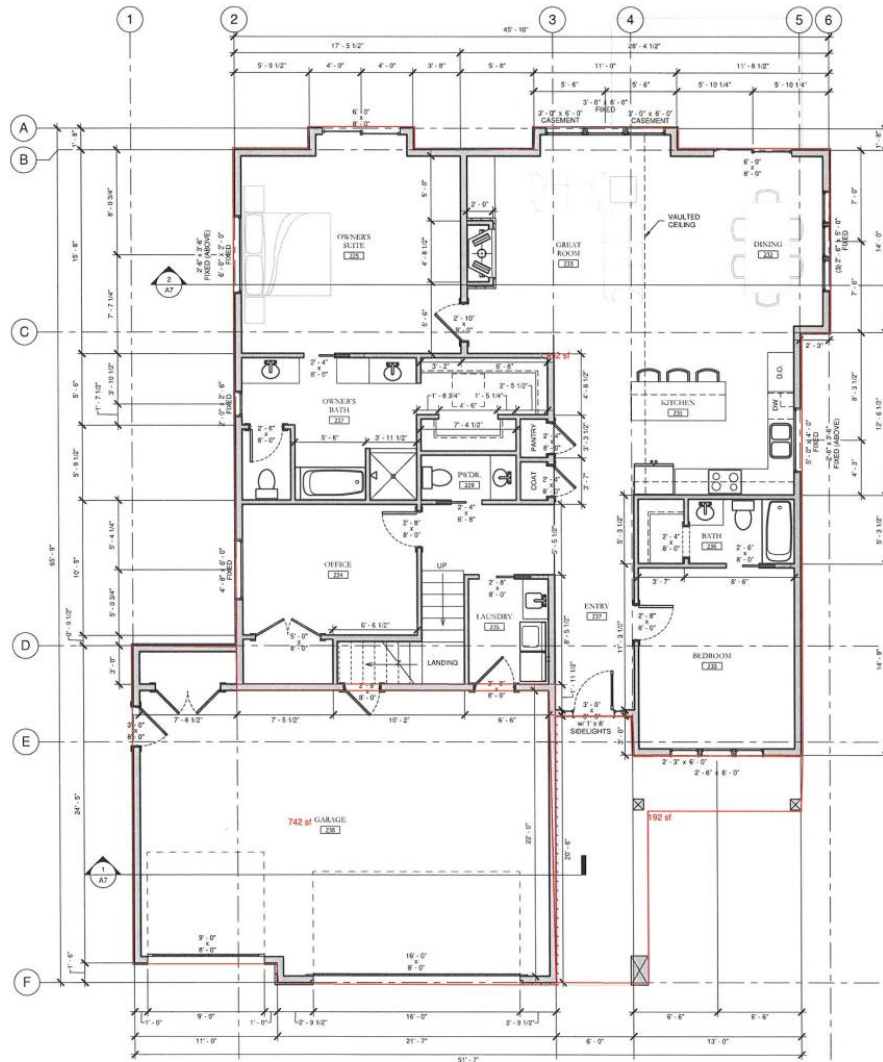


2 2nd Floor - Presentation View
3/16" = 1'-0"



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

9/10/2018 10:23:50 PM



REVISIONS	
NO.	DATE / ISSUE

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

BEAR RIDGE DESIGN GROUP
90 West 200 South, Suite #1
Heber City, Utah 84032
Ph: (435) 644-1456
Fax: (801) 275-2156

DRAWING TITLE:
MAIN LEVEL PLAN

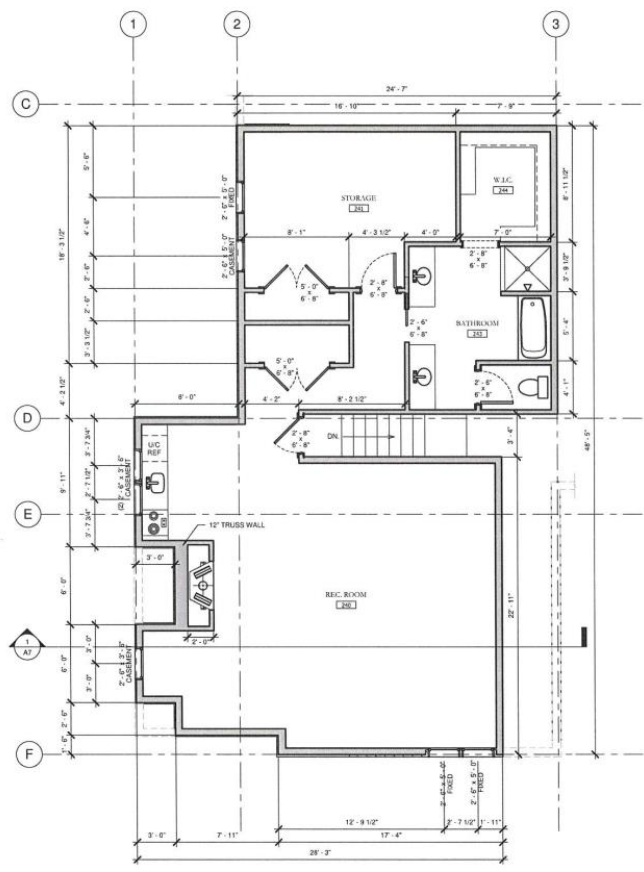
PROJECT #:
DRAWN BY: CR
CHECKED BY: SP
SCALE: As Indicated

NOTE: IF THIS DRAWING IS NOT AT 1/4" = 1'-0" IT HAS BEEN REDUCED FROM ITS ORIGINAL SIZE. SCALE IS IN LARGE LETTERS.

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



Midway City



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



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

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWINGS FOR:
DOFELMIER RESIDENCE
RUMHOLD FARMS, LOT 26
MIDWAY, UTAH

BEAR RIDGE DESIGN GROUP
300 W. 800 S., SUITE 401
Midway, UT 84042
PH: (435) 684-4456
FX: (800) 375-2156

DRAWING TITLE:
UPPER LEVEL PLAN

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

NOTE: IF THIS DRAWING IS NOT AT A 1/4" = 1'-0" SCALE, THE ORIGINAL SIZE SHALL BE INDICATED ON THE DRAWING.

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