

CHAPTER 02-22 RESIDENTIAL-AGRICULTURAL ZONE RA-1

Section 02-22-001	Objectives and Characteristics of Zone
Section 02-22-002	Use Requirements
Section 02-22-003	Area Requirements
Section 02-22-004	Width Requirements
Section 02-22-005	Location Requirements
Section 02-22-006	Height Requirements
Section 02-22-007	Size of Dwelling
Section 02-22-008	Special Provisions

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.
10. "Casitas" a separate dwelling structure located on a lot with one main residential dwelling structure and used for housing of family and shall not be sold separately from the main residential structure and are subject to the: area square feet, width and location requirements for two-family dwellings in the applicable zone. The casitas is for the use of family members of the owners of the main dwelling that are 3 degrees of consanguinity. Mobile homes, trailers, RVs, campers, and any other temporary buildings and/or vehicles, may not be used as a casitas. A casitas shall only be permitted on lots with an existing owner occupied single-family dwelling or where a permit has been issued and construction is in progress for building a single-family dwelling. Only one casitas shall be permitted per lot of record. The minimum width at the narrowest point of a casitas shall be no less than twenty (20) feet. The construction, design and appearance of the casitas shall match or exceed the existing home, as well as, the neighborhood or adjoining homes. The casitas shall be located outside of all setback areas of the main

residential dwelling; side yards, back yard etc. of the main dwelling and shall be located so that the casitas has at least the same minimum setbacks, side yards, etc. as is required for any other dwelling in the zone. The casitas shall meet the setback requirements required for the main dwelling. The property where a casitas is located shall not exceed forty (40) percent of the total lot area. Additionally, a covenant running with the land, recorded in the County Recorder's Office that the casitas shall be used only for the housing of family, and not, sold, or taxed separately from the main residential structure, until such time the lot is legally subdivided in accordance with city ordinances. See Family in definitions chapter 02-02

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.

Elementary, Middle, Junior High, and High Schools, veterinary clinics, and churches, shall be located upon lots containing at least one (1) 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

MINIMUM SETBACKS FROM PROPERTY LINES:

1. Main buildings on INTERIOR (non-corner) LOTS:
Front: 30 feet

Side: 8 feet, and the total distance of the two side setbacks shall be at least 20 feet
Rear: 30 feet

2. Main buildings on CORNER LOTS:

Front: 30 feet
Side: 8 feet, and the total distance of the two side setbacks shall be at least 20 feet
Rear:

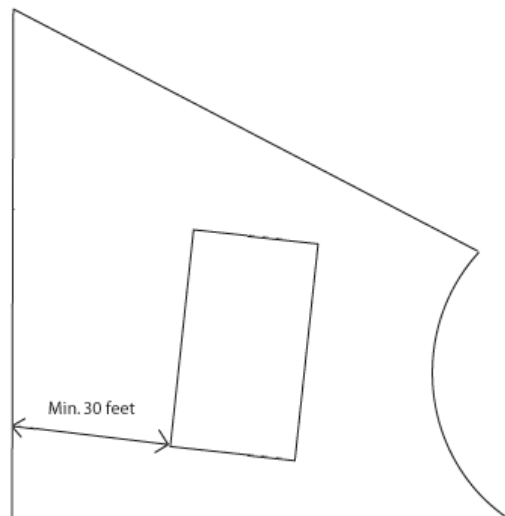
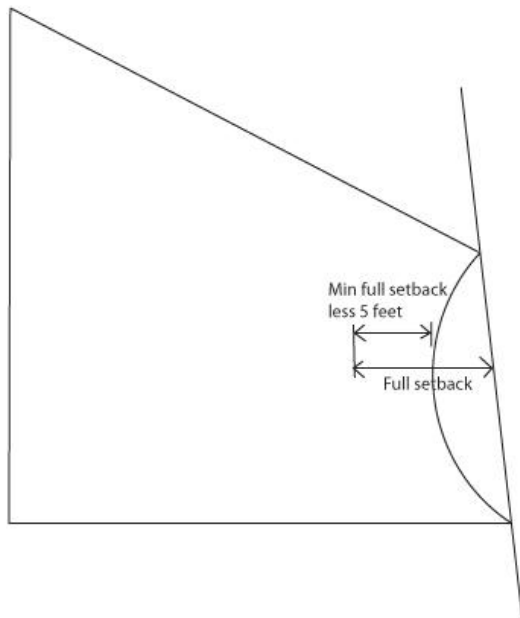
3. Main buildings on CUL-DE-SAC LOTS:

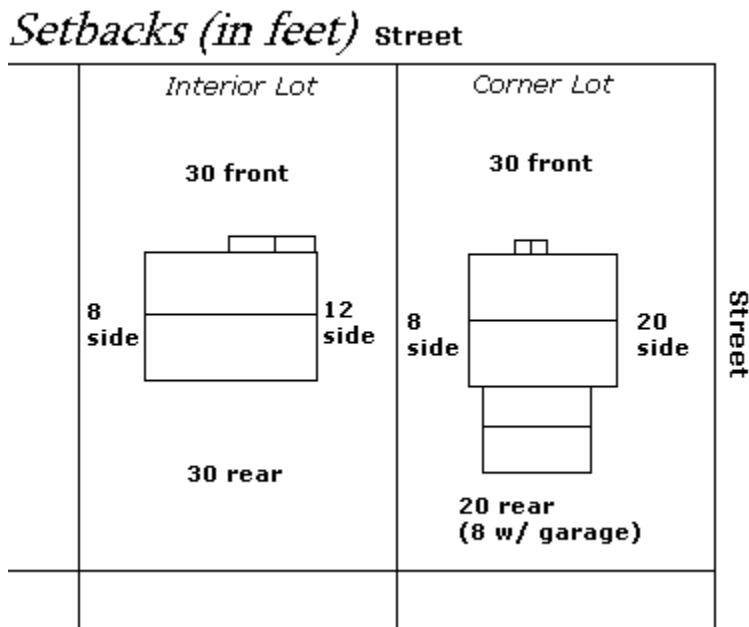
Front: 30 feet, , measuring perpendicular, from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than five (5) feet from the requirements of the zone in which the lot is located.
Side: 8 feet, and the total distance of the two side setbacks shall be at least 20 feet.
Rear: 30 feet measured perpendicular from the rear wall of the home to the lot line. In no case shall any part of the home be closer than 8 feet to any lot line, and in no case shall any two homes on adjacent lots be closer than 20 feet.

4. Accessory buildings:

Front: 30 feet
Side: Same as main building, unless any part of the accessory building is 5 feet behind the main building, then the side setback is 5 feet.
Rear: 5 feet

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





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 part of the separate building situated within 5 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.