CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2026-10

AN ORDINANCE AMENDING THE CITY CODE TO CONSOLIDATE THE CITY'S EXISTING SINGLE-FAMILY ZONES, INCLUDING RENAMING EXISTING ZONES, CREATE NEW R2 AND R3 ZONES, MODIFY AND ADOPT LOT STANDARDS AND LARGE ANIMAL RIGHTS, AND UPDATE THE LEGEND AND ZONE LABELS ON THE OFFICIAL ZONING MAP OF THE CITY OF BLUFFDALE

WHEREAS, the City of Bluffdale desires to create two new single-family residential zones and associated development standards to provide a greater variety of housing opportunities for property owners to utilize their property; and

WHEREAS, a notice of public hearings for the proposed Agreement was provided pursuant to the Bluffdale City Code and Utah State Code; and

WHEREAS, on April 15, 2026, the Planning Commission conducted a public hearing and forwarded a positive recommendation of the proposed amendments to the City Council; and

WHEREAS, the City Council has received and reviewed all public comments and has duly studied and considered the proposed amendments; and

WHEREAS the City Council has considered the effect of this Ordinance on family health, stability, and formation pursuant to Utah Code § 10-3-702.1.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH AS FOLLOWS:

Section 1. Adoption. Ordinance 2026-10 is hereby adopted, approving a Text Amendment consolidating the City's existing single-family zones, including renaming existing zones, creating new R2 and R3 zones, modifying and adopting lot standards, and updating the legend and zone labels on the Official Zoning Map of the City of Bluffdale, as shown in Exhibit A.

Section 2. Amendment of Conflicting Ordinances. If any ordinances, resolutions, policies, or zoning maps of the City heretofore adopted are inconsistent herewith, they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

Section 3. Severability. If any section, part, or provision of this Ordinance is

held invalid or unenforceable, such provision shall be deemed a separate, distinct, and independent provision, and such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND APPROVED: July 8, 2026

CITY OF BLUFFDALE

Mayor Natalie C. Hall

ATTEST: [seal]

City Recorder

CITY OF BLUFFDALE CORPORATE SEAL UTAH

Voting by the City Council:	Yes	No	Absent
Councilmember Aston	✓		
Councilmember Austin		✓	
Councilmember Lord		✓	
Councilmember Smith	✓		
Councilmember Wilding	✓		
Mayor Hall (tie only)			

11.30.020 Zoning Map

A. Adopted: The Planning Commission has prepared and recommended, and the City Council, following a public hearing, has adopted the official zoning map that identifies the zoning districts within the City.

B. Boundaries Of Zones: Where uncertainty exists with respect to the boundaries of various zones, an interpretation of the zoning district boundary shall be determined using the following criteria:

1. Where indicated boundaries on the zoning map are approximately street centerlines, the street centerline shall be construed to be the zone boundary.

2. Where the indicated boundaries are approximately lot lines, the lot lines shall be construed to be the zone boundary.

3. Where land has not been subdivided into lots and blocks, the zone boundaries shall be determined by use of the scale of measurement shown on the map.

4. Where the indicated boundaries are approximately canals, water courses or bodies, or other clearly defined natural boundaries, the centerlines of the canal or watercourse, or the edge of other clearly defined natural boundaries, shall be construed to be the zone boundary.

5. Where other uncertainty exists, the ~~Planning Commission~~ Zoning Administrator shall provide interpretation of the map in accordance with chapter 11.360 of this title. The interpretation of the ~~Planning Commission~~ Zoning Administrator may be appealed ~~in writing to the City Council for a zone boundary interpretation~~ as provided in section 11.30.040(B) of this title.

C. Map On File; Amendments: The official zoning map can be found ~~in~~on the ~~Office of the City Recorder~~ official city website. If the zoning map is amended in accordance with the requirements found in section ~~11-3-7~~ 11.30.070 of this chapter, all previous zoning maps are no longer in effect for the purpose of identifying zone district boundaries.

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11.30.070 Amendments To Land Use Ordinance and Map

The City Council after a recommendation from the Planning Commission, using its legislative discretion, may amend the number, shape, boundary or area of any zoning district. The City Council may also amend any regulation or other provisions of a zoning district. The amendments may only occur in accordance with the following procedure:

A. Submission: Any person, including staff, the Planning Commission or City Council, seeking an amendment to this title or zoning map shall submit to the ~~Planning Commission~~ Community Development Department, on forms provided by the City, the following:

1. A description of the specific amendment to this title or zoning map.
2. The reason and justification for the proposed amendment and how the proposed amendment would further the purpose and intent of this title, and how the proposed amendment is consistent with the General Plan. If the proposed amendment is inconsistent with the General Plan, the applicant shall submit, concurrently with the amendment application, an application for amendment to the General Plan.
3. Supporting documentation, maps, studies and any other information that would allow the City Council to make a well-informed decision.
4. The payment of the appropriate fee in accordance with the City fee schedule.
5. If a map amendment, a legal description of the property proposed for consideration.

B. Recommendation Of Planning Commission: Upon receipt by the Planning Commission of the proposed amendment, the Planning Commission shall hold a public hearing in accordance with section ~~11-3-6~~ 11.30.060 of this chapter. Following the public hearing, the Planning Commission shall forward a recommendation to the City Council on the proposed amendment.

C. City Council Action: The City Council shall hold a public hearing on the proposed amendment in accordance with section ~~11-3-6~~ 11.30.060 of this chapter. The City Council may approve, amend and approve, remand the proposed amendment back to the Planning Commission for further review, or deny the proposed amendment.

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11.60 ESTABLISHMENT OF ZONING DISTRICTS

11.60.010 Purpose of Zoning Districts

A. Specified: In order to accomplish the purposes of this title, the City Council has divided the City into various zoning districts in accordance with Utah Code § ~~10-9a-505~~ 10-20-505. After due and careful consideration of the General Plan, quantities of land needed for each use, suitability of land for various uses, and the probable future conditions of

the City, zoning is established according to the following chapters and articles, which are also indicated on the official zoning map adopted by the City Council.

B. Uses: The uses listed as permitted, conditional or accessory uses, respectively, and no others, are allowed in each zone. If a desired use is not listed in the zone, an applicant may attempt to amend the ordinance to allow the desired use. Any amendment to this title or the zoning map shall occur in accordance with section ~~11-3-7~~ 11.30.070 of this title.

11.60.020 Zoning Map

The zoning map is a graphic representation of the zoning districts of the City. Any necessary interpretation of the map shall occur in accordance with ~~section 11-3-2~~ chapter 11.360 of this title. The official zoning map can be found ~~in the Office of the City Recorder~~ on the City's official website. If the zoning map is amended in accordance with the requirements found in section ~~11-3-7~~ 11.30.070 of this title, all previous zoning maps are no longer in effect for the purpose of identifying zone district boundaries.

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11.70 ~~A-5~~ AGRICULTURAL ZONES

11.70.010 Purpose And ~~Zone~~ Characteristics

The Agricultural Zones ~~(A-5) is~~ are established to provide areas within the City where agricultural pursuits can be encouraged and supported. Uses permitted in the zone, in addition to agriculture, should be incidental thereto and should not change or inhibit the basic agricultural character of the zone. Rezoning of land in the ~~A-5 Zone~~ Agricultural Zones should be accomplished in an orderly manner to avoid undue and inefficient extension of City infrastructure, and "leap frog" development patterns. Large tracts of agricultural land should not be separated by residential development. Rather, where possible, residential development ~~in the A-5 Zone~~ should occur near the edge of existing residential development.

11.70.020 Permitted, Conditional And Accessory Uses

1. Permitted, conditional, and accessory uses allowed within the ~~A-5~~ Agricultural Zones are set forth in section ~~11-35-3~~ 11.350.030 of this title.

11.70.030 ~~Lot Area~~ Development Standards in Agricultural Zones

~~Each dwelling in the Agricultural Zone shall be on a separate lot containing not less than five (5) acres, except that ranch or farm employee housing may be on a smaller parcel in~~

~~conjunction with a bona fide agricultural use at a ratio of one unit per twenty (20) acres that must be reviewed and approved every three (3) years.~~

	A-5	A-2
Minimum Lot Size	5 acres (217,800 square feet)	2 acres (87,120 square feet)
Minimum Lot Width	200 feet	125 feet
Minimum Lot Frontage	200 feet	125 feet
Minimum Front Setback	30 feet	30 feet
Minimum Side Setback	20 feet	20 feet
Minimum Rear Setback	30 feet	30 feet
Minimum Accessory Side Setback	10 feet	10 feet
Minimum Accessory Rear Setback	20 feet	10 feet
Building Height (Maximum/Minimum)	35 feet/10 feet	35 feet/10 feet
Minimum Distance Between Buildings	The distance between any accessory building and any dwelling shall not be less than 20 feet. The distance between any accessory building and another accessory building shall not be less than 2 feet.	
Maximum Accessory Building Height	18 feet (footnote)	18 feet
Maximum Lot Coverage	15% total lot area	20% total lot area
Large Animal Rights	Yes, per section 11.160.280	Yes, per section 11.160.280

~~**11.70.040 Lot Width**~~

~~Each lot in the Agricultural Zone shall have a minimum width of two hundred feet (200') for all of the area within the required front setback of the zone.~~

~~**11.70.050 Lot Frontage**~~

~~Each lot in the Agricultural Zone shall abut a public street, or private street if approved by the City Council, for a minimum distance of two hundred feet (200').~~

11.70.0640 Lots Created Prior To Adoption Of Ordinance

1. Single-Family Dwelling Permitted: Lots or parcels of land which were legally created and eligible for a building permit prior to the adoption and application of this zone shall not be denied the issuance of a building permit for the construction of one single family dwelling solely on the reason of nonconformance with the requirements of this

chapter. A building permit must be obtained and all requirements of the appropriate Building Code must be satisfied.

2. Burden Of Applicant: It shall be the burden of the applicant to demonstrate that the parcel legally existed and was recorded in the Office of the County Recorder.

~~**11.70.070 Setback Requirements**~~

~~The following minimum setback requirements shall apply in the A-5 Agricultural Zone. Each setback is measured from the property line of the lot or parcel:~~

~~1. Front Setback: Each lot or parcel in the A-5 Agricultural Zone shall have a minimum front setback of thirty feet (30').~~

~~2. Side Setback; Accessory Buildings:~~

~~1. Each lot or parcel in the A-5 Agricultural Zone, unless otherwise noted below, shall have a minimum side setback of twenty feet (20').~~

~~2. The side setback for any permitted accessory building shall have a minimum side setback of ten feet (10'), except that accessory buildings that house animals or poultry shall have a minimum side setback of fifty feet (50') and be located no less than seventy five feet (75') from any dwelling unit.~~

~~3. Rear Setback; Accessory Buildings:~~

~~1. Each lot or parcel in the A-5 Agricultural Zone shall have a minimum rear setback of thirty feet (30').~~

~~2. An accessory building may be located no less than twenty feet (20') of the rear property line, provided it is not used to house animals or poultry.~~

~~3. Accessory buildings that house animals or poultry shall have a minimum rear setback of fifty feet (50') and be located no less than seventy five feet (75') from any dwelling unit.~~

11.70.0850 Projections Into Setbacks

1. Permitted: The following structures may be erected on or projected into any required setback:

    1. Fences and walls in conformance with all applicable City ordinances and resolutions.

    2. Appropriate landscaping.

3. Necessary appurtenances for utility service.

4. Projections as noted in section 11.160.310 of this title.

2. Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):

    1. Cornices, eaves, sills, buttresses or other similar architectural features.

    2. Awnings, decks and planter boxes.

~~**11.70.090 Building Height Requirements**~~

~~A primary building or structure may not exceed thirty five feet (35') in height, nor be lower than ten feet (10') in height, except that accessory buildings may not exceed eighteen feet (18') in height unless it can be shown that the building or structure must be higher to accommodate a bona fide agricultural use.~~

~~**11.70.100 Distance Between Buildings**~~

~~The distance between any accessory building and any dwelling shall not be less than twenty feet (20'). Accessory buildings that house animals or poultry shall have a minimum side setback of fifty feet (50') and be located no less than seventy five feet (75') from any dwelling unit.~~

~~**11.70.110 Permissible Lot Coverage**~~

~~The sum total of all buildings and structures on any parcel in the A-5 Agricultural Zone shall not be greater than fifteen percent (15%) of the total area of the parcel.~~

~~**11.70.120 Parking, Loading And Access**~~

~~Each lot or parcel in the A-5 Agricultural Zone shall have on the lot or parcel two (2) off street parking spaces for each dwelling unit. The spaces should be hard surfaced with asphalt or concrete and be accessed from a public road, or private drive if approved. If approved, access can be composed of dirt or road base, but only if it can be shown that the dwelling can be adequately served by public safety vehicles.~~

~~**11.70.130 Project Plan Approval**~~

~~Any request for project plan approval in the A-5 Agricultural Zone is subject to any and all applicable City resolutions and ordinances, including the subdivision ordinance, design guidelines and standard specifications, and the City general plan.~~

11.70.~~14~~060 Other Requirements

The following requirements are in addition to the requirements found in this title or any other applicable resolution or ordinance:

1. Signs: The following signs, and no others, are allowed in the ~~A-5~~ Agricultural Zones:
    1. Nameplates not exceeding two (2) square feet in area to identify the name and address of the occupant.
    2. One sign advertising the sale of agricultural projects produced on the parcel not to exceed four (4) square feet in area.
2. Trash, Junk And Other Debris: No trash, used materials, unsightly storage of any kind, or nonlicensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or~~, if deemed appropriate by the City,~~ by a sight-obscuring fence.

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11.80.010 ~~R-1-43~~ Single-Family Residential Zones

11.80.010.010 Purpose And ~~Zone~~ Characteristics

~~The R-1-43 Residential Zone is established to provide areas within the City for single-family dwellings on relatively large lots. Higher density development is discouraged in this zone due to lack of infrastructure and services. This area often borders agricultural areas where traditional agricultural pursuits can be encouraged and supported. Rezoning of land in the R-1-43 Zone should be accomplished in an orderly manner to avoid undue and inefficient extension of City infrastructure and "leap frog" development patterns.~~

The City designates land use zone districts to promote compatibility between land uses, buildings and structures, efficient use of land, transportation options and accessibility, and public safety. The districts classify, regulate, and restrict uses, as well as combine uses and encourage the location of compatible land uses close to one another. The district regulations provide development standards pertaining to the intensity of land uses and development, density, height, bulk of buildings and structures, area of yards, and other open areas between buildings and structures.

11.80.010.020 Permitted, Conditional And Accessory Uses

1. Permitted, conditional, and accessory uses allowed within the ~~R-1-43~~ Single-Family Residential Zones are set forth in BCC 11.350.030.

11.80.010.030 ~~Lot Area~~ Development Standards in Single-Family Residential Zones

	R1[1]	R2[2]	R3[3]	R4[4]
Minimum Lot Size	43,560 square feet (1 acre)	20,000 square feet	13,000 square feet	10,000 square feet
Minimum Lot Width[5]	125 feet	80 feet	80 feet	75 feet
Minimum Lot Frontage[6]	125 feet	80 feet	80 feet	75 feet
Minimum Front Setback	30 feet	25 feet	25 feet	20 feet
Minimum Side Setback	20 feet	10 feet	10 feet	10 feet[7]
Minimum Rear Setback	30 feet	20 feet	20 feet	20 feet
Minimum Accessory Side Setback[8]	10 feet	10 feet	5 feet	5 feet
Minimum Accessory Rear Setback[6]	10 feet	10 feet	5 feet	5 feet
Building Height (Minimum/Maximum)	10 feet/35 feet	10 feet/35 feet	10 feet/35 feet	10 feet/35 feet
Accessory Building Height Maximum	18 feet	18 feet	18 feet	18 feet
Minimum Distance Between Buildings	The distance between any accessory building and any dwelling shall not be less than 10 feet. The distance between any accessory building and another accessory building shall not be less than 2 feet.			
Maximum Lot Coverage	40%	40%	45%	50%

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[1] Unless as otherwise approved with an applicable Cluster Residential Overlay in accordance with Section 11.110.060 of this title.

[2] For parcels between two and five acres in size, density shall not exceed 1.5 primary dwelling units per acre.

[3] This Zone intended to be limited to perimeter edges of the City and shall be located within sixty feet (60') from the closest property line to the City Boundary. Requests to apply this Zone to a property will also require a Development Agreement in accordance with Chapter 11.290 of this title.

[4] Unless as otherwise approved with an applicable Infill Overlay in accordance with Section 11.110.030 of this title.

[5] If the Lot or parcel is located on an approved curve radius or cul-de-sac; the width requirement may be reduced to thirty feet (30'); provided, that the width requirement is satisfied at the front setback line.

[6] If the Lot or parcel is located on an approved curve radius or cul-de-sac, the frontage requirement may be reduced to thirty feet (30'); provided, that the frontage requirement is satisfied at the front setback line.

[7] Each corner lot or parcel in the R4 Zone shall have a minimum setback of twenty feet (20') along the public street on the side of the lot not being used as the front setback.

[8] Unless as otherwise approved by Section 11.160.260 *Small Accessory Buildings* of this title.

Large Animal Rights in Accordance with BCC 11.160.280	Yes	Yes	No	No
Minimum Area of Zone (to be satisfied by a singular parcel)	1 Acre	2 Acres	5 Acres	10,000 Square Feet

~~**11.80.010.040 Lot Width**~~

~~1. Specified: Each lot in the R-1-43 Residential Zone shall have a minimum lot width of one hundred twenty five feet (125') for all of the area within the required front setback of the zone.~~

~~2. Reduction: If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to thirty feet (30'); provided, that the requirement is satisfied at the front setback line.~~

~~**11.80.010.050 Lot Frontage**~~

~~1. Specified: Each lot in the R-1-43 Residential Zone shall abut a public street, or private street if approved by the City Council for a minimum distance of one hundred twenty five feet (125').~~

~~2. Reduction: If the lot or parcel is located on an approved curve radius or cul-de-sac, the frontage requirement may be reduced to thirty feet (30'); provided, that the width requirement is satisfied at the front setback line.~~

11.80.010.0~~6~~40 Lots Created Prior To Adoption Of Ordinance

1. Single-Family Dwelling Permitted: Lots or parcels of land which were legally created and eligible for a building permit prior to the adoption and application of this zone shall not be denied the issuance of a building permit for the construction of one single-family dwelling solely on the reason of nonconformance with the requirements of this article. A building permit must be obtained and all requirements of the appropriate Building Code must be satisfied.
2. Burden Of Applicant: It shall be the burden of the applicant to demonstrate that the parcel legally existed and was recorded in the Office of the County Recorder.

~~**11.80.010.070 Setback Requirements**~~

~~The following minimum setback requirements shall apply in the R-1-43 Residential Zone. Each setback is measured from the property line of the lot or parcel.~~

1. ~~Front Setback: Each lot or parcel in the R-1-43 Residential Zone shall have a minimum front setback of thirty feet (30').~~
2. ~~Side Setback; Accessory Buildings:~~
    1. ~~Each lot or parcel in the R-1-43 Residential Zone, unless otherwise noted below, shall have a minimum side setback of twenty feet (20').~~
    2. ~~The side setback for any permitted accessory building shall be a minimum of ten feet (10').~~
3. ~~Rear Setback; Accessory Buildings:~~
    1. ~~Each lot or parcel in the R-1-43 Residential Zone shall have a minimum rear setback of thirty feet (30').~~
    2. ~~An accessory building may not be located less than ten feet (10') from the rear property line.~~
    3. ~~Accessory buildings that house animals or poultry shall have a minimum rear setback of ten feet (10') and be located no less than seventy five feet (75') from any dwelling unit.~~

11.80.010.0850 Projections Into Setbacks

1. Permitted: The following structures may be erected on or projected into any required setback:
    1. Fences and walls in conformance with all applicable City ordinances and resolutions.
    2. Appropriate landscaping.
    3. Necessary appurtenances for utility service.
    4. Projections as noted in section 11.160.310 of this title.
2. Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):
    1. Cornices, eaves, sills, buttresses or other similar architectural features.

2. Awnings, decks and planter boxes.

~~**11.80.010.090 Building Height Requirements**~~

~~A primary building or structure may not exceed thirty five feet (35') in height, nor be lower than ten feet (10') in height, except that accessory buildings may not exceed eighteen feet (18') in height.~~

~~**11.80.010.100 Distance Between Buildings**~~

~~The distance between any accessory building and any dwelling shall not be less than ten feet (10'). the distance between any accessory building and another accessory building shall not be less than two feet (2').~~

~~**11.80.010.110 Permissible Lot Coverage**~~

~~The sum total of all buildings and structures on any parcel in the R-1-43 Residential Zone shall not be greater than forrty percent (40%) of the total area of the parcel. In the subdivisions within Parry Farms and Spring Farms, which were approved as Clustered Residential Overlay Zones, the maximum permissable lot coverage is forty percent (40%) of the total area of the parcel.~~

~~**11.80.010.120 Parking, Loading And Access**~~

~~Each lot or parcel in the R-1-43 Residential Zone shall have on the lot or parcel two (2) off street parking spaces for each dwelling unit. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road or private road by a hard surfaced, composed of asphalt or concrete, drive approach.~~

~~**11.80.010.130 Project Plan Approval**~~

~~Any request for project plan approval in the R-1-43 Residential Zone is subject to any and all applicable City resolutions and ordinances, including the subdivision ordinance, design guidelines and standard specifications, and the City general plan.~~

11.80.010.~~14~~060 Other Requirements

The following requirements are in addition to the requirements found in this title or any other applicable resolution or ordinance:

1. Signs: Signs are permitted in accordance with chapter 11.220 of this title.
2. Trash, Junk And Other Debris: No trash, used materials, unsightly storage of any kind, or nonlicensed or abandoned vehicles shall be stored in an open area. All such

materials shall be enclosed in a building or~~, if deemed appropriate by the City,~~ by a sight-obscuring fence.

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~~**11.80.020 R-1-10 RESIDENTIAL ZONE**~~

~~**11.80.020.010 Purpose And Zone Characteristics**~~

~~The R-1-10 Residential Zone is established to provide areas within the City for single-family dwellings on average sized large lots with very limited commercial services, such as home occupations. The City encourages infill development, where appropriate, in accordance with chapter 11, article C of this title, in the R-1-10 Zone. (Ord. 10-24-00-1, 10-24-2000; amd. Ord. 2013-14, 7-16-2013)~~

~~HISTORY~~
~~*Amended by Ord. 10-24-00-1 on 10/24/2000*~~

~~**11.80.020.020 Permitted, Conditional And Accessory Uses**~~

~~1. Permitted, conditional, and accessory uses allowed within the R-1-10 Zone are set forth in section 11-35-3 of this title. (Ord. 2018-24, 9-26-2018)~~

~~HISTORY~~
~~*Amended by Ord. 2018-26 on 10/24/2018*~~

~~**11.80.020.030 Lot Area**~~

~~1. Specified: Each dwelling in the R-1-10 Residential Zone shall be on a separate lot containing not less than ten thousand (10,000) square feet, unless otherwise approved as an infill parcel in accordance with chapter 11, article C of this title. (Ord. 2013-14, 7-16-2013)~~

~~HISTORY~~
~~*Amended by Ord. 2013-14 on 7/16/2013*~~

~~**11.80.020.040 Lot Width**~~

~~1. Specified: Each lot in the R-1-10 Residential Zone shall have a minimum width of one hundred feet (100') for all of the area within the required front setback of the zone, unless otherwise approved as an infill parcel in accordance with chapter 11, article C of this title.~~

2. Reduction: If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line. (Ord. 2013-14, 7-16-2013)

HISTORY

Amended by Ord. 2013-14 on 7/16/2013

11.80.020.050 Lot Frontage

1. Specified: Each lot in the R-1-10 Residential Zone shall abut a public street, or private street if approved by the City Council, for a minimum distance of eighty feet (80'), unless otherwise approved as an infill parcel in accordance with chapter 11, article C of this title.

2. Reduction: If the lot or parcel is located on an approved curve radius or cul-de-sac, the frontage requirement may be reduced to thirty feet (30'); provided, that the width requirement is satisfied at the front setback line. (Ord. 2013-14, 7-16-2013)

HISTORY

Amended by Ord. 2013-14 on 7/16/2013

11.80.020.060 Lots Created Prior To Adoption Of Ordinance

1. Single-Family Dwelling Permitted: Lots or parcels of land which were legally created and eligible for a building permit prior to the adoption and application of this zone shall not be denied the issuance of a building permit for the construction of one singlefamily dwelling solely on the reason of nonconformance with the requirements of this article. A building permit must be obtained and all requirements of the appropriate Building Code must be satisfied. (Ord. 10-24-00-1, 10-24-2000; amd. Ord. 2001-04, 3-13-2001)

2. Burden Of Applicant: It shall be the burden of the applicant to demonstrate that the parcel legally existed and was recorded in the Office of the County Recorder. (Ord. 10-24-00-1, 10-24-2000)

HISTORY

Amended by Ord. 10-24-00-1 on 10/24/2000

11.80.020.070 Setback Requirements

The following minimum setback requirements shall apply in the R-1-10 Residential Zone. Each setback is measured from the property line of the lot or parcel. (Ord. 2013-14, 7-16-2013)

1. Front Setback: Each lot or parcel in the R-1-10 Zone shall have a minimum front setback of thirty feet (30').

2. Side Setback; Corner Lot; Accessory Buildings:

    1. Each lot or parcel in the R-1-10 Zone, unless otherwise noted below, shall have a minimum side setback of twelve feet (12').

    2. Each corner lot or parcel in the R-1-10 Zone shall have a minimum setback of twenty feet (20') along the public street on the side of the lot not being used as the front setback.

    3. The side setback for any permitted accessory building shall be a minimum of ten feet (10').

3. Rear Setback; Accessory Buildings:

    1. Each lot or parcel in the R-1-10 Zone shall have a minimum rear setback of thirty feet (30').

    2. An accessory building may not be located less than ten feet (10') from the rear property line.

    3. Accessory buildings that house animals or poultry shall have a minimum rear setback of fifty feet (50') and be located no less than seventy five feet (75') from any dwelling unit. (Ord. 10-24-00-1, 10-24-2000)

HISTORY
Amended by Ord. 10-24-00-1 on 10/24/2000
Amended by Ord. 2013-14 on 7/16/2013

11.80.020.080 Projections Into Setbacks

1. Permitted: The following structures may be erected on or projected into any required setback:

    1. Fences and walls in conformance with all applicable City ordinances and resolutions.

    2. Appropriate landscaping.

    3. Necessary appurtenances for utility service.

2. Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):

1. Cornices, eaves, sills, buttresses or other similar architectural features.

2. Awnings, decks and planter boxes. (Ord. 10-24-00-1, 10-24-2000)

HISTORY
Amended by Ord. 10-24-00-1 on 10/24/2000

11.80.020.090 Building Height Requirements

A primary building or structure may not exceed thirty five feet (35') in height, nor be lower than ten feet (10') in height, except that accessory buildings may not exceed eighteen feet (18') in height. (Ord. 10-24-00-1, 10-24-2000)

HISTORY
Amended by Ord. 10-24-00-1 on 10/24/2000

11.80.020.100 Distance Between Buildings

The distance between any accessory building and any dwelling shall not be less than ten feet (10'). The distance between any accessory building and another accessory building shall not be less than two feet (2'). (Ord. 10-24-00-1, 10-24-2000; amd 2022-18, 11-9-2022)

HISTORY
Amended by Ord. 10-24-00-1 on 10/24/2000

11.80.020.110 Permissible Lot Coverage

The sum total of all buildings and structures on any parcel in the R-1-10 Zone shall not be greater than forty percent (40%) of the total area of the parcel. (Ord. 2013-14, 7-16-2013)

HISTORY
Amended by Ord. 2013-14 on 7/16/2013

11.80.020.120 Parking, Loading And Access

Each lot or parcel in the R-1-10 Residential Zone shall have on the lot or parcel two (2) off street parking spaces for each dwelling unit. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public or private road by a hard surfaced, composed of asphalt or concrete, drive approach. (Ord. 10-24-00-1, 10-24-2000)

HISTORY

Amended by Ord. 10-24-00-1 on 10/24/2000

11.80.020.130 Project Plan Approval

Any request for project plan approval in the R-1-10 Residential Zone is subject to any and all applicable City resolutions and ordinances, including the subdivision ordinance, design guidelines and standard specifications, and the City general plan. (Ord. 10-24-00-1, 10-24-2000)

HISTORY

Amended by Ord. 10-24-00-1 on 10/24/2000

11.80.020.140 Other Requirements

The following requirements are in addition to the requirements found in this title or any other applicable resolution or ordinance:

1. Signs: Signs are permitted in accordance with chapter 22 of this title. (Ord. 10-24-00-1, 10-24-2000)

2. Trash, Junk And Other Debris: No trash, used materials, unsightly storage of any kind, or nonlicensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or, if deemed appropriate by the City, by a sight obscuring fence. (Ord. 10-24-00-1, 10-24-2000)

…

11.80.030 PRD PLANNED RESIDENTIAL DEVELOPMENTS

(Rep. by Ord. 2013-16, 8-27-2013)

…

11.80.040 R-1-87 RESIDENTIAL ZONE

11.80.040.010 Purpose And Zone Characteristics

The R-1-87 Residential Zone is established to provide areas within the City for single-family dwellings on large lots and to provide areas within the City where agricultural pursuits can be encouraged and supported. Higher density development is discouraged in this zone due to lack of infrastructure and services. This area often contains property where traditional agricultural pursuits can be encouraged and supported. Rezoning of land in the R-1-87 Zone

should be accomplished in an orderly manner to avoid undue and inefficient extension of City infrastructure and "leap frog" development patterns. (Ord. 2010-12, 9-28-2010)

HISTORY
Amended by Ord. 2010-12 on 9/28/2010

11.80.040.020 Permitted, Conditional And Accessory Uses

1. Permitted, conditional, and accessory uses allowed within the R-1-87 Zone are set forth in section 11-35-3 of this title. (Ord. 2018-24, 9-26-2018)

HISTORY
Amended by Ord. 2018-24 on 9/26/2018

11.80.040.030 Lot Area

Each dwelling in the R-1-87 Residential Zone shall be on a separate lot containing not less than two (2) acres. (Ord. 2013-16, 8-27-2013)

HISTORY
Amended by Ord. 2013-16 on 8/27/2013

11.80.040.040 Lot Width

1. Specified: Each lot in the R-1-87 Residential Zone shall have a minimum width of one hundred twenty five feet (125') for all of the area within the required front setback of the zone.

2. Reduction: If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to thirty feet (30'); provided, that the requirement is satisfied at the front setback line. (Ord. 2013-16, 8-27-2013)

HISTORY
Amended by Ord. 2013-16 on 8/27/2013

11.80.040.050 Lot Frontage

1. Specified: Each lot in the R-1-87 Residential Zone shall abut a public street, or private street if approved by the City Council, for a minimum distance of one hundred twenty five feet (125').

2. Reduction: If the lot or parcel is located on an approved curve radius or cul-de-sac, the frontage requirement may be reduced to thirty feet (30'); provided, that the width requirement is satisfied at the front setback line. (Ord. 2013-16, 8-27-2013)

HISTORY

Amended by Ord. 2013-16 on 8/27/2013

11.80.040.060 Lots Created Prior To Adoption Of Ordinance

1. Single-Family Dwelling Permitted: Lots or parcels of land which were legally created and eligible for a building permit prior to the adoption and application of this zone shall not be denied the issuance of a building permit for the construction of one singlefamily dwelling solely on the reason of nonconformance with the requirements of this article. A building permit must be obtained and all requirements of the appropriate Building Code must be satisfied.

2. Burden Of Applicant: It shall be the burden of the applicant to demonstrate that the parcel legally existed and was recorded in the Office of the County Recorder. (Ord. 2010-12, 9-28-2010)

HISTORY

Amended by Ord. 2010-12 on 9/28/2010

11.80.040.070 Setback Requirements

The following minimum setback requirements shall apply in the R-1-87 Residential Zone. Each setback is measured from the property line of the lot or parcel: (Ord. 2013-16, 8-27-2013)

1. Front Setback: Each lot or parcel in the R-1-87 Residential Zone shall have a minimum front setback of thirty feet (30').

2. Side Setback; Accessory Buildings:

    1. Each lot or parcel in the R-1-87 Residential Zone, unless otherwise noted below, shall have a minimum side setback of twenty feet (20').

    2. The side setback for any permitted accessory building shall be a minimum of ten feet (10').

3. Rear Setback; Accessory Buildings:

    1. Each lot or parcel in the R-1-87 Residential Zone shall have a minimum rear setback of thirty feet (30').

    2. An accessory building may not be located less than ten feet (10') from the rear property line.

3. Accessory buildings that house animals or poultry shall have a minimum rear setback of ten feet (10') and be located no less than seventy five feet (75') from any dwelling unit. (Ord. 2010-12, 9-28-2010)

HISTORY

Amended by Ord. 2010-12 on 9/28/2010

Amended by Ord. 2013-16 on 8/27/2013

11.80.040.080 Projections Into Setbacks

1. Permitted: The following structures may be erected on or projected into any required setback:

    1. Fences and walls in conformance with all applicable City ordinances and resolutions.

    2. Appropriate landscaping.

    3. Necessary appurtenances for utility service.

2. Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):

    1. Cornices, eaves, sills, buttresses or other similar architectural features.

    2. Awnings, decks and planter boxes. (Ord. 2010-12, 9-28-2010)

HISTORY

Amended by Ord. 2010-12 on 9/28/2010

11.80.040.090 Building Height Requirements

A primary building or structure may not exceed thirty five feet (35') in height, nor be lower than ten feet (10') in height, except that accessory buildings may not exceed eighteen feet (18') in height. (Ord. 2010-12, 9-28-2010)

HISTORY

Amended by Ord. 2010-12 on 9/28/2010

11.80.040.100 Distance Between Buildings

The distance between any accessory building and any dwelling shall not be less than ten feet (10'). (Ord. 2010-12, 9-28-2010)

HISTORY

Amended by Ord. 2010-12 on 9/28/2010

11.80.040.110 Permissible Lot Coverage

The sum total of all buildings and structures on any parcel in the R-1-87 Residential Zone shall not be greater than twenty percent (20%) of the total area of the parcel. (Ord. 2013-14, 7-16-2013)

HISTORY

Amended by Ord. 2013-14 on 7/16/2013

11.80.040.120 Parking, Loading And Access

Each lot or parcel in the R-1-87 Residential Zone shall have on the lot or parcel two (2) off street parking spaces for each dwelling unit. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road or private road by a hard surfaced, composed of asphalt or concrete, drive approach. (Ord. 2010-12, 9-28-2010)

HISTORY

Amended by Ord. 2010-12 on 9/28/2010

11.80.040.130 Project Plan Approval

Any request for project plan approval in the R-1-87 Residential Zone is subject to any and all applicable City resolutions and ordinances, including the subdivision ordinance, design guidelines and standard specifications, and the City general plan. (Ord. 2010-12, 9-28-2010)

HISTORY

Amended by Ord. 2010-12 on 9/28/2010

11.80.040.140 Other Requirements

The following requirements are in addition to the requirements found in this title or any other applicable resolution or ordinance:

1. Signs: Signs are permitted in accordance with chapter 22 of this title. (Ord. 2010-12, 9-28-2010)
2. Trash, Junk And Other Debris: No trash, used materials, unsightly storage of any kind, or nonlicensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or, if deemed appropriate by the City, by a sight obscuring fence.

...

11.80.~~050~~020 R-MF MULTI-FAMILY HOUSING ZONE

11.80.~~050~~020.010 Purpose And Zone Characteristics

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11.80.~~050~~020.020 Permitted, Conditional And Accessory Uses

1. Permitted, conditional, and accessory uses allowed within the R-MF Zone are set forth in section ~~11-35-3~~ 11.350.030 of this title.

11.80.~~050~~020.030 Minimum Project Area

...

11.80.~~050~~020.040 Project Density Calculation

1. Multi-family development projects may be granted up to ten (10) units per acre; provided, that all of the requirements of this article, including, but not limited to, lot coverage, setback and parking have been satisfied.
2. A multi-family development project may be granted up to twelve and one-half (12 1/2) units per acre; provided, that all of the requirements of this article, including, but not limited to, lot coverage, setback and parking have been satisfied and the exterior of the buildings or structures are constructed using brick or stone, except roofing materials. Cinder block, stucco and other similar materials shall not qualify for the higher density calculation. ~~Further, in order to obtain a density bonus, a multi-family development must gain approval of a planned residential development in accordance with title 12, chapter 3, article A of this Code.~~

11.80.~~050~~020.050 Project Width

...

11.80.~~050~~020.060 Project Frontage

...

11.80.~~050~~020.070 Setback And Build-To Requirements

...

11.80.~~050~~020.080 Projections Into Setbacks

...

11.80.~~050~~020.090 Building Height Requirements

...

11.80.~~050~~020.100 Distance Between Buildings

...

11.80.~~050~~020.110 Permissible Lot Coverage

...

11.80.~~050~~020.120 Parking, Loading And Access

1. Requirements: ~~Each unit in the R-MF Zone shall have on the premises two (2) off street parking spaces, one of which shall be covered. Additionally, there shall be one guest parking space for each three (3) dwelling units. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.~~ Off-Street parking shall be provided in accordance with Chapter 11.120 of this Title.

2. Recreational Vehicle Area: Each project may also have a recreational vehicle parking area not to exceed two thousand (2,000) square feet per acre of the project secured by a six foot (6') sight obscuring fence. The recreational vehicle parking area may be placed in the rear or side setback area of the project.

~~3. Additional Parking: The parking requirements found listed above represent the minimum and maximum parking requirements. Any additional parking, beyond that required above, must be approved by the City Council due to a loss in the amount of landscaping in the project.~~

11.80.~~050~~020.130 Project Plan Approval

1. Applicability: Any request for project plan approval in the R-MF Zone is subject to any and all applicable City resolutions and ordinances, including the subdivision ordinance, design guidelines and standard specifications, and the City General Plan. Projects in the R-MF Zone shall obtain site plan approval in accordance with Chapters 11.30 and 11.150 of this Title.

~~2. Plan Submission; Planning Commission Consideration: Each applicant shall first submit a concept plan of the proposed development. Following review of the concept plan and after receiving staff comments, the applicant may prepare a preliminary plan~~

~~and construction plans in accordance with section 12-4-7 of this Code. The Planning Commission and City Council will hold a public hearing to receive input about the preliminary plan. Notice of the public hearing will be in accordance with section 11-3-6 of this title. Following a public hearing, the Planning Commission will forward a recommendation to approve, approve with conditions or deny the preliminary plan.~~

~~3. City Council Consideration: After receiving a recommendation from the Planning Commission, the City Council will hold a public hearing to receive input about the preliminary plan. Notice of the public hearing will be in accordance with section 11-3-6 of this title. Following the public hearing, the City Council may approve, amend and approve, approve with conditions, remand the proposed development back to the Planning Commission for further review, or deny the application for preliminary plat approval.~~

4. ~~Final Development Plan: Following approval of the preliminary plan by the City Council, the applicant may prepare the final development plan. After their review, the City Council may approve, amend and approve, approve with conditions, remand the subdivision back to the Planning Commission for further review, or deny the application for final plat approval. The City Council, at their discretion, may approve the preliminary plan and the final plat concurrently. A copy of the final development plan will be included in the Planning Commission packet for their review prior to final review by the City Council.~~

11.80.~~050~~020.140 Other Requirements

…

D. Trash, Junk And Other Debris: No trash, used materials, unsightly storage of any kind, or nonlicensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or~~, if deemed to not be injurious to adjacent properties and deemed appropriate by the city,~~ by a sight-obscuring fence.

E. Fencing Standards: Multi-family projects shall be fenced on at least three (3) sides by a six foot (6') sight obscuring fence, or other fencing, ~~as determined necessary by the planning commission and city council,~~ necessary to make the proposed project compatible with the surrounding area.

…

11.80.~~060~~030 R-SL SENIOR LIVING ZONE

11.80.~~060~~030.010 Purpose

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11.80.~~060~~030.020 Qualifications

...

11.80.~~060~~030.030 Permitted And Accessory Uses

...

11.80.~~060~~030.040 Occupancy Qualifications And Restrictions

...

11.80.~~060~~030.050 Project Frontage

...

11.80.~~060~~030.060 Setbacks And Driveway Requirements

...

11.80.~~060~~030.070 Projections Into Setbacks

...

11.80.~~060~~030.080 Building Height Requirements

...

11.80.~~060~~030.090 Distance Between Buildings

...

11.80.~~060~~030.100 Parking, Loading, And Access

...

11.80.~~060~~030.110 Site Plan Approval

...

11.80.~~060~~030.120 Development And Design Requirements

...

11.80.~~060~~030.130 Other Requirements

...

11.100.030.060 Setback Requirements

The following minimum setback and build-to requirements shall apply in the SG-1 zone. Each setback is measured from the property line of the lot or parcel.

...

D. Setback Based On Building Height: Setbacks calculated based upon building or batch plant height, whichever is greater, shall be calculated based upon the zone of the property bordering the property upon which the building is to be constructed as follows:

1. One times the building height if the bordering property is zoned as SG-1.
2. Three (3) times the building height if the bordering property is zoned as A-5, A-2, ~~R-1-43~~R1, R2, R3, ~~R-1-10~~R4, R-MF, CRO, IO, CI, MU or any other zoning district containing residential or civic institutional uses.
3. Two (2) times the building height if the bordering property is zoned any commercial or light industrial zoning designation (e.g., RC, GC-1, NC, HC, GW-R or I-1) or for any other use not already identified above.

...

11.110.060 CRO CLUSTER RESIDENTIAL OVERLAY ZONE

11.110.060.010 Purpose And Zone Characteristics

The cluster residential overlay (CRO) zone is established to provide for cluster residential development within limited areas of the city. It is expressly provided that the CRO zone is not intended to be utilized for all residential development within the city, but should be limited to such areas and for development of property containing unique or sensitive lands and/or property which is located adjacent to compatible development within neighboring jurisdictions. The CRO zone shall only be permitted for property with the underlying zone designation of A-5 and ~~R-1-43~~R1.

...

11.110.060.080 Voluntary Alternative

The election to develop property with the CRO zone as a cluster subdivision is voluntary and provided to developers and property owners as an alternative to development of property as

a conventional subdivision pursuant to other applicable provisions of this title. Cluster subdivisions may be developed within the A-5 and ~~R-1-43~~ R1 zones of the city. As allowed by this article, cluster subdivisions shall be developed in accordance with and subject to the development standards, conditions, procedures and regulations of this article and with all other applicable subdivision ordinances and land use regulations of the city which are not otherwise in conflict with the provisions of this article.

...

11.150.060 Design Standards

C. Non-residential buildings and sites:

...

7. Building Materials: Exterior materials shall be of a durable or resilient nature such as brick (as defined in BCC 11.20), stone, stucco ceramic tile, concrete masonry units (CMU) prefinished composite or pre-finished architectural metal panels, composite materials, architectural pre-cast concrete, or other materials of similar quality, hardiness, and low maintenance characteristics, which meet the City requirements for composition and percentage of primary and secondary materials, shall be used. No single material is allowed to exceed fifty percent (50%) on street-facing facades, unless required by other adopted City guidelines. Other materials may be considered for soffits, or as an accent or architectural feature. Minimum twenty (20) year guarantee, architectural shingles and/or other longer lasting roof materials are required. For commercial buildings unfinished/plain concrete block shall not be permitted. Vinyl and aluminum lap siding, shall not be permitted as a primary exterior surface. Pre-engineered metal buildings shall have a primary architectural treatment of stone, brick, composite siding, stucco, insulated metal panels with exterior finishes or another similar material, as indicated below. Pre-engineered metal buildings with exterior fastening methods, such as PBR (Purlin Bearing Rib) or R-panels (ribbed steel) may only be allowed without additional exterior finishes in the SG-1 Zone and for approved livestock arenas, stables, and barns in the ~~R-1-43~~ R1 Zone.

...

11.160.180 Shared Driveways

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B. Restrictions, Limitations: The creation of or the issuance of a building permit for a lot or parcel accessed by a shared driveway approved by the Land Use Authority shall comply with the following restrictions and limitations:

1. Be located within a Residential ~~R-1-87~~, R1, R2, R3, or~~R-1-43, R-1-10~~R4 or Agricultural A-2 or A-5 Zoning District;

...

11.160.280 Keeping Of Animals

A. The keeping of large animals is allowed as follows:

1. In the A-2, A-5, ~~R-1-43~~ R1, and ~~R-1-87~~ R2 zones, on lots greater than ~~one-half (1/2) acre~~ 20,000 square feet in size it is permitted to keep two (2) cows, two (2) horses, five (5) sheep, five (5) goats, or two (2) pigs/hogs per ~~one-half (½) acre~~ 20,000 square feet of lot area. Twenty-five (25) poultry, e.g. chickens, ~~or twenty (25)~~ pheasants or similar fowl, are equal to one large animal.

2. Young pigs/hogs, born of personal stock, are counted as adults at 12 weeks and all other young animals born of personal stock are counted as adults at 6 months. Any unlisted animal will be compared with those listed by size and weight by the Zoning Administrator or designee.

B. Table of allowed animal uses:

Animals	Zone	Lot Size	Number
~~Chickens~~ Poultry	All Residential Single Family Zones, except ~~R-1-43~~ R1 and ~~R-1-87~~R2	greater than or equal to 5,000 SF	3 per 5,000 SF
Bees	~~R-1-10~~R4, R3, R2, ~~R-1-43~~R1, and ~~R-1-43~~R1: CRO/PRD Zones	greater than or equal to 10,000 SF	2 colonies on lots less than or equal to ~~0.50 acres~~ 20,000 square feet, 4 colonies on lots greater than ~~0.50 acres~~ 20,000 square feet (up to 1.0 acre), with 1

			additional colony for each additional ~~0.50 acres~~ 20,000 square feet.
Pygmy Goats; in zones where large animals are not allowed	~~R-1-10~~ R3 and R4 (Not permitted in CRO developments in the ~~R-1-43~~ R1 zones (i.e. Parry Farms and Spring View Farms)	greater than or equal to 10,000 SF	2 per lot maximum
Large Animals	~~R-1-43~~R1, ~~R-1-87~~A-2, A-5*, which are not developed as a CRO zone (i.e. Parry Farms and Spring View Farms)	On lots greater than or equal to ~~0.50 acres~~ 20,000 square feet per existing code (see BCC 11.160.280 above). On lots less than ~~0.50 acre~~ 20,000 square feet, standards in the following column shall govern	2 Horses, cows, or pigs or 5 sheep or goats, or 25 ~~chickens, fowls, or pheasants~~ poultry (equal to 1 large animal) on lots less than ~~0.50 acre~~ 20,000 square feet.

* These standards do not apply to properties located in the A-5 Zone which are at least 5 contiguous acres in size. Properties in the A-5 Zone which are not 5 acres or more in size shall adhere to the animal limits set forth in the ~~R-1-43~~ R1 Zone and BCC 11.160.280.

C. In addition, the following standards shall apply for raising ~~chickens~~ poultry:

1. ~~Chickens~~ Poultry may not be permitted to roam beyond the locational requirements for enclosures, pen, coops, and run areas.
2. ~~Accessory structures housing chickens shall be a minimum of twenty feet (20') from the nearest primary structure or habitable dwelling on adjoining properties.~~
3. Slaughtering/processing ~~chickens~~ poultry is not allowed.

4. Owners are responsible for the maintenance and cleanliness of ~~chicken~~ poultry facilities.
5. The raising of residential ~~chickens~~ poultry and egg production shall be done in such a way that the use is clearly subordinate to the residential character of the property with no significant impacts or nuisances being created for the residential neighborhood in general and adjoining property owners in particular.
6. The storage and accessibility of ~~chicken~~ poultry feed shall be so handled to discourage rodents, other vermin, and predators.
7. Property owners will ensure that the raising of residential ~~chickens~~ poultry and egg production is properly conducted and monitored to not create impacts to neighbors. Approval to raise residential ~~chickens~~ poultry shall include the construction and maintenance of adequate and comely coops, pens, enclosures, and property fencing that will confine ~~chickens~~ poultry to the property and that do not adversely affect neighborhood property values. The maintenance and cleanliness of facilities and equipment shall be the ongoing responsibility of the property owner.
8. Roosters are ~~not allowed in the R-1-10 zone, or the CRO and PRD subdivisions within the R-1-43 zone~~ only allowed in the A-5, A-2, and R1 zones.

...

11.160.300 Commercial Vehicles in Residential Zones

No more than one commercially licensed, registered, or insured truck or vehicle over 26,000 Gross Vehicle Weight Rating (GVWR), along with no more than one associated commercial licensed, registered, or insured trailer may be allowed to be stored on a residentially zoned or designated parcel, subject to the following conditions:

1. The property on which the vehicle resides must be in the ~~R-1-43~~R1, ~~R-1-87~~A-2, or A-5 zone on a property that is a minimum of 0.95 acres in size. No commercial vehicles over 26,000 GVWR are allowed to be stored or parked in any other residentially zoned or designated property.

...

5. In the ~~R-1-43~~ R1 and ~~R-1-87~~ A-2 zones, the vehicle and/or trailer shall be located behind the front plane of the dwelling in a side or rear yard.

...

8. Restricted vehicles which haul hay or other agricultural product produced on a property in the ~~R-1-43~~R1, ~~R-1-87~~A-2, or A-5 zone may be utilized on the property where the product or commodity was grown during harvest time only.

...

11.180.020 Permitted Temporary Uses

...

Occupancy of a temporary or existing dwelling during the remodeling of an existing or construction of new detached single-family home (allowed only in the A-5, ~~R-1-87~~A-2, ~~R-1-43~~R1, R2, R3, and ~~R-1-10~~R4 Zones and Cluster Residential and Infill Overlays).

...

11.220.070 Permitted On-Premises Permanent Signs

Permitted signage described in this section is for specified zones, unless otherwise outlined in section 11.220.090 of this chapter or an approved development agreement or special zoning district where the provisions therein will govern. The area of wall, freestanding, and monument signs are added together in order to arrive at the total sign allowance.

...

B. Residential and Agricultural Zones:

...

3. Permitted commercial (non-home occupation) businesses approved within separate non-residential structures within the ~~R-1-43~~R1, A-2 and A-5 zones shall be allowed signage according to the following requirements:

11.290 DEVELOPMENT AGREEMENTS

11.290.010 Authority; Issues

1. Authority: The ~~city council~~ City Council hereby reserves the right to require and enter into a development agreement with any applicant for development approval under the provisions of this title, the subdivision ordinance, or any other ordinance or resolution of the city.

2. Included Subjects: The development agreement may address specific details about issues that have yet to be completely resolved, zoning, issues regarding phasing of a project, or any other requirement of the ~~city council~~ City Council.

...

11.350.030 Table Of Permitted, Conditional, And Accessory Uses For Residential and Agricultural Zones

Use	A-5	~~R-1-87~~ A-2	~~R-1-43~~ R1	R2	R3	~~R-1-10~~ R4	R-MF
Accessory dwelling units in accordance with chapter ~~34~~11.340 of this title	P	P	P	P	P	P	P
Agricultural support facilities	P	N	N	N	N	N	N
Agriculture and forestry	P	P	N	N	N	N	N
Canine hobby license	C	C	C	N	N	N	N
Caretaker's dwelling incidental to equine veterinary services only (no larger than 500 square feet)	N	N	A	N	N	N	N
Cemetery grounds and facilities	P	P	P	N	N	N	N
Detached accessory buildings	A	A	A	A	A	A	N
Equestrian facilities (4.0 acres minimum lot required)	C	C	C	N	N	N	N

Golf courses	C	C	C	N	N	N	N
Ground level retail and commercial businesses	N	N	N	N	N	N	C
Group Living Arrangements (GLAs)[1]	N	N	N	N	N	N	N
Home occupations in accordance with BCC 3.80	A	A	A	A	A	A	A
Multi-family dwellings	N	N	N	N	N	N	P
Open Storage	N	N	N	N	N	N	N
Parks and recreation facilities	P	P	P	P	P	P	P
Public or private rights-of-way	N	P	P	P	P	P	P
Public or private utilities and maintenance facilities	P	P	P	P	P	P	P
Public uses	N	P	P	P	P	P	P
Public Utility Substations	N	N	N	N	N	N	N
Religious building and structures	P	P	P	P	P	P	P
Residential facility for the handicapped	P	P	P	P	P	P	P
Retirement centers	N	N	N	N	N	N	P
Sale of "agricultural products" as defined in section ~~11-2-2~~ 11.20.020 of this title	P	C	C	N	N	N	N

Single-family dwellings, detached	P	P	P	P	P	P	P
Small wind power facilities as provided in chapter ~~33~~ 11.330 of this title	A	A	A	A	A	A	A
Stands under 200 square feet in size for selling goods or products produced on the premises as a permitted or conditional use in the zone	A	A	A	A	N	N	N
Water storage facilities (culinary or irrigation)	P	P	P	P	P	P	P

Note:

1. GLAs which are not expressly permitted within a zone or by the zoning ordinance are expressly prohibited.

...

5.30.140 Regulatory Permits

1. Commercial Permits: It shall be unlawful for any person to operate or maintain a kennel, cattery, pet shop, groomery, riding stable or any similar establishments unless such person first obtains a regulatory permit from the city in addition to all other required licenses. All applications for permits to operate such establishments shall be submitted, together with the required permit fee, on a printed form provided by the city. Before the permit is issued, approval shall be granted by the city council, Salt Lake Valley health department and appropriate land use authority. No permit shall be issued to a kennel, cattery, pet shop, groomery, riding stable or veterinary clinic that has been adjudicated a nuisance. No permit shall be issued for a class C kennel unless the kennel is located on at least five (5) acres of land.

2. Canine Hobby Licenses:

...

10. Land Use Regulations: Canine hobby licenses shall be considered as conditional uses in A-5, ~~R-1-87~~A-2, and ~~R-1-43~~R1 zones only. A canine hobby

license shall not be granted to any applicant unless the application shall conform to all city land use regulations.