

This chart is not part of this Section, it is included for reference only.

(Zon. Ord., 5-8-1991; 1998 Code) (Ordinance Modification 011-99 04/13/99) Lot Size	AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH
Min. lot area, square feet	5 ac	1 ac	20,500	12,000	10,000	8,000	6,000	5,000
Min. lot width (measured at setback line)	150	120	100	95	80	70	60	50
Min. lot area increase ea. Add'l unit, square feet	5 ac	1 ac	No add'l Units	0	2,000	4,000		
Max. units/ac excluding ROW, infrastructure^	0.2	1	2.13	3.75	4.5	5.5	5.5	8.5

10-8-2: LOT SIZE:

A. Lot Areas – Flexibility Exception:

1. The individual lot size must meet the minimum square footage requirements as indicated in the space requirement chart, as set forth in Section 10-8-1 of this Chapter, with the following exception: in a subdivision of six (6) lots or more in SFE, SFL and SFT Zones. A limit of fifty percent (50%) of the lots can be less than the minimum lot size, but no lot can be less than twelve thousand (12,000) square feet in the subdivision and the frontage requirement at the setback line must be a minimum of eighty feet (80').

a. Percentage credit for public facility space. The 50% minimum lot size requirement may be reduced by providing facilities to be used by the general public. But in no case shall it be less than 30%.

i. A 10% Percentage Credit may be given for each 5% of total acreage set aside for use by the general public, excluding dedicated right of ways for roads; i.e. a development containing 100 acres — providing 10 acres in facilities to be used by the general public, may be given a 20% credit and have a minimum lot size requirement of 30%.

ii. For purposes of this requirement, public facilities such as schools, and property that is part of a trail or park system will be considered for the credit. Small parcels of property that are not included in a park or trail system or property that is not accessible to the general public cannot be used toward the credit. Private facilities such as clubhouses, tennis courts, playground areas, etc. that restrict use to members only, will not be considered facilities that are open to the general public.

a. Purpose: To provide a means for desirable development, utilizing public facility space and open space, through the use of variations in lot size and frontage width. This is not intended to increase density.

i. The average of all lots must be equal to or greater than the minimum lot size for the zone, excluding non-residential uses such as schools, churches, etc.

ii. The number of lots cannot exceed the maximum units for the zone.

b. A limit of ten percent (10%) of the lots can be less than the minimum lot size and/or reduced frontage width, but no lot can be less than twelve thousand (12,000) square feet in the subdivision and the frontage requirement at the setback line must be a minimum of eighty feet (80').

i. In areas that contain sensitive areas and hazard zoned (see Chapter 5 of this Title) fifty thirty percent (50% 30%) of the lots can be less than the minimum lot size and/or reduced frontage width, but no lot can be less than twelve thousand

(12,000) square feet in the subdivision and the frontage requirement at the setback line must be a ~~the minimum of eighty feet (80')~~ **for the zone.**

~~c. Percentage credit for public facility space. The 50% 30% minimum lot size requirement may be reduced by providing facilities to be used by the general public. But in no case shall it be less than 30% 50%.~~

~~i. A 10% Percentage Credit may be given for each 5% of total acreage set aside for use by the general public, excluding dedicated right of ways for roads; i.e. a development containing 100 acres — providing 10 acres in facilities to be used by the general public, may be given a 20% credit and have a minimum lot size requirement of 30%.~~

~~ii. For purposes of this requirement, public facilities such as schools and property that is part of a trail or park system will be considered for the credit; **churches will not be considered.** Small parcels of property that are not included in a park or trail system or property that is not accessible to the general public cannot be used toward the credit. **For property to be considered for part of a trail or park system, the developer must submit a plan showing connectivity and/or expansion of an existing or proposed trail or park system. The developer must also include landscaping, improvement, and maintenance plans.** Private facilities such as clubhouses, tennis courts, playground areas, etc. that restrict use to members only, will not be considered facilities that are open to the general public.~~

2. Lots having less area than required, which were officially recorded with the Cache County Recorder's office at the effective date hereof, may continue to be used; provided, that all other requirements set forth herein are satisfied. No lot may hereafter be reduced in area below the minimum requirements set forth, except for the provisions of averaging listed in subsection A1 of this Section. (Zon. Ord., 5-8-1991; 1998 Code)

3. A twin home lot size must meet the minimum square footage requirements as indicated in the space requirement chart, as set forth in this Chapter, with the following exceptions:

a. Lot size average may be used as listed in subsection A1 of this Section.

b. Two adjacent lots with combined area meeting the minimum lot area shown in 10-8-1 plus the minimum lot area for one additional unit may be used to build a single family attached dwelling on each lot. The dwellings area joined at the boundary between the two lots. This applies to zones where single family attached dwellings are permitted. (Ordinance Modification 98-021 10/13/98)