

7-14-105. DEVELOPMENT PLAN  
REQUIREMENTS FOR NEW  
CONSTRUCTION OF A SINGLE-  
FAMILY OR TWO-FAMILY  
DWELLING.

Applications for new construction of a single-family or two-family dwelling in West Valley City shall be accompanied by and shall comply with the following:

(1) Appropriate application form and fees.

(2) Two copies of the Development Plan shall be required, which plan shall include a site plan and an architectural plan with appropriate drawings of adequate scale showing building materials, exterior elevations and floor plans of all proposed structures.

(3) The following design criteria shall be required:

(a) Both the exterior building design and the exterior building materials of all buildings shall be of sufficient quality, durability, and resistance to the elements to satisfy the purpose of this Chapter. Exterior siding materials may include, but shall not be limited to, brick, concrete, glass, metal lap, vinyl lap, tile, stone, stucco and/or wood. All exterior materials shall be installed in a professional workmanlike manner and be guaranteed to be maintenance-free for at least 10 years. Finishes upon exterior materials shall be guaranteed maintenance-free for a minimum of five years. Materials or finishes without such guarantees shall not be permitted. Guarantees shall be in writing from the manufacturer.

(b) Each dwelling shall have a site-built concrete, all-weather wood, or masonry foundation around the entire perimeter with interior supports as necessary to meet applicable building codes. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes.

(c) The roof of each dwelling shall have a minimum pitch of 2'5":12. At non-gable ends of the roof there shall be an overhang at the eaves of not less than 12 inches inclusive of rain gutters. For homes with cantilevered rooms, 60 percent of the total eave length of the home shall have an overhang of not less than 12 inches. The roof overhang shall be measured perpendicular to the vertical side of the dwelling. Unfinished galvanized steel or aluminum roofing shall not be permitted. These pitch and overhang provisions shall not apply to porch covers, bay windows, or similar appendages.

(d) Each dwelling shall be not less than 20 feet in depth at the narrowest point. The depth shall be considered to be the lesser of the two primary dimensions of the dwelling exclusive of attached garages, bay windows, room additions, or other similar appendages.

(e) Any previously occupied dwelling which is to be moved from an existing location to a lot within West Valley City shall be inspected by the Chief Building Official of West Valley City, or his designated representative, prior to the move to insure that it meets applicable building

codes.

- (f) Landscaping on residential lots shall comply with the following standards:
- (i) Landscaping shall be installed in front yards between the front line of the house and the sidewalk on the entire width of the lot excluding the driveway. On corner lots, landscaping shall be installed in all areas between the sidewalk and the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.
  - (ii) Landscaping shall include at least one tree and a combination of lawn, shrubs or groundcover. Deciduous trees shall be a minimum size of 2-inch caliper. Conifer trees shall be at least six feet in height. Groundcover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Groundcover may also include mineral or nonliving organic permeable material in not more than 50 percent of the net landscaped area. Mineral groundcover may include such materials as rocks, boulders, gravel, or brick over sand. Species, size, and placement of landscape elements shall be determined by the homeowner, however, low-water use landscaping is encouraged.
  - (iii) At the time the water supply line to a house is installed, the builder shall furnish and install a stop-and-waste valve with an access sleeve and capped mainline to the surface to facilitate future sprinkler system installation. The stop-and-waste valve may also be located inside the home with a mainline extended to the exterior of the foundation wall and capped.
  - (iv) On lots over one-half acre in size, landscaping shall only be required on 80 feet of street frontage to the depth of the front yard setback. On corner one-half acre lots, 80 feet of frontage shall be landscaped on each street. The 80-foot frontage may include customary access drives.
- (g) In reviewing the construction and siting of homes in an approved subdivision, variation in exterior design and setback distance shall be required as necessary to satisfy the purpose of this Chapter.
- (i) In order to insure exterior design variation, the same or very similar exterior design, as determined by the City, shall not be allowed on adjacent lots, except in the case of twin homes where connected units may be the same.
  - (ii) In order to insure variation in front yard setbacks, no more than two homes on adjacent lots shall be built at the same setback. The minimum front setback may be reduced for main buildings, but not for garages; however, the average front setback for all lots in the subdivision shall not be less than the minimum front setback allowed in the zone. The minimum offset between homes shall be not less than five feet and the minimum front setback on any lot shall be not less than 23 feet. This requirement shall not apply to lots where the entire front property line is a

curve with a radius of 100 feet or less.

(iii) All single-family and two-family detached dwellings shall be constructed of approximately 35 percent masonry (defined as 100 percent of the front face with full-perimeter wainscoting of at least 30 inches high as a minimum, or the front face with additional masonry to meet the 35 percent requirement). Masonry is defined as brick, fiber cement siding (hardie plank), stucco and/or stone and the percentage calculation shall include the associated doors and windows. Where stucco or fiber cement siding (hardie plank) are used, they must be accompanied by a full perimeter brick or stone wainscot of at least 30 inches high. Any sides of a home facing a street, consisting of one material, shall include distinctive features intended to add significant variety and interest to the exterior surfaces of the home, such as pop-outs on windows, bay windows, quoins, color variations, texture changes or brick/stone decorative elements, etc. The minimum square footage of finished, above-ground, habitable floor space shall be 1,400 square feet for ramblers and 1,600 square feet for 2-story or multi-level homes, not including the garage, unless increased by a development agreement or reduced by Section 7-14-105(3)(l)(xiii).

(h) A double car garage with interior minimum dimensions of 20 feet by 20 feet shall be constructed in conjunction with the home. Occupancy of the home shall not be permitted without the garage being completed.

(i) Final grading of individual lots shall be performed in such a way that excess water shall be contained entirely on the site or directed to an improved street or directed to an approved drainage inlet, drainage channel or drainage easement. Excess water shall not be allowed to drain onto adjacent private property unless approved as part of an overall system, as reflected in the subdivision approval or otherwise. In order to more effectively direct storm runoff rain gutters shall be installed on all eaves of new dwellings.

(j) In order to allow double driveways, and to allow hard-surface access to the rear yard, up to, but not more than, 40 percent of a front yard may be paved. Lots with duplexes, twin home lots, cul-de-sacs, or lots on major streets needing circular driveways may increase the hard-surface percent to 50 percent.

(k) All dwellings shall meet any additional state or federal requirements to be classified and taxed as real property.

(l) The following requirements apply to new subdivisions as of the effective date of this ordinance:

(i) All new subdivisions shall construct the highest quality model homes, promoting a variety of upgrade options, consisting of 100 percent masonry exteriors and with home size reflecting the average size expected to be built in the subdivision.

(ii) New subdivisions not requiring a rezoning process shall

construct homes with a minimum of at least 1,400 square feet for a rambler, and 1,600 square feet for a multi-story or two-story home, of habitable finished floor area. For the entire subdivision, the average shall be at least 1,600 square feet. For homes without basements, the minimum house size shall be increased by 100 square feet and the minimum garage size shall be increased to 24 feet by 24 feet or other storage arrangements shall be made as negotiated in a development agreement.

(iii) All new homes shall apply the point system enumerated below in Table 1 to the design of the home.

(iv) Included in the table are six categories of architectural features. Each category includes several features and each feature has been given a certain number of points.

(v) The combination of different features must equal or exceed 200 points for a rambler plan and 220 points for all other types of plans.

(vi) When choosing architectural features from Table 1 to include in the home design, each home shall include at least one feature from each of the categories; 1)Roofing Treatments; 2)Relief Treatments; 3) Material Selections for the Entire House; 4)Entry Features; and 5) Garage Treatments.

(vii) If the point value of the items selected from each of the first five categories does not meet the minimum number of points required for the type of home to be constructed as set forth in paragraph (v) above, other features shall be added to increase the number of points equal to or above the minimum required for the type of home to be constructed.

(viii) For homes with a side or rear façade that faces a street, architectural features, which total at least 70 points from Table 2, shall be applied to all street facing façades other than the front.

a) In the process of choosing architectural features from Table 2 to include on street facing façades, each home shall include at least one feature each from categories 2) Roofing Treatments and 3) Design Treatments.

b) If the point value of the items selected from each of the last two categories does not meet the minimum required, other features shall be added to increase the number of points equal to or above the minimum required.

(ix) The point systems described in Tables 1 and 2 may be superseded by a development agreement that includes requirements that would yield homes of equal or greater quality as determined by the Planning Commission and the City Council.

### **Table 1**

<b>1. Roofing Treatments (must use at least one)</b>	<b>Points</b>
A. Dominant roof pitch of not less than 6:12	40
B. Title or laminated architectural shingles that simulate the depth of wood	40
C. Two or more gable ends on front elevation, hip style roof or two or more roof panels/levels	60
D. Dormer windows	40
E. 6" or larger, decorative roof fascia	20
F. Gable returns	20
<b>2. Relief Treatments (must use at least one)</b>	<b>Points</b>
A. At least one foundation job (not including the garage) on the front elevation	60
B. Bay or box window or other projection that is not part of the foundation on the front elevation	20
C. At least one cantilevered living area on the front elevation	40
D. Covered front porch that extends across at least 40% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	60
<b>3. Material Selections for the Entire House (must use at least one)</b>	<b>Points</b>
A. Full stucco or fiber cement siding (hardie plank) exterior of home including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors – no brick or stone	20
B. A full perimeter brick or stone wainscot of at least 30 inches high with the remainder of the home in stucco or fiber cement siding (hardie plank) including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors.	40
C. Full brick exterior	100
D. 35% masonry exterior (includes stucco, stone, brick and fiber cement side/hardie plank). Stucco and fiber cement siding (hardie plank) can only be used as masonry if they are accompanied by a full perimeter brick or stone wainscot of at least 30 inches high.	10
E. 50% brick exterior	50
F. 80% brick exterior	80
<b>4. Entry Features (must use at least one)</b>	<b>Points</b>
A. Use accent windows, or transom over the entry areas	10
B. Covered entry with columns having a minimum size of 8" x 8" or similar features to frame and cover the front entry area	20
C. Covered front porch that extends across less than 40% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of usable, unobstructed space	40
D. Covered front porch that extends across at least 40% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of usable, unobstructed space	0
<b>5. Garage Treatments (must use at least one)</b>	<b>Points</b>
A. Front of garage located at least 5' behind front face of home	40
B. Color coordinated (nonwhite), textured garage door	10

C. Windows in the garage door	10
D. Side entry garage	60
E. Three car garage where one of the spaces is located at least 2' behind the other two garage spaces	60
F. Three car garage	20
G. Detached or alley loaded garage in the rear yard	60
H. Usable open space with a trellis or roof (covered porch) above the garage extending to or beyond the front face of the garage	60
I. Garage flush with the front of the house	20
<b>6. Additional Material / Design Selections</b>	<b>Points</b>
A. One or more non-rectangular (round, oval, arched, etc.) windows used on the front elevation not including any window used to meet item 4A above	10
B. Five or more windows of any size used on the front elevation (does not include windows in garage doors or windows used to meet item 4A above)	40
C. Decorative vent (oval, octagonal, or arched) on front elevation	10
D. Decorative window shutters on front elevation	20
E. Stucco or precast quoins on at least two corners	20
F. Stucco or precast keystones	10
G. Knee braces on at least the front elevation	10
H. Change of color on exterior materials (excluding doors, shutters, trim, roof material or material changes)	10
I. Exposed joists on at least the front elevation	20
J. Vinyl or fiber cement (hardie plank) siding with a highly visible texture or pattern (examples include "fish scale" and "shingle" vinyl)	20
K. 200 sq. ft. of finished floor space above the minimum required areas which are 1,400 sq. ft. for ramblers and 1,600 sq. ft. for multi-levels (homes without basements do not qualify for this item). Each 200 sq. ft. above the minimum counts as 10 points up to a maximum of 40 points.	10

**Table 2**

<b>1. Relief Treatments</b>	<b>Points</b>
A. At least one foundation jog that is at least 10' long and is no more than 20' deep	40
B. Bay or box window or other projection that is not part of the foundation	30
C. At least one cantilevered living area	30
<b>2. Roof Treatments (must use at least one)</b>	<b>Points</b>
A. A minimum 6" overhang at the eaves on gable ends	10
B. Dutch hip on a gable end	10
C. Hip roof instead of a gable end	20
D. One or more gables on rear façades	20
E. Two or more gables on side façades	10
F. One cross gable on side façades	10
G. Two cross gables on side façades	20
<b>3. Design Treatments (must use at least one)</b>	<b>Points</b>
A. One or more windows that are at least 3 sq. ft. each in area (does not include windows in garage doors, bay windows, box windows or windows that are in or partially in window wells). Each window counts as 10 points up to a maximum of 50 points.	10
B. Trim around each window for homes with stucco, vinyl or hardie plank exteriors	10
C. Decorative vent (oval, octagonal, or arched)	10
D. Decorative window shutters	10
E. Stucco or precast quoins on at least two corners	10
F. Stucco or precast keystones	10
G. Knee braces	10
H. Change of color on exterior materials applied to at least 20% of the façade (excluding doors, shutters, trim, roof material or material changes)	10
I. Change of material (i.e. brick or stone wainscot) applied to at least 15% of the façade	30
J. Exposed joists	10
K. Vinyl or fiber cement (hardie plank) siding with a highly visible texture or pattern (examples include "fish scale" and "shingle" vinyl) applied to at least 15% of the façade	10
L. A 6' solid visual barrier fence that extends across at least 50% of the length of the façade where the base of the home is no higher than 2' from the base of the fence.	20
M. For side façades, a front porch that extends to the street facing side façade	10

(x) All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(l)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD. As part of a development agreement, if homes are permitted with less than 1,600 square feet of finished floor space, the quality of the home and the amount of masonry exterior finish materials shall be increased. For the entire subdivision, the average shall be at least 1,600 square feet. For homes without basements, the minimum house size shall be increased by 100 square feet and the minimum garage size shall be increased to 24 feet by 24 feet or other storage arrangements shall be made as negotiated in a development agreement.

(xi) Individual Residential Zone requirements and standards may be modified if the developer as part of a development agreement, or the builder as part of a building permit, agrees to increase the average house size by 200 square feet of finished floor space and agrees to 100 percent masonry exteriors. Where stucco or fiber cement siding (hardie plank) are used, they must be accompanied by a full perimeter brick or stone wainscot of at least 30 inches high. Standards that may be reduced include side yard setbacks (no less than 6 feet nor less than a total of 16 feet for all zones except R-1-4), and lot widths up to 15 percent except the R-1-4 zone. Lot width reduction shall be limited to twenty five percent (25%) of the total lots within a subdivision.

(xii) This subsection shall apply to all new subdivision applications, including Planned Unit Developments, filed after the adoption date of this ordinance.

(xiii) Infill properties of under 2 acres, where infill is defined as properties surrounded by existing older homes not meeting the standards of the ordinances, may reduce home size to 1,350 square feet if a development agreement is not required. Infill homes under 1,400 square feet shall be constructed of 100 percent masonry exteriors. Where stucco or fiber cement siding (hardie plank) are used, they must be accompanied by a full perimeter brick or stone wainscot of at least 30 inches high.

(m) All single family dwellings must have at least one main (front) entrance consisting of a concrete stoop, landing, and (if necessary) steps and additional landings which provide direct access to grade.

(n) New homes shall be oriented toward the street. The primary architectural facade and front door shall be facing the street. On legally platted lots having a maximum 50-foot frontage, new homes may be oriented differently, provided they meet the following construction standards:

- (i) The side elevation of the dwelling facing the street shall include a minimum of two windows;
- (ii) The required double car garage shall be located to the rear of the main structure; and
- (iii) The main entry of the dwelling shall have a covered porch which shall be no less than 25 square feet in area.

(Ord. No. 94-109 Amended 12/20/1994; Ord. No. 98-45 Amended 06/09/98; Ord. No. 98-71 Amended 11/20/1998; Ord. No. 02-43 Amended 07/16/2002; Ord. No. 05-19 Amended 04/19/2005; Ord. No. 05-34 Amended 08/16/2005; Ord. No. 06-60 Amended 9/5/2006)