

#### 4.2.6 R-1-12,000 Residential Zone

##### A. Legislative Intent

The R-1-12,000 Residential Zone has been established for the purpose of providing a place where single family detached dwellings on individual urban-type lots with curb, gutter and sidewalks can be constructed having attractively landscaped yards and a favorable environment for family life. Representative of the uses within the R-1-12,000 Zone are single-family dwellings, parks, playgrounds, churches and other community facilities designed in harmony with the characteristics of the zone.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the R-1-12,000 Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and [Section 1.2](#) of this Code.
2. To promote the orderly conversion of open land to residential uses in areas where some urban services can be provided.
3. To promote efficiency and economy in the process of development by the economical utilization of water, drainage, sanitary, transportation and other facilities.
4. To reduce the waste of physical and financial resources.

The specific regulations necessary for the accomplishment of the purposes of the zone are hereinafter set forth:

##### B. Permitted Uses

1. Single-family dwellings, conventional construction and factory built.
2. Customary residential accessory structures.
3. Churches.
4. Public agency parks and playgrounds.
5. Public buildings and grounds, not including storage yards and repair shops.
6. The raising, care and keeping of animals and fowl under the following conditions:
  - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot that is used as livestock management area.
  - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
7. Household pets, not including kennels.
8. Home occupations, subject to the conditions set forth in [Section 3.3.15](#).
9. Minor utility transmission projects.
10. Water diversions, water distribution, facilities and structures for water.
11. Pet cemeteries for interment of family pets.

C. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the designated reviewing agencies. Approval of other agencies or levels of government may be required.

1. Public and parochial schools and grounds, subject to the approval of the County Commission as set forth under [Section 3.3.32](#).
2. Planned Unit developments and residential condominium projects subject to the applicable provisions of [Sections 5.6, 5.7](#) and [5.8](#) of this Code.
3. Major utility transmission and railroad projects when approved by the County Commission in accordance with the applicable provisions of [Section 5.5](#).
4. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in [Section 3.3.31](#) and other applicable sections of this Code.

D. Area and Width Requirements

The minimum area and width requirements for a zoning lot shall be as follows:

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family dwelling	12,000 sf	100 feet
Churches	2.5 acres	200 feet
School	5 acres	200 feet
Planned Unit Developments	2 acres	90 feet

E. Access Requirements

Per [Table 4.1](#).

F. Location Requirements

Buildings shall be set back from the property line as per [Table 4.2, 4.3](#) or [4.4](#).

G. Height of Building

The maximum height of any building, measured from finished grade to the square of the building, shall be twenty (20) feet or two (2) stories, whichever is higher. Where the ground or the square of the building is uneven in height, the average elevation thereof shall apply. Roofs above the square, chimneys, flagpoles, television antennas, church towers, and similar structures not used for human occupancy are excluded in determining height.

H. Utility Requirements

As per [Table 4.5](#).

I. Size of Dwelling

1. Minimum area

The ground floor of any dwelling shall contain not less than one thousand (1,000) square feet of living area.

2. Minimum dimensions

The minimum width and length dimension of any dwelling as measured from the outside wall shall be not less than twenty-four (24) feet. Non-living spaces such as garages, porches and sheds shall not be included in determining compliance with this requirement.