

CHAPTER 16

RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS

Part 16-1. Residential Districts.
16-2. Multiple Residential Districts
16-3. Exemption from Area Requirements.
16-4. Use Tables, Codes, Symbols and Restrictions.

Part 16-1

RESIDENTIAL DISTRICTS

Section 16-1-1. Purposes of Residential District R-1-8.
16-1-2. R-1-8 development restrictions.
16-1-3. Purposes of Residential District R-1-10.
16-1-4. R-1-10 development restrictions.
16-1-5. Purposes of Residential District R-1-12.
16-1-6. R-1-12 development restrictions.
16-1-7. Purposes of Residential District R-1-21.
16-1-8. R-1-21 development restrictions.

16-1-1. Purposes of Residential District R-1-8.
The purposes of Residential District R-1-8 are to provide areas for medium to high density single-family residential neighborhoods and minimize costs of infrastructure, development and maintenance. (Ord.2005-30, 11/22/05)

16-1-2. R-1-8 development restrictions.
The development restrictions in R-1-8 zoning districts are as follows:
(1) Minimum lot size - 8,000 square feet.
(2) Minimum width - 70 feet.
(3) Minimum frontage on a public street or an approved private street - 40 feet.
(4) Minimum yard setback requirements:
(a) front yard - 20 feet.
(b) rear yard:
(i) main building - 20 feet;
and
(ii) accessory buildings: three feet providing that they do not encroach on any easement.

(c) side yard:
(i) main building 8 feet; and
(ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
(5) On corner lots, two front yards and two side yards are required.
(6) Maximum building height - 35 feet.
(7) Maximum building coverage - 45 percent.
(8) Required improvements:
a) street grading;
(b) street base;
(c) curb and gutter;
(d) sidewalk;
(e) on-site surface drainage facilities;
(f) culinary water facilities;
(g) wastewater disposal; and
(h) street monuments.
(Ord.2016-04 3/15/2016)

16-1-3. Purposes of Residential District R-1-10.
The purposes of Residential District R-1-10 are to provide areas for medium to low density single-family residential neighborhoods and to minimize costs of infrastructure, development and maintenance. (Ord.2005-30, 11/22/05)

16-1-4. R-1-10 development restrictions.
The development restrictions in R-1-10 zoning districts are as follows:
(1) Minimum lot size: 10,000 square feet.
(2) Minimum width: 80 feet.
(3) Minimum frontage on a public street or an approved private street: 45 feet.
(4) Minimum yard setback requirements:
(a) front yard: 20 feet.
(b) rear yard:
(i) main building - 20 feet;
and
(ii) accessory buildings - 3 feet, provided they do not encroach on any easement.

(c) side yard:
(i) main building - 8 feet;
and
(ii) accessory buildings - 3 three feet, provided they do not encroach on any easement.
(5) On corner lots, two front yards and two side yards are required.
(6) Maximum building height - 35 feet.
(7) Maximum building coverage - 45 percent.
(8) Required improvements:
(a) street grading;
(b) street base;

- (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.
- (Ord.2016-04 3/15/2016)

16-1-5. Purposes of Residential District R-1-12.

The purposes of Residential District R-1-12 are to provide areas for medium to low density single-family residential neighborhoods of spacious, uncrowded character and to minimize costs of infrastructure, development and maintenance. (Ord.2005-30, 11/22/05)

16-1-6. R-1-12 development restrictions.

The development restrictions in R-1-12 zoning districts are as follows:

- (1) Minimum lot size - 12,000 square feet.
 - (2) Minimum width - 80 feet.
 - (3) Minimum frontage on a public street or an approved private street - 45 feet.
 - (4) Minimum yard setback requirements:
 - (a) front yard - 30 feet.
 - (b) rear yard:
 - (i) main building - 25 feet;
- and
- (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
- (c) side yard:
 - (i) main building - 8 feet;
- and
- (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
 - (6) Maximum building height - 35 feet.
 - (7) Maximum building coverage - 35 percent.
 - (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.
- (Ord.2016-04 3/15/2016)

16-1-7. Purposes of Residential District R-1-21.

The purposes of Residential District R-1-21 are to provide areas for low density single-family residential neighborhoods of spacious and un-

crowded character and to minimize costs of infrastructure, development and maintenance. (Ord.2005-30, 11/22/05)

16-1-8. R-1-21 development restrictions.

The development restrictions in R-1-21 zoning districts are as follows:

- (1) Minimum lot size - 21,780 square feet (. acre).
 - (2) Minimum width - 100 feet.
 - (3) Minimum frontage on a public street or an approved private street - 50 feet.
 - (4) Minimum yard setback requirements:
 - (a) front yard - 30 feet.
 - (b) rear yard:
 - (i) main building - 30 feet;
- and
- (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
- (c) side yard:
 - (i) main building - 8 feet;
- and
- (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
 - (6) Maximum building height - 35 feet.
 - (7) Maximum building coverage - 20 percent
 - (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.
- (Ord.2005-30, 11/22/05)

Part 16-2

Multiple Residential Districts

Section	Purposes of Multiple Residential District
16-2-1.	Purposes of Multiple Residential District R-M-7.
16-2-2.	R-M-7 development restrictions.
16-2-3.	Purposes of Multiple Residential District R-M-15.
16-2-4.	R-M-15 development restrictions.
16-2-5.	Purposes of Multiple Residential District R-M-30.

16-2-6. R-M-30 development restrictions.

16-2-1. Purposes of Multiple Residential Districts

R-M-7

The purposes of Multiple Residential District R-M-7 are to provide for areas for medium to high residential density with the opportunity for varied housing styles and character. (Ord.2005-30, 11/22/05)

16-2-2. R-M-7 development restrictions.

The development restrictions in R-M-7 zoning districts are as follows:

- (1) Minimum lot size:
 - (a) 7,000 sq ft. for the first dwelling unit;
 - (b) 6,000 sq ft. for each additional dwelling unit; and
 - (c) maximum density is seven dwelling units per acre.
- (2) Minimum width - 70 feet.
- (3) Minimum frontage on a public street or an approved private street - 45 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard - 20 feet.
 - (b) rear yard:
 - (i) main building - 20 feet;
 - (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
 - (c) side yard:
 - (i) main building - 8 feet;
 - (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height - 35 feet.
- (7) Maximum building coverage - 45 percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.(Ord.2016-04 3/15/2016)

16-2-3. Purposes of Multiple Residential District R-M-15.

The purposes of Multiple Residential District R-M-15 are to provide areas for high residential

density with the opportunity for varied housing styles and character. (Ord.2005-30, 11/22/05)

16-2-4. R-M-15 development restrictions.

The development restrictions in R-M-15 zoning districts are as follows:

- (1) Minimum lot size:
 - (a) 8,000 sq ft. for the first dwelling unit;
 - (b) 2,500 sq ft. for each additional dwelling unit; and
 - (c) maximum density is 15 dwelling units per acre.
- (2) Minimum width - 70 feet.
- (3) Minimum frontage on a public street or an approved private street - 45 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard - 25 feet.
 - (b) rear yard:
 - (i) main building - 20 feet;
 - (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
 - (c) side yard:
 - (i) main building - 8 feet;
 - (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height - 55 feet.
- (7) Maximum building coverage - 50 percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.(Ord.2005-30, 11/22/05)

16-2-5. Purposes of Multiple Residential District R-M-30.

The purposes of Multiple Residential District R-M-30 are to provide for high residential density with the opportunity for varied housing styles and character. (Ord.2005-30, 11/22/05)

16-2-6. R-M-30 development restrictions.

The development restrictions in R-M-30 zoning districts are as follows:

- (1) Minimum lot size:
 - (a) 8,000 sq ft. for the first dwelling unit;
 - (b) 1,200 sq ft. for each additional

- dwelling unit; and
- (c) maximum density is 30 dwelling units per acre.
 - (2) Minimum width - 70 feet.
 - (3) Minimum frontage on a public street or an approved private street - 45 feet.
 - (4) Minimum yard setback requirements:
 - (a) front yard - 25 feet.
 - (b) rear yard:
 - (i) main building - 20 feet;
- and
- (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
- (c) side yard:
 - (i) main building - 8 feet;
- and
- (ii) accessory buildings - 3 feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
 - (6) Maximum building height: 75 feet.
 - (7) Maximum building coverage: 50 percent.
 - (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.
- (Ord.2005-30, 11/22/05)

Part 16-3

Exemption From Area Requirements

Section

16-3-1. Uses conditionally exempt from frontage, width and area requirements of the zoning district.

(1) A bona fide division or partition of land which does not meet the area, width or frontage requirements may be created for the purpose of siting the following uses approved through a conditional use permit:

- (a) an unmanned facility appurtenant to a pipeline, electrical service, telecommunication equipment, a transmission line, radio transmission facility, regeneration, or fiber optic equipment, any of which is owned or operated by a public or private utility service regulated by the Public Utility Commission or Federal Communications Commission;
- (b) a publicly-owned facility such as a fire

station, sheriff's substation, communication tower, equipment shed; or

(c) a quasi-public facility such as a church, cemetery, hospital or 24-hour emergency care facility.

(2) The division or partition of land for a parcel exempted under Subsection (1) shall be subject to the following:

(a) the parcel shall have a legal access to it;

(b) if location in a residential or residential multi-family zoning district:

(i) the site shall be large enough that the height of the tallest structure measured horizontally from its base, plus ten feet will mark the minimum distance to the property line, and the perimeter shall be fenced with chain link fencing and screened by drought resistant landscaping and trees;

(ii) if the parcel is being created for a manned public facility such as a fire station or emergency care station, the exempted parcel shall have frontage on a public road; and

(iii) creation of the exempted parcel shall not create a remnant parcel that is less than one acre in area or less than 70% of the area, width or frontage as is required in the zoning district.

(3) The conditional exemption allowed by this section does not excuse the application or landowner from compliance with the subdivision ordinance. (Ord 2005-30, 11/22/05)

Part 16-4

Use Tables, Codes, Symbols and Restrictions

Section

- 16-4-1. Codes and symbols.
- 16-4-2. Uses
- 16-4-3. Use tables.
- 16-4-3.1. Agriculture, forestry and keeping of animals.
- 16-4-3.2. Commercial and industrial uses.
- 16-4-3.3. Dwellings, living quarters and long or short-term residences.
- 16-4-3.4. Public and quasi-public uses.
- 16-4-3.5. Recreational, camping and amusement uses.
- 16-4-3.6. Utilities and utility services.

16-4-1. Codes and symbols.

(1) In this part are uses of land or buildings which are allowed in the various districts as follows:

(2) Conditional uses marked by "C" mean issuance by planning commission. Those marked

by “C1” mean it may be approved administratively by the zoning administrator.

(3) If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, “-.”

(4) If a regulation applies in a given district, it is indicated in the appropriate column by an alphanumeric character that will show the linear feet, or square feet, or acres required, or by the letter “A.” If the regulation does not apply, it is indicated in the appropriate column by a dash, “-.”

.” (Ord2005-30, 11/22/05)

16-4-2. Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the residential and multiple residential districts except as provided in this Chapter. (Ord 2005-30, 11/22/05)

16-4-3. Use tables.

16-4-3. Use tables.

Table 16-4-3.1. Agriculture, forestry and keeping of animals. (Ord.2005-30, 11/22/05)								
#	Use	Residential (R-1-___)				Multiple Residential (R-M -___)		
		21	12	10	8	7	15	30
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Household pets (no more than 2)	P	P	P	P	P	P	P
d	Personal agriculture, the tilling of the soil, the raising of crops, horticulture, and gardening	P	P	P	P	P	P	P

Table 16-4-3.2. Commercial and industrial uses. (Ord.2005-30, 11/22/05)								
#	Use	Residential (R-1-___)				Multiple Residential (R-M -___)		
		21	12	10	8	7	15	30
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Adult day care facility	C	C	C	C	C	C	C
d	Child care, commercial	C	C	C	C	C	C	C

Table 16-4-3.2. Commercial and industrial uses.

(Ord.2005-30, 11/22/05)

#	Use	Residential (R-1-___)				Multiple Residential (R-M -___)		
		21	12	10	8	7	15	30
e	<p>Child care, residential, that complies with the following conditions:</p> <ol style="list-style-type: none"> 1. No more than sixteen (16) children with up to eight (8) children per one (1) adult working at the day care, shall be permitted. This includes no more than two children under the age of two. The number of children in care includes the providers' own children under the age of four. Further guidelines for supervision and ratio are found in the State of Utah's residential certificate rules*: Supervision and Ratios. 2. There shall be no more than one (1) adult employed by the day care facility who resides outside of the home: 3. The day care shall be licensed with the State of Utah, and will cease operation upon revocation, suspension or failure to renew license; 4. The inside and outside areas that are used for the day care shall be made to conform to the standards of the current and any future updates of the Uniform Building Code. 5. All child care activities shall take place at the home unless written consent by parent or guardian. All indoor and outdoor activities shall be in accordance with the State of Utah's Residential Certificate Rules*: Indoor Environment, Outdoor Environment and Activities. 6. The hours of operation shall be no more than 6:00 a.m. to 9:00 p.m., Monday through Saturday with outside activities restricted to the hours of 9:00 a.m. to 4:00 p.m.. 7. The child care facility shall comply with the requirements of the Tooele County Health Department, the Utah Department of Health and any other local health departments for child day care facilities. 8. Meals and treats shall be provided in accordance with the Tooele County Health Department Regulations and State of Utah's Residential Certificate Rules*: Child Nutrition. 9. The employees of the Department 	C1	C1	C1	C1	C1	C1	C1

Table 16-4-3.2. Commercial and industrial uses.

(Ord.2005-30, 11/22/05)

#	Use	Residential (R-1-___)				Multiple Residential (R-M-___)		
		21	12	10	8	7	15	30
	of Engineering, Tooele County Health Department, Tooele County Sheriff's Department and the Utah Department of Health shall be permitted to inspect the day care facility during its hours of operation.							
f	Cottage industry that may be permitted to employ up to 10 employees that reside outside of the dwelling providing adequate off-street parking can be made available on the property.	C	C	C	C	-	-	-
g	Construction equipment and supply trailer, temporary	C1	C1	C1	C1	C1	C1	C1
h	Construction field office, temporary	C1	C1	C1	C1	C1	C1	C1
i	Home occupation	C1	C1	C1	C1	C1	C1	C1
j	Preschool with the following conditions: 1. All pre-school activities shall take place inside the residence. The students shall remain in the home except when an outdoor activity is related to the child's education or arriving to school and leaving school; 2. No food shall be prepared and served in the home for consumption by the students; 3. There shall be no more than one (1) adult employed by the preschool who resides outside of the home. 4. The inside area that is used as the preschool be made to conform to those standards of the current and any future updates of the building code for such a use; 5. The preschool shall comply with the requirements of the Tooele County Health Department, and any other local health departments for preschool facilities; 6. The preschool may operate Monday through Friday, with two (2) separate two and one half (2 1/2) hour sessions. The hours of operation shall be between 8:30 a.m. and 4:00 p.m.; 7. No more than sixteen (16) children, with up to eight (8) children per one (1) adult working at the preschool, shall be permitted.	C1	C1	C1	C1	C1	C1	C1

Table 16-4-3.3. Dwellings, living quarters and long or short term residences.

(Ord.2005-30, 11/22/05)

#	Use	Residential (R-1-___)				Multiple Residential (R-M -___)		
		21	12	10	8	7	15	30
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Conservation subdivisions	C	C	C	C	C	C	C
i	within the Erda Township	-	-	-	-	-	-	-
	percent of open space required for 100% density	30	25	20	15	15	15	15
	minimum size of lots in square feet	18,000	8,000	7,000	5,000	5,000	5,000	5,000
	for every 15 in contiguous open space, awarded 10 in density	A	A	A	A	A	A	A
	the minimum parcel size in acres to be divided by conservation subdivisions	15	10	5	5	10	10	10
d	Dwellings or residential facilities for elderly or disabled persons	P	P	P	P	P	P	P
e	Four-family dwellings (four-plex)	-	-	-	-	C1	C1	C1
f	Groups of dwellings when approved as a conservation subdivision	-	-	-	-	C	C	C
g	Multi-family dwellings	-	-	-	-	C	C	C
h	Single family dwellings	P	P	P	P	P	P	P
i	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C1	C1	C1	C1	C1	C1	C1
j	Three-family dwellings (three-plex)	-	-	-	-	C	C	C
k	Two-family dwellings (duplex)	C1	C1	C1	C1	P	P	P

Table 16-4-3.4. Public and quasi-public uses.

(Ord.2005-30, 11/22/05)

#	Use	Residential (R-1-___)				Multiple Residential (R-M -___)		
		21	12	10	8	7	15	30
	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory and buildings uses customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Church	C	C	C	C	C	C	C
d	Cemetery	C	C	C	C	C	C	C
e	Golf Course	C	C	C	C	C	C	C
f	Hospital; medical or dental clinic accessory to a hospital and located on the same premises	-	-	-	-	C	C	C
g	Private educational institution having a curriculum similar to that ordinarily given in public schools	C	C	C	C	C	C	C
h	Private road	C	C	C	C	C	C	C
i	Public parks and play grounds	P	P	P	P	P	P	P

Table 16-4-3.5. Recreational, camping and amusement uses.

(Ord.2005-30, 11/22/05)

#	Use	Residential (R-1-___)				Multiple Residential (R-M -___)		
		21	12	10	8	7	15	30
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Private recreational ground and facilities not open to the general public and there is no charge for admission	C	C	C	C	C	C	C

Table 16-4-3.6. Utilities and utility services.

(Ord.2005-30, 11/22/05)

#	Use	Residential (R-1-___)				Multiple Residential (R-M -___)		
		21	12	10	8	7	15	30
	Accessory buildings and uses customarily incidental to permitted uses Power generation for on-site use, unless intended for emergency situations as depicted below the table*	P	P	P	P	P	P	P
b	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Essential service facilities	P	P	P	P	P	P	P
d	Public, quasi-public, and public service utility lines, pipelines, power lines and etc., which extend more than 500 feet; that are used to transport their material, service or supply	C	C	C	C	C	C	C
e	Substations	C	C	C	C	C	C	C
f	Transmission lines of 50 KV or greater capacity	C	C	C	C	C	C	C

*permanent / temporary generators shall be a permitted use in the above districts subject to the following restrictions:

(i) the generator shall meet all front, side, and rear setbacks for the residing zoning district.

(ii) the generator's exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring

properties.

(iii) the generator shall be used only during periods of emergency situations or for periodic

testing and necessary maintenance operation.

(iv) the generator shall be operated for routine testing and maintenance purposes not more than one time in any seven-day (7) period and no test shall exceed a total of thirty (30) minutes.

Table 16-4-3.7. Development Types.

#	Use	Residential (R-1-___)				Multiple Residential (R-M -___)		
		21	12	10	8	7	15	30
a	Planned Unit Developments in accordance with Chapter 9 of this Ordinance	C	C	C	C	C	C	C

(Ord. 2011-04, 02-01-2011)