

**ORDINANCE 2000-17**

**AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE OF TOOELE COUNTY, CHAPTER 15, MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS, AND CHAPTER 16, RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS**

**THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF TOOELE ORDAINS AS FOLLOWS:**

**SECTION I - CHAPTER AMENDED.** Chapter 15, Multiple Use, Agricultural, and Rural Residential Districts, of the Uniform Zoning Ordinance of Tooele County is hereby amended to read as attached hereto, which attachment is by this reference made a part hereof.

**SECTION II - CHAPTER AMENDED.** Chapter 16, Residential and Multiple Residential Districts, of the Uniform Zoning Ordinance of Tooele County is hereby amended to read as attached hereto, which attachment is by this reference made a part hereof.

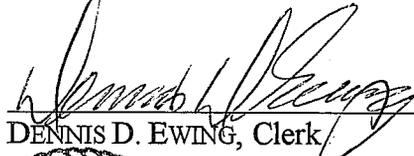
**SECTION III - REPEALER.** Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION IV - EFFECTIVE DATE.** This ordinance shall take effect fifteen (15) days after its passage, provided the same has been published, with the name of the members voting for and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

Ord. 2000-17

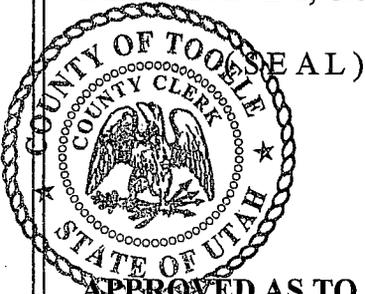
IN WITNESS WHEREOF, the legislative body of Tooele County passed, approved and enacted this ordinance this 16<sup>th</sup> day of May 2000.

ATTEST:

  
DENNIS D. EWING, Clerk

TOOELE COUNTY COMMISSION

  
TERYL HUNSAKER, Chairman



Commissioner Hunsaker voted aye  
Commissioner Griffith voted abstain  
Commissioner Rockwell voted aye

APPROVED AS TO FORM:

  
DOUGLAS J. AHLSTROM  
Tooele County Attorney

## CHAPTER 15

### MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

#### Part

- 15-1. Multiple Use Districts.
- 15-2. Agricultural Districts
- 15-3. Rural Residential Districts.
- 15-4. Exemption from Area Requirements
- 15-5. Use Tables, Codes, Symbols and Restrictions.

#### PART 15-1

#### MULTIPLE USE DISTRICTS

#### Section

- 15-1-1. Purposes of multiple use districts.
- 15-1-2. MU-40 development restrictions.
- 15-1-3. MU-80 development restrictions.
- 15-1-4. MU-160 development restrictions.

#### 15-1-1. Purpose of multiple use districts.

(1) The purposes of multiple use zoning districts are to establish areas in mountain, hillside, canyon, mountain valley, desert, and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush fires, damage to grazing, livestock raising, and to wildlife values; and to promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the county.

(2) The multiple use districts in Tooele County are MU-40, MU-80 and MU-160.

#### 15-1-2. MU-40 development restrictions.

The development restrictions in MU-40 zoning districts are as follows:

(1) Minimum lot size: 40 acres (1,742,400 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.

- (2) Minimum width: 660 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:
  - (a) front yard: 30 feet,
  - (b) rear yard:
    - (i) main building: 60 feet, and
    - (ii) accessory buildings: ten feet.
  - (c) side yard: 30 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: five percent.
- (8) Required improvements:
  - (a) street grading;
  - (b) street base;
  - (c) on-site surface drainage facilities;
  - (d) culinary water facilities;
  - (e) wastewater disposal; and
  - (f) street monuments.

#### 15-1-3. MU-80 development restrictions.

The development restrictions in MU-80 zoning districts are as follows:

- (1) Minimum lot size: 80 acres (3,484,800 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width: 1,320 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:
  - (a) front yard: 30 feet.
  - (b) rear yard:
    - (i) main building: 60 feet; and
    - (ii) accessory buildings: ten feet.
  - (c) side yard: 30 feet
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (6) Maximum building coverage: five percent.
- (7) Required improvements:
  - (a) street grading;
  - (b) street base;
  - (c) on-site surface drainage facilities;

- (d) culinary water facilities;
- (e) wastewater disposal; and
- (f) street monuments.

**15-1-4. MU-160 development restrictions.**

The development restrictions in MU-160 zoning districts are as follows:

- (1) Minimum lot size: 160 acres (6,969,600 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot.
- (2) Minimum width: 1,320 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:
  - (a) front yard: 30 feet.
  - (b) rear yard:
    - (i) main building: 60 feet; and
    - (ii) accessory buildings: ten feet.
  - (c) side yard: 30 feet
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: five percent.
- (8) Required improvements:
  - (a) street grading;
  - (b) street base;
  - (c) on-site surface drainage facilities;
  - (d) culinary water facilities;
  - (e) wastewater disposal; and
  - (f) street monuments.

agricultural activity.

- (2) The agricultural districts in Tooele County are A-20 and A-40.

**15-2-2. A-20 development restrictions.**

The development restrictions in A-20 zoning districts are as follows:

- (1) Minimum lot size: 20 acres (871,200 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width: 330 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:
  - (a) front yard: 30 feet.
  - (b) rear yard:
    - (i) main building: 60 feet; and
    - (ii) accessory buildings: ten feet.
  - (c) side yard: 30 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: five percent.
- (8) Required improvements:
  - (a) street grading;
  - (b) street base;
  - (c) on-site surface drainage facilities;
  - (d) culinary water facilities;
  - (e) wastewater disposal; and
  - (f) street monuments.

**PART 15-2**

**AGRICULTURAL DISTRICTS**

**Section**

- 15-2-1. Purposes of agricultural districts.**
- 15-2-2. A-20 development restrictions.**
- 15-2-3. A-40 development restrictions.**

**15-2-1. Purposes of agricultural districts.**

(1) The purposes of agricultural zoning districts are to promote and preserve in appropriate areas conditions favorable to agricultural uses and to maintain greenbelt open spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses adverse to the continuance of

**15-2-3. A-40 development restrictions.**

The development restrictions in A-40 zoning districts are as follows:

- (1) Minimum lot size: 40 acres (1,742,400 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width: 660 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:
  - (a) front yard: 30 feet.
  - (b) rear yard:
    - (i) main building: 60 feet
    - (ii) accessory buildings: ten feet; and
  - (c) side yard: 30 feet.
- (5) On corner lots, two front yards and two side yards are required.

- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: five percent.
- (8) Required improvements:
  - (a) street grading;
  - (b) street base;
  - (c) on-site surface drainage facilities;
  - (d) culinary water facilities;
  - (e) wastewater disposal; and
  - (f) street monuments.

- (a) street grading;
- (b) street base;
- (c) on-site surface drainage facilities;
- (d) culinary water facilities;
- (e) wastewater disposal; and
- (f) street monuments.

**PART 15-3**

**RURAL RESIDENTIAL DISTRICTS**

**Section**

- 15-3-1. Purposes of rural residential districts.**
- 15-3-2. RR-1 development restrictions.**
- 15-3-3. RR-5 development restrictions.**
- 15-3-4. RR-10 development restrictions.**

**15-3-1. Purposes of rural residential districts.**

(1) The purposes of rural residential districts are to promote and preserve in appropriate areas conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public services. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

(2) The rural residential zoning districts in Tooele County are RR-1, RR-5 and RR-10.

**15-3-2. RR-1 development restrictions.**

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

- (1) Minimum lot size: one acre (43,560 sq ft.).
- (2) Minimum width: 125 feet.
- (3) Minimum frontage on a public street or an approved private street: 25 feet.
- (4) Minimum yard setback requirements:
  - (a) front yard: 30 feet.
  - (b) rear yard:
    - (i) main building: 30 feet; and
    - (ii) accessory buildings: ten feet.
  - (c) side yard: 15 feet.
- (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:

**15-3-3. RR-5 development restrictions.**

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum lot size: five acres (217,800 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width: 220 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: 50 feet; and
    - (ii) accessory buildings: ten feet.
  - (c) side yard: 20 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: ten percent.
- (8) Required improvements:
  - (a) street grading;
  - (b) street base;
  - (c) on-site surface drainage facilities;
  - (d) culinary water facilities;
  - (e) wastewater disposal; and
  - (f) street monuments.

**15-3-4. RR-10 development restrictions.**

The development restrictions in RR-10 zoning districts are as follows:

- (1) Minimum lot size: ten acres (435,600 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width: 330 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:
  - (a) front yard: 30 feet.
  - (b) rear yard:
    - (i) main building: 60 feet; and
    - (ii) accessory buildings: ten feet.

- (c) side yard: 25 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: five percent.
- (8) Required improvements:
  - (a) street grading;
  - (b) street base;
  - (c) on-site surface drainage facilities;
  - (d) culinary water facilities;
  - (e) wastewater disposal; and
  - (f) street monuments.

**PART 15-4**

**EXEMPTION FROM AREA REQUIREMENTS**

**Section**

**15-4-1. Uses conditionally exempt from frontage, width and area requirements of the zoning district.**

**15-4-1. Uses conditionally exempt from frontage, width and area requirements of the zoning district.**

(1) A bona fide division or partition of land for the purpose of siting an unmanned facility appurtenant to a pipeline, electrical service, telecommunications, transmission line, radio transmission, regeneration, fiberoptic equipment that is owned or operated by a public or private utility service regulated by the Public Utility Commission or Federal Communications Commission, may be sited on a parcel less than that required by this Chapter, with no frontage, subject to the following:

- (a) The parcel shall have a legal access to it.
- (b) In multiple use and agricultural zoning districts, the site shall be fenced and approved through a conditional use permit.
- (c) In rural residential zoning districts or where a residential or manned structure is within 800 feet, the site shall be large enough that the height of the tallest structure placed in a vertical position from its base, plus ten feet will mark the minimum property edge. The site shall be fenced with chain link fencing, and screened by drought resistant landscaping and trees.

(2) The conditional exemption allowed by this section does not excuse the applicant or landowner from compliance with the subdivision ordinance.

**PART 15-5**

**USE TABLES, CODES, SYMBOLS AND RESTRICTIONS**

**Section**

- 15-5-1. Codes and symbols.**
- 15-5-2. Uses.**
- 15-5-3. Use tables.**
- 15-5-3.1. Agriculture, forestry and keeping of animals.**
- 15-5-3.2. Commercial and industrial uses.**
- 15-5-3.3. Dwellings, living quarters and long or short-term residences.**
- 15-5-3.4. Public and quasi-public uses.**
- 15-5-3.5. Recreational, camping and amusement uses.**
- 15-5-3.6. Utilities and utility services.**

**15-5-1. Codes and symbols.**

(1) In this Part are uses allowed in the various districts as follows:

- (a) "permitted uses", indicated by a "P" in the appropriate column; or
- (b) "conditional uses", indicated by a "C" or "C1" in the appropriate column.

(2) Conditional uses marked by "C" means issuance by planning commission. Those marked "C1" means 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 a 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, "-".

**15-5-2. 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 multiple use, agricultural, or rural residential districts except as provided in this Chapter.

15-5-3. Use tables.

Table 15-5-3.1. Agriculture, forestry and keeping of animals.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Apiary (beehives)	P	P	P	P	P	C	C	P
b	Agricultural industry or business	C	C	C	C	C	-	C	C
c	Aviary	P	P	P	P	P	-	C	P
d	Farms devoted to raising and marketing of chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales	P	P	P	P	P	-	C	C
e	Forestry, except forest industry	P	P	P	P	P	P	P	P
f	Forest industry, such as a saw mill, wood products plant, etc.	C	C	C	-	-	-	-	-
g	Fruit or vegetable stand	C	C	C	C	C	C	C	C
h	Household pets (no more than 2)	P	P	P	P	P	P	P	P
i	Kennel	C	C	C	C	C	-	C	C
j	Personal agriculture, including grazing and pasturing of animals	P	P	P	P	P	P	P	P
k	Plant materials nursery or greenhouse, not exceeding 20,000 square feet in area	P	P	P	P	P	P	P	P
l	Public stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C	C	-	C	C
m	Storage, placement, keeping, locating, parking, maintaining, and keeping of agricultural equipment	P	P	P	P	P	P	P	P
n	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P

**Table 15-5-3.1. Agriculture, forestry and keeping of animals.**

#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
0	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

**Table 15-5-3.2. Commercial and industrial uses.**

#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Beer sales at public recreational facilities where it has been approved by the Board of County Commissioners.	C	C	C	C	C	-	-	-
b	Canals, evaporation ponds, settlement ponds, and mining operations, all in connection with the concentration and purification of naturally occurring brines and the extraction of salts from the brines	C	C	C	-	-	-	-	-
c	Electromagnetic Interference Testing (As described by FCC Docket No. 20780, Amendment 79-555 Governing Restricted Radiation Devices) (Rev. Or. 81-4)	C	C	C	C	C	C	C	C
d	Home occupations	C1	C1	C1	C1	C1	C1	C1	C1
e	Mining, rock crusher, batch plant, asphalt plant, quarry, gravel pits, and oil or steam wells	C	C	C	C	C	-	-	-
f	Radio and television transmitting stations or towers	C	C	C	C	C	-	-	-
g	Storage, placement, keeping, locating, parking, maintaining, keeping of commercial, construction, military surplus, mining or specialized equipment	C	C	C	-	-	-	-	-
h	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P
i	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

**Table 15-5-3.3. Dwellings, living quarters and long or short term residences.**

#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
<b>a</b>	Conservation subdivisions	C	C	C	C	C	C	C	C
	i within the Erda Township	-	-	-	-	-	-	-	-
	ii percent of open space required for 100% density	65	75	85	50	65	35	40	45
	iii minimum size of lots in acres	1	5	5	1	1	.25	.5	.75
	iv for every 15% in contiguous open space, awarded 10% in density	A	A	A	A	A	A	A	A
	v the minimum parcel size in acres to be divided by conservation subdivisions	80	160	320	40	80	10	20	20
<b>b</b>	Dwellings or residential facilities for handicapped persons (provided no other is closer than .75 miles)	P	P	P	P	P	P	P	P
<b>c</b>	Dwellings or residential facilities for elderly persons (provided no other is closer than .75 miles)	P	P	P	P	P	P	P	P
<b>d</b>	Farm or ranch housing	C	C	C	C	C	-	-	-
<b>e</b>	Seasonal cabin or home	C	C	C	C	C	-	-	-
<b>f</b>	Single family dwellings	P	P	P	P	P	P	P	P
<b>g</b>	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	C1
<b>h</b>	Two-family dwellings (duplex)	P	P	P	P	P	P	P	P
<b>i</b>	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P

Table 15-5-3.3. Dwellings, living quarters and long or short term residences.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
j	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

Table 15-5-3.4. Public and quasi-public uses.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Church	C	C	C	C	C	C	C	C
b	Cemetery	C	C	C	C	C	C	C	C
c	Dams and reservoirs	C	C	C	C	C	C	C	C
d	Municipal Solid Waste handling, processing collection, disposal, and other activities that are government owned and operated	C	C	C	-	-	-	-	-
e	Private road	C	C	C	C	C	C	C	C
f	Public owned parks and recreational facilities	P	P	P	P	P	P	P	P
g	Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school	C	C	C	C	C	C	C	C
h	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P
i	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

Table 15-5-3.5. Recreational, camping and amusement uses.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Dude ranch, family vacation ranch	C	C	C	C	C	-	-	-
b	Private park, recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	C	C	C	C	-	C	C
c	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P
d	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

Table 15-5-3.6. Utilities and utility services.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Power generation for on-site use:								
i	solar	C	C	C	C	C	C	C	C
ii	wind driven under 5.9 KVA	P	P	P	P	P	C	P	P
iii	auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 10 KVA output	P	P	P	P	P	-	P	P
iii	Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 KVA output	C	C	C	C	C	-	C	C

**Table 15-5-3.6. Utilities and utility services.**

#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
<b>b</b>	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	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>c</b>	Accessory buildings and uses customarily incidental to permitted uses	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>d</b>	Accessory uses and buildings customarily incidental to conditional uses	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>

## 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.

#### 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: 25 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: eight feet.
- (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.

#### 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.

#### 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: three feet providing that they do not encroach on any easement.
  - (c) side yard: eight feet.
- (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.

**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.

**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: three feet providing that they do not encroach on any easement.
  - (c) side yard: ten feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: 30 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.

**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 uncrowded character and to minimize costs of infrastructure, development and maintenance.

**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 (½ 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: three feet providing that they do not encroach on any easement.
  - (c) side yard: ten feet.
- (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.

**SECTION 16-2**

**MULTIPLE RESIDENTIAL DISTRICTS**

- Section**
- 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 District 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.

**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: 25 feet.
  - (b) rear yard:
    - (i) main building: 30 feet; and
    - (ii) accessory buildings: three feet providing that they do not encroach on any easement.
  - (c) side yard: six feet.
- (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.

**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.

**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; and
- (ii) accessory buildings: three feet providing that they do not encroach on any easement.
- (c) side yard: six feet.
- (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.

**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.

**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: three feet providing that they do not encroach on any easement.
  - (c) side yard: six feet.
- (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.

### PART 16-3

#### EXEMPTION FROM AREA REQUIREMENTS

##### Section

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

**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 for the purpose of siting an unmanned facility appurtenant to a pipeline, electrical service, telecommunications, transmission line, radio transmission, regeneration, fiberoptic equipment that is owned or operated by a public or private utility service regulated by the Public Utility Commission or Federal Communications Commission, may be sited on a parcel less than that required by this chapter, with no frontage, subject to the following:

- (a) The parcel shall have a legal access to it.
- (b) The site shall be fenced and approved through a conditional use permit.
- (c) Where a residential or manned structure is within 800 feet, the site shall be large enough that the height of the tallest structure placed in a vertical position from its base, plus ten feet will mark the minimum property edge. The site shall be fenced with chain link fencing, and screened by drought resistant landscaping and trees.

(2) The conditional exemption allowed by this section does not excuse the applicant or landowner from compliance with the subdivision ordinance.

### 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:

(a) "permitted uses", indicated by a "P" in the appropriate column; and

(b) "conditional uses", indicated by a "C" or "C1" in the appropriate column.

(2) Conditional uses marked by "C" means issuance by planning commission. Those marked "C1" means 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 a 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, "-".

**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.

16-4-3. Use tables.

Table 16-4-3.1. Agriculture, forestry and keeping of animals.								
#	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.								
#	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	Child day care or nursery	C	C	C	C	C	C	C
d	Home occupation	C1	C1	C1	C1	C1	C1	C1

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

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

#	Use	Residential (R-1-__)				Multiple Residential (R-M-__)		
		21	12	10	8	7	15	30
c	i within the Erda Township	-	-	-	-	-	-	-
	ii percent of open space required for 100% density	30	25	20	15	15	15	15
	iii minimum size of lots in square feet	18,000	8,000	7,000	5,000	5,000	5,000	5,000
	iv for every 15% in contiguous open space, awarded 10% in density	A	A	A	A	A	A	A
	v 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 handicapped persons (provided no other is closer than .75 miles)	P	P	P	P	P	P	P
e	Dwellings or residential facilities for elderly persons (provided no other is closer than .75 miles)	P	P	P	P	P	P	P
f	Four-family dwellings (fourplex)	-	-	-	-	C	C	C
g	Groups of dwellings when approved as a conservation subdivision	-	-	-	-	C	C	C
h	Mobile home parks	-	-	C	C	C	C	C
i	Mobile home subdivisions	-	C	C	C	C	C	C
j	Multi-family dwellings	-	-	-	-	C	C	C
k	Single family dwellings	P	P	P	P	P	P	P
l	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
m	Three-family dwellings (threeplex)	-	-	-	-	C	C	C
n	Two-family dwellings (duplex)	-	-	-	-	C	C	C

Table 16-4-3.4. Public and quasi-public uses.								
#	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 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.								
#	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.								
#	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 buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Essential service facilities	C	C	C	C	C	C	C
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 or transmission lines of 50 KV or greater capacity	C	C	C	C	C	C	C