

ARTICLE A. R-1-15,000 RESIDENTIAL ZONE

SECTION:

10-7A-1: Legislative Intent

10-7A-2: Permitted Uses

10-7A-3: Conditional Uses

10-7A-4: Area And Width

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10-7A-6: Location

10-7A-7: Utilities

10-7A-8: Dwellings

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10-7A-1: LEGISLATIVE INTENT:

A. The R-1-15,000 Residential Zone covers the portion of the City which is primarily suited for residential development represented by a commingling of single-family dwellings and parks, schools, churches and other community facilities designed to serve the residents of the City. The zone is characterized by spacious lots, uncrowded buildings and quiet residential conditions favorable to the rearing of children. Owners and developers of property within this zone should bear in mind that primacy is given to residential development and maintain their properties in recognition thereof. (Ord. 97-7-8-8, 7-8-1997; amd. Ord. 04-7, 8-17-2004, eff. 9-17-2004; Ord. 12-05, 11-27-2012)

B. The specific regulations necessary for the accomplishment of the intent of the zone are hereinafter set forth. (Ord. 97-7-8-8, 7-8-1997)

10-7A-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with the applicable requirements of this title:

Foster care homes containing not more than three (3) nonrelated foster care occupants.

Home occupations subject to the provisions of section 10-12-17 of this title.

Non-livestock animals specifically listed in section 10-18-5, table 10-18-A of this title.

Orchards and field crops.

Residential facilities for persons with a disability pursuant to Utah Code Annotated.

Residential facilities for the elderly pursuant to Utah Code Annotated.

Single-family dwellings.

Utility transmission projects, minor. (Ord. 17-9, 9-26-2017)

10-7A-3: CONDITIONAL USES:

The following buildings, structures and uses of land shall be permitted conditional uses upon compliance with the applicable requirements of this title and after approval has been given by the designated review agency:

Accessory apartments (see section 10-12-29 of this title for requirements).

Wells, water storage tanks and similar facilities and structures. (Ord. 17-9, 9-26-2017)

10-7A-4: AREA AND WIDTH:

The minimum area and width requirements for a zoning lot shall be as follows:

Use	Minimum Area	Minimum Width ¹ (Feet)
Single-family dwellings	15,000 square feet	100
Churches	2.5 acres	200
Schools	5 acres	200

Note:

1. For purposes of determining compliance with the width requirements, the measurement of lot width shall be made along the front lot line at the minimum front setback line. In the instance of a lot where more than 75 percent of the front lot

line abuts upon a cul-de-sac or curve having a radius of less than 80 feet, the width of lot shall be measured along a line which is at right angle to the point of tangency of said curve at its approximate midpoint, and at a distance of not more than 40 feet from the front lot line.

(Ord. 97-7-8-8, 7-8-1997; amd. Ord. 12-05, 11-27-2012)

10-7A-5: ACCESS:

Each lot shall abut upon and have direct access to a city street. The distance of said abutting side shall be not less than the minimum width requirement of the zone, except that the length of the abutting side may be reduced to not less than sixty feet (60') when the lot fronts upon a cul-de-sac or curve in a designated city street and the lot lines radiate in such a manner that the width of the lot will meet or exceed the minimum lot width requirements as determined in accordance with the provisions of section 10-7A-4 of this article. (Ord. 97-7-8-8, 7-8-1997)

10-7A-6: LOCATION:

A. Main Buildings: All dwellings and other main buildings and structures shall be set back in accordance with the following:

1. Front Setback: All dwellings and other main buildings shall be set back not less than thirty feet (30') from the front lot line which abuts on any existing or proposed public street.

2. Side Setback:

a. Interior lots: All dwellings and other main buildings, including any attached garage or similar structure, shall be set back not less than twelve feet (12') from any side property line not abutting a street.

b. Corner lots; side abutting street: All dwellings and other main buildings shall be set back not less than twenty five feet (25') from the side lot line which abuts on any existing or proposed public street.

3. Rear Setback:

a. Interior lots: All dwellings or other main buildings shall be set back not less than thirty feet (30') from the rear lot line.

b. Corner lots: All dwellings and other main buildings shall be set back not less than thirty feet (30') from the rear lot line, except that where a garage is attached to the rear of the dwelling, the required rear setback for said garage may be reduced to not less than twelve feet (12') as measured from the rear lot line to the closest part of the building.

4. Optional Front/Rear Setback: The landowner may utilize one of either a twenty five foot (25') front setback or a twenty five foot (25') rear setback in place of the respective front or rear setback prescribed in subsections A1 and A3 of this section.

B. Accessory Buildings: For accessory building requirements, see supplemental regulations, section 10-12-5 of this title. (Ord. 15-2, 7-14-2015)

10-7A-7: UTILITIES:

All dwellings and other structures used for human occupancy shall be served by the city's culinary water and sanitary sewer system, or other approved system, in accordance with the provisions of section 10-12-21 of this title, and also electric, natural gas and telephone utility systems. (Ord. 01-1-9-3, 1-9-2001, eff. 1-18-2001)

10-7A-8: DWELLINGS:

A. Area Of Dwellings: Refer to section 10-12-41, "Dwelling Size Requirements For Residential Zones", of this title.

B. Minimum Dimension: The minimum width or length dimension of any dwelling as measured from the outside wall shall be not less than twenty four feet (24'). Nonliving spaces such as garages, porches and sheds shall not be included in determining compliance with this requirement.

C. Off Street Parking:

1. Not less than two (2) off street parking spaces shall be required for each dwelling unit. Each off street parking space shall be not less than ten feet by twenty feet (10' x 20') per space and shall not be located within any portion of a front or side setback area adjacent to a street.

2. Not less than two (2) off street parking spaces appurtenant to a dwelling shall be enclosed within a garage.

D. Special Provisions: All dwellings shall conform to the special provisions relating to dwellings set forth under section 10-12-27 of this title.

E. Unrelated Residents: The number of unrelated individuals residing in a dwelling unit shall not exceed four (4). (Ord. 13-2, 2-12-2013)

10-7A-9: BUILDING SITE:

A. Reverse Slope Driveways Prohibited; Exceptions: No driveway providing access to a garage or off street parking area within a lot shall have a downslope grade from the adjacent street to the garage or covered off street parking area except when approved by the planning commission. The planning commission may approve a downslope driveway upon finding that any drainage of surface water will be adequately diverted from entry into the dwelling, garage or other covered parking area and that the proposed diversion treatment will not impact adjacent properties.

B. Buildable Area Required For Lots In All Residential Zones; Exceptions:

1. Each lot shall contain a "buildable area", as defined in section 10-2-2 of this title, of not less than four thousand (4,000) square feet. All dwellings shall be located within said buildable area.
2. Notwithstanding the requirements of subsection B1 of this section, a building permit may be issued for any existing lot of record which does not contain a "buildable area", as defined in section 10-2-2 of this title, upon an approval of a site plan by the planning commission and a finding that the proposed placement of the building conforms to all other requirements of the zone.

C. Grading Plan Required: A final grading plan will be required for each lot prior to the issuance of a building permit for construction of a dwelling therein. (Ord. 98-5-26-6, 6-26-1998)

ARTICLE B. R-1-20,000 RESIDENTIAL ZONE

SECTION:

10-7B-1: Legislative Intent

10-7B-2: Permitted Uses

10-7B-3: Conditional Uses

10-7B-4: Area And Width

10-7B-5: Access

10-7B-6: Location

10-7B-7: Utilities

10-7B-8: Dwellings

10-7B-9: Building Site

10-7B-1: LEGISLATIVE INTENT:

A. The R-1-20,000 Residential Zone covers the portion of the City initially subdivided for residential development on one-half ($\frac{1}{2}$) acre or larger lots. Representative of uses within the zone are single-family dwellings commingled with parks, schools, churches and other community facilities designed to serve the residents of the City. The zone is characterized by spacious lots, uncrowded buildings and quiet residential conditions favorable to the rearing of children. Owners and developers of property within this zone should bear in mind that primacy is given to residential development and maintain their properties in recognition thereof. (Ord. 97-7-8-8, 7-8-1997; amd. Ord. 04-7, 8-17-2004, eff. 9-17-2004; Ord. 12-05, 11-27-2012)

B. The specific regulations necessary for the accomplishment of the intent of the zone are hereinafter set forth. (Ord. 97-7-8-8, 7-8-1997)

10-7B-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with the applicable requirements of this title:

Foster care homes containing not more than three (3) nonrelated foster care occupants.

Home occupations subject to the provisions of section 10-12-17 of this title.

Non-livestock animals specifically listed in section 10-18-5, table 10-18-A of this title.

Orchards and field crops.

Residential facilities for persons with a disability pursuant to Utah Code Annotated.

Residential facilities for the elderly pursuant to Utah Code Annotated.

Single-family dwellings.

Utility transmission projects, minor. (Ord. 17-9, 9-26-2017)

10-7B-3: CONDITIONAL USES:

The following buildings, structures and uses of land shall be permitted conditional uses upon compliance with the applicable requirements of this title and after approval has been given by the designated review agency:

Accessory apartments (see section 10-12-29 of this title for requirements).

Wells, water storage tanks and similar facilities and structures. (Ord. 17-9, 9-26-2017)

10-7B-4: AREA AND WIDTH:

The minimum area and width requirements for a zoning lot shall be as follows:

Use	Minimum Area	Minimum Width¹ (Feet)
Single-family dwellings	20,000 square feet	120
Churches	2.5 acres	200
Schools	5 acres	200

Note:

1. For purposes of determining compliance with the width requirements, the measurement of lot width shall be made along the front lot line at the minimum front setback line. In the instance of a lot where more than 75 percent of the front lot line abuts upon a cul-de-sac or curve having a radius of less than 80 feet, the width of lot shall be measured along a line which is at right angle to the point of tangency of said curve at its approximate midpoint, and at a distance of not more than 40 feet from the front lot line.

(Ord. 97-7-8-8, 7-8-1997; amd. Ord. 12-05, 11-27-2012)

10-7B-5: ACCESS:

Each lot shall abut upon and have direct access to a city street. The distance of said abutting side shall be not less than the minimum width requirement of the zone, except that the length of the abutting side may be reduced to not less than sixty feet (60') when the lot fronts upon a cul-de-sac or curve in a designated city street and the lot lines radiate in such a manner that the width of the lot will meet or exceed the minimum lot width requirements as determined in accordance with the provisions of section 10-7B-4 of this article. (Ord. 97-7-8-8, 7-8-1997)

10-7B-6: LOCATION:

A. Main Buildings: All dwellings and other main buildings and structures shall be set back in accordance with the following:

1. Front Setback: All dwellings and other main buildings shall be set back not less than thirty feet (30') from the front lot line which abuts on any existing or proposed public street.

2. Side Setback:

a. Interior lots: All dwellings and other main buildings, including any attached garage or similar structure, shall be set back not less than twelve feet (12') from any side property line not abutting a street.

b. Corner lots; side abutting street: All dwellings and other main buildings shall be set back not less than twenty five feet (25') from the side lot line which abuts on any existing or proposed public street.

3. Rear Setback:

a. Interior lots: All dwellings or other main buildings shall be set back not less than thirty feet (30') from the rear lot line.

b. Corner lots: All dwellings and other main buildings shall be set back not less than thirty feet (30') from the rear lot line, except that where a garage is attached to the rear of the dwelling, the required rear setback for said garage may be reduced to not less than twelve feet (12') as measured from the rear lot line to the closest part of the building.

4. Optional Front/Rear Setback: The landowner may utilize one of either a twenty five foot (25') front setback or a twenty five foot (25') rear setback in place of the respective front or rear setback prescribed in subsections A1 and A3 of this section.

B. Accessory Buildings: For accessory building requirements, see supplemental regulations, section 10-12-5 of this title. (Ord. 15-2, 7-14-2015)

10-7B-7: UTILITIES:

All dwellings and other structures used for human occupancy shall be served by the city's culinary water and sanitary sewer system or other approved system, in accordance with the provisions of section 10-12-21 of this title, and also electric, natural gas and telephone utility systems. (Ord. 01-1-9-3, 1-9-2001, eff. 1-18-2001)

10-7B-8: DWELLINGS:

A. Area Of Dwellings: Refer to section 10-12-41, "Dwelling Size Requirements For Residential Zones", of this title.

B. Minimum Dimension: The minimum width or length dimension of any dwelling as measured from the outside wall shall be not less than twenty four feet (24'). Nonliving spaces such as garages, porches and sheds shall not be included in determining compliance with this requirement.

C. Off Street Parking:

1. Not less than two (2) off street parking spaces shall be required for each dwelling unit. Each off street parking space shall be not less than ten feet by twenty feet (10' x 20') per space and shall not be located within any portion of a front or side setback area adjacent to a street.

2. Not less than two (2) off street parking spaces appurtenant to a dwelling shall be enclosed within a garage.

D. Special Provisions: All dwellings shall conform to the special provisions relating to dwellings set forth under section 10-12-27 of this title.

E. Unrelated Residents: The number of unrelated individuals residing in a dwelling unit shall not exceed four (4). (Ord. 13-2, 2-12-2013)

10-7B-9: BUILDING SITE:

A. Reverse Slope Driveways Prohibited; Exceptions: No driveway providing access to a garage or off street parking area within a lot shall have a downslope grade from the adjacent street to the garage or covered off street parking area except when approved by the planning commission. The planning commission may approve a downslope driveway upon finding that any drainage of surface water will be adequately diverted from entry into the dwelling, garage or other covered parking area and that the proposed diversion treatment will not impact adjacent properties.

B. Buildable Area Required For Lots In All Residential Zones; Exceptions:

1. Each lot shall contain a "buildable area", as defined in section 10-2-2 of this title, of not less than four thousand (4,000) square feet. All dwellings shall be located within said buildable area.

2. Notwithstanding the requirements of subsection B1 of this section, a building permit may be issued for any existing lot of record which does not contain a "buildable area", as defined in section 10-2-2 of this title, upon an approval of a site plan by the planning commission and a finding that the proposed placement of the building conforms to all other requirements of the zone.

C. Grading Plan Required: A final grading plan will be required for each lot prior to the issuance of a building permit for construction of a dwelling therein. (Ord. 98-5-26-6, 6-26-1998)