

~~Box Elder County Land Use Management & Development Code~~ ~~Article 5: Regulations of General Applicability~~

~~Reg. of General Applicability: Accessory Dwelling Units 5-6-1~~

~~Chapter 5-6~~ Chapter 35 **Accessory Dwelling Units & internal Accessory Dwelling Units**

~~5-6-01010-35-1.~~ Title.

~~5-6-02010-35-2.~~ Purpose.

~~5-6-03010-35-3.~~ General Regulations.

~~5-6-040.~~ Definitions.

~~5-6-05010-35-4.~~ Conditional Use Permit Required.

~~5-6-06010-22-20.~~ Development Standards.

~~5-6-07010-35-5.~~ Inspections.

~~5-6-08010.35.6.~~ Affidavit.

~~5-6-01010-35-1.~~ Title.

The regulations contained in this Chapter shall be known and may be cited as “Accessory Dwelling Unit Regulations” and “Internal Accessory Dwelling Unit Regulations” of ~~Box Elder County~~Honeyville City and its Land Use Management and Development Code.

~~5-6-02010-35-2.~~ Purpose.

The ~~county-city~~ recognizes that accessory dwelling units (ADUs) and internal accessory dwelling units (IADUs) in zones that allow a single-family residence can be an important tool in the overall housing plan for the ~~county-city~~. The purposes of the ADU standards of this code are to:

- A. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable.
- B. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle.
- C. Provide for affordable housing opportunities.
- D. Preserve the character of single-family neighborhoods by providing standards governing development of ADUs.

~~5-6-03010-35-3.~~ General Regulations.

A. Except as provided in this Code, no ADU or IADU shall be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered, except in conformity with the regulations herein specified for the use district in which it is located.

B. All ADUs and IADUs hereafter erected in ~~Box Elder County~~Honeyville City shall comply with the current standards of the International Residential Code, and all other codes and ordinances adopted by ~~Box Elder County~~Honeyville City.

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- C. All ADUs and IADUs must be reviewed and approved for septic feasibility by the Bear River Health Department.
- D. All ADUs and IADUs shall be maintained in good condition.
- E. No person may engage in the business of erecting, altering, relocating, or constructing ADUs or IADUs without a valid Utah contractor's license, ~~and valid County business license.~~

5-6-040. Add to 10-3-4 Definitions.

Accessory Dwelling Unit: A self-contained dwelling unit located on an owner occupied property that is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

Internal Accessory Dwelling Unit: A self-contained dwelling unit within or attached to a single family residential building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

Owner Occupancy: When a property owner, as reflected in title records, makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.

5-6-05010-35-4. Permitted and Conditional Use Permit Required.

An ADU meeting the regulations and standards, as specified in this chapter, may be allowed in any zone ~~that allows a single-family residence where allowed,~~ after approval of a conditional use permit. ~~(§2-2-100) by the planning commission.~~ An IADU's meeting the regulations and standards, as specified in this chapter may be allowed in any zone that allows a single-family ~~residence dwelling~~ as a permitted use.

5-6-06010-22-20. Development Standards.

- A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit, the ADU, or IADU as their permanent residence. Applications for an ADU or IADU shall include evidence of owner occupancy as defined in section ~~5-6-04010-3-4 of this chapter.~~
- B. ADUs or IADUs shall not be sold separately from the main unit.
- C. ADUs or IADUs shall not be rented on a transient basis (periods less than 30 days).
- D. Only one (1) ADU or IADU may be created per lot or property in zones that allow single-family dwellings.
- E. The design and size of the ADU or IADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- F. Installing separate utility meters and separate addresses for the ADU or IADU is prohibited.

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G. The ~~total area footprint~~ of the ADU shall be less than forty percent (40%) of the ~~square footage footprint excluding the garage~~ of the primary residence.

H. ~~The occupants of the ADU or IADU shall be related to each other by blood, marriage, or adoption; or up to two (2) unrelated individuals who are living as a single housekeeping unit. The Occupants of the ADU or IADU shall not sublease any portion of the ADU or IADU to other individuals.~~

I. The minimum lot size required for construction of an ADU or IADU in all zones that allow single-family dwellings shall be ~~twenty thousand one acre (20,00043,560)~~ square feet).

J. ADUs or IADUs shall not be located in a front or corner lot side yard and shall meet the same setbacks as required for the primary residence in the zone.

~~K. ADUs or IADUs and the main dwelling must be on the same parcel and may not be subdivided.~~

L. ADUs shall be compatible with the exterior color and materials of the surrounding area. IADUs shall be designed in a manner that does not change the appearance of the primary dwelling as a single family dwelling.

M. The maximum height for ADUs or IADUs shall be no taller, in elevation, than the ~~roof highest point~~ of the primary structure.

N. ~~See table 10-19 for parking requirements. A minimum of one (1) off street parking space must be provided for the ADU or IADU.~~

O. Where an existing subdivision has CC&Rs in place that govern ADUs the more restrictive regulation shall govern the use and development ~~of within~~ that subdivision.

P. The planning commission may place other appropriate or more stringent conditions deemed necessary in approving ADUs ~~as per the standards found in Section 2-2-100, Conditional Use Permit.~~

Q. Multi-family homes, mobile homes, RV's, trailers, campers, tents, and/or any other temporary structure and/or vehicle shall not qualify as an ADU or IADU.

5-6-07010-35-5. Inspections.

Following the issuance of a conditional use permit, the Building Official of ~~Box Elder County Honeyville City~~ may approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the planning commission. Representatives of the building department shall inspect the project to ensure that all required improvements meet the conditions of the conditional use permit and this title before a certificate of occupancy is issued.

5-6-08010-35-6. Affidavit.

Applicants for ADUs or IADUs shall provide an affidavit stating that the owner of the property will occupy either the primary dwelling unit, accessory dwelling unit, or internal accessory dwelling unit as defined in section ~~5-6-04010-3-4~~ and comply with all other requirements of this chapter. Upon approval of the ADU or IADU, the affidavit shall be recorded against the property (in the event the property owner decides to sell the home) to alert the future owner of the regulations for the ADU or IADU. Upon sale of the property, the new owner shall be required to sign and record a new affidavit and reauthorize the ADU or IADU.

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Affidavit and Notice of Accessory Dwelling Unit and Related Regulations

(To Be Completed, Signed and Recorded at Box Elder County by Property Owner)

Property Owner(s) Name: _____ Phone: _____

Property Address: _____

Parcel Number: _____

Complete Legal Description:

I (we) _____, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property listed above: that I (we) occupy the property listed above. I (we) certify that the second dwelling unit on the property is an accessory dwelling and understand that a future purchaser of the property will be required to reauthorize the accessory dwelling unit in order to continue the use. I (we) also understand that any use of the accessory dwelling unit on the property is contingent on the owner of the property occupying either the principal or accessory dwelling unit and compliance with the provisions of the ~~Box Elder County~~Honeyville City Code.

Owner's Signature Owner's Signature (co-owner if any)

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

Residing in _____

My commission expires: _____ ~~Box Elder County Land Use~~

~~Management & Development Code Article 5: Regulations of~~
~~General Applicability~~

~~Reg. of General Applicability: Accessory Dwelling Units 5-6-5~~

After recording, provide a copy to: ~~Box Elder County Planning & Zoning Office 1 S. Main Brigham City, UT~~
~~84302Honeyville City Address~~

Affidavit and Notice of Internal Accessory Dwelling Unit and Related Regulations
(To Be Completed, Signed and Recorded at Box Elder County by Property Owner)

Property Owner(s) Name: _____ Phone: _____

Property Address: _____

Parcel Number: _____

Complete Legal Description:

I (we) _____, being first duly sworn, depose
and say that I (we) am (are) the current owner(s) of the property listed above: that I (we) occupy the property
listed above. I (we) certify that the second dwelling unit on the property is an internal accessory dwelling and
understand that a future purchaser of the property will be required to reauthorize the internal accessory dwelling
unit in order to continue the use. I (we) also understand that any use of the internal accessory dwelling unit on the
property is contingent on the owner of the property occupying either the principal dwelling unit or internal
accessory dwelling unit and compliance with the provisions of the ~~Box Elder CountyHoneyville city~~ Code.

Owner's Signature Owner's Signature (co-owner if any)

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

Residing in _____

My commission expires: _____ ~~Box Elder County Land Use~~

~~Management & Development Code Article 5: Regulations of~~
~~General Applicability~~

~~Reg. of General Applicability: Accessory Dwelling Units 5-6-6~~

After recording, provide a copy to: ~~Box Elder County Planning & Zoning Office 1 S. Main Brigham City, UT~~
~~84302Honeyville City Address~~

Chapter 19: OFF STREET PARKING AND LOADING

Chapter 19. OFF STREET PARKING AND LOADING

10-19-1:						PURPOSE
10-19-2:						SCOPE
10-19-3:	PARKING	TO			BE	PROVIDED
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10-19-1: PURPOSE

The purpose of this chapter is to assure the provision and maintenance of off street parking and loading facilities in proportion to the parking and loading demand of land uses. The requirements of this chapter are intended to assure useful and attractive parking and loading facilities, to protect public safety, and to mitigate adverse land use impacts.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-2: SCOPE

The requirements of this chapter shall be applicable to any new development requiring motor vehicle access under the provisions of this title. The requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of this title, this code, and other laws.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-3: PARKING TO BE PROVIDED

1. Off Street Parking Required: Every land use established under the authority of this title shall have parking required by this chapter. When any building or structure is erected, enlarged or increased in capacity, or any use is established or changed, parking shall be provided in accordance with the requirements of this chapter.
2. Continuing Obligation To Provide Parking: Provision of parking as required by this chapter shall be a continuing obligation so long as a use continues which requires parking. It shall be unlawful for any owner, land use operator, or person responsible for providing parking to discontinue or dispense with required parking facilities without providing an alternate parking area which meets the requirements of this chapter.
3. Alteration Where Parking Insufficient: A building, structure or use which lacks sufficient parking as required by this chapter may not be altered or enlarged or the use changed unless additional parking for the alteration or enlargement is supplied that meets the requirements of this chapter.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-4: PARKING CALCULATION

The following provisions shall be used to calculate the total number of parking spaces required by this chapter:

1. More Than One Use On Lot: If a lot contains more than one use, parking spaces shall be provided in an amount equal to the total of the requirements for each use unless shared parking is permitted pursuant to this chapter.
2. Fixed Seating: Where seating consists of chairs, benches, pews or other forms of fixed seating parking shall be calculated at the rate of one parking space per four (4) seats.
3. Square Foot Basis: Parking requirements based on square footage shall be calculated using gross floor area ("GFA") unless otherwise provided in this chapter.
4. Employee Basis: Parking requirements based on the number of employees shall be calculated using the largest number of persons working on any shift.
5. Use Not Listed: If a use and a corresponding parking standard is not listed in table [10-19-1](#) of section [10-19-11](#) of this chapter, the zoning administrator shall determine the number of spaces required for such use based on the nearest comparable use or a parking study as provided in subsection [10-19-10E](#) of this chapter.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-5: PARKING LOCATION

1. On Site Parking: Except as allowed in subsection B of this section, all required parking shall be located on the same lot as the use to which it is appurtenant and shall be located within three hundred feet (300') from the premises served.
2. Off Site Parking: Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the planning commission may authorize off site parking subject to the following conditions:
 1. Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.
 2. Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.
 3. No off site parking space shall be located more than three hundred feet (300') from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right of way with a width of more than seventy two feet (72').
 4. Availability of each off site parking lot shall be assured by an agreement approved by the city which requires:
 1. The parking lot to be continuously available unless an alternative legal parking lot is provided;
 2. All spaces to be available without charge; and
 3. The zoning administrator to be notified thirty (30) days prior to the expiration or termination of the agreement.
 5. Before approving an off site parking lot, the planning commission shall find that such parking is conveniently usable without causing unreasonable:
 1. Hazard to pedestrians;
 2. Hazard to vehicular traffic;
 3. Traffic congestion;
 4. Interference with safe and convenient access to other parking areas in the vicinity;
 5. Detriment to the appropriate use of business property in the vicinity; or
 6. Detriment to any residential neighborhood.
3. Temporary Parking:

1. Unimproved temporary parking areas shall be exempt from the landscaping and paving requirements of this chapter.
2. The city may allow a temporary use approved pursuant to chapter 29 of this title to occupy or use parking areas ordinarily required for a permanent use if it is found that the temporary use will not cause a shortage in parking needed for the permanent use.
4. Prohibited Parking:
 1. Vacant lots, public rights of way, or open land areas shall not be used as parking areas for customers or employees.
 2. Overnight parking of vehicles for display other than in designated and improved areas shall be prohibited.
5. Commercial Vehicle Parking In Residential Zones: One commercial vehicle with a rated capacity of more than two (2) tons may be parked for not more than twenty four (24) continuous hours in any thirty (30) day period on a lot in a residential zone. Contracting and earthmoving equipment shall not be parked in a residential zone.
6. Recreational Vehicle Parking In Residential Zones: In residential zones, no boat or recreational vehicle shall be parked within a front yard adjacent to a public street for longer than seven (7) consecutive days.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-6: NUMBER AND TYPE OF PARKING SPACES

1. Parking Required: Off street parking spaces shall be provided in accordance with this section for every land use authorized by this title except as otherwise expressly allowed by this title. The total number of parking spaces required by this section shall be determined by summing the parking required by each of the subsections in this section.
2. Standard Parking Spaces: Standard parking spaces shall be provided as set forth in table [10-19-1](#), "Off Street Parking Schedule", of section [10-19-11](#) of this chapter.
3. Handicapped Parking Spaces: Parking spaces for handicapped persons shall be provided as required by the international building code and the "Uniform Federal Accessibility Standards Manual".
4. Stacking Parking Spaces: Stacking or queue spaces shall be provided as follows:
 1. Bank drive-through including automatic teller machines: Three (3) per lane.
 2. Car wash:
 1. Self wash: Three (3) per bay.
 2. Automatic wash accessory use: Four (4) per bay.
 3. Automatic wash primary use: Four (4) per bay.
 3. Gasoline pump island: One per pump.
 4. Fast food restaurant drive-through: Five (5) per lane.
5. Off Street Loading Spaces: Off street loading spaces with a height clearance of fourteen feet (14') or more shall be provided for buildings used for retail, office, industrial, hospital, storage warehousing, and similar uses as follows:

GFA Of Building	Number Of Loading Spaces
3,000 - 20,000 square feet	1

Each additional 20,000 square feet	1
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6. Tandem Parking Spaces: Tandem parking spaces shall not qualify as required parking unless approved by the planning commission in the following instances:
 1. In multi-family dwellings with garages; or
 2. In conjunction with valet parking service.
7. Recreational Vehicle Parking: Adequate and accessible recreational vehicle parking storage areas shall be required in each multiple-family and planned residential development project unless the premises are subject to restrictive covenants or other means limiting the parking of such vehicles.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-7: PARKING DIMENSIONS

Unless otherwise modified as provided in this chapter, parking space, bay, and related dimensions shall be as follows:

1. Parking Space Dimensions: Parking space and related dimensions shall be as set forth in this section and as shown on table [10-19-2](#) and figure 10-19-1 of section [10-19-11](#) of this chapter.
 1. Standard parking space: Nine by twenty feet (9 x 20').
 2. Carport: Minimum inside dimension of nine by twenty two feet (9 x 22') for each parking space.
 3. Garage: Minimum inside dimension of ten by twenty two feet (10 x 22') and minimum door width of eight feet (8') for each parking space.
 4. Handicapped parking space: Standard size plus four foot (4') unloading area parallel to the length of the space. Loading area may be shared with an adjacent handicapped parking space.
 5. Angle parking space: See table [10-19-2](#) and figure 10-19-1 of section [10-19-11](#) of this chapter.
 6. Parallel parking space: Nine by twenty two feet (9 x 22').
 7. Loading space: Ten by twenty five feet (10 x 25').
 8. Stacking space: Ten by twenty feet (10 x 20').
 9. Where the tires of parked vehicles contact curbing, parking stall length may be reduced by two feet (2') if space is available and vehicle overhang does not block a sidewalk.
2. Driveway Dimensions: Minimum driveway dimensions shall be as follows:
 1. For access to five (5) or fewer spaces: Twelve feet (12').
 2. For access to six (6) or more spaces: Twelve feet (12') for one-way traffic; twenty five feet (25') for two-way traffic. Driveway width shall not exceed thirty five feet (35').

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-8: PARKING LOT DESIGN AND CONSTRUCTION

1. Parking Plans: Plans for any proposed parking lot shall be submitted to the zoning administrator. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed development.
2. Access To Public Street: Except for parking for a single-family or two-family dwelling, access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street.

Every parking lot shall have access to a public street. Such access may be provided through platted or recorded easements, reciprocal arrangements, or other guaranteed means.

3. Private Driveway: Parking for single-family and two-family dwellings may be accessed from a public street via a private driveway.
4. Backing Space: Backing space shall be provided for all parking lots so that cars will not back onto a public street. Public sidewalks shall not be used as a part of the required backing area. Separate exits shall be provided for angled and one-way parallel parking so a vehicle will not exit by backing onto a public street.
5. Curb: Required parking for multiple-family residential, public facility, commercial and industrial uses shall be bordered by continuous concrete curbing to serve as wheel stops and drainage channels.
6. Curb Cuts: Curb cuts and driveways allowing access to a public street shall conform to the requirements of section [10-19-9](#) of this chapter.
7. Internal Circulation: Each parking lot shall provide for traffic circulation on the property adequate to access all parts thereof without the necessity of exiting onto a public street.
8. Landscaping: Parking lots shall be landscaped as provided in [chapter 18](#) of this title.
9. Lighting: Parking lots used at night shall be adequately lighted, utilizing hooded light sources. Parking lot lights shall be arranged to reflect light away from adjoining residential premises.
10. Paving: Unless expressly provided otherwise in this title, every parking lot required by this title shall:
 1. Be paved with asphalt, concrete or some other all weather surfacing material;
 2. Be maintained to eliminate dust or mud; and
 3. Be graded and drained to dispose of all surface water. Such surface water drainage shall not cross a public sidewalk.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-9: ACCESS REQUIREMENTS

1. Individual Spaces: Access to each parking space in a parking lot shall be from a private driveway and not from a public street.
2. Minimum Standards: Adequate ingress and egress shall be provided to all uses at the following minimum standards:
 1. Number Of Driveways: No more than two (2) driveways shall be allowed for each one hundred feet (100') or fraction thereof of frontage on any one street.
 2. Distance To Property Line: No driveway in a residential district shall be closer than three feet (3') to any property line.
 3. Entering Public Roadway: No driveway which enters a public roadway shall be closer than ten feet (10') to any property line.
 4. Distance To Each Other On Same Property: No two (2) driveways on the same property shall be closer than twelve feet (12') to each other.
 5. Corner Location: No driveway shall be located closer than twenty feet (20') to any corner.
 6. Backing Onto Public Streets: Parking spaces for all uses except residential uses shall be so located that parking or departing vehicles do not back onto public streets.
 7. Safety Island, Buffer Zone: Where a parking area adjoins an existing curb and gutter and/or sidewalk, a safety island or buffer zone shall be provided to prevent the entrance or exit of vehicles, except via established driveways. The safety island or buffer zone may consist of a concrete curb or a landscaped strip of no less than eight feet (8') in width, depending on the site conditions and the decision of the planning commission.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-10: PARKING MODIFICATIONS

1. Modification Permitted: The number of parking spaces required under section [10-19-6](#) of this chapter may be modified in accordance with the provisions in this section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused. In considering a modification, the planning commission may require a parking study to be completed as provided in subsection E of this section.
2. Shared Use Parking: The planning commission may authorize shared use of a parking lot subject to the following conditions:
 1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The city may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.
 2. Required parking spaces reserved for persons with disabilities shall not be reduced.
 3. Ongoing shared use of the parking lot is assured by an agreement or easement approved by the city which requires:
 1. The parking lot to be continuously available unless an alternative legal parking lot is provided;
 2. All spaces to be available without charge;
 3. The zoning administrator to be notified thirty (30) days prior to the expiration or termination of the agreement or easement; and
 4. Provision of additional parking up to the amount otherwise required under this chapter if the zoning administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.
3. Commercial, Retail, Office, And Mixed Use Developments: The planning commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:
 1. Total number of spaces that would otherwise be required for each individual establishment in the development;
 2. Hours of operation for each business establishment located in the development, including peak business hours;
 3. Estimated tradeoff between businesses which are open when others are closed;
 4. Availability of approved on street or shared parking;
 5. Transportation alternatives, including proximity to transit stations; and
 6. Car or van pooling programs available to users of the development.
4. Multiple-Family And Planned Developments: The planning commission may modify the total number of parking spaces required for multiple-family or planned developments after considering the following items and making a finding that adequate parking will be provided:
 1. Size of housing units by number of bedrooms;
 2. Cost range of units proposed;
 3. Owner/tenant characteristics and lifestyle, i.e., singles, couples, families, professionals, retired, elderly, etc.;
 4. Examination of existing comparable parking by area or projects;
 5. Size of project;
 6. Special parking requirements for visitors and recreational vehicles;

7. Future parking expansion capabilities;
 8. Transportation alternatives, including proximity to transit stations;
 9. Workplace relationships;
 10. Handicap requirements;
 11. Restrictive covenants; and
 12. Availability of approved on street parking for required guest parking.
5. **Parking Space Study:** When a parking space study is required for a particular use shown on table 10-19-1 of section [10-19-11](#) of this chapter, or when an applicant requests a modification in the number of parking spaces required under section [10-19-6](#) of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.
1. The study shall provide:
 1. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;
 2. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;
 3. The source of data used to develop the study's recommendations; and
 4. The name and qualifications of the persons who prepared the study.
 2. The planning commission shall determine the required number of parking spaces after:
 1. Considering the recommendations of the parking study and any recommendations from the city engineer; and
 2. Making the findings required under subsection C or D of this section.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-19-11: TABLES AND FIGURES

10-19-1

TABLE

OFF STREET PARKING SCHEDULE

Use Type	Minimum Standard	Notes/Additional Standard
Agricultural uses:		
Agricultural business	1 space per employee on highest employment shift	
Agricultural processing	1 space per employee on highest employment shift	
Residential uses:		
Assisted living facility	1 space per 5 beds	
Dwelling, multiple-family	Studio and 1 bedroom units: 1.5 spaces per dwelling unit	

	2 or more bedroom units: 2 spaces per dwelling unit	
Dwelling, single-family	2 spaces per dwelling unit	
Dwelling, single-family with ~~accessory apartment~~ <u>Internal Accessory Dwelling Unit</u>	3 spaces per dwelling unit	
Dwelling, temporary	2 spaces per dwelling unit	
Dwelling, two-family	2 spaces per dwelling unit	
~~Guesthouse~~ <u>Accessory Dwelling Unit</u>	1 space per dwelling unit	-
Protective housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Rehabilitation/treatment facility	0.5 space per bed	
Residential facility for elderly or persons with a disability	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Transitional housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Public and civic uses:		
Auditorium or stadium	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Cemetery	Parking study required	See subsection 10-19-10E of this chapter
Church or place of worship	1 space per 3.5 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat

Club or service organization	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
College or university	Parking study required	See subsection 10-19-10E of this chapter
Convalescent care facility	1 space per 5 beds plus 1 space per employee on highest employment shift	
Correctional facility	Parking study required	See subsection 10-19-10E of this chapter
Cultural service	1 space per 300 square feet of gross floor area	
Golf course	4 spaces per hole, plus 1 space per driving range tee	Storage area for golf carts and maintenance vehicles shall be provided
Government service	1 per 200 square feet of gross floor area	
Hospital	1 space per bed	
Operations center	4 spaces, plus 1 space per employee on highest employment shift	
Park	Parking study required	See subsection 10-19-10E of this chapter
Post office	2 spaces, plus 1 space per 200 square feet of gross floor area	Loading zone and storage area for mail vehicles shall be provided
Protective service	4 spaces, plus 1 space per employee on highest employment shift	
Reception center	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area	

	within the main auditorium where there are no fixed seats	
School, elementary, middle, high, and vocational	1 space per employee, plus 2 spaces per classroom and 1 space for every 3 students of driving age	
Stable	Parking study required	See subsection 10-19-10E of this chapter
Transportation terminal	Parking study required	See subsection 10-19-10E of this chapter
Utility, major	Parking study required	See subsection 10-19-10E of this chapter
Commercial uses:		
Agricultural sales and service	4 spaces, plus 1 space per employee on highest employment shift	Storage area for vehicles for sale or under repair shall be provided
Animal hospital	5 spaces per doctor	
Bank or financial institution	2 spaces, plus 1 space per 200 square feet of gross floor area	Plus stacking spaces per subsection 10-19-6D1 of this chapter
Bed and breakfast	1 space per guestroom, plus 3 spaces for host family/proprietor	
Business equipment rental and supplies	1 space per 250 square feet of gross floor area	
Car wash	1 space per employee	Plus stacking spaces per subsection 10-19-6D2 of this chapter
Construction sales and service	1 space per 250 square feet of gross floor area	Storage area for vehicles for sale or under repair shall be provided
Convenience store	1 space per 200 square feet of gross floor area	Minimum of 5 spaces
Family child daycare facility	1 space for every 5 children authorized	

Family child group care facility	1 space for every 5 children authorized	
Family childcare center	4 spaces, plus 1 space per 500 square feet of gross floor area	
Family childcare facility	1 space per employee on highest employment shift, plus 1 space for every 5 children authorized	
Funeral home	5 spaces, plus 1 space per 35 square feet of assembly room floor area	
Gasoline service station	1 space per 250 square feet of gross floor area	Plus stacking spaces per subsection 10-19-6D3 of this chapter
Hotel	2 spaces plus 1 space per living or sleeping unit	
Kennel	1 space per 600 square feet of gross floor area	
Laundry or dry cleaning, limited	1 space per 250 square feet of gross floor area	
Liquor store	1 space per 250 square feet of gross floor area	
Medical service	6 spaces per doctor	
Motel	2 spaces plus 1 space per living or sleeping unit	
Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
Personal care service	1 space per 250 square feet of gross floor area, plus 1 space per employee on highest employment shift	
Personal instruction service	0.50 space per person under maximum occupancy allowed by fire code, plus 1 space per	

	employee on highest employment shift	
Printing and copying, limited	1 space per 250 square feet of gross floor area	5 spaces minimum
Printing, general	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Produce stand	6 spaces	Exempt from landscaping and paving requirements
Recreation facility, indoor	Bowling alley: 5 spaces per alley plus 2 spaces per billiard table Movie theater: 1 space per 4 seats Tennis, handball and racquetball courts: 3 spaces per court Other uses: 1 space per 300 square feet of gross floor area	
Recreation facility, outdoor	Parking study required	See subsection 10-19-10E of this chapter
Repair service	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Restaurant, fast food	1 space for each 3.5 seats or each 100 square feet of gross floor area, whichever is greater	Plus stacking spaces per subsection 10-19-6D4 of this chapter
Restaurant, general	1 space for each 3.5 seats or each 100 square feet of gross floor area, whichever is greater	10 spaces minimum
Retail, general	1 space per 250 square feet of gross floor area	
Shopping center	1 space per 250 square feet of gross floor area, up to 500 spaces	For shopping centers containing more than 500 spaces, 1 space per 500 square feet of gross floor area

Tattoo establishment	1 space per 250 square feet of gross floor area	2 spaces minimum
Tavern	1 space per 100 square feet of gross floor area	10 spaces minimum
Transportation service	Parking study required	See subsection 10-19-10E of this chapter
Vehicle and equipment rental or sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	4 spaces minimum
Vehicle and equipment repair	1 space per 250 square feet of gross floor area	4 spaces minimum; separate storage area for vehicles under repair shall be provided
Veterinary service	5 spaces per doctor	
Warehouse, self-service storage	1 space per employee on highest employment shift	
Wireless telecommunication facility	None	
Industrial uses:		
Automobile wrecking yard	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Freight terminal	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Heavy industry	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Junk or salvage yard	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	

Laundry services	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Manufacturing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Mineral extraction	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Wholesale and warehousing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	

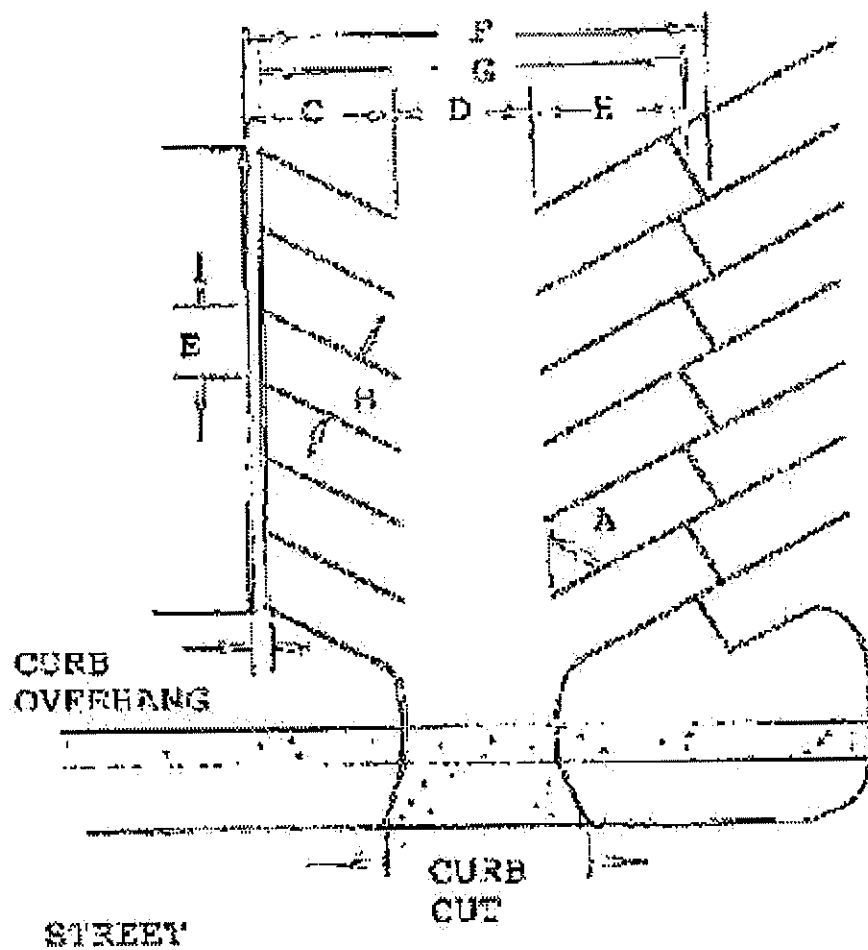
TABLE
PARKING SPACE AND AISLE DIMENSIONS (IN FEET)

10-19-2

Dimension Factors							
A	B	C	D	E	F	G	H
Two-Way Aisle							
90°	9	20	24	9	64	62	20
75°	9	21.8	24	9.3	66.5	57	20.7
60°	9	22.0	24	10.4	65.9	61.8	19.9
45°	9	20.5	24	12.7	64.4	57.8	17.9
One-Way Aisle							
75°	9	21.8	17	9.5	59.5	56.4	20.7
60°	9	22.0	15	10.4	56.9	52.8	19.9
45°	9	20.5	13	12.7	51.4	46.8	17.9

FIGURE
PARKING SPACE AND AISLE ILLUSTRATION

10-19-1



Chapter 10: AGRICULTURAL ZONES

10-10-1:	PURPOSE
10-10-2:	SCOPE
10-10-3:	USES ALLOWED
10-10-4:	DEVELOPMENT STANDARDS
10-10-5:	REGULATIONS OF GENERAL APPLICABILITY
10-10-6:	REGULATIONS FOR SPECIFIC USES
10-10-7:	SPECIAL REGULATIONS
10-10-8:	TABLES

10-10-1: PURPOSE

Agricultural zones promote and preserve conditions favorable to agriculture and are intended to preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity.

1. Agricultural 20 Zone: The agricultural 20 (A-20) zone is intended to be applied to land which is predominantly devoted to agricultural use and which is intended to remain as such.
2. Agricultural 5 Zone: The purpose of the Agricultural 5 (A-5) Zone is to provide for and protect larger tracts of land intended for agricultural activities, such as, but not limited to crop cultivation and livestock grazing.
3. Agricultural 5 Average Zone: The Agricultural 5 Average (A-~~5~~SA) zone is intended to provide flexibility in lot formation in the Agricultural 5 Zone while still maintaining the purpose of the zone. The Agricultural 5 Average zone may be applied for in any area shown as A-5 on the Future Land Use Map.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007
Amended by Ord. [2023-01](#) on 3/8/2023

10-10-2: SCOPE

The provisions of this chapter shall apply to any real property located in an agricultural zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this code, or other laws.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-10-3: USES ALLOWED

1. Permitted And Conditional Uses: Permitted and conditional uses allowed within agricultural zones shall be as set forth in table [10-10-1](#) of section [10-10-8](#) of this chapter. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table [10-10-1](#) of section [10-10-8](#) of this chapter shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use based upon an administrative interpretation as provided in section [10-5-20](#) of this title.

2. Accessory Uses: Permitted and conditional uses set forth in table [10-10-1](#) of section [10-10-8](#) of this chapter shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007
Amended by Ord. [2023-01](#) on 3/8/2023

10-10-4: DEVELOPMENT STANDARDS

Development standards within agricultural zones shall be as set forth in table [10-10-2](#) of section [10-10-8](#) of this chapter.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-10-5: REGULATIONS OF GENERAL APPLICABILITY

The use and development of real property in agricultural zones shall conform to the development standards as set forth in this chapter and the following chapters of this title:

1. Existing conditions inventory: See [chapter 17](#) of this title.
2. Landscaping and screening: See [chapter 18](#) of this title.
3. Off street parking: See [chapter 19](#) of this title.
4. Outdoor lighting: See [chapter 20](#) of this title.
5. Signs: See [chapter 21](#) of this title.
6. Supplementary development standards: See [chapter 22](#) of this title.
7. Water source protection: See [chapter 23](#) of this title.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007
Amended by Ord. [2023-01](#) on 3/8/2023

10-10-6: REGULATIONS FOR SPECIFIC USES

To the extent that the use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007
Amended by Ord. [2023-01](#) on 3/8/2023

10-10-7: SPECIAL REGULATIONS

1. The following special regulations shall apply to development within the A-20 zone:
 1. Uses: Each new lot shall conform to the Uses of the A-5 or A-20 zone, as the case may be, based on size, as follows:
 1. One (1) acre and larger but smaller than twenty (20) acres: A-5 zone Uses
 2. Twenty (20) acres and larger: A-20 zone Uses

2. Development Standards: Each new lot shall conform to the Development Standards of the RR, A-5, or A-20 zone, excluding Lot Size and Density Standards, as the case may be, based on size, as follows:
 1. One (1) acre and larger but smaller than five (5) acres: RR zone Development Standards
 2. Five (5) acres and larger but smaller than twenty (20) acres: A-5 zone Development Standards
 3. Twenty (20) acres and larger: A-20 zone Development Standards
3. Lot Size and Subdivision Density Standards: One (1) acre and larger lots may be subdivided from an existing lot or parcel located in the A-20 zone so long as the following conditions are met:
 1. Total lot density of the subdivision, excluding streets and rights-of-way, calculated as shown in paragraph c of this subsection, shall not exceed two-tenths (0.2) lot per acre, with at least one (1) lot being twenty (20) acres or larger.
 2. All new and existing lots shall each abut an existing or proposed public street for at least the distance shown in Table 10-10-2 of this section.
 3. The density within the subdivision shall be calculated as shown in the following example:

50 acres of land within subdivision boundary

2 acres will be used for road rights-of-way

50 - 2 = 48 acres of land available for lot formation

48 acres x 0.2 lot per acre = 9.6 lots; therefore, a maximum of 9 total lots are allowable

1 lot shall be at least 20 acres in size and the remaining 8 lots shall be at least 1 acre in size

4. A deed restriction shall be placed on the 20-acre and larger lot(s) such that it/they shall not be further subdivided so long as the subdivision remains in the A-20 zone.
 5. The remainder of the original parcel (remnant parcel):
 1. Shall be a minimum of twenty (20) acres;
 2. Shall not be made non-conforming in use or development standards; and
 3. Shall not be included in the subdivision area.
 6. Increased Height: Notwithstanding the height limit at ions shown on table 10-10-2 of section 10-10-8 of this chapter. a greater building height may be allowed pursuant to a conditional use permit.
2. The following special regulations shall apply to development within the A-5A zone:
1. Uses: Each new lot shall conform to the Uses of the A-5 zone.
 2. Development Standards: Each new lot shall conform to the Development Standards of the RR or A-5 zone, excluding of Lot Size and Density Standards, as the case may be, based on lot size, as follows:
 1. Two-and-one-half (2.5) acres and larger but smaller than five (5) acres: RR zone Development Standards
 2. Five (5) acres and larger: A-5 zone Development Standards
 3. Lot Size and Subdivision Density Standards: Two-and-one-half (2.5) acre and larger lots but smaller than ten (10) acres may be subdivided from an existing lot or parcel located in the A-SA zone so long as the following conditions are met:

1. Lot size complies with table 10-10-2 of section 10-10-8 of this chapter.
2. Total lot density of the subdivision, excluding streets and rights-of-way, calculated as shown in paragraph d of this subsection, shall not exceed two-tenths (0.2) lot per acre,
3. All new and existing lots and any remnant parcel shall abut an existing or proposed public street for at least the distance shown in Table 10-10-2 of this section.
4. The density within the subdivision shall be calculated as shown in the following example:

50 acres of land within subdivision boundary

2 acres will be used for road rights-of-way

50 - 2 = 48 acres of land available for lot formation

48 acres x 0.2 lot per acre = 9.6 lots; therefore, a maximum of 9 total lots are allowable

4. The remainder of the original parcel (remnant parcel):
 1. Shall be a minimum of five (5) acres;
 2. Shall not be made non-conforming in use or development standards; and
 3. Shall not be included in the subdivision area.

HISTORY

Adopted by Ord. 2009-03 on 4/8/2009

Amended by Ord. 2023-01 on 3/8/2023

10-10-8: TABLES

TABLE 10-10-1

PERMITTED AND CONDITIONAL USES ALLOWED
IN AGRICULTURAL ZONES

Use	Zone	
	A-20	A-5 & A-5A
Agricultural uses:		
Agricultural business	C	C
Agricultural industry	C	C
Agriculture	P	P
Animal specialties	C	C
Animals and fowl for recreation and family food production	P	P

Stable, private	C	C
Stable, public	C	C
Residential uses:		
Dwelling, single-family	P	P
Dwelling, single-family with internal accessory dwelling unit (subject to Utah Code 10-9a-530)	P	P
~~Accessory Dwelling Unit Dwelling, single-family with detached accessory apartment~~	C	C
Dwelling, temporary ¹	C	C
~~Guesthouse~~	~~C~~	~~C~~
Residential facility for elderly persons ²	P	P
Residential facility for persons with a disability ²	P	P
Public and civic uses:		
Auditorium or stadium	C	C
Cemetery	P	P
Church or place of worship	P	P
Golf course	C	C
Government service	P	P
Park	P	P
School, charter (subject to Utah Code 10-9a-530)	P	P
School, elementary, middle, or high (subject to Utah Code 10-9a-305)	P	P

Utility, minor	P	P
Utility substation	C	C
Commercial uses:		
Agricultural sales and service	C	C
Animal hospital	C	C
Bed and breakfast	C	C
Family child daycare facility ³	P	P
Family child residential certificate care facility ³	P	P
Family group child daycare facility ³	C	C
Kennel	C	C
Parking lot, public	C	C
Produce stand	C	C
Veterinary service	C	C
Wireless telecommunication facility	C	C

Notes:

1. Temporary dwelling must be removed within 30 days after a certificate of occupancy is issued for a permanent dwelling.
2. See chapter 27 of this title.
3. See chapter 25 of this title.

TABLE
DEVELOPMENT
AGRICULTURAL ZONES³

STANDARDS

10-10-2
IN

Development	Zone		
	A-20	A-5	A-5A
Density Standards:			

Lots per acre	0.2 average (see subsection 10-10-7.A of this chapter)	0.2	0.2 average (see subsection 10-10-7.A of this chapter)
Lots standards:			
Lot area	Minimum 1 acre with at least one (1) lot being 20 acres or larger (see subsection 10-10-7.A of this chapter)	Minimum: 5 acres	Minimum: 2.5 acres Maximum: less than 10 acres
Minimum lot width	Minimum lot width shall be based on lot size: 1 acre and larger but smaller than 5 acres: 200 feet 5 acres and larger but smaller than 20 acres: 300 feet 20 acres and larger: 500 feet	300 feet	Minimum lot width shall be based on lot size: 2.5 acres and larger but smaller than 5 acres: 200 feet 5 acres and larger but smaller than 10 acres: 300 feet
Building standards:			See 10-10-7.B.2
Maximum height, accessory building	45 feet	45 feet	45 feet
Maximum height, main building ¹	45 feet	45 feet	45 feet
Maximum stories	3.5 stories	3.5 stories	3.5 stories
Setback standards - front yard:			See 10-10-7.B.2
Any buildings ²	35 feet	35 feet	35 feet
Setback standards - rear yard:			See 10-10-7.B.2
Accessory building (allowed only when more than 20 feet behind main building)	6 feet	6 feet	6 feet
Main building	20 feet	20 feet	20 feet
Setback standards - street side yard:			See 10-10-7.B.2

Accessory building	Not permitted within street side yard	Not permitted within street side yard	Not permitted within street side yard
Main building	35 feet	35 feet	35 feet
Main building on corner lot with yard of another lot	35 feet	35 feet	35 feet
Setback standards - interior side yard:			See 10-10-7.B.2
Accessory building	6 feet	6 feet	6 feet
Main building	20 feet	20 feet	20 feet

Notes:

1. Except as otherwise permitted by subsection [10-10-7A](#) of this chapter.
2. Except as modified by the provisions of subsection [10-22-14E](#), "Setback Measurement", of this title

[3. See chapter 10-35 for development standards for Accessory Dwelling Units](#)

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007
Amended by Ord. [2023-01](#) on 3/8/2023

10-3-4: DEFINITIONS OF WORDS AND PHRASES

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

DWELLING: Any building, or portion thereof, having one or more dwelling units occupied as, or designed or intended for occupancy as, a residence by one or more families as permitted by this title, but not including hotels, motels, boarding houses, or other facilities offering transient lodging facilities.

DWELLING, MULTIPLE-FAMILY: A dwelling having three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY: A building arranged or designed to be occupied by one family and having only one dwelling unit.

DWELLING, SINGLE-FAMILY WITH ACCESSORY APARTMENT: A building having only one dwelling unit and one ~~accessory apartment~~Internal Accessory Dwelling Unit.

Accessory Dwelling Unit: A self-contained dwelling unit located on an owner occupied property that is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

Internal Accessory Dwelling Unit: A self-contained dwelling unit within or attached to a single family residential building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen.

Owner Occupancy: When a property owner, as reflected in title records, makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.

~~GUESTHOUSE: A secondary, detached dwelling unit with or without kitchen facilities located on a lot with one or more main dwelling units which is:~~

~~Used for housing of guests without compensation, and~~

~~Not rented, leased or sold separately from the rental, lease or sale of the main dwelling unit(s) on the lot.~~

STRUCTURE: A structure is defined as the physical development made in a land with a purpose to provide accommodation . For a construction or development to be a structure it must have an enclosure and a roof with provisions for entering within it. A structure is the first stage of construction of any building. Any building, shelter, sign, wall, fence, pole or other improvement with a fixed location on the ground or attached to something having a location on the ground.

STRUCTURE, NONCOMPLYING: A structure that:

1. Legally existed before its current zoning designation; and
2. Because of subsequent land use ordinance changes, does not conform with the setbacks, height restrictions, or other regulations that govern the use of land.

10-11-1: PURPOSE

Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of desirable new residential development and protect existing residential uses.

1. Rural Residential Zone: The purpose of the rural residential (RR) zone is to provide for and protect residential development in a semirural environment. The keeping of limited numbers of livestock and the raising of crops can be considered a normal activity in the rural residential zone.
2. Low Density Residential Zone: The purpose of the low density residential (R1) zone is to encourage, maintain and protect low density residential neighborhoods. Other uses which are compatible with and not detrimental to family oriented residential neighborhoods may be allowed as a permitted or conditional use.
3. Medium Density Residential Zone: The purpose of the medium density residential (R2) zone is to provide areas for moderate density residential neighborhoods when necessary public services, including sewerage disposal facilities, are available. This zone may provide an opportunity for less costly housing because of the smaller lot sizes permitted. Other compatible uses may be allowed as permitted or conditional uses.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-11-2: SCOPE

The provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this code, or other laws.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-11-3: USES ALLOWED

1. Permitted And Conditional Uses: Permitted and conditional uses allowed within residential zones shall be as set forth in table [10-11-1](#) of section [10-11-8](#) of this chapter. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table [10-11-1](#) of section [10-11-8](#) of this chapter shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use based upon an administrative interpretation as provided in section [10-5-20](#) of this title.

2. Accessory Uses: Permitted and conditional uses set forth in table [10-11-1](#) of section [10-11-8](#) of this chapter shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
 1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-11-4: DEVELOPMENT STANDARDS

Development standards within residential zones shall be as set forth in table [10-11-2](#) of section [10-11-8](#) of this chapter.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-11-5: REGULATIONS OF GENERAL APPLICABILITY

The use and development of real property in residential zones shall conform to the development standards as set forth in the following chapters of this title:

1. Existing conditions inventory: See [chapter 17](#) of this title.
2. Landscaping and screening: See [chapter 18](#) of this title.
3. Off street parking: See [chapter 19](#) of this title.
4. Outdoor lighting: See [chapter 20](#) of this title.
5. Signs: See [chapter 21](#) of this title.
6. Supplementary development standards: See [chapter 22](#) of this title.
7. Water source protection: See [chapter 23](#) of this title.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-11-6: REGULATIONS FOR SPECIFIC USES

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-11-7: SPECIAL REGULATIONS

1. Animals: Within any residential zone, the keeping of animals shall be permitted only when the premises are occupied for residential use. The maintenance of animals on an unoccupied residential lot shall be prohibited when an adjoining lot is used for residential purposes.
2. Larger Accessory Buildings: Notwithstanding the maximum building size limitation shown on table [10-11-2](#) of section [10-11-8](#) of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. Increased Height: Notwithstanding the height limitations shown on table [10-11-2](#) of section [10-11-8](#) of this chapter, a greater building height may be allowed pursuant to a conditional use permit.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007

10-11-8: TABLES

TABLE

10-11-1

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones		
	RR	R1	R2
Agricultural uses:			
Animals and fowl for recreation and family food production	P	P	N
Stable, private	C	N	N
Stable, public	C	N	N
Residential uses:			
Assisted living facility	C	C	C
Dwelling, multiple-family	N	N	C
Dwelling, single-family	P	P	P
Dwelling, single-family with <u>Internal Accessory Dwelling Unit (subject to Utah Code 10-9a-530)</u> <u>accessory apartment</u>	GP	GP	GP

Dwelling, temporary ¹	C	C	C
Dwelling, two-family	N	N	C
<u>Guesthouse-Accessory Dwelling Unit</u>	C	<u>NE</u>	<u>NE</u>
Protective housing facility	N	N	C
Rehabilitation/treatment facility	C	N	N
Residential facility for elderly persons ²	P	P	P
Residential facility for persons with a disability ²	P	P	P
Transitional housing facility	C	N	N
Public and civic uses:			
Auditorium or stadium	C	N	N
Convalescent care facility	C	C	C
Golf course	C	N	N
Hospital	C	C	C
Protective service	C	C	C
Reception center	C	C	C
Recreation facility	C	N	N
School, charter	P	P	P
Utility, minor	P	P	P
Utility substation	C	C	C
Commercial uses:			

Animal hospital	C	N	N
Bed and breakfast	C	C	C
Family child daycare facility ³	P	P	P
Family child residential certificate care facility ³	P	P	P
Family group child daycare facility ³	C	C	C
Produce stand	C	N	N
Wireless telecommunication facility	C	C	C

Notes:

1. Temporary dwelling must be removed within 30 days after a certificate of occupancy is issued for a permanent dwelling.
2. See [chapter 27](#) of this title.
3. See [chapter 25](#) of this title.

10-11-2

TABLE
DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Development Standard	Zones		
	RR	R1	R2
Density standards:			
Dwelling units per acre	1	0.5	0.25
Lot standards:			
Minimum lot area	1 acre	0.5 acre	0.5 acre
Minimum lot width	200 feet	100 feet	100 feet

Building standards:			
Distance between buildings	No requirement		
Maximum height, accessory building	30 feet	20 feet	20 feet
Maximum height, main building ¹	35 feet		
Maximum size, accessory building ²	1,000 square feet	500 square feet	500 square feet
Setback standards - front yard:			
Any building ³	35 feet		
Setback standards - rear yard:			
Accessory building	5 feet plus 1 foot increased setback for each foot of building height above 10 feet		
Main building	20 feet		
Setback standards - interior side yard:			
Accessory building	10 feet, when 10 feet or more behind main building 15 feet, when less than 10 feet behind main building plus 1 foot increased setback for each foot of building height above 10 feet		
Main building	20 feet		
Setback standards - street side yard:			
Accessory building	Not permitted		
Main building	35 feet		

Main building on corner lot with yard that abuts the side yard of another lot	35 feet
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Notes:

1. Except as otherwise permitted by subsection [10-11-7C](#) of this chapter.
2. Except as otherwise permitted by subsection [10-11-7B](#) of this chapter.
3. Except as modified by the provisions of subsection [10-22-14E](#), "Setback Measurement", of this title.

HISTORY

Adopted by Ord. 2007-02 on 7/11/2007