

**CHAPTER 1.07  
RESIDENTIAL ZONE DISTRICTS**

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**1.07.005 PURPOSE.** The purposes of Residential Districts are:

A. RURAL RESIDENTIAL DISTRICT, RR-1. To provide rural residential to promote and preserve in appropriate areas conditions favorable to large-lot family life for single-family occupancy; the keeping of limited numbers of animals and fowl; and reduced requirements for public utilities; this district is intended to be primarily residential uses. Minimum lot size: one (1) acre, 43,560 square feet.

B. RESIDENTIAL DISTRICT, R1-20. To provide areas for very low density residential neighborhoods for single-family occupancy of essentially spacious and uncrowded character. Minimum lot size: twenty-thousand (20,000) square feet.

C. RESIDENTIAL DISTRICT, R1-12. To provide areas for medium density residential neighborhoods, for single-family occupancy of spacious and uncrowded character. Minimum lot size: twelve-thousand (12,000) square feet.

D. RESIDENTIAL DISTRICTS, R1-10. To provide areas for medium density residential neighborhoods for single-family occupancy. Minimum lot size: R1-10 ten-thousand (10,000) square feet.

E. RESIDENTIAL DISTRICT, R1-8. To provide areas for medium density residential neighborhoods for single-family occupancy. Minimum lot size: R1-8 eight-thousand (8,000) square feet.

F. RESIDENTIAL MULTIPLE DISTRICT, RM-8. To provide areas for higher residential density with the opportunity for varied housing styles and character for single-family occupancy. Maximum density: eight (8) units per acre for attached housing.

G. RESIDENTIAL MULTIPLE DISTRICT, RM-16. To provide areas for higher residential density with the opportunity for varied housing styles and character for single-family occupancy. Maximum density: sixteen (16) units per acre for attached housing.

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**1.07.010 USES.** This Section of Chapter 1.07, uses of land or buildings which are allowed in various districts are shown as "P" permitted uses in the appropriate column, or as "C" conditional uses in the appropriate column. If a use is not allowed in a given district, it is either not named in the uses list or it is indicated in the appropriate column by a dash, "-" as not permitted or not applicable or is stated as such.

RESIDENTIAL USES <sup>1 2 3</sup>							
ZONING DISTRICTS	RR-1	R1-20	R1-12	R1-10	R1-8	RM-8	RM-16
Accessory Buildings:	P	P	P	P	P	See Note 4	
Agriculture, Existing:	P	P	P	P	P	P	P
Assisted Living Facilities:						C	C
Childcare/Preschool:							
Childcare/Preschool, Residential-Minor: See Chapter 1.24 Home Occupations & Chapter 1.19 Supplementary Regulations of this Title.	C	C	C	C	C	C	C
Childcare/Preschool, Residential-Major: See Chapter 1.24 Home Occupations & Chapter 1.19 Supplementary Regulations of this Title.	C	C	C	C	C	-	-
Christmas Tree Sales:	C	C	-	-	-	-	-
Churches/Places of Worship:	P	P	P	P	P	P	P
Communication Towers and Antennas: See Chapter 1.22 Communication Facilities Permit of this Title.	C	C	C	C	C	C	C
Dwellings: <sup>5 6</sup> See Chapter 1.19 Supplementary Regulations of this Title for residential architectural standards.							
Single-Family:	P	P	P	P	P	-	-
Multi-Family Twin Home:	-	-	-	-	-	P	P
Multi-Family Attached:	-	-	-	-	-	P	P
Multi-Family Stacked:	-	-	-	-	-	P	P
Internal Accessory Dwelling Units:	P	P	P	P	P	-	-
Detached Accessory Dwelling Units:	C	C	C	C	C	-	-
Dwellings, Manufactured and Modular: <sup>7</sup> See Chapter 1.19 Supplementary Regulations of this Title.	P	P	P	P	P	-	-
Education Facilities:	C	C	C	C	C	C	C
Flag Pole: See Chapter 1.19 Supplementary Regulations of this Title.	P	P	P	P	P	P	P
Home Occupation: See Chapter 1.24 Home Occupation Permit of this Title.							
Minor:	C	C	C	C	C	C	C
Major:	C	C	C	C	C	-	-
Livestock, Large & Small: <sup>9</sup>	P	P	-	-	-	-	-
Kennel: See Chapter 13 of the Revised Ordinance of Tremonton City Corporation for requirements for a Kennel License.	C	-	-	-	-	-	-
Mobile Home Park:	-	-	-	-	-	-	-
Nursing Home:	-	-	-	-	-	-	-
Pets: <sup>8</sup>	P	P	P	P	P	P	P
Public Facilities:	P	P	P	P	P	P	P
Residential Facilities for the Elderly Persons: See Chapter 1.19 Supplementary Regulations of this Title:	C	C	C	C	C	P	P
Residential Facilities for Persons with a Disability: See Chapter 1.19 Supplementary Regulations of this Title:	C	C	C	C	C	P	P
Renewable Energy Systems: See Chapter 1.23 Renewable Energy Systems Permit of this Title:	C	C	C	C	C	C	C
Swimming Pool: See Chapter 1.19 Supplementary Regulations of this Title:	P	P	P	P	P	P	P

RESIDENTIAL USES <sup>1 2 3</sup>							
ZONING DISTRICTS	RR-1	R1-20	R1-12	R1-10	R1-8	RM-8	RM-16
Utilities, Neighborhood:	P	P	P	P	P	P	P
Utilities, Transmission, Pad, Facility:	C	C	C	C	C	C	C

<sup>1</sup> Note: See Chapter 1.25 of this Title - Conditional Uses Permit.

<sup>2</sup> Note: See Chapter 1.17 of this Title - Off-Street Parking Regulations.

<sup>3</sup> Note: See Chapter 1.18 of this Title - Landscaping, Buffering, and Fencing Regulations.

<sup>4</sup> Note: Accessory buildings serving entire complex such as clubhouse, pool house, bowery, etc. are permitted.

<sup>5</sup> Note: All dwelling units are for Single-Family occupancy. See Chapter 1.19 Supplementary Regulations of this Title for Residential Architectural Standards.

<sup>6</sup> Note: No principal dwelling shall be less than four hundred (400) square feet in living space.

<sup>7</sup> Note: Applicant shall also insure that there are no restrictive covenants that exclude Manufacturing and Modular Housing as required by Utah Code Annotated 10-9a-514. See Chapter 1.19 Supplementary Regulations of this Title for Residential Architectural Standards.

<sup>8</sup> Note: See Chapter 1.03 of this Title - Definitions.

<sup>9</sup> Note: See Section 1.07.025 and 1.07.030 for the type and number of livestock.

**1.07.015 LOT REGULATIONS.** This Section of Chapter 1.07 shall apply to all principle structures and accessory structures in residential zones. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A."

RESIDENTIAL ZONES LOT REGULATIONS <sup>1 2 3</sup>							
ZONING DISTRICTS	RR-1	R1-20	R1-12	R1-10	R1-8	RM-8	RM-16
<b>LOT AREA REGULATIONS:</b> The minimum lot area in square feet for any Single-Family Dwelling in districts regulated by this Chapter.	43,560	20,000	12,000	10,000	8,000	Note 1	Note 1
<b>MAXIMUM DENSITY:</b> The maximum number of dwelling units per acre.						8	16
<b>LOT WIDTH REGULATIONS:</b> The minimum width in feet for any lot in the districts regulated by this Chapter.	135	100	90	80	70	70	70
<b>FRONTAGE REGULATIONS:</b> The minimum frontage in feet for any lot in the districts regulated by this Chapter.	60	50	45	45	45	45	45
Cul-d-Sac:	50	40	35	35	35	-	-
Flag Lot:	24	24	24	24	24	-	-
<b>FRONT YARD SET-BACK</b>	50	30	30	30	25	25	25

RESIDENTIAL ZONES LOT REGULATIONS <sup>1 2 3</sup>							
ZONING DISTRICTS	RR-1	R1-20	R1-12	R1-10	R1-8	RM-8	RM-16
<b>REGULATION:</b> The minimum depth in feet for the front yard for main structures in districts regulated by this Chapter.							
Structures on corner lots: front yard set-back in which the structure is addressed shall be:	50	30	30	30	25	25	25
Other front yard set-back shall be:	30	30	25	25	20	20	20
Accessory structures may have the same minimum front yard setback as the main structures if they have the same side yard setback required for main structures; otherwise they shall be setback the following number of feet from the rear of the main structure:	10	10	10	8	8	10	10
<b>REAR YARD SET-BACK REGULATIONS:</b> The minimum setback in feet for the rear yard in the districts regulated by this Chapter shall be:	30	30	30	25	20	20	20
For Accessory Structures and Garages with no rear openings <sup>4</sup> shall be:	10	10	5	5	5	5	5
Accessory structures located on an alley shall meet all the requirements of this Ordinance. However, structures may have a one (1) foot setback from the alley, provided they have met all side yards and minimum distances from adjacent dwellings:	A	A	A	A	A	A	A
<b>SIDE YARD SETBACK REGULATIONS:</b> The minimum side yard set back in feet for any dwelling in districts regulated by this Chapter shall be:	15	10	10	8	8	10	10
Total width of the two (2) side yards required shall equal:	30	24	20	18	18	18	18
For Accessory Structures and Garages with no side openings <sup>4</sup> shall be:	10	10	5	5	5	5	5
<b>CARPORTS.</b> Carports not exceeding six-hundred (600) square feet in area and not more than one (1) story in height, when attached to the main building and constructed of fire rated materials may extend no closer than one (1) foot from the side property line and the carport shall remain open on three (3) sides.	A	A	A	A	A	A	A
<b>HEIGHT REGULATIONS:</b> <sup>5</sup> The maximum height for all buildings in districts regulated by this Chapter shall be in feet:	36	36	36	36	36	36	36
Maximum Number of Stories:	2½	2½	2½	2½	2½	2½	2½
The minimum height of a dwelling	1	1	1	1	1	1	1

RESIDENTIAL ZONES LOT REGULATIONS <sup>1 2 3</sup>							
ZONING DISTRICTS	RR-1	R1-20	R1-12	R1-10	R1-8	RM-8	RM-16
in stories above grade:							
The maximum height of an accessory building in feet:	30	30	20	20	20	20	20

<sup>1</sup> Note: Multi-Family Dwellings may have reduced Lot Regulations in the RM-8 and RM-16 zones. Site Plan Permit (see Chapter 1.26 of this Title) and subdivision approval required.

<sup>2</sup> Note: No accessory building shall contain greater square foot floor area than the principal building to which it is accessory. Exception: accessory buildings located in the RR-1 and R1-20 zone. No accessory building or group of accessory buildings in any residential district shall cover more than thirty (30) percent of the rear yard.

<sup>3</sup> Note: For Park Meadows Subdivision an existing PUD R1-6 zone. Dwelling minimum setbacks: Front yard: twenty-five (25) feet/other Front yard twenty (20) feet - Side yards: six (6) feet and ten (10) feet - Rear yard: twenty (20) feet. The remaining regulations shall be applicable to that of the R1-8 lot regulations and uses.

<sup>4</sup> Note: For side and rear set-backs of any accessory structure three (3) feet or less there shall be no openings (windows, doors, etc.) Exception: accessory structures whose rear-yard is on an alley or street.

<sup>5</sup> Note: Exceptions to Height Regulations. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flag poles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos, or similar structures may be erected above the height limit herein prescribed, but no space above the height limit for residential purposes shall be allowed for purposes of providing additional floor space, nor shall such increased height be in violation of any other Ordinance or regulation of Tremonton City. Public Buildings, Utility Buildings, and Multi-Family Dwellings when authorized in a district, may be erected to a height greater than the district height limit by Site Plan approval.

**1.07.020 PUBLIC DEDICATIONS.** Setback restrictions of this Chapter shall not apply to existing structures whose setback is reduced by a public dedication.

**1.07.025 LARGE LIVESTOCK.** Large Livestock may be kept in all zones permitted by the use table in this Chapter. A maximum of ten (10) large livestock may be kept in permitted zones. To determine the number allowed and the zoning where they are allowed refer to Large Livestock chart below. Requests to keep additional animals on larger parcels of land may be considered upon application to the Planning Commission for a Conditional Use Permit.

LARGE LIVESTOCK				
ZONING DISTRICT	R1-20 FIRST ½ ACRE WITH HOME	R1-20 EACH ADDITIONAL ½ ACRE	RR-1 FIRST ½ ACRE WITH HOME	RR-1 EACH ADDITIONAL ½ ACRE
Cow / Calf or	1	2	2	2
Horse / Colt or	1	2	2	2
Sheep / Lamb or	2	2	3	2
Pig(s) – incl. Potbelly or	1	2	2	2
Goat(s) or	1	2	2	2

LARGE LIVESTOCK				
ZONING DISTRICT	R1-20 FIRST ½ ACRE WITH HOME	R1-20 EACH ADDITIONAL ½ ACRE	RR-1 FIRST ½ ACRE WITH HOME	RR-1 EACH ADDITIONAL ½ ACRE
Llama(s)	1	2	2	2

**1.07.030 SMALL LIVESTOCK.<sup>1</sup>** Small Livestock may be kept in all zones permitted by the use table in this Chapter. The type and quantities of small livestock shall not exceed those listed in the chart below. Numbers listed below shall not be exceeded regardless of the number of acres used in that zone. Not more than two (2) types of small livestock listed below may be allowed in any of the zones listed in the chart. Certain types of fowl may be regulated by the State of Utah and require a permit to keep those type of fowl, therefore Applicant shall be required to provide proof of permit to the City prior to keeping any fowl regulated.

SMALL LIVESTOCK				
ZONING DISTRICT	R1-20 First ½ ACRE WITH HOME	R1-20 EACH ADDITIONAL ½ ACRE	RR-1 FIRST ½ ACRE WITH HOME	RR-1 EACH ADDITIONAL ½ ACRE
Chicken(s)	25	25	25	25
Pheasant(s) / Quail	25	25	25	25
Turkey(s)	5	10	10	10
Duck(s)	10	10	10	10
Geese	5	10	5	10
Pigeon(s)	10	10	10	10
Peacock(s)	5	5	5	5
Guinea Hen(s)	5	5	5	5
Rabbit(s)	10	10	10	10

<sup>1</sup> Note: For keeping chickens in other residential zoning districts see Chapter 1.19 Supplementary Regulations Section 1.19.065 Keeping Chickens for the Purpose of Family Food Production.

REV 02/96  
REV 01/00  
REV 03/00  
REV 10/07  
REV 04/08  
REV 06/13  
REV 07/13  
ORD 16-11  
ORD 23-09