

Chapter 10

RA RESIDENTIAL AGRICULTURE ZONE

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10-10-010: PURPOSE

The Residential Agriculture Zone, hereinafter also referred to as the RA Zone, is established to provide areas where single family residential development and associated uses may be harmoniously integrated with agricultural pursuits. This zone is intended to allow the keeping of farm animals in conjunction with single-family dwelling units, yet retain land in parcels large enough to provide efficient and attractive development or as clustered developments to encourage natural or agricultural open spaces. The RA Zone is also intended to accommodate equestrian oriented residential developments, allowing a design which could include non-commercial stables, training areas and equestrian or pedestrian trails as an integral part of the development.

10-10-020: PERMITTED USES

The following are permitted uses by right provided the parcel and/or building meet all other provisions of this Title and any other applicable ordinances of Coalville City.

1. Apiaries
2. Accessory structures and uses

3. Agriculture
4. Agriculture buildings and uses customarily associated with traditional agriculture operations
5. Animal Specialties
6. Aviaries
7. Churches, Synagogues, and Temples
8. Dwellings, accessory
9. Dwellings, single family detached
10. Educational Services
11. Equestrian facilities, riding academies, schools and associated stables
12. Farm Animal Keeping {see Section: **Definitions**; Animal, farm}
13. Fruit and Vegetable Stands (for sale of products produced on owner's premises)
14. Home Occupations, Minor
15. Household Pets
16. Nursery/Greenhouse
17. Private Parks and Recreational Activities
18. Public Parks
19. Public Uses
20. Quasi-Public Uses
21. Rabbits and Hens
22. Recreation, facilities or uses
23. Residential care facilities for elderly or handicapped persons subject to the conditions found in § 10-9-5XX et. seq. of the Utah Code 1996, as amended
24. Trails and open space, Agriculture and Natural

10-10-030: CONDITIONAL USES

The following may be permitted as conditional uses after application and approval as specified in Section 10-3-120 of this Title.

1. Bed and Breakfast Inn
2. Boarding House
3. Cemeteries
4. Cluster Subdivisions
5. Dog Kennels
6. Dude/Guest Ranch
7. Home Occupations, Major

10-10-040: LOTS OF RECORD: Lots or parcels of land, which legally existed or were created by a preliminary or final plat approval prior to the adoption of this Code, shall not be denied a building permit solely for a reason of non-conformance with the

parcel or density requirements of this chapter and are declared a legal nonconforming use under this Code

10-10-050: ONE DWELLING PER LOT

Not more than one (1) single-family dwelling may be placed on a lot or parcel in a residential zone, except in a zone that allows either two family or multi-family dwellings.

10-10-060: MINIMUM LOT STANDARDS

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards. Lot area for properties fronting existing streets shall include all property as described on the most recent plat of record.

- a. **Density:** One (1) Lot Per Five Acres
- b. **Lot Size:** Minimum lot size $\frac{3}{4}$ Acre
- c. **Lot Frontage:** Each residential lot, parcel of land located in a zoning district shall abut along the right-of-way line of a public street for a minimum distance of one hundred (100) feet or be accessed by a Private Driveway/Road/Lane, except for a cluster type subdivision of a Master Planned Development (MPD).

10-10-070: SETBACK REQUIREMENTS – PRIMARY DWELLINGS

The following requirements shall apply to all dwellings and primary buildings on residential lots.

- A. **Front Yard Setback:** The minimum front yard setback for all residential dwellings shall be twenty (20) feet except when located along a Major Road where the minimum setback shall be thirty (30) feet.
- B. **Side Yard Setback:** The minimum side yard for all residential dwellings shall be twelve (12) feet. The minimum side yards for all residential dwellings on corner lots shall be twelve (12) feet on the side adjoining another lot and twenty (20) feet on the side adjoining the street.
- C. **Rear Yard Setback:** The minimum rear yard setback for all residential dwellings shall be twelve (12) feet.
- D. **Easements:** No dwelling or main building shall be located within a Platted Easement area of any kind.

E. Height and Building Location: No lot or parcel of land in the Residential Zones shall have a building intended for human habitants which exceeds a height of thirty five (35) feet.

- a. Silos, windmills, and other agricultural related accessory structures not used for human occupancy exceeding thirty five (35) feet in height require lots to be a minimum 5 acres, and Conditional Use Approval.

10-10-080: SETBACK REQUIREMENTS – ACCESSORY STRUCTURES

A. Front Setback: No accessory buildings are allowed in front of the residential dwelling, in the front setback

B. Side Setback: no closer than three (3) feet from the side or rear property line. No accessory buildings are allowed in front of the residential dwelling, in the front setback, or in the required side yard setback of a corner lot on the side facing the street.

C. Rear Setback: No closer than three (3) feet from the rear property line.

D. Height Restriction: Any accessory building greater than sixteen (16) feet in height shall maintain the setbacks required for a primary dwelling.

E. Housing/Shelter of Animals: Accessory buildings used for the housing or shelter of animals shall be located a minimum distance of fifty (50) feet from any adjacent dwelling on same lot.

- a. All pens, corrals, barns, coops, stables, and other similar enclosing structures to keep animals or fowl shall be located no less than one hundred fifty (150) feet from a public street and no less than one hundred (100) feet from all dwellings on adjacent lots (This Provision shall not apply to pastures)

F. Easements: No permanent accessory building shall be located within a platted easement area of any kind.

10-10-090 REQUIREMENTS FOR ACCESSORY USES

A. Private swimming pools, tennis courts, and similar uses shall be allowed in a rear yard provided they are located at least twenty (20) feet from any dwelling on an adjoining lot and at least six (6) feet from any property line.

B. Detached garages and other accessory buildings sixteen (16) feet or less in height as hereinafter provided. Such structures shall not cover over fifty (50)

percent of the rear yard area or be located closer than three (3) feet from the property line or within a public utility easement if noted on a subdivision plat.

- C. Hard surfaced parking areas are allowed, provided the parking area does not cover over fifty (50%) percent of the rear yard area or is closer than three (3) feet from the property line.
- D. Air conditioning units.
- E. Hot tubs, decks or similar uses twelve (12) inches or less above grade shall be allowed in a rear yard provided they are located at least fifteen (15) feet from a dwelling on an adjoining lot and three (3) feet from the property line.
- F. Circular driveways shall be permitted in required front yard areas of residential lots leading to and from a garage or carport on the property subject to the following conditions:
 - 1. Such drives shall be constructed of one or more of the following: Concrete, asphalt, gravel, cobblestone, or other available/viable options, creative designs are encouraged.
 - 2. Such drives shall not be over sixteen (16) feet in width.
 - 3. There shall be a landscaped area at least fifteen (15) feet in depth from the front property line to the inside of the circular drive.
 - 4. Circular driveway areas are not to be used for the parking or storage of any trailer, camper, motor home, boat, or other equipment at any time.

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- G. Accessory driveway leading to a garage or parking area;
 - 1. no portion of a **required** front yard setback shall be hard surfaced or graveled so as to encourage or make possible the parking of automobiles, except for Approved Accessory Driveways,
 - 2. Approved Accessory Driveways: only those that provide a primary entrance and/or exit to parking areas for accessory use.
 - 3. Curb cuts may be allowed for **Approved Driveways**.

10-10-100: ACCESSORY DWELLINGS

The intent and purpose of this provision is to encourage accessory dwellings as an affordable housing opportunity while protecting the existing quality of life in the residential zones throughout the community.

Any request for an accessory dwelling such as basement, attic or garage apartments within residential dwellings must be reviewed and approved by the Staff and/or Planning Commission.

The limit is one (1) accessory dwelling per single family detached dwelling. Accessory dwellings are permitted uses in all zones; however, the following criteria must be established prior to approval or issuance of a Building Permit:

1. **Size:** The maximum size of an accessory dwelling shall not exceed 1,000 gross square feet as measured from exterior wall to exterior wall, or two-thirds the size of the primary dwelling, whichever is less. The square foot amount of the accessory dwelling shall be included in the total building square footage calculations for all structures.
2. **Parking:** One on-site parking space shall be provided in addition to the underlying parking requirements for a household unit.
3. **Single Municipal Utility Meters:** The primary dwelling and the accessory dwelling shall be on the same utility meters.
4. **Building and Fire Code:** The accessory dwelling and associated improvements shall meet Building Code regulations as well as any Fire Codes in effect.

10-10-110: HEIGHT REQUIREMENTS AND PROVISIONS

The total height of a building or structure shall be measured as the vertical distance from the natural grade, as defined in this Code, to the highest point of

1. a flat roof
2. the ridge of a hip or gable roof
3. the deck line of a mansard roof.

In no case shall a mansard roof or the parapet wall of a flat roof extend more than eighteen (18) inches above the maximum height limitation in the zone.

Roofs not fitting clearly any of the above three classifications shall be classified by the Staff in accordance with the roof it most closely resembles. Roofs which drain to the center shall be considered as flat or mansard depending on their configuration.

To allow for roof pitches and provide usable space within the structure, the following **exceptions** apply:

1. Antennas, chimneys, flues, vents, or similar structures may extend up to eight (8) feet above the specified maximum height limit for the zone.

2. Water towers and mechanical equipment may extend up to five (5) feet above the specified maximum height limit.
3. Church spires, bell towers, and like architectural features, may extend over the specified maximum height limit, but shall not contain any habitable spaces above the maximum zone height stated. These features must be approved as part of the site plan review and approval.

10-10-120: ACCESS

No more than five (5) dwellings may be constructed on a private road, or a road with only one point of ingress or egress.

- A. All private roads must be constructed in such a manner that emergency service vehicles can operate properly upon them and include pull-outs and turnarounds as required in Title 8 Chapter 4: Requirements for Improvements, Reservations and Design.
- B. Additionally, the City must be given the authority and ability to use the private road at any time for public safety purposes, including keys to any locked gates.

10-10-130: TRASH, WASTE STORAGE, AND ABANDONED VEHICLES

No trash, used materials, wrecked, or non-operational or abandoned vehicles or equipment shall be placed or stored within a public right-of-way, on any public sidewalk or in any required yard setback areas. All such materials must be screened from public streets and adjacent property or stored within an enclosed building.

All storage areas within a side yard and rear yard shall be screened from the public or adjoining residential area view by appropriate fencing or landscaping methods and placed in a rear area of the main building if possible.

No hazardous materials, chemicals or oils/solvents shall be stored in areas that do not meet Health Department regulations or are accessible to the public.

10-10-140: OFF-STREET PARKING AND LOADING

All residential dwellings must comply with the off-street parking provisions found in Chapter 6 herein. Generally, each residential dwelling is required to provide off-street parking for at least two (2) automobiles per unit.

10-10-150: SIGNS

The signs permitted in this Zone shall be those allowed in residential zones by Title 13 of this Code.

