

[Chapter 16.08 \(RA-1\) RESIDENTIAL-AGRICULTURAL ZONE.](#)

Section 16.08.08 Setback Requirements.

The setback requirements for this zone shall be as follows:

(1) Front Setback. Each lot or parcel in the Residential Agricultural (RA-1) Zone shall have a front yard setback of not less than sixty (60) feet from the center of the road, or thirty (30) feet from the edge of the right-of-way, whichever is greater. If the property is located along a State or Federal Highway, the setbacks shall be one hundred fifty (150) feet from the edge of the right-of way. See 16.21.07 (2) for setbacks on major collectors.

(a) Accessory Buildings that will Not House Animals. The front setback shall be a minimum of sixty (60) feet from the center of the road, or thirty (30) feet from the edge of the right-of-way, whichever is greater. If the property is located on a State or Federal Highway, the setback must be a minimum of one hundred fifty (150) feet from the right-of way.

(b) Structures that will House Animals. Shall be a minimum of one hundred (100) feet from the road right-of-way, providing however, all such structures must also be set back from any existing residential structure on the same lot or an adjacent lot at least one hundred (100) feet.

(c) Major County Collector Roads. For buildings abutting upon a county street that is designated as a major collector road in the Wasatch County Master Transportation Plan, the setback shall be eighty-five (85) feet from the center line of any street, or fifty feet (50) from the right of way, whichever is greater.

(2) Side Setbacks. All structures not intended to house animals shall be set back from the side property line a minimum of ten (10) feet. The sum of the two side setbacks shall be at least twenty-four (24) feet. Side setbacks on buildings that will house animals must be a minimum of fifty (50) feet and one hundred (100) from any dwelling on or off-site.

(3) Corner Lots. For corner lots the side setback on the street side shall be the same setback as that required for the front.

(4) Rear Setbacks. Structures not intended to house animals shall be set back from the rear property line a minimum of thirty (30) feet. Buildings that will house animals must have a rear setback of not less than fifty (50) feet and at least one hundred (100) feet from any dwelling on or off-site.

(5) Railroad Setbacks. The setback of all residential dwellings shall be a minimum of seventy-five (75) feet from the railroad right-of-way.