



## SPECIAL PURPOSE DISTRICT – RESIDENTIAL IN-FILL OVERLAY (RIO) DISTRICT

**Section 801—Purpose and Intent**

The Residential Infill Overlay (RIO) District is provided by the City to allow and encourage appropriate residential infill developments on remaining vacant areas in existing, mostly developed or established neighborhoods. Compliance with all provisions of this Chapter and all other applicable requirements of Roy City Ordinances shall be required.

**Section 802—Approval Process**

The establishment of a Residential Infill Overlay District (RIO) requires the approval of a Zoning Districts Map Amendment Application by the Council, following the receipt of a Commission recommendation, as provided herein. An application to establish a Residential Infill Overlay (RIO) District shall be accompanied by, and reviewed and approved concurrently with, a Preliminary Subdivision Application.

**Section 803—Approval Criteria**

The establishment of a Residential Infill Overlay District (RIO) may be approved only if the Council, following the receipt of a Commission recommendation, finds that a RIO district will:

- 1) Promote economies efficiencies in the utilization of existing infrastructure and services.
- 2) Meet the purpose and intent of this Chapter.
- 3) Achieve one (1) or more goals of the Roy City General Plan and is consistent with the City General Plan, including the Future Land Use Map.
- 4) Does not create any incompatibilities with existing adjacent uses or creates any negative impacts to the surrounding neighborhood area.
- 5) Not adversely affect any adjacent uses by the establishment of a Residential Infill Overlay (RIO) District.
- 6) The property which is the subject of the Zoning Districts Map Amendment Application is bordered on at least two-thirds ( $\frac{2}{3}$ rds) of its boundary by existing development.

**Section 804—Zoning Districts Allowed**

The Residential Infill Overlay District (RIO) may be allowed, at the discretion of the Council, as an Overlay District in all residential zones.

**Section 805—Use and Density Regulations**

The following use and density regulations shall apply to all residential developments proposed in a Residential Infill Overlay District (RIO). Use.

- 1) The establishment of a Residential Overlay District (RIO) shall not amend or alter the uses provided by the existing underlying Residential Zoning District or provide any additional uses. The allowed uses, primary buildings, accessory uses, accessory structures, and other activities allowed in a Residential Infill Overlay District shall be the same as allowed in the underlying Zoning District, in compliance with all ordinances,

- licenses, and permits as may be applicable.
- 2) Density. The establishment of a Residential Overlay District (RIO) shall not amend or alter the density allowed by the underlying Residential Zoning District. The number of dwelling units that may be allowed by a RIO shall be the same as the number permitted by the lot area requirements of the zone in which the proposed RIO subdivision is located. Land used for schools, churches, or other non-residential buildings and land used for streets or other public or private uses shall not be included in the area used for determining the number of allowed dwelling units.

### Section 806—Development Standards

- 1) Minimum Lot Width. The minimum lot width requirements for a residential development in a RIO District may be reduced below the lot width normally required in the underlying zone, except no lot shall have a width of less than seventy-five percent (75%) of the minimum lot width required in the underlying zone. The reduction of lot width shall apply only to lots that have frontage on the cul-de-sac of a terminal street. The lots allowed to reduce the lot width in a RIO District shall be recorded as a plat note on the final plat of the residential development as a condition of approval.
- 2) Building Height Regulations. Building height regulations for a residential development located in a RIO District shall be the same as for the underlying Zoning District.
- 3) Public and Private Streets. Street systems provided for all residential developments located in a RIO District, whether public or private, shall be provided in conformance with the Subdivision Construction Standards, as adopted by the City, except:
  - a) Any proposed terminal street with a length greater than allowed by the Subdivision Standards of the City may be allowed if it can be shown that no other alternatives exist and the proposed terminal street is recommended by the City Engineer and City Fire Marshal, as conditions of approval, including but not limited to access and turn around locations, turn around configuration, minimum pavement width, and additional fire hydrants and fire hydrant locations.

### Section 807—Submission and Consideration of Application

An application to establish a Residential Infill Overlay (RIO) District shall be submitted to the City in accordance with the requirements for a Zoning Ordinance Amendment Application and shall be accompanied by a Preliminary Subdivision Application, as provided by the Roy City Subdivision Ordinance. A Zoning Ordinance Amendment Application to establish a Residential Infill Overlay (RIO) District shall be considered by the Commission and Council, as provided by Chapter 5, herein. In considering a Zoning Ordinance Amendment Application for a RIO District and accompanying Preliminary Subdivision Application the Commission and Council may consider, among the other review items identified by Section 506 and 507, herein, and the Roy City Subdivision Ordinance, the following:

- 1) The design and layout of the proposed subdivision and the proposed location of buildings in relation to existing buildings on adjacent property.
- 2) The proposed number and location of subdivision accesses and the provision for internal and external traffic circulation and off-street parking.
- 3) Issues related to public safety and emergency access both to, and within the development site and the recommendations of the City Engineer and City Fire Marshal.

### Section 808—Building Permit Issuance

The Roy City Building Official shall not issue any permit for any construction proposed within a Residential Infill Overlay (RIO) District unless such building or use is in accordance with an approved Final Subdivision Application, and any conditions thereto, and a Final Subdivision Plat has been filed with the Weber County Recorder's Office, as required by the Roy City Subdivision Ordinance.