

A Citizens Guide to Residential Zoning Regulations

Purpose of Zoning the purpose of zoning is to guide and control land and building uses. The intent of zoning regulations is to allow property owners reasonable use of their property as long as it is not incompatible or detrimental to abutting properties. Zoning is an implementation tool of the City's Master Plan, which is a general document that guides future development of the locality. The Master plan is general in nature and is not static as it is required to be updated every five (5) years

17.12 Single-family Residential Zones

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17.12.010 Purpose and Intent

The purpose of the R-1-10, R-1-8 and R-1-6 zone classifications is to provide regulated areas for single-family residential uses at three different densities.

Repealed & Reenacted by Ord. 11-03 on 1/1/2011

17.12.020 Permitted Uses

On developable parcels which meet the site development standards set forth in this chapter, and within the single-family residential zones, no building or structure or land shall be used and no building shall be erected which is arranged, intended, or designed to be used for use, except as follows:

1. Accessory uses and buildings customarily and normally incidental and subordinate to the primary permitted use of the premises.
2. Addresses and any permitted signs that are in accordance with sign regulations set forth in Chapter 17.56,
3. Agriculture, nursery or greenhouses where the sale of goods or products is limited to plant materials produced on the premises and there is no retail shop operated in connection therewith.
4. Carports subject to any special regulations specified in 17.12.090.
5. Child day care or nursery.
6. Church
7. Home occupations with no visiting clientele or not otherwise requiring a conditional use permit.
8. Household pets in quantities limited by law.
9. Library, museum, or art gallery.
10. Patios.
11. Public buildings.
12. Public parks, recreational grounds and associated buildings.
13. Public or private educational institutions having a curriculum similar to that ordinarily offered in public schools.
14. Public utilities.
15. Single-family dwelling.
16. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work.

Repealed & Reenacted by Ord. 11-03 on 1/1/2011

17.12.030 Conditional Uses

The following uses shall be allowed in the single-family residential zones only when authorized by a conditional use permit:

1. Beekeeping of not more than three (3) hives and in accordance with the Utah Bee Inspection Act set forth in Title 4, Chapter 11 of the Utah Code, as amended. Beehives are to be kept in side or rear yard and at least ten (10) feet away from any adjoining property line.
2. Home occupation with visiting clientele.
3. Private recreational grounds and facilities not open to the general public and to which no admission charge is made.

4. Public utility substations or water storage facilities developed by a public agency.
5. Residential facilities for the elderly or disabled persons which conform to the requirements of the applicable state or federal law.

Repealed & Reenacted by Ord. 11-03 on 1/1/2011

17.12.040 Area and Density Regulations

Area and density regulations in the single-family residential zones are as follows:

	R-1-10	R-1-8	R-1-6
Min. Lot Area (sq. ft.)	10,000	8,000	6,000
Min. Lot Width	80 ft. min.	80 ft. min.	60 ft.
Corner Lot Area (sq. ft.)	7,000	7,000	7,000
Corner Lot Width	70 ft.	70 ft.	70 ft.

Repealed & Reenacted by Ord. 11-03 on 1/1/2011

17.12.050 Minimum Front Yard Setbacks

Minimum yard setback requirements in the single-family residential zones are as follows:

	R-1-10	R-1-8	R-1-6
Front Yard Setback	30 ft. min.	30 ft. min.	25 ft. min.
Side Yard Dwelling	8 ft. min. on one side, 10 ft. min. on the other side, with a total of 18 ft. min. on both sides.	8 ft. min. on one side, 10 ft. min. on the other side, with a total of 18 ft. min. on both sides.	8 ft. min. on one side, 5 ft. min. on the other side with a total of 13 ft. min. on both sides.
Side Yard For Other Main Building	20 ft. min.	20 ft. min.	20 ft. min.

1. Accessory buildings. The rear and side yard setback for accessory buildings is 1 foot, except where an accessory building rears on side yard of adjacent corner lot the set back in 10 feet in the R-1-10 and R-1-8 Zones, and 5 feet in the R-1-6 Zone.
2. Side setback for private garage. A private garage and other accessory buildings if located at least 6 ft. to rear of main building shall be set back a minimum 1 foot. No private garage to be closer than 10 feet to a dwelling on adjacent lot.
3. Corner lots side yard adjacent to street. Dwelling and accessory building shall be set back 20 feet in the R-1-10 and R-1-8 Zones, and 15 feet in the R-1-6 Zone.

Repealed & Reenacted by Ord. 11-03 on 1/1/2011

17.12.060 Height Regulations

No building in the single-family residential zones shall be erected to a height greater than two and one-half (2½) stories or thirty-five (35) feet, and no dwelling structure shall be erected to a height of less than one (1) story.

17.12.070 Special Regulations

Side yard setback requirements in the single-family residential zones are as follows:

	R-1-10	R-1-8	R-1-6
Dwelling	8 ft.	8 ft.	5 ft.
Total Side Yard Of Not Less Than:	18 ft.	18 ft.	13 ft.
Other Main Building	20 ft.	20 ft.	20 ft.
Total Side Yard Of Not Less Than	40 ft.	40 ft.	40 ft.
Private Garage And Other Accessory Buildings If Located At Least 6 ft. To Rear Of Main Building. No private Garage to be closer than 10 ft. to a dwelling on adjacent lot.	1 ft.	1 ft.	1 ft.
Corner Lots Side Yard Adjacent To Street Dwelling And accessory Building	20 ft.	20 ft.	15 ft.

Exception: Average of existing building where 50% of frontage is developed but not less than 15 ft.

Adopted by Ord. 18-88 §1(2) (G) on 1/1/1988