

**CHAPTER 02-22 RESIDENTIAL-AGRICULTURAL ZONE RA-1**

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**02-22-001 OBJECTIVES AND CHARACTERISTICS OF ZONE**

The RA-1 Residential-Agricultural Zone has been established for the primary purposes of providing a location where residential development associated with limited numbers of livestock can be maintained. This zone is currently characterized by large lots or tracts of land interspersed by dwellings, barns, corrals, and agricultural service buildings used in connection with farming operations.

In order to accomplish the objectives and purposes of this ordinance, and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the RA-1 Residential-Agricultural Zone:

**02-22-002 USE REQUIREMENTS**

Permitted Uses:

The following buildings, structures and uses of land shall be permitted in the RA-1 zone, upon compliance with requirements, as set forth in this ordinance:

1. Single family dwellings
2. Livestock and fowls may be raised, cared for, and kept in limited numbers as follows:
  - a. 1 cow, horse, donkey, or mule for every 10,000 sq. ft.
  - b. 1 hog or llama for every 6,500 sq. ft.
  - c. 1 sheep or goat for every 4,000 sq. ft.
  - d. 1 fowl for every 400 sq. ft.

The suckling offspring of a through c above are allowed and do not require any sq. ft. Any animal older than 1 year does not count as a suckling offspring.

The area requirement for each animal cannot be shared between animals.

The minimum area required to keep any livestock or fowls does not include the human dwelling area.

Other domestic animals not otherwise mentioned may be kept, subject to limitations of number and conditions of location, as may be determined by the Planning Commission to be in harmony with the objectives and purposes of this ordinance and in keeping with the characteristics of this zone. All animals and facilities for their care and keeping shall be subject to the rules and regulations of the Tricounty Health Department.

3. Schools, churches, and recreation areas, not including privately owned commercial recreation enterprises (which would be a conditional use).
4. Sheds, buildings, and cellars for the storage of farm machinery and produce.
5. Barns, corrals, pens, netted pens, horse walkers, and feed storage for the keeping of animals, and the storage of farm products, provided uses for the care and keeping of livestock are located at least 200 feet distance from any existing dwelling, public, or private building used for human occupancy on adjacent property, at least 100 feet from any existing dwelling, public, or private building used for human occupancy on the same property, and at least 100 feet from any property lines.
6. Chicken coops shall be located at least 50 feet from any existing dwelling, public, or private building used for human occupancy on adjacent property, and at least 30 feet from any property lines and any existing dwelling, public, or private building used for human occupancy on the same property.
7. Day-care facilities, which have been approved by the appropriate state and local agencies. Day cares permitting more than 8 children are prohibited.
8. Public utility substations, and veterinary clinics.
9. Home occupation, in accordance with Chapter 13 of this ordinance.

Any other use not listed above is not permitted.

### **02-22-003 AREA REQUIREMENTS**

Minimum Area Requirements:

20,000 square feet minimum lot size for permitted residential uses and agricultural uses.

Three-quarter (.75) acre (32,670 sq. ft.) minimum lot size for schools, veterinary clinics and churches.

Elementary, Middle, Junior High, and High Schools, veterinary clinics, and churches, shall be located upon lots containing at least one acre. Day care

facilities and pre-schools shall be located upon lots containing at least 30,000 square feet.

**02-22-004 MINIMUM LOT WIDTH REQUIREMENTS**

A. Utilizing Septic Systems

- 1. Single Family Dwelling 100 feet of street frontage (lot width)

B. Connected to Public Sewer

- 1. Single Family Dwelling 100 feet of street frontage (lot width)

2. For schools, churches, hospitals, medical clinics, and veterinary clinics, the minimum width shall be 150 feet. For day cares and preschools, the minimum width shall be 100 feet.

**02-22-005 LOCATION REQUIREMENTS**

The front setback for all buildings and structures shall be set back at least thirty feet from the front lot line.

Cul-de-sac lots may measure the front setback, measuring perpendicular, from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than five (5) feet from the requirements of the zone in which the lot is located.

Side setback of all dwellings and other main buildings shall be set back from the side property line a distance of at least eight feet, and the total distance of the two side setbacks shall be at least twenty feet.

The minimum side setback for accessory buildings shall be the same as for main buildings, except that a 5 foot setback shall be required for accessory buildings located fifteen or more feet behind the dwelling.

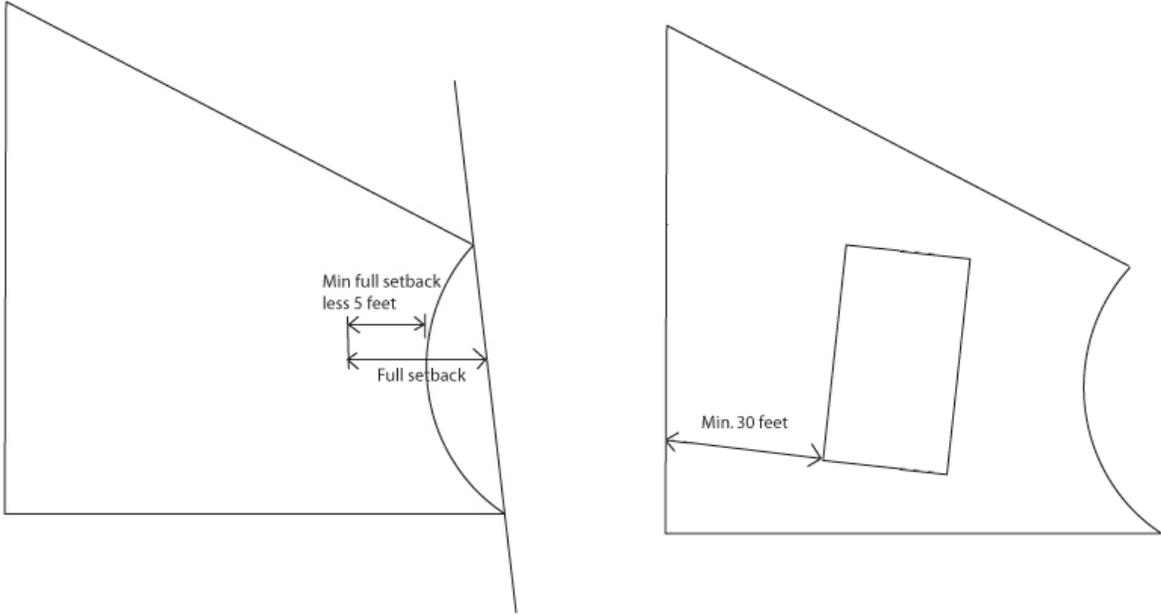
On corner lots, the side and rear setbacks from the street for any dwelling, accessory building, or other main building, shall not be less than twenty feet, except for dwellings having an attached garage or carport, the setback from the rear property line shall not be less than eight feet.

For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty feet. (Accessory buildings shall be set back not less than five feet from the rear property line.)

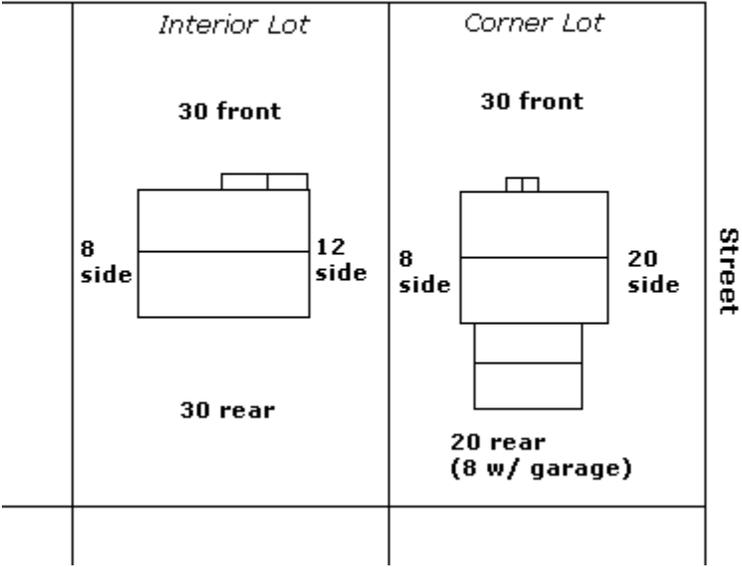
For cul-de-sac and other irregularly shaped lots, the rear lot setback shall be measured perpendicular from the rear wall of the home to the lot line to be a

minimum of thirty (30) feet. In no case shall any part of the home be closer than eight (8) feet to any lot line, and in no case shall any two homes on adjacent lots be closer than twenty (20) feet.

The footprint of the house and attached garage or carport may not occupy more than 40% of the lot.



*Setbacks (in feet)* Street



**02-22-006      HEIGHT REQUIREMENTS**

34 ft. or 2 ½ stories

**02-22-007      SIZE OF DWELLING**

The total floor area of any one family dwelling shall not be less than seven hundred and fifty (750) square feet.

**02-22-008      SPECIAL PROVISIONS**

A. For the purpose of determining front, side, and rear setback requirements, any separate building situated within fifteen feet of a dwelling, or other main building, shall be considered as a part of the main building, and not act as an accessory building.

B. The lot area around the buildings and structures shall be kept free from refuse and debris.

C. All dwellings shall be supplied with culinary water, and plumbed in accordance with the current edition of International Plumbing Code in Utah.

D. The design for curb and gutter shall be either high back or modified high back according to UDOT standards.

E. Plans showing proposed off-street parking layout and landscaping for churches and schools shall be submitted to and approved by the city building official prior to the issuance of a building permit. Said plans shall provide that all land not covered by buildings or by off-street parking space shall be landscaped as lawn, trees, shrubs, gardens, or ground cover and otherwise landscaped and maintained in accordance with good landscaping practice.