

CHAPTER 15

RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS

15.1 RESIDENTIAL DISTRICT - R-1-21.(Amended 4/98, 9/01, 8/03, 12/08, 3/09, 4/11, 9/12)

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size: 21,780 Sq.
feet.

Minimum Width at Front or Rear Setback 100 feet.

Minimum Frontage (on a public street or an approved private street)..... 50 feet.

Minimum Yard Setback Requirements: (Amended 9/01)

- Front Yard..... 30 feet.
 - Rear Yard30 feet
 - Side Yard for Main Buildings..... 10 feet
 - Side Yard (Amended 4/98) 4 feet
 - Rear Yard for Accessory Buildings 1foot
- On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height35 feet

Maximum Building Coverage.....20 percent

Required Improvements:

- Street grading; Street base; Street paving; Surface drainage facilities; Curb and Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities; Waste water disposal; Street name signs; Fire hydrants; Street monuments; Shade trees (along public streets); Street lights

15.2 RESIDENTIAL DISTRICT - R-1-12. (Amended 9/01)

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size: 12,000 Sq.
 feet.
 Minimum Width of Interior Lots at Front or Rear Setback80 feet.
 Minimum Width of Corner Lots at Front or Rear Setback..... 100 feet.

Minimum Frontage (on a public street or an approved private street) 45 feet.

Minimum Yard Setback Requirements:

Front Yard..... 30 feet.
 Rear Yard30 feet
 Side Yard for Main Buildings Each Side 7.5 feet
 Side Yard for Accessory Buildings 4 feet
 Rear Yard for Accessory Buildings... 1 foot
 On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height35 feet

Maximum Building Coverage20 percent

Required Improvements:

Street grading; Street base; Street paving; Surface drainage facilities; Curb and Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities; Waste water disposal; Street name signs; Fire hydrants; Street monuments; Shade trees (along public streets); Street lights

15.3 RESIDENTIAL DISTRICT - R-1-8. (Amended 7/97, 7/99, 9/01)

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size: 8,000 Sq. feet.
Minimum Lot Size for Corner Lots 10,000 Sq feet.

Minimum Width of Interior Lots at Front or Rear Setback60 feet.
Minimum Width of Corner Lots at Front or Rear Setback80 feet.

Minimum Frontage (on a public street or an approved private street) 35 feet.

Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard..... 30 feet.
Rear Yard for Main Buildings.....25 feet
Rear Yard for Accessory Buildings 1 foot
Side Yard for Main Buildings Each Side.....7.5 feet
Side Yard for Accessory Buildings on a Corner Lot..... 10 feet
Side Yard for Accessory Buildings. (Amended 7/97) 4 feet
On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height35 feet

Maximum Building Coverage35 percent

Required Improvements:

Street grading; Street base; Street paving; Surface drainage facilities; Curb and Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities; Waste water disposal; Street name signs; Fire hydrants; Street monuments; Shade trees (along public streets); Street lights

15.4 MULTIPLE RESIDENTIAL DISTRICT - RM-7. (Amended 4/00, 9/01)

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size: 7,000 Sq. ft
Minimum Lot Size for Corner Lots 10,000 Sq ft
Additional lot area for each additional dwelling unit6,000 Sq. ft

Maximum Density..... 7 d.u./acre

Minimum Width of Interior Lots at Front or Rear Setback70 feet.
Minimum Width of Corner Lots at Front or Rear Setback.....90 feet.

Minimum Frontage (on a public street or an approved private street) 45 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard.....25 feet.
Rear Yard for Main Buildings 20 feet
Rear Yard for Accessory Buildings 1 foot
Side Yard for Main Building, Each Side.....7.5 feet
Side Yard for Accessory Buildings 4 feet
Set backs for Accessory Buildings on a corner lot.....
 On the side of the Main Building 4 feet
 On the rear of the Main Building 1 foot

(Amended 4/00)

On corner lots 2 front yards and 2 side yards are required.

Maximum Building Height..... 35 feet

Maximum Building Coverage 35 percent

Required Improvements:

Street grading; Street base; Street paving; Surface drainage facilities; Curb and Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities; Waste water disposal; Street name signs; Fire hydrants; Street monuments; Shade trees (along public streets); Street lights

15.5 MULTIPLE RESIDENTIAL DISTRICT - RM-15. (Amended 9/01, 8/03)

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character.

Minimum Lot Size:.....8,000 Sq. feet.
Minimum Lot Size for Corner Lots..... 10,000 Sq. feet.
Additional lot area for each additional dwelling unit2,300 Sq. feet
(Amended 8/03)

Maximum Density..... 15 d.u./acre

Minimum Width of Interior Lots at Front or Rear Setback70 feet.
Minimum Width of Corner Lots at Front or Rear Setback.....90 feet.

Minimum Frontage (on a public street or an approved private street) 45 feet.

Minimum Yard Setback Requirements:

- Front Yard.....25 feet.
 - Rear Yard for Main Buildings..... 20 feet.
 - Rear Yard for Accessory Buildings 1 foot.
 - Side Yard for Main Buildings, Each Side7.5 feet.
 - Side Yard for Accessory Buildings 4 feet.
- On corner lots, 2 front yards and 2 side yards are required.

- Maximum Building Height 55 feet
- Maximum Building Coverage50 percent

Required Improvements:

- Street grading; Street base; Street paving; Surface drainage facilities; Curb and Gutter; Sidewalk; Culinary water facilities; Surface drainage facilities; Waste water disposal; Street name signs; Fire hydrants; Street monuments; Shade trees (along public streets); Street lights

15.6 MULTIPLE RESIDENTIAL DISTRICT - RM-30. (Repealed 9/00, no such zone)

15.7 CODES AND SYMBOLS.

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column. 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, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." 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 Code.

Use Table Amended 9/2011	Residential R-1			Multiple Residential	
USE	8	12	21	7	15
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has been previously established or is constructed simultaneously with the residential use. (Amended 2010)	P	P	P	P	P
Accessory buildings and uses customarily incidental to permitted residential uses, when the residential use has not previously been established. (Amended 2010)	C	C	C	C	C
Accessory Buildings and uses customarily incidental to conditional uses.	C	C	C	C	C
The tilling of the soil, the raising of crops, horticulture and home gardening.	P	P	P	P	P
FRUIT / VEGETABLE STAND	-	C	C	-	-
FARM (Term added to code 8/02)					
ACCESSORY FARM EMPLOYEE HOUSING. Each accessory farm employee housing unit must be located on a contiguous parcel that contains at least 10 acres or more for each such unit and which must have at least 10 additional acres if it is located on the same property as the primary residential dwelling. (Term added 8/02)	-	C	C	C	-
FAMILY FOOD PRODUCTION, AND THE RAISING OF HORSES. The first large animal (fully grown) shall have 10,000 sq ft of open area, each additional large animal shall have an additional 2,000 sq ft of open area; each medium sized animal (fully grown) shall have 4,000 sq ft of open area and each small sized animal (fully grown) shall have 500 sq ft of open area. The area of stables, barns and pens accessible to regulate animals may count towards the open area requirements. No animal shall be kept, corralled, penned, or raised within 100' from any pre-existing residential dwelling located on an adjoining lot. There is no setback requirement from neighboring residential dwellings if a C.U.P. has been issued prior to the start of construction of a residential dwelling on an adjoining lot. (Amended 3/00, 9/00, 11/01, 12/08, 3/09)	-	C	C	C	-

	Residential R-1			Multiple Residential	
	8	12	21	7	15
USE					
Class “A” Kennel (3-15 animals only). No animal shall be kept, penned, or raised within 100 ft from an adjoining residence or dwelling and it must have 4,000 sq ft for each additional animal over five (5). (Amended 10/02)	-	C	C	C	-
SPORTSMANS PERMIT for 3-5 dogs. No dog shall be kept, penned, or raised within 100’ of an adjoining residence or dwelling. (Amended 7/98)	-	C	C	C	C
RAISING OF RABBITS, DUCKS, CHICKENS (hens only), OR TURKEYS with not more than 6 of such animals in any combination, provided that appropriate cages, pens, coops, houses, etc. shall be provided for when these animals are kept outdoors. (Amended 04/11, 09/12)	P	P	P	P	P
<u>RESIDENTIAL</u>					
Single-Family Dwellings Detached	P	P	P	P	P
Single-Family Attached Dwellings	P	P	P	P	P
Two-Family Dwellings (Amended 5/97)	-	C	C	P	P
Twin Home Dwellings (Amended 5/97)	-	C	C	C	C
Multiple Family Dwellings	-	-	-	C	C
Congregate Care Facility	-	-	C	C	C
Nursing Care Facility	-	-	C	C	C
Group Home, Small	-	-	P	P	P
Group Home, Large	-	-	-	-	P
Transitional Treatment Home, Small	-	-	C	C	C

	Residential R-1			Multiple Residential	
	8	12	21	7	15
USE					
Mobile home parks	-	-	-	C	C
Mobile home subdivisions	C	C	C	C	C
Residential facilities for handicapped or elderly	P	P	P	P	P
HOME OCCUPATION	CA	CA	CA	CA	CA
HOUSEHOLD PETS, other than Sportsman Permit	P	P	P	P	P
<u>INSTITUTIONAL</u>					
Adult Day Care Center	-	-	C	C	P
Child Day Care Center (in a home, no more than 12 children at any one time with 1 provider and up to 16 with 2 providers, including those residing in the home with no more than 2 children under the age of two) Amended 9/2011	C	C	C	C	C
Commercial Child Day Care Center (not in a home) no more than 20 children at any one time. Amended 9/2011	-	C	C	-	P
Child Day Care Facility (a commercial operation, not in a home, no more than 100 children at any one time)	-	-	C	-	P
Hospital	-	-	-	-	C
Medical or dental clinic	-	C	C	-	C
Nursing Care Facility	-	-	-	-	C

	Residential R-1			Multiple Residential	
USE	8	12	21	7	15
Places of Worship (Amended 7/98)	C	C	C	C	C
Preschool (in a home, no more than 10 children from the ages of 4 to 6 years in age, including those residing in the home, with a maximum Length of four hours for those who do not reside there)	C	C	C	C	C
Preschool (a commercial operation, not in a home, no more than 20 children from the ages of 4 to 6 years in age, at any one time, for a period not to exceed four hours)	-	-	C	-	C
Private educational institution having a curriculum similar to the public schools, grades K-12	C	C	C	C	C
Schools of higher education, community colleges, off campus facilities	-	-	C	-	C
Schools, professional and vocational	-	-	C	-	-
<u>POWER GENERATION</u>					
Solar	P	P	P	P	P
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>					
Private Recreational Grounds and Facilities Not Open to the Public, in which No Admission Charge is Made	C	C	C	C	C
Natural Open Space Areas	P	P	P	P	P

	Residential R-1			Multiple Residential	
	8	12	21	7	15
USE					
Community & Recreation Centers	C	C	C	C	C
Parks and Playgrounds, Public and Private	P	P	P	P	P
Pedestrian Pathways, Trails & Greenways	P	P	P	P	P
Community Gardens	P	P	P	P	P
<u>MISCELLANEOUS</u>					
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P	P	P	P
Public/Private Utility Buildings and Structures	C	C	C	C	C
Cluster subdivision or Planned unit developments	C	C	C	C	C
Cemetery	C	C	C	C	C
Golf Course	C	C	C	C	C
Government Uses and Facilities	C	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C	C

Temporary Buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	CA	CA	CA	CA	CA
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