

Section 16.09.09 Setback Requirements.

The setback requirements for this zone shall be as follows:

(1) Front Setback. The front setbacks for dwellings shall be a minimum of sixty (60) feet from the center of the road, or thirty (30) feet from the edge of the right-of-way, whichever is greater. If the property is located on a State or Federal Highway, the setbacks shall be a minimum of one hundred fifty (150) feet from the right-of way. See 16.21.07(2) for setbacks on major collector roads.

(a) Commercial Structures. If any commercial structures are granted, the setbacks will be set as part of the Conditional Use approval.

(b) Structures that will house animals. These structures shall be a minimum of one hundred (100) feet from the road right-of-way, providing however, all such structures must also be set back from any existing residential structure, on the same lot or an adjacent lot at least one hundred (100) feet.

(c) Major County Collector Roads. For buildings abutting upon a county street that is designated as a major collector road in the Wasatch County Master Transportation Plan, the setback shall be eighty-five (85) feet from the center line of any street, or fifty (50) feet from the right-of-way, whichever is greater.

(2) Side Setbacks. All permitted structures shall be set back from the side property line a minimum of twelve (12) feet.

Side setbacks for buildings that will house animals must be a minimum of fifty (50) feet and one hundred (100) feet from any dwelling on or off-site.

(3) Corner Lots. For corner lots, the side setback on the street side shall be the same setback as that required for the front.

(4) Rear Setbacks. All permitted structures shall be set back from the rear property line a minimum of thirty (30) feet.

Rear setbacks for buildings that will house animals must be a minimum of fifty (50) feet and one hundred (100) feet from any dwelling on or off-site.

(5) Planned Performance Developments. Setbacks shall be approved by the Planning Commission on a case-by-case basis during the plan approval process.