



CHAPTER 14

RESIDENTIAL, SINGLE FAMILY

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14.RESIDENTIAL, SINGLE FAMILY

2 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.

3 USES

- 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.

4 SITE DEVELOPMENT STANDARDS

Site development standards for all R-1 Zones are

outlined in Table 14.3.

5 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.

15. 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.

6 SPECIAL PROVISIONS FOR R-1-6 ZONE¹

- 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 1.⁶

7 SINGLE FAMILY DWELLING GARAGE:^{104, 148}

Detached Garage:

- 1. A detached garage as defined in this ordinance may satisfy the parking requirements of Chapter 4 of this ordinance providing that the garage meets the following requirements.
- 2. The minimum distance from any wall surface of the dwelling to any wall surface on the garage on the lot shall be six (6) feet measured at any point and the garage shall not enter into any required setback areas for the zone. The eaves of either structure shall not extend more than eighteen (18) inches into the required six (6) foot separation.
- 3. On corner lots the garage shall meet the following requirements:
 - a. When the garage is not constructed with a minimum set back of ten (10) feet behind the house the garage shall be located on the side of the house opposite from the street.
 - b. When constructed in the rear yard of the lot the garage shall have a minimum set-back from the street property line of twenty (20) feet, shall be located a minimum of ten (10) feet from the dwelling on the lot, eighteen (18) feet from the dwelling on any adjoining lot, and a minimum of three (3) feet from any other property line with no portion of the structure within two (2) feet.

4. Garage shall be designed with the intended use of storing vehicles intended for transportation or recreation.

5. All run-off from the roof, drive or any hard surface associated with the garage shall be designed to drain onto the building lot where the structures are located.

6. Maximum impervious surface ratio is maintained.

7. Detached garages shall have the same architectural features and utilize the same building materials as the existing dwelling. Equality of materials and features shall be determined by the Building Official at the time of plans review.

8 SPECIAL PROVISIONS FOR DEVELOPMENT ADJACENT TO THE PERFORMANCE ZONE¹²³

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

TABLE 14.2 ¹¹⁸		RESIDENTIAL ZONES					
USES		R-1-6	R-1-8	R-1-8a ²⁵	R-1-9 ^{21, 24}	R-1-10	R-1-15 ³²
P = Permitted C = Conditional N = Not Permitted A = Accessory ¹³⁴							
1.	Agriculture	P	P	P	P	P	P
2.	Single Family Dwelling						
1.	Site-built ⁵²	P	P	P	P	P	P
2.	Modular Structures ⁵²	P	P	P	P	P	P
3.	Manufactured Housing ⁵²	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.	Planned Development in accordance with Chapter 7 of this Ordinance. ^{126,134}	N	N	N	N	P	P
5.	Accessory buildings and use customarily incidental to any permitted use.	P	P	P	P	P	P
6.	Public Building: public park, public recreation grounds and associated buildings.	P	P	P	P	P	P
7.	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
8.	Family Day Care Center ²⁶	A	A	A	A	A	A
9.	Home Business in accordance with Chapter 6 of this Ordinance. ^{35, 134}	P	P	P	P	P	P
10.	Golf Course	C	C	C	C	C	C
11.	Church	C	C	C	C	C	C
12.	Educational Institution	C	C	C	C	C	C
13.	Immediate Family Dwelling Unit	C	C	C	C	C	C
14.	Public utility substation	C	C	C	C	C	C
15.	Handicapped Residential Facilities IAW Utah Code § 10-9-610 through §10-9-604. ¹³⁴	P	P	P	P	P	P
16.	Residential Facilities for Elderly IAW Utah Code § 1-9-501 through §10-9-504. ¹³⁴	C	C	C	C	C	C
17.	Water Wells, Reservoir, or Storage Tank	C	C	C	C	C	C
18.	Kennels, Private or Commercial	N	N	N	N	N	N

TABLE 14.3 ¹¹⁸			RESIDENTIAL ZONES						
SITE DEVELOPMENT STANDARDS			R-1-6	R-1-8	R-1-8a ²⁵	R-1-9 ^{21 24}	R-1-10	R-1-15 ⁵²	
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 ^{149,j}	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) ¹⁵								
	1.	Corner Width (feet)	70	80	80	80	85	95	
	2.	Interior Width							
		1.	Averaging Allowed ^a	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							
		Interior Lot	8/10 ^b	8/10 ^b	5/8 ^b	8/10 ^b	10/10 ^c	10/10 ^c	
		Facing Main Street	35	35	35	35	35	35	
		Facing Other Street	20	20	20	20	20	20	
		Accessory Building ^d	8/10	8/10	8/10	8/10	10	10	
		Accessory Building Side Street	20	20	20	20	20	20	
	3.	Rear							
		Main Building	25	25	25	25	30	30	
		Main Building Main Street	35	35	35	35	35	35	
		Accessory Building at Corner ^e	3	3	3	3	3	3	
		Accessory Building Side Street	20	20	20	20	20	20	

TABLE 14.3 ¹¹⁸		RESIDENTIAL ZONES							
SITE DEVELOPMENT STANDARDS		R-1-6	R-1-8	R-1-8a ²⁵	R-1-9 ^{21 24}	R-1-10	R-1-15 ⁵²		
4.	Building Height								
	1. Main Building								
		Minimum Stories	1	1	1	1	1		
		Maximum Stories	2½	2½	2½	2½	2½	2½	
		Maximum Height (feet)	35	35	35	35	35	35	
	2.	Accessory Building							
									Minimum Height (feet)
			Maximum Stories	1	1	1	1	1	1
			Maximum Height (feet) ^f	25	25	25	25	25	25
5.	Dwelling Unit Footprint (square feet) ¹²⁵								
	1.							Single Family Dwelling Unit Footprint ⁶⁷	950
	2.	Minimum Living Space	950	950	950	1200 ⁱ	1250 ⁱ	1250 ⁱ	
	3.	Accessory Building Maximum ¹¹	850	1,200	1,200	1,500	^g	^g	
6.	Impervious Surface Ratio ^{9 h}	35%	25%	25%	25%	25%	25%		

^a Corner lots not to be included in averaging.

^b Refer to §14.06.1a

^c Refer to §14.06.2

^d Accessory building not in compliance with 14.06.2

^e Accessory building not in compliance with 14.06.2

^f 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.

^g The accessory building size limited by the overall impervious surface ratio of the rear yard.

^h The impervious surface ratio is calculated based upon the available rear yard. The minimum rear yard is the minimum setback times the width of the yard. Where the rear yard is greater than the minimum required the accessory building size is calculated based upon the setback from the closest portion of the dwelling to the rear yard. On gourd shaped lots the measurement is from the closest portion of the dwelling to a point where the rear yard is equal to one-half the minimum width of the orientation of the dwelling.

ⁱ 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.¹²⁶

^j Applies to rezones applied for after April 24, 2007. This is the total lot area that will be counted when averaging a subdivision, lots can be larger, but anything in excess of 22,100 sq.-ft will not be counted towards the averaging.¹⁴⁹