

The purpose of this application is to make sloped lots more usable. Since Providence City is expanding and using more of the mountain and hill slopes, it is hoped this amendment will make these lots more usable through the use of retaining walls. The current code is very restrictive, and many community & council members have mentioned it needs to be updated.

It is proposed to change Municipal Code 10-8-3, section 8, which currently reads:

“8. Retaining Walls.

1. Less than three feet (3') in height. Retaining walls less than three feet (3') in height are exempt from setback requirements.
2. Three feet (3') to six feet (6') in height. Retaining walls from three feet (3') to six feet (6') in height may be located within a required non-street side or rear setback area in residential zones and any setback area in nonresidential zones provided the exposed side of the wall faces into the subject parcel.
3. Greater than six feet (6') in height. Rear and non-street side setbacks for retaining walls greater than six feet (6') in height, or where the exposed side of the wall faces out from the subject parcel without regard to height, shall be subject to the same requirements as the main structure in the applicable zoning district.”

Proposed Change:

“8. Retaining Walls:

1. Less than three feet (3') in height. Retaining walls less than an average of three feet (3') in height are exempt from setback requirements.
2. Three feet (3') to six feet (6') in height. Retaining walls an average of three feet (3') to six feet (6') in height may be located within a required non-street side or rear setback area in residential zones and any setback area in nonresidential zones.
3. Greater than six feet (6') in height. Rear and non-street side setbacks for retaining walls greater than an average of six feet (6') in height, shall be subject to the same requirements as the main structure in the applicable zoning district.”