

CHAPTER 02-25 RESIDENTIAL ZONE R-2

Section 02-25-001	Objectives and Characteristics of Zone
Section 02-23-002	Use Requirements
Section 02-23-003	Conditional Uses
Section 02-23-004	Area Requirements
Section 02-23-005	Width Requirements
Section 02-23-006	Location Requirements
Section 02-23-007	Height Requirements
Section 02-23-008	Special Provisions

02-25-001 OBJECTIVES AND CHARACTERISTICS OF ZONE

The R-2 Residential Zone has been established as a zone for family residential purposes, somewhat more dense than the R-1 Residential Zone. While a greater amount of residential density is characteristic of this zone, attractive lawns, trees, shrubs, both on the street and around the buildings, is also characteristic of this zone.

In order to accomplish the objectives and purposes of this ordinance, and to stabilize and protect the essential characteristics of the zone, the following regulations shall apply in the R-2 Residential Zone:

02-25-002 PERMITTED USES

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

Any use permitted in the R-1 Residential Zone.

Duplexes (two-family dwellings), which must be at least 600 feet from the nearest multi-family dwelling.

02-25-004 MINIMUM AREA REQUIREMENTS

Single-family dwellings - 7,500 square feet
Duplexes – 8,500 square feet

02-25-005 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width, measured along the front setback line, shall be 80 feet.

02-25-006 LOCATION REQUIREMENTS

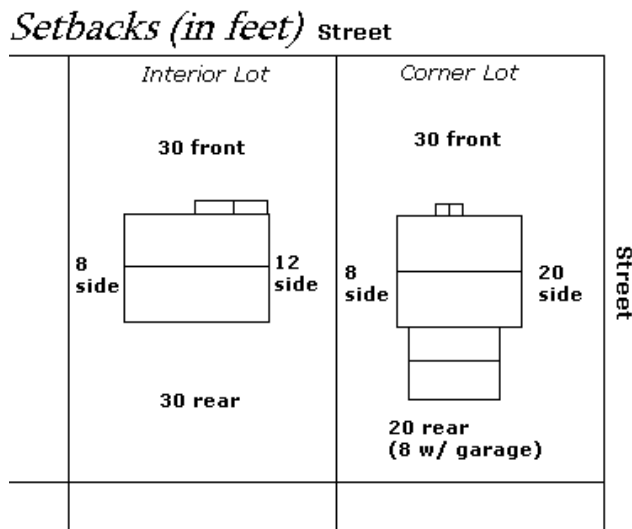
MINIMUM SETBACKS FROM PROPERTY LINES:

1. Main buildings on INTERIOR LOTS:
 Front: 30 feet
 Side: 8 feet (20 feet minimum for both sides combined)
 Rear: 30 feet

2. Main buildings on CORNER LOTS:
 Front: 30 feet
 Side: 20 feet on street-side, and 8 feet on interior side
 Rear: 20 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
 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



02-25-007 HEIGHT REQUIREMENTS

Minimum None

Maximum – Thirty-five feet from grade to crown, except churches and schools. For buildings within 1,320 feet of airport property, the building plans shall be approved by the Federal Aviation Administration prior to issuance of a building permit.

02-25-008 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 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.
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, sidewalk, and maintained green strip between the curb and sidewalk, all of which adhere to UODT and ADA standards.