

CHAPTER 02-24 RESIDENTIAL ZONE R-1

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02-24-001 OBJECTIVES AND CHARACTERISTICS OF ZONE

The R-1 Residential Zone covers the portion of Naples which is primarily suited for residential development, represented by a mixture of single-family, dwellings, schools, churches, and other community facilities designed to serve the residents of the zone. 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 R-1 Residential Zone:

02-24-002 PERMITTED USES

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

- Single-family dwelling.
- Schools and churches.
- Public utility substations.
- Day-care nurseries, which have been approved by the appropriate state and local agencies. Day cares permitting more than 8 children are prohibited.
- Home occupations, in accordance with Chapter 13 this ordinance.
- Home Gardens

02-24-003 MINIMUM LOT AREA REQUIREMENTS

A. Single-Family Dwelling	12,000 sq. ft
B. Schools, churches, and public utility substations	20,000 sq. ft.

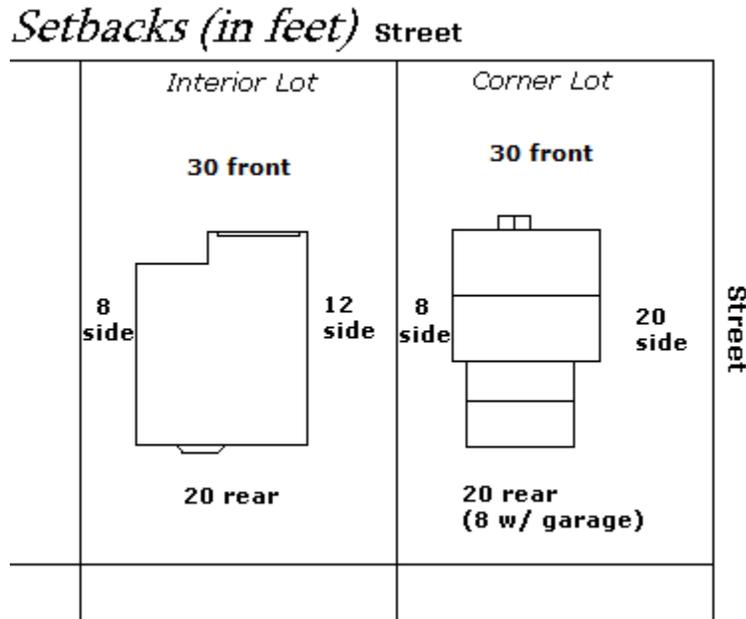
02-24-004 MINIMUM LOT WIDTH REQUIREMENTS (MEASURED AT 30 FOOT FRONT SETBACK LINE AND CONTINUOUSLY UP TO THE HOUSE)

A. Single-Family Dwelling	100 feet
B. Schools, churches, and public utility substations	100 feet

02-24-005 LOCATION REQUIREMENTS

MINIMUM SETBACKS FROM PROPERTY LINES:

- 1. Main buildings on INTERIOR LOTS (NON-CORNER LOTS):
 - Front: 30 feet
 - Side: 12 feet for one side and 8 feet for the other (20 feet minimum for both sides combined)
 - Back: 20 feet
- 2. Main buildings on CORNER LOTS:
 - Front: 30 feet
 - Side: 20 feet on street-side, and 8 feet on interior side
 - Back: 30 feet (8 feet for dwellings with attached garage or carport)
- 3. Main buildings on CUL-DE-SAC LOTS:
 - Front: 30 feet measured perpendicular to a straight line between the front lot corners, and no less than 25 feet from the turn-around or cul-de-sac right-of-way.
 - Side: 8 feet
 - Back: 30 feet
- 4. Accessory buildings:
 - Front: 30 feet
 - Side: Same as main building, unless the accessory building is 15 feet behind the main building, then the side setback is 5 feet.
 - Back: 5 feet



02-24-006 HEIGHT REQUIREMENTS

Maximum Height for Any Dwelling, or Other Main Structure is 35 feet above grade.

02-24-007 SPECIAL PROVISIONS

1. 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. Only twenty-five percent (25%) of the required front yard setback space shall be used for automobile parking, and the rest shall be landscaped and maintained with lawn, trees, shrubs, or group cover.
2. A bond or other financial guarantee shall be required, guaranteeing landscaping and other improvements within a year of occupancy. See 02-31 Subdivisions for the procedures of bonds.
3. At least eighty percent of the lot area not covered by buildings or parking shall be maintained as open space and shall be kept free from refuse and debris.
4. All residential dwellings shall be connected to a public sewer system.
5. The design for curb and gutter shall be either high back or modified high back according to UDOT standards.
6. Produce gardens shall have a 15 foot minimum setback measured from the curb.
7. 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.
8. All dwellings shall be supplied with culinary water, and plumbed in accordance with the current edition of International Plumbing Code in Utah.
9. All new residential developments shall have curb, gutter, and a minimum 5 foot wide sidewalk, all of which adhere to ADA standards. If a development includes a green strip between the sidewalk and the street, then it shall be a minimum of 4 feet wide. The green strip shall be maintained by the developer and/or property owner. Naples City may plow snow into piles on the green strip in order to keep the streets clear of snow.
10. The lot area around the buildings and structures shall be kept free from refuse and debris.
11. Household Pets and Urban Livestock are permitted uses, but all other Livestock and animals are prohibited. (See Supplementary Regulations 02-14-025).