

[Title 19 ZONING](#)**Chapter 19.32 R-2-6.5, R-2-8, R-2-10 MEDIUM DENSITY RESIDENTIAL ZONES**[19.32.010 Purpose of provisions.](#)[19.32.020 Permitted uses.](#)[19.32.030 Conditional uses.](#)[19.32.040 Lot areas and widths.](#)[19.32.050 Yards.](#)[19.32.055 Density.](#)[19.32.060 Building height.](#)[19.32.070 Coverage of rear yards.](#)[19.32.080 Informational.](#)[19.32.090 Division of two-family dwelling.](#)**19.32.010 Purpose of provisions.**

The purpose of the R-2 zones is to establish low to medium density residential neighborhoods which provide persons who reside therein a comfortable, healthy, safe and pleasant environment. (Ord. 1291 § 2 (part), 1995)

**19.32.020 Permitted uses.**

Permitted uses in the R-2 zones are as follows:

| Zone                      | Permitted Uses   |
|---------------------------|--|
| R-2-6.5, R-2-8,<br>R-2-10 | --Accessory uses and buildings customarily incidental to a permitted use provided the total square footage of all accessory buildings does not exceed eight hundred square feet on lots under one-half acre or one thousand two hundred square feet on lots one-half acre or larger;<br>--Agriculture;<br>--Home business, subject to Chapter 19.85;<br>--Home day care/preschool, subject to Section 19.04.293; |

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|  | <p>--Household pets;<br/> --Residential facility for elderly persons;<br/> --Residential facility for persons with a disability, provided that each such facility shall not be located within one-half mile of a similarly-licensed residential facility for persons with a disability;<br/> --Single-family dwelling;<br/> --Two-family dwelling.</p> |
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(Ord. 1535 § 4 (part), 2004; Ord. 1452 § 7, 1999; Ord. 1291 § 2 (part), 1995)

### 19.32.030 Conditional uses.

Conditional uses in the R-2 zones are as follows:

| Zone                      | Conditional Uses  |
|---------------------------|---|
| R-2-6.5, R-2-8,<br>R-2-10 | <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;<br/> --Cemetery;<br/> --Day care/preschool center, subject to Section 19.76.260;<br/> --Dwelling group.</p> <p>A. The development shall comply with the maximum allowable density for the zone in which it is located.</p> <p>B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, if the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall be at least fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be at least the front yard required in the zoning district, except on corner lots the side yard which faces on a public street shall be at least twenty feet.</p> <p>C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall be at least twenty feet wide for one or two rear dwelling units and at least thirty feet wide for three or more dwelling units.</p> <p>D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall meet county standards.</p> <p>E. Every dwelling structure in the dwelling group shall be within sixty feet of an</p> |

|        |  |
|--------|--|
|        | <p>access roadway or drive.</p> <p>F. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual fences shall be provided along all interior property lines unless the planning commission approves otherwise.</p> <p>--Golf course;</p> <p>--Home day care/preschool, subject to Section 19.04.293;</p> <p>--Nursery and greenhouse, provided that there is no retail sales;</p> <p>--Pigeons, subject to health department regulations;</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 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>--Short-term rental provided:</p> <p>--A. The dwelling unit is located in a single-family or two-family dwelling, but not located in a planned unit development or dwelling group; and</p> <p>--B. The site has frontage on a street with an existing or proposed right-of-way of at least sixty-six feet, as identified on the map entitled "Road Widening and Improvement Map" on file with the development services division and such map is made by this reference, as such, a part of this title as if fully described and detailed herein;</p> <p>--Sportsman's kennel with a minimum lot area of one acre;</p> <p>--Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion of the construction work. If such buildings are not removed within ninety days upon completion of construction work and thirty days after notice, the building will be removed by the county at the expense of the owner.</p> |
| R-2-10 | --Bed and breakfast homestay.  |

(Ord. 1539 § 5, 2004; Ord. 1535 § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1361 § 6, 1996; Ord. 1338 § 2 (part), 1996; Ord. 1336 § 2, 1996; Ord. 1291 § 2 (part), 1995)

### 19.32.040 Lot areas and widths.

The minimum lot area and width requirements are as follows:

| Zone    | Minimum Lot Area   | Minimum Lot Width                                     |
|---------|--|---|
| R-2-6.5 | 4,000 square feet for a lot containing 1 unit of a two-family dwelling<br>6,000 square feet for a single-family dwelling<br>6,500 square feet for a two-family dwelling<br>8,000 square feet for any other main building | 60 feet at a distance 25 feet from the front lot line |
| R-2-8   | 4,000 square feet for a lot containing 1 unit of a two-family dwelling<br>8,000 square feet for any other main building  | 65 feet at a distance 30 feet from the front lot line |
| R-2-10  | 5,000 square feet for a lot containing 1 unit of a two-family dwelling<br>10,000 square feet for any other main building   | Same as above   |

(Ord. 1539 § 6 (part), 2004; Ord. 1291 § 2 (part), 1995)

### 19.32.050 Yards.

A. Dwellings: The minimum yard requirements for a private garage or single or two-family dwelling unit are as follows:

| Zone          | Minimum Front Yard | Minimum Side Yard (Interior)  | Minimum Side Yard (Facing a public street) | Minimum Rear Yard                               |
|---------------|--------------------|---|--|---|
| R-2-6.5       | 25 feet            | 8 feet, however, no side yard setback is required from the property line dividing two units of a two family dwelling subdivided under 19.32.090 | 20 feet                                    | With garage: 15 feet<br>Without garage: 30 feet |
| R-2-8, R-2-10 | 30 feet            | Same as above   |  | Same as above                                   |

B. Accessory Buildings: The minimum yard requirements for an accessory building, which may include a private garage that does not meet the setback requirements listed in subsection A above, are as follows:

| Zone                         | Minimum Front Yard   | Minimum Side Yard (Interior) | Minimum Side Yard (Facing a public street) | Minimum Rear Yard  |
|------------------------------|--|------------------------------|--|--|
| R-2-6.5,<br>R-2-8,<br>R-2-10 | Must be in the rear yard and 6 feet away from the dwelling | 1 foot                       | 20 feet                                    | 1 foot, except lots which rear upon the side yard of an adjacent lot, in which case the minimum setback shall be 10 feet from the adjoining side yard. |

(Ord. 1539 § 6, (part), 2004; Ord. 1336 § 3, 1996; Ord. 1291 § 2 (part), 1995)

### 19.32.055 Density.

The allowable density for planned unit developments and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding, the planning commission shall not approve a planned unit development with density higher than the following:

| Zone    | Single-Family Dwelling | Two-Family Dwelling |
|---------|------------------------|---------------------|
| R-2-6.5 | 7.0 units per acre     | 12.0 units per acre |
| R-2-8   | 6.0 units per acre     | 10.0 units per acre |
| R-2-10  | 5.0 units per acre     | 8.0 units per acre  |

(Ord. 1539 § 7, 2004)

### 19.32.060 Building height.

Except as otherwise specifically provided in this title, no building or structure shall exceed the following height (see Section 19.04.095(A) for definition of "height"):

#### A. Main Buildings.

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the building or structure. Said box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet.

2. Thirty-five feet on other properties.

3. No dwelling shall contain less than one story.

#### B. Accessory Buildings.

1. No building which is accessory to a one-family or two-family dwelling shall exceed twenty feet in height. For each foot of height over fourteen feet, accessory buildings shall be set back from property lines an additional foot to allow a maximum height of twenty feet. (Ord. 1509 § 4, 2003; Ord. 1291 § 2 (part), 1995)

### 19.32.070 Coverage of rear yards.

No accessory building or group of accessory buildings shall cover more than twenty-five percent of the rear yard. (Ord. 1291 § 2 (part), 1995)

### 19.32.080 Informational.

For additional information refer to the zoning ordinance and in particular the following sections:

|           |   |
|-----------|---|
| 19.76.020 | Occupancy permit.                                 |
| 19.76.070 | Division of a two-family dwelling.                |
| 19.76.100 | Sale of space needed to meet requirements.        |
| 19.76.140 | Private garage or carport--Reduced yards.         |
| 19.76.190 | Height limitations--Exceptions.                   |
| 19.76.200 | Additional height allowed when.                   |
| 19.76.210 | Off-site improvements.                            |
| 19.76.290 | Single-family or two-family dwellings--Standards. |
| 19.80.040 | Number of spaces required.                        |

(Ord. 1291 § 2 (part), 1995)

### **19.32.090 Division of two-family dwelling.**

A lot containing a two-family dwelling may be subdivided, creating a new lot line along the shared common wall and extending to the front and rear property lines, subject to the following conditions:

- A. The minimum area of the lot containing each unit shall be four thousand square feet in the R-2-6.5 and R-2-8 zones, and five thousand square feet in the R-2-10 zone.
- B. The division of ground is subject to the requirements of the Salt Lake County Subdivision Ordinance (Title 18).
- C. The subdivision plat shall specifically note that the purpose of the subdivision is to accommodate the division of a two-family dwelling. (Ord. 1539 § 8, 2004)

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