

10-2-5: HILLSIDE STEWARDSHIP ZONE:

A.Intent: The purpose of the hillside stewardship (HS) zone district is to identify lands in reasonable proximity to community infrastructure and services and which contain slopes generally between fifteen (15) and twenty five percent (25%). These areas are more susceptible to erosion and development in these areas may negatively affect water quality. They are also areas that, due to their location and physical characteristics, may be subject to increased wild land fire hazards. The areas may also be identified and considered important viewsheds where development should be limited to minimize visual impact.

B.Density: In areas that are not already platted, or otherwise entitled, the base density shall be one unit per thirty (30) acres on developable lands and one unit per forty (40) acres on sensitive lands.

C.Schedule Of Uses: The table of uses sets forth the appropriate uses in this zone. In general, low density residential uses and agricultural and grazing uses are considered appropriate.

D.Setback And Bulk Regulations:

1. The minimum setback from Highways 224, 40, 248 and Interstate 80 rights of way shall be one hundred feet (100').
2. The minimum setback for Kilby Road, Rasmussen Road, Bitner Road, North Pace Lane, the U.S. 40 frontage road, and other frontage roads rights of way shall be sixty feet (60').
3. The minimum setback from any jurisdictional wetland shall be forty feet (40').
4. The minimum setback from the centerline of East Canyon Creek shall be one hundred fifty feet (150').
5. The minimum setback from a naturally occurring year round stream (other than East Canyon Creek) shall be one hundred feet (100') from the centerline of the stream.
6. The minimum setback from a lake, pond, or reservoir shall be one hundred feet (100') from the high water mark.
7. With the above exceptions, the minimum front yard setback shall be thirty feet (30'), unless otherwise indicated on a recorded plat or an approved site plan. In cases where the property lines extend to the center of the road, the minimum setback from the centerline of the road shall be fifty five feet (55'). The front setback in Summit Park shall be fifteen feet (15') from the front property line.
8. With the above exceptions, the minimum side yard setback shall be twelve feet (12'), unless otherwise indicated on the recorded plat or an approved site plan.
9. With the above exceptions, the minimum rear yard setback shall be twelve feet (12'), unless otherwise indicated on the recorded plat or an approved site plan.
10. Maximum building or structure height shall be thirty two feet (32') unless otherwise stated in section [10-4-3](#) of this title. Height shall be measured according to section [10-4-23](#) of this title. (Ord. 647, 9-13-2006)