

SECTION 9

COMMERCIAL RESIDENTIAL DISTRICT

PURPOSE: TO PROVIDE FOR AREAS IN APPROPRIATE LOCATIONS WHERE MAJOR COMMUNITY BUSINESS CENTERS MAY BE ESTABLISHED AND MAINTAINED. THE REGULATIONS OF THIS DISTRICT ARE INTENDED TO PROMOTE A COMBINATION OF BUSINESS USE THAT IS COMPATIBLE WITH RESIDENTIAL DWELLINGS.

USES TABLE: IF A USE IS NOT SPECIFICALLY DESIGNATED THEN IT IS PROHIBITED WITHOUT A CONDITIONAL USE PERMIT. APPLICANTS FOR CONDITIONAL USE PERMITS REFER TO SECTION REGARDING CONDITIONAL USES.

TYPE	PERMITTED	CONDITIONAL USE	BUSINESS LICENSE REQUIRED
Single family dwellings	X		
Two family dwellings	X		
Family food production	X		
Public and quasi-public use	X		
Automobile service stations	X		X
Parking lots and public garage	X		
Automobile repair, major and minor	X		X
Hotels, motels, motor inns	X		X
Restaurants, cafes, theaters, and similar uses	X		X
Retail business establishments	X		X
Building material sales yard (excluding ready-mix concrete or asphalt mixing plants)	X		X
Electrical, carpenter, plumbing, and heating	X		X
Printing and publishing shop	X		X
Laundry, cleaning and dyeing establishment	X		X
Mortuary	X		X
Vehicle, camper, mobile home, boat sales	X		X
Nursery and greenhouse	X		X
Tavern or night club	X		X
Package agency	X		X
Wholesale business and warehousing	X		X
Home occupations	X		X
Small engine repair	X		X
Churches	X		
Schools	X		
Public Building	X		

TABLE OF DEVELOPMENT STANDARDS:

LOT TYPE	AREA	FRONTAGE FROM PROPERTY LINE & SETBACK LINE	SETBACKS FROM PROPERTY LINE	HEIGHT
Business			Front: 20' Side: none (except when side yard abuts a residential district, minimum of 10' required) Rear: 12.5'	No greater than 30'
Single family	12,000 sq. feet minimum	100' minimum	Front: 30' Side: 10' minimum each side Rear: 30'	No greater than 30'
Two-family	24,000 sq. feet minimum	100' minimum	Front: 30' Side: 10' minimum each side Rear: 30'	No greater than 30'
Exceptions	No	No	Corner Lot: 30' from all streets	No

STRUCTURE REQUIREMENTS:

1. ALL NEW CONSTRUCTION MUST CONFORM TO ALL PRESENT UTAH BUILDING CODES AND COUNTY REQUIREMENTS.
2. A CARPORT OR GARAGE IS REQUIRED ON NEW RESIDENTIAL CONSTRUCTION. CARPORT OR GARAGE MUST BE A MINIMUM OF 300 SQUARE FEET.
3. NEW DWELLINGS MUST HAVE A MINIMUM OF 1,100 FINISHED SQUARE FEET.

PROPERTY DIVISION REQUIREMENTS: LOTS COMPLYING WITH ALL TOWN ORDINANCES MAY BE DIVIDED AS LONG AS THEY ARE ON EXISTING IMPROVED STREETS. IF NOT ON EXISTING IMPROVED STREETS REFER TO THE SUBDIVISION ORDINANCE.

FLAG LOT REQUIREMENTS: FLAG LOTS ARE NOT ALLOWED WITHIN ELSINROE TOWN BOUNDARIES. HOMES MUST BE PLACED ALONG DEVELOPED ROADS.

ANIMALS: ANY BUILDING OR STRUCTURE IN WHICH ANIMALS OR FOWL (OTHER THAN HOUSEHOLD PETS) ARE MAINTAINED REFER TO THE ANIMAL PROVISIONS ORDINANCE.

PARKING: OFF STREET PARKING AND LOADING FACILITIES SHALL BE PROVIDED FOR ALL USES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECTION REGARDING PARKING REGULATIONS AND PROPERTY MAINTENANCE REQUIREMENTS.

FENCING: FOR RESIDENTIAL FENCING REGULATIONS AND REQUIREMENTS REFER TO SECTION REGARDING FENCING REGULATIONS.

FOR COMMERCIAL FENCING: ANY AREA OUTSIDE OF A BUILDING USED FOR ANY ACTIVITY OTHER THAN OFF-STREET PARKING AND UNLOADING SHALL BE COMPLETELY ENCLOSED WITHIN A SOLID FENCE OR WALL OF HEIGHT SUFFICIENT TO COMPLETELY SCREEN SUCH ACTIVITY FROM THE STREET OR FROM ADJOINING PARCELS.

LANDSCAPING REQUIREMENTS FOR ALL BUSINESSES: MINIMUM OF 10% OF TOTAL SITE MUST BE LANDSCAPED OR AS DETERMINED AT TIME OF SITE PLAN APPROVAL.

NUISANCES: ALL USES SHALL BE FREE FROM OBJECTIONABLE NOISE, VIBRATION, ODORS, GLARE, SMOKE AND SIMILAR HAZARDS OR NUISANCES. MUST ALSO COMPLY WITH SECTION REGARDING PROPERTY MAINTENANCE.

DRAINAGE AND DITCHES. LOTS SHALL BE DESIGNED IN SUCH A MANNER AS TO ELIMINATE ANY FLOODING OR POLLUTION OF ADJACENT PROPERTIES. PROPERTY WITH IRRIGATION DITCHES RUNNING ADJACENT TO THE FRONTAGE OR WITHIN THE AREA, THE DEVELOPER SHALL PROVIDE CULVERTS OR BRIDGES IN CONFORMANCE WITH TOWN STANDARDS AND OR IRRIGATION COMPANY STANDARDS FOR THE PURPOSE OF PROVIDING PROPER ACCESS TO PROPERTY. IN NO CASE SHALL THE CULVERT OR BRIDGE BE LESS THAN TWELVE (12) INCHES IN DIAMETER AND TWELVE (12) FEET LONG. DITCHES MAY NOT BE COVERED OR BLOCKED BY CONSTRUCTION.