

# Chapter 13A-07 – USES IN RESIDENTIAL DISTRICTS

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# Chapter 13A-07 – LAND USES IN RESIDENTIAL DISTRICTS

## 13A-07-01 Purpose and Applicability

A. **Purpose.** The residential districts are designed to create neighborhoods ranging in density from low to moderately high. The differences in these densities and regulations are intended to support the varying lifestyles of the City’s residents. The zoning districts provide for a range of residential habitation including rural agricultural, single-family, multifamily, manufactured home, and combinations thereof. It also provides home occupations, schools, parks, and public services necessary for neighborhood living.

B. **Applicability.** Residential zoning districts fall under four categories:

1. **Single Family Residential (SFR)**

R-1-5	R-1-6	R-1-7
R-1-8	R-1-10	R-1-15
R-1-20	R-1-30	R-1-40

2. **Two-Family Residential (TFR)**

R-2-8	R-2-10	
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3. **Manufactured Home (MH)**

MH		
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4. **Multifamily Residential (MFR)**

PUD – for multifamily	RM	
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C. **Applicability of Other Code Chapters.** Uses permitted under this Chapter shall conform to the development standards provided elsewhere in this Code and to the application procedures for development as applicable. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted as a conditional use shall comply with the requirements for Conditional Use Permits.

**13A-07-02 Permitted Land Use Matrix by the Residential Districts**

A. **Matrix Explanation.** The matrix below lists all uses permitted within the Residential Districts.

- P= Permitted
- AC= Administrative Conditional
- NC= Nonadministrative Conditional
- S= Special Use Permit
- N= Not Permitted

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for uses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the City Engineer or as noted in the Transportation Element of the City General Plan).

For those land uses marked with a superscript number (i.e. AC<sup>1</sup>), refer to subsection following the table for explanation.

B. **Table of Uses.**

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH	PUD
Accessory Apartments	S	S	S	S	S	S	S	S	S	S	N	N	S
Accessory Structure (unless otherwise specified)	P	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P
Alcoholic Beverage Dining Clubs	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Equity Clubs	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Fraternal Clubs	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Social Clubs	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Package Agency	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage State Liquor Store	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Special Event Beer License	S	S	S	S	S	S	S	S	S	S	S	S	S
Alzheimer’s Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Ambulatory Surgical Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Ancillary Commercial as part of a mixed-use building	N	N	N	N	N	N	N	N	N	N	N	N	N
Ancillary Commercial as a stand alone use	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Hospital, Veterinary Office	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH	PUD
Animals (Household Pets or Farm)	S	S	S	S	S	S	S	S	S	S	S	S	S
Arcade	N	N	N	N	N	N	N	N	N	N	N	N	N
Art Gallery	N	N	N	N	N	N	N	N	N	N	N	N	N
Athletic, Tennis, Health Club	N	N	N	N	N	N	N	N	N	N	N	N	N
Assisted Living Facility – Limited Capacity ( <i>must comply with development standards for that zone – i.e., setback, height, bulk, min/max square footage</i> )	P	P	P	P	P	P	P	P	P	P	P	P	P
Assisted Living Facility – Large Capacity ( <i>must comply with development standards for that zone – i.e., setback, height, bulk, min/max square footage</i> )	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto, Truck, RV, Equipment Sales & Rental	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto, Truck, RV, Equipment Storage	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service and Repair – Major	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service and Repair – Minor	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Self-Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N
Backyard Chicken	AC	AC	AC	AC	AC	AC	AC	AC	N	N	N	N	N
Bed & Breakfast Facility	AC	AC	AC	N	N	N	N	N	N	N	AC	N	AC
Birthing Center	N	N	N	N	N	N	N	N	N	N	N	N	N
Boarding House	N	N	N	N	N	N	N	N	N	N	N	N	N
Botanical Gardens	P	P	P	P	P	P	P	P	P	P	P	P	P
Building lots that do not have frontage on a public street	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Business or Financial Services	N	N	N	N	N	N	N	N	N	N	N	N	N
Cemetery, Columbarium, Mausoleum	NC	NC	NC	NC	NC	NC	NC	NC	N	N	N	N	N
Commercial Repair Services	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial, Convenience Store	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH	PUD
Commercial, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project.	N	N	N	N	N	N	N	N	N	N	N	N	AC
Commercial Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Congregate Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Comprehensive Mental Health Treatment	N	N	N	N	N	N	N	N	N	N	N	N	N
Crematory, Embalming Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Dance Hall	N	N	N	N	N	N	N	N	N	N	N	N	N
Day Care, Group	AC <sup>3,4</sup>	AC <sup>3,4</sup>	AC <sup>3,4</sup>	N	N	N	N	N	N	N	N	N	N
Day Care, Adult	N	N	N	N	N	N	N	N	N	N	N	N	N
Day Care, Elderly	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Multiple Unit- Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Duplex	N	N	N	N	N	N	N	N	P	P	P	N	AC
<del>Dwelling, Earth Sheltered</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>N</del>	<del>S</del>
Dwelling, Group Planned	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	N	AC
Dwelling, Multiple Unit	N	N	N	N	N	N	N	N	N	N	AC	N	AC
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	N	P	P
Educational Facility with Housing	N	N	N	N	N	N	N	N	N	N	N	N	N
End Stage Renal Disease Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Exposition /Convention Center	N	N	N	N	N	N	N	N	N	N	N	N	N
Extended Living Areas	S	S	S	S	S	S	S	S	N	N	N	N	S <sup>4</sup> /N
Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N	N	N	N
Garage Sales (residential)	S	S	S	S	S	S	S	S	S	S	S	S	S
Guest House	S	S	S	N	N	N	N	N	N	N	N	N	S <sup>5</sup> /N
Half-Pipe Ramps	S <sup>6</sup>	S <sup>6</sup>	S <sup>6</sup>	S <sup>6</sup>	S <sup>6</sup>	N	N	N	N	N	N	N	S <sup>6</sup>
Historic Preservation and Monument Sites	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Homeless Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Health Agency	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Occupation (Categories A, B, C, & D)	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH	PUD
Hospice	N	N	N	N	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N	N	N	N	N	N
Industry, Light	N	N	N	N	N	N	N	N	N	N	N	N	N
Industry, Medium	N	N	N	N	N	N	N	N	N	N	N	N	N
Jail	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Detention Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Secure Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured Homes	S	S	S	S	S	S	S	S	S	S	N	P	S <sup>4</sup> /N
Mobile Homes	N	N	N	N	N	N	N	N	N	N	N	P	N
Manufactured / Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	AC	NC
Medical and Health Care Offices	N	N	N	N	N	N	N	N	N	N	N	N	N
Mixed Use, Residential and Office Use	N	N	N	N	N	N	N	N	N	N	N	N	N
Mixed Use Commercial/Residential Development	N	N	N	N	N	N	N	N	N	N	N	N	N
Model Home	S	S	S	S	S	S	S	S	S	S	S	S	S
Modular Home / Unit	S	S	S	S	S	S	S	S	S	S	N	P	S <sup>4</sup> /N
Mortuary, Funeral Home	N	N	N	N	N	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N	N	N	N	N
Non-Depository Institutions	N	N	N	N	N	N	N	N	N	N	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Nursing Home, Convalescent Home, and Rest Home <i>(must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N
Open Air Theaters and Meeting Places	N	N	N	N	N	N	N	N	N	N	N	N	N
Park & Ride Facilities	AC <sup>9</sup>												
Parking, Structure/Terrace	N	N	N	N	N	N	N	N	N	N	AC	N	AC
Parking, Underground	N	N	N	N	N	N	N	N	N	N	AC	N	AC
Parks, Public & Private	AC												
Pawn Shop	N	N	N	N	N	N	N	N	N	N	N	N	N
Permanent Make-Up	N	N	N	N	N	N	N	N	N	N	N	N	N
Planned Unit Development	AC	P											
Plant Nursery	N	N	N	N	N	N	N	N	N	N	N	N	N
Prison	N	N	N	N	N	N	N	N	N	N	N	N	N
Professional Office	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH	PUD
Protective Housing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Public Service	AC <sup>7</sup>												
Public Utility Station	AC												
Recreation Center	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreation, Outdoor	NC												
Recreation Vehicle Park	N	N	N	N	N	N	N	N	N	N	N	N	N
Recycling Materials Collection/Drop Off Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Rehabilitation/Treatment Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious or Cultural Activity	NC												
Research and Development Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Facility for Elderly Persons ( <i>must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage</i> )	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facility for Persons with a Disability ( <i>must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage</i> )	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Health Care Facility, Residential Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Lease, Short Term	N	N	N	N	N	N	N	N	N	N	N	N	N
Restaurant, Sit Down	N	N	N	N	N	N	N	N	N	N	N	N	N
Restaurant, Drive-up Window	N	N	N	N	N	N	N	N	N	N	N	N	N
Satellite Dish (Ground/Roof Mount)	S	S	S	S	S	S	S	S	S	S	S	S	S
School, Charter	NC												
School, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N
School, Commercial (Low Impact)	N <sup>10</sup>												
School, Private or Quasi-Public	NC												
School, Public	NC												

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH	PUD
Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N
Sheltered Workshop	N	N	N	N	N	N	N	N	N	N	N	N	N
Small Health Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Social Detoxification Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Social or Reception Center	N	N	N	N	N	N	N	N	N	N	N	N	N
Solar Equipment	S	S	S	S	S	S	S	S	S	S	S	S	S
Storage (Mini-Storage) Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Street Vendors	N	N	N	N	N	N	N	N	N	N	N	N	N
Tattoo Parlor	N	N	N	N	N	N	N	N	N	N	N	N	N
Trade or Vocational School	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing Facility <i>(must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N
Twin Home	N	N	N	N	N	N	N	N	P	P	AC	N	AC
Theater	N	N	N	N	N	N	N	N	N	N	N	N	N
Warehouse, Wholesale	N	N	N	N	N	N	N	N	N	N	N	N	N
Wind Conversion	S	S	S	S	S	S	S	S	S	S	S	S	S
Wireless Telecommunication Facility	N/S <sup>8</sup>												
Zero Lot Line Development	NC	N	NC										
Zoological Gardens	N	N	N	N	N	N	N	N	N	N	N	N	N

**C. Explanatory Notes for Land Use Matrix.**

1. Permitted as a conditional use only within detached single family developments.
2. This land use may be allowed as a Home Occupation subject to the Home Occupations Standards and Qualifications.

3. A daycare shall be subject to the following conditions:
  - a. Must be compatible with existing and proposed land uses in the vicinity;
  - b. Receive recommendation of the Utah State Department of Social Services;
  - c. Provide required parking spaces on the site and an adequate pick up and delivery area;
  - d. New construction must be compatible in design and scale of building with existing development in the area; and
  - e. Site must have frontage on a street with an existing right of way of eighty feet (80') or greater.
4. Permitted as a special use only within detached single family developments.
5. Permitted as a special use only within detached single family developments with a minimum lot size of 20,000 square feet or larger.
6. Review as a special exception by the Director.
7. Public Service uses with maintenance facilities shall not be allowed in residential districts.
8. May require Planning Commission review and approval. See Wireless Telecommunication Facilities section of this Code.
9. Park and Ride Facilities shall be developed according to commercial standards relating to landscaping, screening, at boundaries of residential districts, parking standards, and signs. All site plans shall be reviewed by the Planning Commission. Minimum building setbacks shall be as follows: Front – 39 feet from back of curb from all property lines adjacent to public rights-of-way; Side – 10 feet from all side property lines; Rear – 20 feet from all property lines; Adjacent to residential developments – 30 feet from all residential property lines.
10. May be allowed as a Home Occupation subject to the Home Occupation Standards and Qualifications. A Nonadministrative Conditional Use Permit would be required of a Commercial School, Low Impact complies with the regulations established for such use.