

SECTION 8

RESIDENTIAL DISTRICT

PURPOSE: THE GENERAL CHARACTERISTICS OF THIS ZONE ARE TO PROMOTE AND PRESERVE, IN APPROPRIATE AREAS, CONDITIONS FAVORABLE TO LARGE-LOT FAMILY LIFE AND THE PRESERVATION OF ANIMAL RAISING ACTIVITIES. THIS DISTRICT IS INTENDED TO BE PRIMARILY RESIDENTIAL IN CHARACTER AND PROTECTED FROM ENCROACHMENT BY COMMERCIAL AND INDUSTRIAL USES.

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
Agriculture (excluding processing or packing plants, fur farms etc.)	X		
Single family dwellings	X		
Two family dwellings		X	
Park and public use	X		
Schools		X	
Libraries		X	
Churches		X	
Mobile home parks		X	
Subdivisions (<i>in accordance with Subdivision Ordinance</i>)	X		
Home occupations	X		X
Child daycare	X		X
Nursing homes		X	X
Medical and dental clinics		X	X

TABLE OF DEVELOPMENT STANDARDS:

LOT TYPE	AREA	FRONTAGE FROM PROPERTY LINE & SETBACK LINE	SETBACKS FROM PROPERTY LINE	HEIGHT
Single family	12,000 sq. feet minimum	100' minimum	Front: 30' Side: 10' minimum each side Rear: 10'	No greater than 30'
Two-family	24,000 sq. feet minimum	100' minimum	Front: 30' Side: 10' minimum each side Rear: 10'	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. NEW DWELLINGS MUST HAVE A MINIMUM OF 1,100 FINISHED SQUARE FEET.
3. A CARPORT OR GARAGE IS REQUIRED ON NEW RESIDENTIAL CONSTRUCTION. CARPORT OR GARAGE MUST BE A MINIMUM OF 300 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: FENCING REGULATIONS AND REQUIREMENTS REFER TO SECTION REGARDING FENCING REGULATIONS.

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.