

LAND USE ORDINANCE 2008-04

CHAPTER 15

MULTI-FAMILY RESIDENTIAL DISTRICTS (R-M-7)

15.1. PURPOSE.

To provide and protect areas for medium density residential use while permitting limited establishment of the public and quasi-public uses which serve the requirements of the neighborhood. Up to five (5) one-family residences per acre may be possible based on number and type of structures, and approval of a conditional use permit.

15.2. PERMITTED USES.

15.2.1. Single family dwelling.

15.2.2. Two-family dwelling.

15.2.3. Household pets.

15.2.4. Accessory uses and buildings customarily incidental to permitted uses.

15.2.5. Park or playground either public or private.

15.2.6. Home Garden.

15.3. CONDITIONAL USES.

15.3.1. Dwellings.

15.3.1.1. Three-family dwellings.

15.3.1.2. Four-family dwellings.

15.3.1.3. Five-family dwellings.

15.3.2. Planned unit development.

15.3.3. Home occupation.

15.3.4. School.

15.3.5. Church.

15.3.6. Public utilities, essential services.

15.3.7. Private recreation ground and facilities.

15.3.8. Accessory uses and buildings customarily incidental to conditional uses.

15.3.9. Unlawful uses.

All uses other than those set forth as permitted or conditional uses above are unlawful.

15.4. DEVELOPMENT STANDARDS.

15.4.1. Height regulations. No main building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height, whichever is less. No dwelling structure shall be less than one (1) story. Accessory buildings and structures shall not exceed one (1) story in height, and will not exceed twenty-five feet in height.

15.4.2. Lot size. Minimum lot sizes are listed in the following table. The remaining area for each acre shall be used as open space, playground or for an accessory building which will benefit the residents. When two (2) or more acres are adjoining the remaining areas may be combined. One single family dwelling shall be built on a lot no smaller than 10,000 square feet. If the dwelling houses two families (duplex) then the minimum lot size is 20,000 square feet. If a conditional use permit is asked for and granted, then the dwelling structure may contain individual family residences for up to five (5) families. The additional lot sizes required are displayed in the table below.

Number of Family Residents	Total area needed for number of residences listed
One Family Residence	10,000 sq. ft.
Second Family Residence	20,000 sq. ft.
* Third Family Residence	28,000 sq. ft.
* Fourth Family Residence	36,000 sq. ft.
Fifth Family Residence*	43,560 sq ft.

* Requires conditional use permit.

15.4.3. Width, and Yard Requirements.

District	Width	Front Setback	Side Setback	Rear Setback
R-M-7	100 feet	25 feet	10 feet	10 feet

15.4.4. Modifying Regulations.

15.4.4.1. Area.

The minimum lot area shall be ten thousand (10,000) square feet for each one-family dwelling, with an additional ten thousand (10,000) square feet for the second unit and eight thousand (8,000) square feet for the third unit, an additional eight thousand (8,000) square feet for the fourth unit., a fifth unit will require the remaining square footage to make one acre. If two acres are adjoining, the same calculation for lot size starts over for the second acre and starts over for each additional acre in the complex. The maximum number of family units per acre is five (5) even with the conditional use permit.

15.4.4.2. Side Setbacks.

Side yard setback on a street side yard of a corner lot shall be the same as the front yard setback required for the district.

15.4.4.3. Where three (3), four (4) or five (5) residences are built on one acre, private garages and accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet provided that all corner lots maintain a setback of twenty-five (25) feet on the street side. If garages or parking spaces are placed to the rear of the main building then the side yard must be wide enough for cars to pass along side. When one (1) or two(2) residences are built on one acre, private garages and accessory buildings shall be located in accordance with setbacks stated in the table above.

15.4.4.4. Rear setback.

Where three (3), four (4) or five (5) residences are built on one acre, private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet, provided that on corner lots rearing the side of another lot the minimum rear yard for all buildings shall be the same as the minimum side yard requirement of the zoning district. If garages or parking spaces are placed to the rear of the main building then the side yard must be wide enough for cars to pass along side. The property must have sufficient clearance for fire trucks to access the rear of the building.

15.4.4.5. Accessory buildings.

Accessory buildings shall be a minimum of ten (10) feet from any other building. All accessory buildings shall be in the rear yard and be less than twenty-five percent (25%) of the rear yard.

15.4.4.6. Sewers.

More than one dwelling on a one (1) acre lot will require a sewer system.

15.5. CONDITIONAL USE EVALUATION CRITERIA.

Conditional use evaluation criteria are contained in various Leeds Ordinances depending on the subject, and general criteria relating to a specific use can be found in Chapter 7 of this Ordinance. All criteria must be complied with to obtain a conditional use permit plus any additional conditions the Planning Commission or Town Council applies.

15.6. SIGNS.

See Details in the Leeds Sign Ordinance.

15.7. PROCEDURE TO OBTAIN CONDITIONAL USES AUTHORIZATION.

See Chapter 7, Conditional Uses for requirements, criteria and procedures.

15.8. OTHER PROVISIONS.

15.8.1. Soil analysis.

A soil feasibility analysis shall be submitted to and approved by the Southwest Utah Health Department prior to installation of sewage system.