

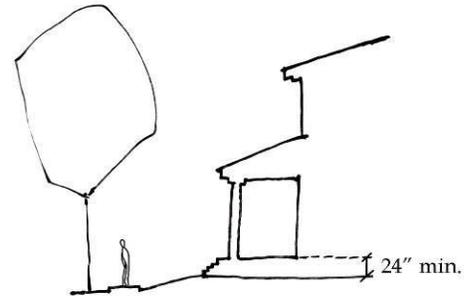
## Sec. 3.2 Use-specific Standards

The standards of this section shall apply to permitted and conditional uses as set forth in the Principal Use Table (see Sec. 3.1).

### 3.2.1 Residential Use Standards

#### A. Alley-loaded Houses

1. An alley shall be provided to the rear of all alley-loaded houses. All vehicular access shall take place from the alley. No parking shall be permitted in the required front yard.
2. The first floor shall be a minimum of 24 inches above the finished grade. Any house built on a slab foundation shall have a brick, stone or other masonry veneer skirt extending up the face of the slab.
3. **Front Porch**
  - a. A front porch minimum of 8 feet in depth shall be required over a minimum of 50 percent of the building width along the street front.
  - b. Front porches may encroach a maximum of 8 feet into the front yard and shall be at the same first floor elevation as the home.



#### B. Dwellings, Two-Family and Multi-Family

Two-family and Multi-family dwellings shall comply with the following standards:

1. At least 70 percent of the area contained within a required front yard or street side yard shall be landscaped in accordance with the requirements of Sec. 6.4, Landscaping and screening;
2. Landscape screening shall be required along the entire length of any street or highway frontage, except access points, in accordance with the requirements of Sec. 6.4; and
3. All highway access shall be subject to the issuance of a highway access permit by UDOT.

#### C. Dwellings, Multi-Family

1. No parking space shall be located in a required yard, except for the rear yard.
2. No off-street parking space shall be located closer than 10 feet to any residential building wall.
3. For developments of 40 or more dwelling units, a divided ingress-egress driveway with a landscaped median for all entrances from public streets shall be provided for all developments.
4. Sidewalks shall be constructed within the interior of the development to link residential buildings with other destinations such as, but not limited to: parking, adjoining streets, mailboxes, trash disposal, adjoining sidewalks or greenways and on-site amenities such as recreation areas.
5. The minimum spacing between multi-family dwellings shall be 20 feet, with an additional 10 feet provided between buildings for every story over 2 stories.

#### D. Dwelling, Two-Family (Duplex)

Two-family dwellings shall comply with the following standards:

1. Landscape screening shall be required along the entire length of any street or highway frontage, except access points, in accordance with the requirements of Sec. 6.4;
2. Required off-street parking shall be in the side or rear yards, not the required front yard; and
3. All highway access shall be subject to the issuance of a highway access permit by UDOT.

**E. Group Home**

A home for handicapped persons or elderly persons may provide a living arrangement for not more than 8 residents per home 60 years of age or older, or for the disabled, as defined by the Utah Fair Housing Act [UCA § 57-21-2(9)] and not more than 2 supervisory personnel, subject to the following conditions:

1. Such homes for the developmentally disabled must be state-licensed.
2. All exterior aspects of a home for handicapped persons or elderly persons, including its scale and off-street parking configuration, shall not disrupt the residential character of the area.
3. A home for handicapped persons or elderly persons shall provide one (1) off-street parking spaces for visitors and one (1) for each employee (typical peak staff), in addition to off-street parking otherwise required pursuant to Sec. 4.1, Off-street Parking.
4. In no case shall the total number of persons residing on premises (including staff) be more than one (1) per 400 square feet of usable floor area.

**F. Group Living**

Group living shall comply with the following standards.

1. The site shall have direct access to a major or minor arterial, or higher road classification.
2. The site shall be a minimum of 1 acre in size.
3. The group living facility shall be located on the same site as the associated religious institution or educational facility.

**G. Townhouse**

1. Side yards are not required for interior townhouses lot lines, but street and rear yards shall be provided for all townhouses.
2. Sidewalks shall be constructed within the interior of the townhouse development to link residential buildings with other destinations such as, but not limited to: parking, adjoining streets, mailboxes, trash disposal, adjoining sidewalks or greenways and on-site amenities such as recreation areas.
3. All townhouse garages and parking areas shall be located to the rear.
4. A maximum of 6 units shall be allowed in a single building.
5. A minimum 20 foot building separation shall be maintained for all townhouse structures.

**H. Manufactured Mobile-Homes**

All manufactured mobile-homes shall comply with the following standards within 60 days of its placement:

**1. General**

All principal mobile manufactured homes, shall:

- a. Utilize non-reflective siding materials; i.e. wood, stucco, adobe, brick, or stone or material that looks like wood, stucco, adobe, brick, or stone;
- b. Be placed on a slab-on-grade or perimeter foundation;
- c. Have a minimum 24 foot horizontal wall dimension on at least 2 non-opposing sides;
- d. Have a minimum 4:12 roof pitch and a one (1) foot overhang (structures constructed in the traditional southwest Spanish style are exempt from this requirement); and
- e. Screen rooftop mechanical equipment and trash receptacles from view off-site.

**2. Skirting**

Each manufactured housing unit shall be skirted with a material or product specifically designed for the skirting of such homes. Required skirting shall be maintained so as not to provide a harborage for animals or create a fire hazard.

**3. Transport Equipment**

All manufactured home running gear, tongues, axles and wheels must be removed at the time of installation of the home.

## **Title 16. Article 3. Use Regulations**

### **Sec. 3.2. Use-specific Standards**

#### **4. Anchors and Tie-Downs**

The manufactured home shall be permanently attached to a foundation. Anchors and tie-downs, such as cast-in-place concrete “dead-men”, eyelets embedded in concrete slabs or runways screw augers, arrowhead anchors, or other devices shall be used to stabilize the mobile home.

#### **5. Finished Floor Elevation**

The finished floor elevation of the manufactured home shall be a minimum of 24 inches above the exterior finish grade, as measured at the main entrance into the dwelling.

#### **6. Attached Additions**

Any attached addition to a manufactured home shall comply with current building code requirements and the standards of this LUC.

### **I. Manufactured Mobile Home Community**

Manufactured mobile home communities shall comply with the following standards:

#### **1. Land Area**

The minimum land area required for a manufactured home community is 4 acres.

#### **2. Density Limitations**

Any lot or tract of land occupied by a manufactured home community shall have a maximum density of 8 dwelling units per gross acre.

#### **3. Setbacks and Separation Requirements**

- a. Each home shall be setback at least 10 feet from the interior driveway and 30 feet from any public street.
- b. There shall be a minimum of 16 feet between homes.
- c. Manufactured housing units and all roof-covered structures shall meet the following separation requirements:
  - (1) A maximum 2-foot eave overhang shall be permitted within the separation areas as required below.
  - (2) Every service building in a manufactured home community shall be at least 25 feet from the boundary of any other property in any residential or office zoning district.

#### **4. Utilities**

Manufactured home community shall connect to public water and sewer services. All service utility lines shall be installed underground.

#### **5. Landscaping and Screening**

- a. A landscaped strip of land at least 15 feet wide shall be installed on all sides of the manufactured home community.
- b. Exterior boundaries of manufactured home community shall be developed with a sight-obscuring fence, or other acceptable border to create an attractive and permanent border. The land between the fence/border and the public street improvements shall be landscaped with street trees and other landscaping materials (sufficient to reasonably keep children from wandering into the street and to screen the park from view off-site) and shall be maintained by the owner of the manufactured home community.
- c. Exposed ground surfaces shall be protected with a vegetative growth that is capable of preventing soil erosion and of eliminating offensive dust.
- d. Each manufactured home space shall have at least one tree.

#### **6. Internal Driveway**

Manufactured home community shall have an internal driveway not less than 30 feet wide. Each home site shall be arranged so that all homes have access to the internal driveway. The interior driveway shall be properly drained; have a durable dust-free, all weather surface of asphalt, armor coating or chip and seal; and a mountable curb.

#### **7. Recreational Vehicles/Travel Trailers**

Recreational vehicles/travel trailers shall be allowed in any manufactured housing park subject to the requirements of this subsection.

- a. Each recreational vehicle/travel trailer shall be placed on a 4 inch concrete or gravel pad. No recreational vehicle/travel trailer with a footprint larger than the pad shall be placed on a site.
  - b. Such re-locatable housing that does not meet the definition of a “Manufactured Home” shall be permitted within any manufactured home community, subject to the requirements of this section, provided these types of accommodation do not exceed 30 percent of the total units in the community.
- 8. Fire Protection**  
Every dwelling within a manufactured home community shall be located no further than 500 feet from a fire hydrant.
- 9. Drainage**  
Manufactured home community shall be properly graded and well drained, so as to prevent the accumulation of surface water. A drainage plan shall be approved by the County Engineer prior to approval.
- 10. Site Plan**  
A site plan prepared in accordance with the requirements Sec. 7.17 shall be approved and filed with the findings of fact as part of the approval. Each manufactured home site in manufactured home communities shall be clearly designated. Development plans shall comply with the applicable requirements of Article 4, Site Development Standards. In addition to the requirements of Sec. 7.17, the required site plan shall be drawn to scale and shall explicitly illustrate at least the following features.
- a. Location and dimensions of all park boundaries.
  - b. Location of pavement on adjoining street rights-of-way.
  - c. Location and dimensions of any permanent improvements existing or planned within the park, including but not limited to the following:
    - (1) Improved surfaces for common driveways, off-street parking and recreation areas;
    - (2) Buildings for management, maintenance and recreational purposes;
    - (3) Any other recreational facilities;
    - (4) Any fences or walls;
    - (5) Underground utilities;
    - (6) Full cut-off outdoor lighting fixtures; and
    - (7) The location of pipelines and systems for potable water distribution, sewage collection and fire protection, including location of all fire hydrants.
- 11. Recreation Area**  
Each manufactured home community shall include a recreational area and facilities for the use and enjoyment of the residents encompassing an area of 10 percent of the total area of the manufactured home community. Lawns, parking, driveways, accessway, streets, etc. shall not be considered part of the required recreational area and facilities.
- 12. Storage**  
A detached, accessory storage building or buildings shall be provided within each manufactured home community containing a minimum storage capacity, 10 cubic yards per manufactured home space. A combined area of at least 100 square feet per manufactured home space shall be provided for the storage of boats, campers, etc. – said area shall be enclosed with a fence of 6 to 8 feet in height to obscure the site from view off-site.
- 13. Pedestrian Access**  
Public trails and trail connections shall provide connectivity to surrounding properties in accordance with the requirements of Sec. 7.4, Sidewalks and Trails.
- 14. Refuse**  
All refuse shall be stored in fly-tight, water-tight, animal-proof containers, which shall be located no more than 150 feet from each manufactured home site. Containers shall be provided in sufficient number and capacity to properly store all refuse generated in the manufactured home community.

**15. Accessory Uses**

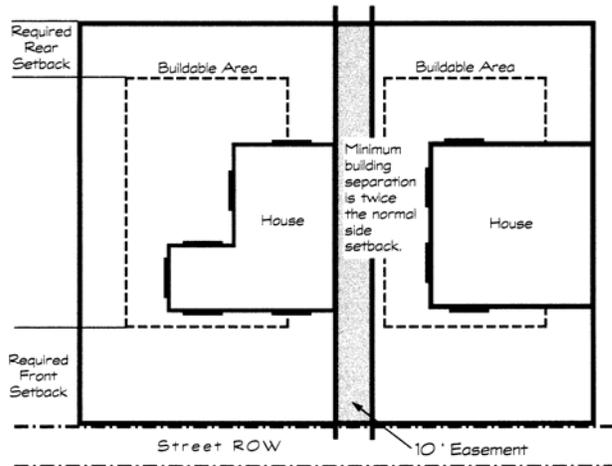
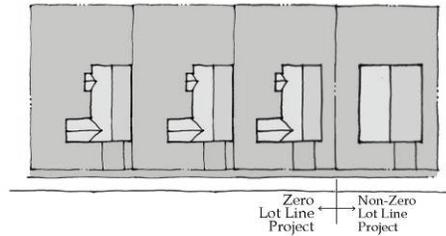
A manufactured home community may include a laundry, clubhouse and other nonprofit recreational buildings. A manufactured home community with 50 or more units may include a convenience store of up to 2,000 square feet.

**J. Upper Story Residential**

An upper-story residential unit is allowed on the upper floors of a permitted nonresidential uses as set forth in Use Table (see Sec. 3.1) and shall to adhere all dimensional standards of the permitted nonresidential use.

**K. Zero Lot Line House**

1. The side building setback for zero lot line houses may be reduced to zero feet on one side. This reduction does not apply to the street side setback or to the interior side setback adjacent to lots that are not zero lot line development.
2. An easement between the 2 property owners to allow for maintenance or repair of the house shall be required when the roof overhang or side wall of the house are within 4 feet of the adjacent property line (no roof overhang shall be permitted to extend across the property line). The easement on the adjacent property must provide at least 10 feet of unobstructed space. The easement shall be recorded on the subdivision plat.
3. Minimum setback between buildings shall be twice the side yard setback.
4. If the side wall of the house is on the property line, or within 3 feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot shall not be allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, shall be allowed.



**3.2.2 Public and Civic Use Standards**

**A. Airport and Heliport, Private**

All heliports shall comply with the standards of this section:

1. Aircraft takeoffs and landings shall be limited to the following activities:
  - a. Aviation activities conducted by or on behalf of governmental entities;
  - b. Medical, search-and-rescue, or other emergency aviation activities;
  - c. Aviation activities for agricultural purposes (farming or ranching);
  - d. Aviation activities for the purpose of seismic or other oil, gas or mineral exploration;
  - e. Aviation activities for the purpose of reaching an aircraft maintenance or repair facility that is in use, and has historically been in use, at the time this section becomes effective;
  - f. Aviation activities for the purpose of maintaining and repairing public utility facilities;
  - g. Aviation activities for commercial filming purposes; or
  - h. Aviation activities in support of permitted construction activities.
2. Aircraft takeoffs and landings shall NOT be permitted if helicopter takeoffs or landings are conducted in any part for commercial aviation or "scenic flight" purposes.