

[Title 19 ZONING](#)

Chapter 19.42 S-1-G RESIDENTIAL ZONE

[19.42.010 Purpose of provisions.](#)

[19.42.020 Permitted uses.](#)

[19.42.030 Conditional uses.](#)

[19.42.040 Lot area.](#)

[19.42.050 Lot width.](#)

[19.42.060 Front yard.](#)

[19.42.070 Side yard.](#)

[19.42.080 Rear yard.](#)

[19.42.090 Building height.](#)

19.42.010 Purpose of provisions.

The purpose of the S-1-G zone is to permit extraction of gravel and similar natural resources in the county. (Prior code § 22-11-1)

19.42.020 Permitted uses.

Permitted uses in the S-1-G zone include:

-- Agriculture.

(§ 1 (part) of Ord. passed 2/1/84; prior code § 22-11-2)

19.42.030 Conditional uses.

Conditional uses in the S-1-G zone include:

-- Golf course;

-- Mine; quarry; gravel pit; including crushers, concrete batching plants used in connection with and as a part of an operation for the removal of sand or gravel from the parcel of property upon which the crusher or batching plant is installed, but expressly excluding an asphalt plant or any type of oil or asphalt emulsion mixing operation. Excavations are permitted only under the conditions outlined in the Salt Lake County excavation ordinance;

-- Nursery and/or greenhouse, excluding retail sales;

-- Public and quasi-public uses;

-- Recreation, commercial;

- Residential facility for elderly persons;
- Single-family dwelling;
- Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction work and thirty days after notice, the buildings will be removed by the county at the expense of the owner. (Ord. 1200 § 4 (part), 1992; prior code § 22-11-3)

19.42.040 Lot area.

The minimum lot area in the S-1-G zone shall be not less than one-half acre. (Prior code § 22-11-4)

19.42.050 Lot width.

The minimum width of any lot in the S-1-G zone shall be one hundred feet, at a distance thirty feet back from the front lot line. (Prior code § 22-11-5)

19.42.060 Front yard.

In the S-1-G zone, the minimum depth of the front yard for main buildings, and for private garages which have a minimum side yard of ten feet, shall be thirty feet, or the average of the existing buildings where fifty percent or more of the frontage is developed, provided that in no case shall the front yard be less than twenty feet or be required to be more than thirty feet. All accessory buildings, other than private garages which have a side yard of at least ten feet, shall be located at least six feet in the rear of the main building. (Prior code § 22-11-7)

19.42.070 Side yard.

In the S-1-G zone, the minimum side yard for any dwelling shall be ten feet, and the total width of the two required side yards shall not be less than twenty-four feet. Other main buildings shall have a minimum side yard of twenty feet, and the total width of the two required side yards shall be not less than forty feet. The minimum side yard for a private garage shall be ten feet, except that private garages and other accessory buildings located in the rear and at least six feet away from the main building may have a minimum side yard of one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than twenty feet, or the average of existing buildings where more than fifty percent of the frontage is developed, but in no case shall the side yard be less than twenty feet. (Prior code § 22-11-6)

19.42.080 Rear yard.

In S-1-G zones, the minimum depth of the rear yard for any building shall be thirty feet, and for accessory buildings one foot; provided that, on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard. (Prior code § 22-11-8)

19.42.090 Building height.

A. Except as otherwise specifically provided in this title, no building or structure shall exceed the following height:

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. The 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 structure shall contain less than one story.

B. Accessory Buildings.

1. No building which is accessory to a single-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 § 7, 2003; Ord. 1237 § 3, 1993)

[<< previous](#) | [next >>](#)