

ZONE DISTRICTS and REGULATIONS

The regulations set forth in this chapter detail each of the Zone Districts and describe the various uses, both permitted and conditional as well as uses prohibited in each zone. Overlay Zones are also detailed in this chapter.

7.1 Residential Zones

7.1.1 Purpose, Scope and Objectives

The Following Residential Zones are hereby created under this Code and may be collectively referred to as the "Residential Zones" or the R-Zones:

7.1.1.1 R1-20 Zone

The Single-Family Residential Zone [hereinafter referred to as the "R1-20 Zone"] is established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one-family detached dwellings on individual lots and associated uses as hereinafter defined. This zone is characterized by attractively landscaped or naturally rural lots with lawns and shrubs and natural open spaces.

7.1.1.2 R2 Zone

The Light Multiple Residential Zone [hereinafter referred to as the "R2 Zone"] is established to provide areas of the community which shall be characterized by low density multiple family developments. This zone is intended to provide an attractive setting for multiple-family, four-family through single-family dwellings, and associated uses as hereinafter defined, but not exceeding four dwellings per acre. Multi family apartments and condominiums would fall under the regulation of this zone. Multifamily developments must be a least 1000 feet apart measured from the property line of the lots on which the multifamily developments are located. Developments in a R-2 zone must be a submitted and approved as a Master Planned Development under this code and must have a minimum of 1 acre. Minimum lot size is $\frac{1}{3}$ acre 20,000 sq ft per Equivalent Residential Unit. A density between 1 and $\frac{2}{3}$ 2.18 units per acre will be determined in the MPD review process in chapter 9 of this code. Design Requirements see Section 7.1.17.

7.1.1.3 MU-5 Zone

The Rural Residential Zone [hereinafter referred to as the "MU-5 Zone"] is established to provide areas where single family residential use and associated uses, as hereinafter defined, may be harmoniously integrated with incidental agricultural pursuits. This zone is intended to allow the keeping of a higher number and/or density of farm animals and fowl in conjunction with single-family dwelling units. It is intended, at the same time, to retain land in parcels large enough to provide efficient and attractive development or as clustered developments to encourage natural or agricultural open spaces. The MU-5 Zone is also intended to accommodate residential developments which are oriented to an equestrian life style. This

- (m) Orchards and Vineyards (Commercial) R1-20, R2, MU-5
- (n) Horses and Beef Cattle - as limited in the Other Requirements section of this Residential Section R1-20, R2, MU-5
- (o) Small fenced area for livestock R1-20, R2, MU-5
- (p) Goats and Sheep - as limited in the Other Requirements section of this Residential Section R1-20, R2, MU-5
- (q) Animal Specialties except chinchillas, minks, ostriches and wild or exotic animal species as limited in the Other Requirements section of this Residential Section R1-20, R2, MU-5
- (r) Household pets, not to exceed 3 pets of each specie over the age of 4 months per dwelling (kennel permit is required for more than three over the age of four months) R1-20, R2, MU-5
- (s) Pasture and Rangeland R1-20, R2, MU-5
- (t) One Accessory Apartment per Detached Single Family Dwelling R1-20, R2, MU-5

7.1.2.2 Conditional Uses

The Planning and Zoning Commission may authorize the issuance of a Conditional Use Permit for the following uses of land in the Residential Zones indicated as indicated by the following use classifications listed below, also shown with each classification is the zone that the classification is applied to:

- (a) Temporary Mobile Homes R1-20, R2, MU-5
- (b) Residential facilities for elderly persons, subject to the conditions found in Utah Code, Section 10-9-501 et.seq., as amended R2
- (c) Residential facilities for handicapped persons, subject to the conditions found in Utah Code, section 10-9-601 et.seq., as amended R2
- ~~(d) Accessory Apartments R1-20~~
- (ed) Guest House MU-5
- (fe) Sanitariums, Convalescent, and Rest home services R2,
- (gf) Nursery, primary and secondary and higher education, including child care (preschools and day-care in single family dwellings for 7 to 12 children, including those residing in the dwelling; preschools and day-care in non-

measured from outside of foundation to outside of foundation and have at least 400 square feet of area shall satisfy the off-street parking requirement. All platted subdivision lots shall meet the parking requirements in effect when the subdivision was platted.

When a driveway is used for access to a rear parking area in a R2 Zone or for a non-residential use having less than 5 parking spaces, the side yard shall be wide enough to accommodate an unobstructed 10 feet paved driveway. When used for access to a garage, carport or parking area having 6 or more parking spaces, the side yard shall be wide enough to provide for an unobstructed 12 foot paved driveway for one-way traffic, or a 24 foot paved driveway for two-way traffic.

7.1.15 Site Plan Approval

The Land Management and Development Code and International Building Code shall be satisfied prior to the issuance of a building permit. A site plan shall be submitted and approved prior to the issuance of any permit.

7.1.16 Other Requirements

7.1.16.1 Animal Limitations

The maintenance and keeping of animals and fowl on a lot or parcel of land in a R1-20, R2, or MU-5 Zone, where such use is permitted, shall be limited to a total of 2 ~~40~~ animal points per ~~1/2~~ ^{1/4} acre 1000 sq ft. Lots less than 20,000 sq feet shall be restricted to a maximum of 20 animal points. ~~for lots 1/2 acre (21,780 sq ft) or larger, or a total of 20 points for lots greater than 1/3 acre (14,520 sq ft) and less than 1/2 acre (21,780 sq ft)~~ Animal points shall be as determined from the chart below. ~~Points for acreage beyond 1/2 acre shall be prorated at a rate of 40 points per 1/2 acre.~~

(a)	Horses and Cattle	20 Points
(b)	Sheep, Goats and Emus	10 Points
(c)	Turkeys	6 Points
(d)	Chickens, ducks, geese, pigeons, rabbits, and other small animals.	2 Points
(e)	Roosters and Peacocks are limited to 1 Rooster or Peacock per lot	
(f)	Pigs	15 Points
	Pigs must be housed on cement. Wallows are not permitted.	

All animals allocated on a lot or parcel of land must be contained upon said lot or parcel.

7.1.16.2 Landscaping

All open disturbed areas in Residential Zones, except driveways, parking areas, walkways,