

19.14.030 Conditional uses.

Conditional uses in the R-1 zones are as follows:

Zone	Conditional Uses
All R-1 zones	<p>--Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under one half-acre or one thousand two hundred square feet on lots one-half acre or larger;</p> <p>--Cemetery;</p> <p>--Day care/preschool center, subject to Section 19.76.260;</p> <p>--Golf course;</p> <p>--Home day care/preschool, subject to Section 19.04.293;</p> <p>--Planned unit development;</p> <p>--Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;</p> <p>--Private nonprofit recreational grounds and facilities;</p> <p>--Public and quasi-public uses;</p> <p>--Residential facility for elderly persons;</p> <p>--Temporary buildings for uses incidental to construction work, which building must be removed upon the completion of the construction work. If such buildings are not removed within ninety days upon completion of construction work or thirty days after notice, the building will be removed by the county at the expense of the owner.</p>
R-1-3, R-1-4,	--Single-family dwelling.
R-1-5	<p>--Single-family project developments</p> <p>The planning commission may approve a detailed development plan for the entire single-family project in an R-1-3, R-1-4, R-1-5 zone, pursuant to Chapter 19.84 of this title. Thereafter, the development services division director may, as authorized by the planning commission, approve use permits for individual residential uses, provided that the plans comply with all requirements and conditions of the approved development plan.</p>
R-1-6, R-1-7, R-1-8, R-1-10,	--Nursery and greenhouse, provided that there is no retail sales;
R-1-15	<p>--Pigeons, subject to health department regulations;</p> <p>--Residential health care facility for up to five residents on streets less than eighty feet in width, and up to ten residents on streets eighty feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the Utah Department of Health, which use shall not change the residential appearance and character of the property;</p> <p>--Sportsman's kennel with a minimum lot area of one acre.</p>
R-1-21, R-1-43	--Bed and breakfast homestay;

--Nursery and greenhouse; provided, that there is no retail sales;
--Pigeons, subject to health department regulations;
--Residential health care facility for up to five residents on streets less than eighty feet in width, and up to ten residents on streets eighty feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the Utah Department of Health, which use shall not change the residential appearance and character of the property;
--Sportsman's kennel with a minimum lot area of one acre.

(Ord. 1535 § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1338 § 2 (part), 1996; Ord. 1285 § 2 (part), 1994)