

# ARTICLE B. SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1-10, R-1-20)

## 11-5B-1: PURPOSE:

The purpose of this district is to provide and protect areas for low density, single-family neighborhoods, while permitting the limited establishment of public and quasi-public uses which serve the requirements of families. (Ord. 41,9-27-1994; amd. 2000 Code)

## 11-5B-2: PERMITTED USES:

Accessory uses and buildings incidental to the permitted uses.

Agriculture; tilling of the soil, the raising of crops, horticulture and gardening.

Household pets.

Planned unit development as approved under chapter 14 of this title.

Single-family dwellings.

Solar energy systems which provide energy for the private use; provided, that requirements under section 11-10-9 of this title are met. (Ord. 41,9-27-1994)

## 11-5B-3: CONDITIONAL USES:

Cemetery.

Child daycare or nursery.

Church.

Golf course.

Grazing and pasturing of animals, excluding hogs.

Home occupation.

Park or playground.

Private recreational grounds and facilities.

Public buildings.

Public utilities, essential services.

School.

Secondary dwelling (known as a casita).

Two-family dwelling. (Ord. 41, 9-27-1994; amd. Ord. 9-27-2016A, 9-27-2016)

#### **11-5B-4: HEIGHT REGULATIONS:**

No main building shall exceed height greater than two and one-half (2<sup>1/2</sup>) stories or thirty five feet (35'). No dwelling shall be less than one story in height. No accessory building shall exceed twenty feet (20'). (Ord. 41, 9-27-1994)

#### **11-5B-5: MINIMUM AREA, WIDTH AND YARD REQUIREMENTS:**

District	Area	Width	Yards In Feet		
			Front	Side	Rear
R-1-10	9,800 sq. ft.	80	20	8'	5'
R-1-20	20,000 sq. ft.	120	20	8'	5'

Note:

1. The planning commission may allow a 0-foot setback in the rear yard, or side yard area through the conditional use permit process. These conditional use permit applications shall be reviewed by all utilities' managers.

(Ord. 41, 9-27-1994; amd. 11-19-1996)

#### **11-5B-6: SIGNS:**

All signs shall conform with the city sign ordinance, title 10 of this code, and/or the Utah department of transportation regulations, whichever is greater. (Ord. 41, 9-27-1994)

#### **11-5B-7: MODIFYING REGULATIONS:**

- A. Side Yard, Corner Lot: Side yards on corner lots, the side yard which faces on a street shall be not less than twenty feet (20').
- B. Accessory Buildings, Rear And Side Yards: All accessory buildings shall be located to the side or to the rear at least eight feet (8') from the main building. Accessory buildings shall be located at least five feet (5') from any property line, except as provided for in section 11-5B-5 of this article through a conditional use permit.

- C. Secondary Dwelling: The owner may be allowed one secondary dwelling on the same lot, provided the structure does not exceed one thousand (1,000) square feet, unless authorized by the planning commission. All structures shall conform to height, setbacks, health requirements and lot size must be a minimum of twenty-one thousand seven hundred eighty (21,780) square feet (0.50 acre). (Ord. 9-27-2016A, 9-27-2016)
- D. Animals; Distance To Structures: Any stable, corral, chicken coop, pen or run in which animals or fowl are maintained shall be at least fifty feet (50') from any **adjacent property's** residential structure. (Ord. 41, 9-27-1994)
- E. Staking: Staking of animals on city streets shall not be permitted.
- F. Fencing For Animals: It is the responsibility of the animal owner to fence the area adequate to keep the animals therein. The owner is responsible for any damage caused by said animal to any neighbor's property and the cleanliness of the enclosed area.
- G. Breeding Livestock: No male breeding livestock are allowed, including stallions, rams and bulls.
- H. **Horses, Cows:** horses and cows may be allowed if usable space is not less than nine thousand (9,000) square feet. "Usable space" is defined as the designated corral or enclosed fenced area including any stables (structure to house animal). Usable space does not include the required yard area. "Required yard area" is defined as the front and side areas as required by this title, together with a twenty foot (20') rear yard setback. Stables are considered Accessory Buildings.
- I. **Number of Animals:** Animals shall be permitted under the following maximum numbers or combinations thereof:

Example: The maximum number on a seventeen thousand six hundred (17,600) square foot lot would be two (2) horses or two (2) cows, etc., or one horse and one cow, or one horse, etc., or four (4) sheep or goats and one cow.

Animals	Useable Space (Square Feet)		
	9,000 to 17,600	17,600 to 39,000	39,000 +
Horses	1	2	4
Cattle	1	2	3
Calves (up to 400 lbs.)	2	2	4
Sheep, Goats	4	8	16

J. Supplemental Feeding: Supplemental feeding may only be approved with a conditional use permit.

K. Pigs: Pigs shall not be permitted on any lot within this district. (Ord. 41, 1-24-1995)

**11-5B-8: OTHER PROVISIONS:**

Exceptions to these regulations are provided in chapter 10 of this title. (Ord. 41, 9-27-1994)