

5-4: TR-5 TRANSITIONAL RESIDENTIAL ZONE

D. AREA REQUIREMENTS

The minimum area of a zoning lot within the TR-5 zone shall be as follows:

1. Each one family dwelling, mobile home, family day-care center, foster care home, residential facility for handicapped persons, or residential facility for elderly persons, shall be on a lot containing at least five (5) acres of land.

However, without regard to the acreage requirement stated above, if the property is included in a recorded large-scale development plat, the minimum required area shall be the entire undivided lot or dwelling site as depicted on such plat.

2. Each nursing home or residential treatment center shall be located on a lot containing at least five (5) acres of land.

3. Each planned subdivision shall be located on a lot containing at least five (5) acres of land except as provided for in zoning section 6-3-F-2 for nonconforming lots of record.

4. Each parcel resulting from the division of agricultural land for agricultural purposes under the exemption from the plat filing requirements, as provided pursuant to the provisions of Section 3-53-B-1 of the Utah County zoning Ordinance and Section 17-27-806(2) of the Utah Code Annotated, 1953 as amended, shall not be less than five (5) acres in area, as shown on the approved and recorded record of survey map.

5. Each planned unit development shall be located on a lot containing at least five (5) acres of land.

6. Each church or other structure for religious worship shall be located on a lot containing at least two and one-half (2 ½) acres of land; each church with a parsonage shall be on a lot containing five (5) acres of land.

7. Each preschool, or primary or secondary school shall be located on a lot containing at least five (5) acres of land.

8. Each landscape park containing approved recreational facilities and each public park containing approved concessions or facilities shall be located on a lot containing at least five (5) acres of land.

9. For the pasturing of domestic livestock the minimum lot area shall be one-half acre plus one-half acre per head;

10. For other permitted structures and uses, there shall be no minimum area requirement except as may be necessary to meet the other provisions of this ordinance.