**Weber County Planning Division**

**MEMORANDUM**

To: Weber County Commission

From: Bill Cobabe, Planning

Date: April 11, 2023

Subject: M-T (Manufacturing and Technology) Code Text Amendment

County Commissioners,

On March 21, 2023, the Weber County Commission voted to table a proposed ordinance which amends the Weber County Land Use Code. This ordinance would establish a new zoning district, known as the M-T (Manufacturing and Technology) zone, and allowed for various uses and regulations associated with this zone. This was accompanied by a staff report that outlined the reasoning for the establishment of the new zone. This memo is to clarify certain points about the proposed code amendments. There have been no changes to the ordinance since the staff report and accompanying ordinance from the March 21, 2023 meeting, except the addition of a 50’ maximum height restriction.

One of the concerns that was expressed to staff was with regard to the height of buildings in the proposed M-T zone. The proposed language reads as follows:

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| --- | --- | --- |
|  | **M-T** | **ADDITIONAL RESTRICTION** |
| Minimum front yard setback | 30 feet1 | Except 50 feet if on a street right-of-way that is or is planned to be 80 feet or wider. |
|  |  | 1 When adjacent to a street right-of-way that is or is planned to be 80 feet or wider, then shall the setback be one foot (1') beyond the minimum setback for every one foot (1') of building height above thirty feet (30'). When the street adjacent to the property is planned to be expanded, the setback shall be measured from the centerline of the street plus one-half of the planned expanded right-of-way. |

This language is included in the Code to provide for some flexibility in the height of the buildings that front onto a right-of-way that is 80’ or wider. The maximum building height is as follows:

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| --- | --- | --- | --- | --- | --- |
|  | **M-T** | **ADDITIONAL RESTRICTION** | | | |
| Minimum building height | 1 story |  | | | |
| Maximum building height | 50 feet1 | 1 Except 40 feet, if adjacent to a street right-of-way that is 80 feet or wider or is planned to be expanded. | | | |
|  |  |  |  |  |  | |  |

Note that the maximum height along a right-of-way that is 80’ or wider is 40’, which would require an additional 10’ setback (a total of 40’ setback from the right of way). The standard for residential development is 35’, so the height should not be an overwhelming concern for adjacent residential areas. Other areas of the zone (those areas not located along an 80’ or wider right-of-way) are not limited in height. The intent is to provide an attractive visual transition from the roadway into taller buildings by providing transitional building heights in between.

This proposed text amendment is not intended to allow for any particular property or development of land. That would require a rezone application, which will be processed separately.