

**Chapter 14. Residential, Single Family**

- 28-14-1 Purpose and Intent
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**28-14-1 Purpose and Intent.** The purposes of the R-1 Zones are to provide regulated areas for single-family residential use at varied density levels and to provide density buffers between existing Agricultural Estate Zones and residential uses in the agricultural zone. Included in these zones are provisions for a wider choice of residential housing styles needing varied lot sizes, through the use of conventional subdivision designs, averaging of lot sizes and frontages, while enhancing the advantages of individual home ownership. It is not the intent that these zones become areas for the keeping, maintaining, feeding, etc. of animal or fowl units as defined in this ordinance.

**28-14-2 Uses.** <sup>169, 170, 181, 182, 199</sup>

- (1) Permitted and conditional uses for each zone are outlined in Table 14.2.
- (2) All Conditional Uses shall be processed as outlined in Chapter 5 of this ordinance.

**28-14-3 Site Development Standards.** <sup>149, 169</sup> Site development standards for all R-1 Zones are outlined in Table 14.3.

**28-14-4 Averaging Standards.** Subdivisions, where averaging is permitted, developed within these zones will be evaluated throughout the approval process based upon the use of lot and width averaging in respect to the intent and purpose of these zones as stated herein, and the following guidelines:

- (1) Corner lots are not to be included in any averages.
- (2) Lot sizes will be interspersed throughout the subdivision unless specific sizes concentrated within one area are required for buffering. In the R-1-15 Zone a minimum of 50% of interior lots will meet the 95 foot frontage requirement.
- (3) The averaging plan for a subdivision will be approved during the preliminary plat approval process and will not be changed without reevaluation of the preliminary plat by the Planning Commission. In the R-1-15 Zone the accumulated average lot size for the first and subsequent phases within the subdivision shall not be lower than required.

**28-14-5 Special Provisions for R-1-6 Zone.** <sup>1</sup>

- (1) Minimum area of zone - 10 acres.
- (2) The City may require park land dedication as authorized by the Clinton City Municipal Code, Title 24 Chapter 1.<sup>6</sup>

**28-14-6 Special Provisions for Development Adjacent to the Performance Zone.** <sup>123</sup>

- (1) Any subdivision developing next to a vacant parcel located within the Performance Zone will provide, as a minimum, a fifteen (15) foot buffer easement and a six-foot high chain link fence constructed to city standards next to the vacant land.
- (2) The intent of this additional space is for it to be utilized as a buffer with additional vegetation, to be installed by the homeowner, if desired whenever the vacant land is developed with a non-compatible use.
- (3) The buffer easement will not be utilized for structures of other use which would interfere with the possible development of a landscape buffer. <sup>125</sup>
- (4) All setback requirements established in this ordinance shall be measured from the buffer easement and not from the property line.
- (5) Buffer easements may be used in conjunction with the public utility and drainage easement required in the Clinton City Subdivision Ordinance.

TABLE 14.2 <sup>118, 198, 208</sup>		RESIDENTIAL ZONES					
USES		R-1-6	R-1-8	R-1-8a <sup>25</sup>	R-1-9 <sup>21, 24</sup>	R-1-10	R-1-15 <sup>52</sup>
P = Permitted C = Conditional N = Not Permitted A = Accessory <sup>134</sup>							
1.	Agriculture	P	P	P	P	P	P
2.	Single Family Dwelling						
	1. Site-built <sup>52</sup>	P	P	P	P	P	P
	2. Modular Structures <sup>52</sup>	P	P	P	P	P	P
	3. Manufactured Housing <sup>52</sup>	P	P	P	P	P	P
	4. Camper Trailer	N	N	N	N	N	N
	5. Mobile Home	N	N	N	N	N	N
3.	Household Pets	P	P	P	P	P	P
4.	Garages, accessory buildings, sheds, carports and uses customarily incidental to any permitted use. <sup>169, 199</sup>	P	P	P	P	P	P
5.	Public Building: public park, public recreation grounds and associated buildings.	P	P	P	P	P	P
6.	Raising, pasturing, and maintaining of not more than the following animal and fowl units for family food production or pleasure: 1 animal unit and 1 fowl unit for each one acre in the lot up to a maximum of 5 animal and 2 fowl units.	P	P	P	P	P	N
7.	Residential Chickens (see § 28-2-2 ) Permitted only on lots 10,000 square feet and larger. (All chickens are registered at City) <sup>170, 208</sup>	P	P	P	P	P	P
8.	Family Day Care Center <sup>26</sup>	A	A	A	A	A	A
9.	Home Business <sup>179</sup>	P	P	P	P	P	P
10.	Golf Course	C	C	C	C	C	C
11.	Churches, Synagogues, and Temples <sup>182</sup>	P	P	P	P	P	P
12.	Educational Institution (Elementary and Secondary, including associated grounds and athletic and other facilities) <sup>182</sup>	P	P	P	P	P	P
13.	Immediate Family Dwelling Unit	P	P	P	P	P	P
14.	Public utility substation	C	C	C	C	C	C
15.	Handicapped Residential Facilities IAW Utah Code § 10-9-610 through §10-9-604. <sup>134</sup>	P	P	P	P	P	P
16.	Residential Facilities for Elderly IAW Utah Code § 1-9-501 through §10-9-504. <sup>134</sup>	P	P	P	P	P	P
17.	Municipal Water Wells, Reservoir, or Storage Tanks for water	C	C	C	C	C	C
18.	Kennels, Private or Commercial	N	N	N	N	N	N
19.	Garage and Yard Sales <sup>179</sup>	P	P	P	P	P	P
20.	Cemetery	P	P	P	P	P	P
21.	Sign – One nameplate or identification sign in accordance with the Clinton City Sign Ordinance <sup>182</sup>	P	P	P	P	P	P
22.	Bed and Breakfast <sup>182</sup>	P	P	P	P	P	P
23.	Temporary residences renting by the day or week <sup>182</sup>	P	P	P	P	P	P
24.	Temporary on site storage containers for emergency construction or repair of residences, with the following stipulations: <sup>182</sup> a. Must be placed on a hard surface b. Can only be present for 3 months out of a 12 month period	P	P	P	P	P	P
25.	Garages, accessory buildings, sheds, carports uses customarily incidental to any non-residential use. <sup>169, 199</sup>	Structures will be evaluated along with application for primary use when evaluating a site plan as established in §28-3-10					

TABLE 14.3 <sup>118, 183, 199</sup>		RESIDENTIAL ZONES						
SITE DEVELOPMENT STANDARDS		R-1-6	R-1-8	R-1-8a <sup>25</sup>	R-1-9 <sup>21, 24</sup>	R-1-10	R-1-15 <sup>52</sup>	
1.	Lot Area (square feet)							
	1. Averaging Allowed	No	No	No	Yes	No	Yes	
	2. Minimum Area	6,000	8,000	8,000	7,000	10,000	11,000	
	3. Maximum Area <sup>149, j</sup>	n/a	n/a	n/a	n/a	n/a	22,100	
	4. Minimum Average Area	n/a	n/a	n/a	9,000	n/a	15,000	
	5. Corner Lot Minimum Area	6,000	8,000	8,000	9,000	10,000	15,000	
2.	Minimum Lot Frontage (feet) <sup>15</sup>							
	1. Corner Width (feet)	70	80	80	80	85	95	
	2. Interior Width							
	1. Averaging Allowed <sup>a</sup>	No	Yes	Yes	Yes	Yes	Yes	
	2. Minimum Average	n/a	70	70	70	85	95	
	3. Minimum Width	65	60	60	60	75	75	
3.	Minimum Yard Setbacks							
	1. Front							
		Main Street	35	35	35	35	35	35
		Other Street	20	30	25	30	30	30
	2. Side <sup>169</sup>							
		Interior Lot	8/10	8/10	5/8	8/10	10/10	10/10
		Facing Main Street	35	35	35	35	35	35
		Facing Other Street	20	20	20	20	20	20
		Detached Garages	Distances are the same as exist for a dwelling					
		Accessory Building Side Yard Interior	3' rated structure, 5' non rated structure					
		Accessory Building Side Yard facing a Street	20	20	20	20	20	20
	3. Rear <sup>169, 199</sup>							
		Main Building and Detached Garages	25	25	25	25	30	30
		Main Building Main Street and Detached Garages	35	35	35	35	35	35
		Accessory buildings, and sheds	3	3	3	3	3	3
		Accessory Building Side Yard facing a Street	20	20	20	20	20	20
		Shed <sup>199</sup>	3	3	3	3	3	3
		4. Building Height						
1. Main Building								
	Minimum Stories	1	1	1	1	1	1	
	Maximum Stories	2½	2½	2½	2½	2½	2½	
	Maximum Height (feet)	35	35	35	35	35	35	
2. Other Structures <sup>169</sup>								
	All	Maximum Stories	1	1	1	1	1	
	Accessory Building	Minimum Height (feet)	12	12	12	12	12	12
		Maximum Height (feet) <sup>f</sup>	25	25	25	25	25	25
	Accessory Building Large Lot	Minimum Height (feet)	12	12	12	12	12	12
		Maximum Height (feet) <sup>f</sup>	30	30	30	30	35	35
	Shed	Minimum Height (feet)	6	6	6	6	6	6
		Maximum Height (feet) <sup>f</sup>	16	16	16	16	16	16

TABLE 14.3 <sup>118, 183, 199</sup>		RESIDENTIAL ZONES					
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5.	Dwelling Unit Footprint (square feet) <sup>125</sup>						
1.	Single Family Dwelling Unit Footprint <sup>67</sup>	950	950	950	1080 +	1250 <sup>i</sup>	1250 <sup>i</sup>
2.	Minimum Living Space	950	950	950	1080 <sup>i</sup>	1250 <sup>i</sup>	1250 <sup>i</sup>
3.	Maximum Sizes for Other Enclosed Structures <sup>169</sup>						
	Garage Accessory	850	1,200	1,200	1,500	ng	ng
	Garage Detached	850	1,200	1,200	1,500	ng	ng
	Accessory Building	850	1,200	1,200	1,500	ng	ng
	Accessory Building Large Lot	1000	1,300	1,400	1,500	ng	ng
	Shed	200	200	200	200	200	200
6.	Impervious Surface Ratio <sup>9, h</sup>	35%	25%	25%	25%	25%	25%
7.	Garages, accessory buildings, sheds, carports and distances from the property lines when associated with a use that is not a dwelling will be evaluated during a site plan review as established in §28-3-10. Distances outlined above, for a dwelling, will be used as a guide and where the use being evaluated is adjacent to a lot with an existing dwelling the distances outlined above will be followed. Consideration for reducing distances during site plan review will be based upon mitigation proposed to reduce impact upon adjacent properties.						
<p><sup>a</sup> Corner lots not to be included in averaging.</p> <p><sup>b</sup> Reserved</p> <p><sup>c</sup> Reserved</p> <p><sup>d</sup> Reserved</p> <p><sup>e</sup> Reserved</p> <p><sup>f</sup> Height of an accessory building on a residential lot shall not be higher than the primary structure on the lot unless located a minimum of ten (10) feet behind the primary structure on the lot.</p> <p><sup>g</sup> The accessory building size limited by the overall impervious surface ratio of the rear yard.</p> <p><sup>h</sup> The impervious surface ratio is calculated based upon the impervious surface within any required side or rear yard minimum setback.</p> <p><sup>i</sup> Applies to subdivisions approved for after March 30, 2005. For subdivisions approved prior to March 30, 2005, the Single Dwelling Unit Footprint is 950 square feet and minimum living space is 950 feet for all “R” zones.<sup>126</sup></p>							

Historic Changes to Chapter (see chapter 24 for details) 15, 21, 24, 25, 26, 52, 67, 118, 125, 149, 169, 170, 179, 182,183, 199,