

Section 15.20.709A - Part A. AE Agriculture Estate/Limited Agriculture

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.710 - Purpose.

The purpose of this zone is to promote and preserve, where conditions are favorable, areas for large lot development where families may engage in family food production, limited to their family needs, and keep limited numbers of animals and fowl.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.720 - Permitted uses.

- A. Accessory uses and buildings;
- B. Agriculture;
- C. Animal keeping;
- D. Apiaries;
- E. Aviaries;
- F. Dwelling (one and two family);
- G. Fruit and vegetable stands (for sale of agriculture products produced on owner's premises, only);
- H. Greenhouses;
- I. Group homes;
- J. Signs (Class 2); and
- K. Private rights-of-way.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.730 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in this chapter.

- A. Animal hospitals;
- B. Cemeteries;
- C. Churches, synagogues and temples;
- D. Day care centers;
- E. Education services;
- F. Hospitals;
- G. Parks;
- H. Pre-schools;
- I. Public assembly places;
- J. Recreational activities;

- K. Sports assembly places;
- L. Public buildings and public utility buildings;
- M. Intermittent commercial uses (see Section 15.08.440(F));
- N. Temporary buildings or the temporary use of a building or yard, in conjunction with a construction project, for office use or equipment and materials storage during the construction period any or all of which must be removed within thirty (30) days of the issuance of an occupancy permit for the project.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.740 - Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following lot standards:

- A. Lot area: one-half acre;
- B. Lot width: one hundred (100) feet;
- C. Front yard: twenty-five (25) feet;
- D. Side yards: ten (10) feet (each side);
- E. Rear yard: twenty-five (25) feet;
- F. Building height: thirty-five (35) feet maximum.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.750 - Off-street parking and loading.

Off-street parking and loading shall be provided as specified in this chapter.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.760 - Special provisions.

All pens, corrals, barns, coops, stables and other similar enclosing structures to keep animals or fowl shall be located not less than one hundred fifty (150) feet from a public street and not less than one hundred (100) feet from all dwellings on adjacent lots; unless the enclosing structure is on a corner lot, in which case the structure shall be located not less than one hundred fifty (150) feet from a public street on one side and twenty-five (25) feet from the other public street.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.809A - Part B. A-1 Limited Agriculture

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.810 - Purpose.

The purpose of this zone is to promote and preserve open space and areas where families may engage in family food production and keep limited numbers of animals and fowl.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.820 - Permitted uses.

- A. Accessory uses and buildings;
- B. Agriculture;
- C. Animal keeping on lots or parcels a minimum of one-half acre in area;
- D. Apiaries on lots or parcels a minimum of one-half acre in area;
- E. Aviaries on lots or parcels a minimum of one-half acre in area;
- F. Dwelling (one and two family);
- G. Fruit and vegetable stands (for sale of agriculture products produced on owner's premises, only);
- H. Greenhouses;
- I. Group homes;
- J. Signs (Class 2); and
- K. Private rights-of-way.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.830 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in this chapter.

- A. Animal hospitals;
- B. Cemeteries;
- C. Day care centers;
- D. Sanitary land fills and refuse incineration;
- E. Dog kennels;
- F. Educational services;
- G. Hospitals;
- H. Parks;
- I. Stables;
- J. Pre-schools;
- K. Public assembly places;
- L. Recreational activities;
- M. Sports assembly places;
- N. Public buildings and public utility buildings;
- O. Sewage treatment plants;
- P. Intermittent commercial uses;

Q. Temporary buildings or the temporary use of a building or yard, in conjunction with a construction project, for office use or equipment and materials storage during the construction period, any or all of which must be removed within thirty (30) days of the issuance of an occupancy permit for the project; and

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.850 - Lot and building standards.

- A. Minimum lot area: 1 acre
- B. Minimum lot width: One hundred (100) feet
- C. Minimum front yard: twenty-five (25) feet.
- D. Minimum side yards: ten (10) feet (each side.)
- E. Minimum rear yard: twenty-five (25) feet.
- F. Maximum accessory building height: one hundred (100) feet.
- g. Maximum dwelling height: 35 (35) feet.

(Ord. 13-2007B, Add, 09/25/2007)

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.870 - Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Article G of this chapter.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.880 - Special provisions.

All pens, corrals, barns, coops, stables and other similar enclosing structures to keep animals or fowl shall be located not less than one hundred fifty (150) feet from a public street and not less than one hundred (100) feet from all dwellings on adjacent lots; unless the enclosing structure is on a corner lot, in which case the structure shall be located not less than one hundred fifty (150) feet from a public street on one side and twenty-five (25) feet from the other public street.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.909A - Part C. A-5 Agriculture and Farm Industry

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.910 - Purpose.

The purpose of this zone is to promote and preserve agriculture industry and open spaces in the County by allowing relatively small lot sizes while maintaining an overall low dwelling density.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.920 - Permitted uses.

- A. Accessory uses and buildings;
- B. Agriculture;
- C. Animal keeping on lots or parcels one-half acre to 4.99 acres in area;
- D. Dwelling—(one and two family)
- E. Farm industry on lots or parcels five acres or larger in area;
- F. Signs (Class 2); and
- G. Private rights-of-way.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.930 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in Article 8 of this chapter.

- A. Animal hospitals;
- B. Cemeteries;
- C. Day care centers;
- D. Churches, synagogues and temples;
- E. Dog kennels on lots or parcels one acre or larger in area;
- F. Group homes;
- G. Stables on lots or parcels one acre or larger in area;
- H. Parks;
- I. Pre-schools;
- J. Recreational activities;
- K. Sanitary land fill and refuse incineration;
- L. Public buildings and public utilities;
- M. Sewage treatment plants;
- N. Intermittent commercial uses (see Section 15.20.160(F)); and
- O. Temporary buildings or the temporary use of a building or yard, in conjunction with a construction project, for office use or equipment and materials storage during the construction period, any or all of which must be removed within thirty (30) days of the issuance of an occupancy permit for the project.

(Ord. 5-2009, Amended, 02/12/2010; Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.940 - Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following lot and development density standards:

- B. Minimum lot area: 5 acres
- C. Minimum lot width: three hundred (300) feet
- D. Minimum front yard: twenty-five (25) feet.
- E. Minimum side yards: ten (10) feet (each side).
- F. Minimum rear yard: twenty-five (25) feet.
- G. Maximum accessory building height: one hundred (100) feet.
- h. Maximum dwelling height: thirty five (25) feet.

(Ord. 13-2007B, Add, 09/25/2007)

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.960 - Off-street parking and loading.

Off-street parking and loading shall be provided as specified in this chapter.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.970 - Special provisions.

All pens, corrals, barns, coops, stables and other similar enclosing structures to keep animals or fowl shall be located not less than one hundred fifty (150) feet from a public street and not less than one hundred (100) feet from all dwellings on adjacent lots; unless the enclosing structure is on a corner lot, in which case the structure shall be located not less than one hundred fifty (150) feet from a public street on one side and twenty-five (25) feet from the other public street.

(Ord. 13-2007B, Add, 09/25/2007)

15.20.909A - Part C1. A-10 Agriculture and Farm Production

Section 15.20.973 - Purpose.

The purpose of this zone is to promote and preserve agricultural production, open space and areas that can produce agricultural or farm animal products for sale or where families may engage in family food production, and create enough space for an appropriate number of farm animals and fowl to be kept for personal use or for sale.

(Ord. 5-2019-A, § 1, Add, 08/13/2019)

Section 15.20.977 - Permitted uses.

- A. Accessory uses and buildings;
- B. Agriculture;
- C. Animal keeping;
- D. Apiaries;
- E. Aviaries;

- F. Dwelling (one and two family);
- G. Farm industry;
- H. Fruit and vegetable stands (for sale of agriculture products produced on owners' premises only);
- I. Greenhouses;
- J. Group homes;
- K. Signs (Class 2); and
- L. Private rights-of-way.

(Ord. 5-2019-A, § 1, Add, 08/13/2019)

Section 15.20.980 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in this chapter:

- A. Animal hospitals;
- B. Cemeteries;
- C. Day care centers;
- D. Sanitary landfills and refuse incineration;
- E. Dog kennels;
- F. Educational services;
- G. Parks;
- H. Stables;
- I. Pre-schools;
- J. Recreational activities;
- K. Sports assembly places;
- L. Public buildings and public utility buildings;
- M. Sewage treatment plants;
- N. Intermittent commercial uses;
- O. Churches, synagogues and temples; and
- P. Temporary buildings or the temporary use of a building or yard, in conjunction with a construction project, for office use or equipment and materials storage during the construction period, any or all of which must be removed within thirty (30) days of the issuance of an occupancy permit for the project.

(Ord. 5-2019-A, § 1, Add, 08/13/2019)

Section 15.20.983 - Dwelling density.

The allowed gross dwelling density for all lots and property within a development is one dwelling per ten (10) acres for each and every development phase.

(Ord. 5-2019-A, § 1, Add, 08/13/2019)

Section 15.20.987 - Lot and building standards.

- A. Minimum lot area is ten (10) acres.
- B. Minimum lot width is three hundred (300) feet.
- C. Minimum front yard is twenty-five (25) feet.
- D. Minimum side yards is ten (10) feet (each side.)
- E. Minimum rear yard is twenty-five (25) feet.
- F. Maximum home building height is thirty-five (35) feet.
- G. Maximum building height for barns and other farm accessory structures is one hundred (100) feet.

(Ord. 5-2019-A, § 1, Add, 08/13/2019)

(Ord. 5-2019-A, § 1, Add, 08/13/2019)

Section 15.20.993 - Off-street parking and loading.

Off-street parking and loading shall be provided as specified in this chapter.

(Ord. 5-2019-A, § 1, Add, 08/13/2019)

Section 15.20.997 - Special provisions.

All pens, corrals, barns, coops, stables and other similar enclosing structures to keep animals or fowl shall be located not less than one hundred fifty (150) feet from a public street and not less than one hundred (100) feet from all dwellings on adjacent lots, unless the enclosing structure is on a corner lot, in which case the structure shall be located not less than one hundred fifty (150) feet from a public street on one (1) side and twenty-five (25) feet from the other public street.

(Ord. 5-2019-A, § 1, Add, 08/13/2019)

Section 15.20.1009A - Part D. C-1 Neighborhood Commercial

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1010 - Purpose.

The purpose of this zone is to provide for small retail and service activities frequently required by neighborhood residents on a day-to-day basis, while still maintaining a residential character.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1020 - Permitted uses.

- A. Accessory uses and buildings;

- B. Beauty and barber services;
- C. Churches, synagogues and temples;
- D. Eating places except drive-ins;
- E. Gasoline service stations;
- F. Grocery stores;
- G. Laundry and dry cleaning services;
- H. Signs (Class 4).

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1030 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in Article 8 of this chapter.

- A. Eating places;
- B. Temporary retail uses;
- C. Temporary buildings or the temporary use of a building or yard, in conjunction with a construction project, for office use or equipment and materials storage during the construction period, any or all of which must be removed within thirty (30) days of the issuance of an occupancy permit for the project.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1040 - Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following lot standards:

- A. Lot area: five thousand (5,000) square feet.
- B. Lot width: fifty (50) feet.
- C. Front yard: twenty-five (25) feet.
- D. Side yards: eight feet (each side).
- E. Rear yard: twenty (20) feet.
- F. Building height: thirty (30) feet.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1050 - Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Article 9 of this chapter.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1060 - Special provisions.

- A. No building or use shall be greater than eight thousand (8,000) square feet in gross floor area.

- B. All uses in this zone require site plan approval per Section 15.20.410(A).
- C. All required front yards shall be landscaped and maintained as specified in approved site plan.
- D. Temporary retail uses may be allowed for a maximum of six months. Renewals may be granted by the Enforcement Officer, provided there have been no adverse affects of the use. Temporary buildings must meet the provisions of the currently adopted edition of the Uniform Building Code and must be sufficiently anchored to withstand a one hundred (100) mile per hour wind.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1109A - Part E. C-2 General Commercial

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1110 - Purpose.

The purpose of this zone is to provide for a broad range of retail, service and entertainment functions.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1120 - Permitted uses.

- A. Accessory uses and buildings;
- B. Business services and professional offices;
- D. Parks;
- E. Public assembly;
- F. Retail trade - apparel and accessories;
- G. Retail trade - automotive, marine craft, aircraft, and accessories;
- H. Retail trade - building materials, hardware, and farm equipment;
- I. Retail trade - eating and drinking;
- J. Retail trade - food;
- K. Retail trade - furniture, home furnishings, and equipment;
- L. Retail trade - general merchandise;
- M. Retail trade - other;
- N. Signs (Class 4);
- O. Transient lodging.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1130 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in this chapter.

- A. Amusements;

- B. Recreational activities;
- C. Temporary retail uses;
- D. Wholesale trade;
- E. Temporary buildings or the temporary use of a building or yard, in conjunction with a construction project, for office use or equipment and materials storage during the construction period, any or all of which must be removed within thirty (30) days of the issuance of an occupancy permit for the project.
- F. Sexually oriented businesses.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1140 - Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following lot standards:

- A. Lot area: 5000 Square Feet
- B. Lot width: Minimum 50 ft street frontage
- C. Front yard: twenty feet. twenty (20) feet
- D. Side yards: no minimum required.
- E. Rear yard: ten (10) feet.
- F. Building height: thirty (30) feet.

When a lot is adjacent to or faces upon another zone, the yards shall meet the minimum requirements of the adjoining zone and buildings and uses shall be screened with either a decorative fence or plantings. When a lot abuts a street or alley on either side or the rear, a yard of not less than fifteen (15) feet shall be provided on the street or alley side.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1150 - Off-street parking and loading.

- A. All uses in this zone shall require plan approval per Section 15.20.410(A).
- B. All required front yards shall be landscaped and maintained as specified in an approved site plan.
- C. Temporary retail uses may be allowed for a maximum of six months. Renewals may be granted by the Enforcement Officer provided there have been no adverse affects of the use. Temporary buildings must meet the provisions of the currently adopted edition of the Uniform Building Code and must be sufficiently anchored to withstand a one hundred (100) mile per hour wind.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1209A - Part F. F-1 Forestry

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1210 - Purpose.

The purpose of this zone is to provide for, and encourage the appropriate use of mountains, hillsides and canyon areas of the County for watershed, forestry, grazing, agriculture, wildlife habitat and recreational uses. Agriculture uses shall be limited to family food production for personal use, and the keeping of an appropriate number of farm animals and fowl to be kept for personal use or for sale.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1220 - Permitted uses.

- A. Apiaries;
- B. Parks and recreation
- C. Dispersed camping for a maximum of 14 consecutive days in any 30 day period;

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1230 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in Article 8 of this chapter.

- A. Agriculture; No agriculture allowed over 5,200 foot elevation.
- B. Resorts;
- C. Public buildings and public utility buildings;
- D. Single-family dwelling.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1240 - Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following lot standards:

- A. Lot area: forty (40) acres.
- B. Lot width: one hundred (100) feet.
- C. Front yard: twenty-five (25) feet.
- D. Side yards: twenty (20) feet (each side).
- E. Rear yard: twenty-five (25) feet.
- F. Building height: twenty-four (24) feet maximum.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1250 - Off-street parking and loading.

Off-street parking and loading shall be provided as specified in this chapter.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1260 - Special provisions.

- A. All water and sewer systems shall be approved by the County Health Department prior to the issuance of a building permit.
- B. All cuts and fills for construction of roads, drives and building sites shall be approved by the County Engineer prior to the issuance of a building permit. Access to any building lot shall be on a minimum 50' R.O.W. with a minimum of 26' of asphalt or concrete. The R.O.W. shall connect directly to a public street.
- C. All pens, corrals, feeding troughs, barns, stables and other similar buildings or enclosing structures to keep animals shall be located not less than one hundred fifty (150) feet from all dwellings on adjacent lots.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1309A - Part G. M-1 General Manufacturing

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1310 - Purpose.

The purpose of this zone is to provide areas for general manufacturing uses, industrial processing, warehousing and supportive commercial uses.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1320 - Permitted uses.

- A. Accessory uses and buildings;
- B. Apparel - manufacturing;
- C. Business services;
- D. General contract services;
- E. Food and kindred products manufacturing;
- F. Furniture and fixtures manufacturing;
- G. Miscellaneous manufacturing;
- H. Printing and publishing;
- I. Professional and scientific instruments;
- J. Repair services;
- K. Signs (Class 5);
- L. Wholesale trade;
- M. Wooden containers manufacturing.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1330 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in Article 8 of this chapter.

- A. Chemicals and allied products manufacturing;
- B. Fabricated metals manufacturing;
- C. Millwork - manufacturing;
- D. Petroleum refining;
- E. Temporary buildings or the temporary use of a building or yard, in conjunction with a construction project, for office use or equipment and materials storage during the construction period, any or all of which must be removed within thirty (30) days of the issuance of an occupancy permit for the project.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1340 - Minimum lot standards.

- A. Lot area: no minimum required.
- B. Lot width: no minimum required.
- C. Front yard: twenty-five (25) feet.
- D. Side yards: no minimum required.
- E. Rear yard: no minimum required.
- F. Building height: forty (40) feet.

When a lot is adjacent to or faces upon another zone, the yards shall meet the minimum requirements of the adjoining zone and buildings and uses shall be screened with either a decorative fence or plantings. When a lot abuts a street or alley on either side or the rear, a yard of not less than fifteen (15) feet shall be provided on the street or alley side.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1350 - Off-street parking and loading.

Off-street parking and loading shall be provided as specified in this chapter.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1360 - Special provisions.

- A. All uses in this zone shall require site plan approval per Section 15.20.410(A).
- B. All required front yards shall be landscaped and maintained as specified in approved site plan.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1409A - Part H. NR Natural Resources

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1410 - Purpose.

To permit the extraction and processing of a natural resource in Davis County such as sand, gravel, clay, burrow, stone, rock, top soil and road base material.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1420 - Establishment of natural resource zone.

The natural resource zone has been established to identify areas which contain significant native natural resources with: (1) where extraction and related activities are currently underway; or (2) where planning studies indicate that the land is necessary for future extraction of the natural resource. Where it can be determined that the resource is available and where existing land uses may be somewhat buffered, the establishment of the NR zone will be considered. The natural resource zone would be for the purpose of conservation and protection of mineral resources which are vital to the orderly development of the County. Such zone boundaries are designated on the Davis County zoning map. Approval of such extraction is accomplished only by approval of an excavation permit (see natural resource excavation ordinance for requirements.)

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1430 - Permitted uses.

Agricultural.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1440 - Conditional uses.

- A. Extraction, processing, storage and sale of native natural resources as listed: sand, gravel, clay, burrow, stone, rock, top soil and road base. The extraction process must be authorized under a valid natural resource permit (as provided in the natural resource excavation ordinance);
- B. Recycling, processing, storage and sale of off-site materials as listed: sand, gravel, clay, burrow, stone, rock, top soil, concrete, asphalt, and road base.
- C. Manufacturing, storage and sale of products from native natural resources extracted on the same parcel of land;
- D. Public and quasi-public use;
- E. Recreation, commercial;
- F. Single-family dwelling, for living quarters for farm employees, or security personnel, with or without their immediate families; provided, that no more than one such building shall be located on any parcel of land and further provided that said parcel shall contain at least ten (10) acres;
- G. Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety (90) days upon completion of construction and thirty (30) days after notice, the building will be removed by the County at the expense of the owner;
- H. Signs (Class 3, per Article 10 of this chapter.)

(Ord. 2-2010, Amended, 06/22/2010; Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1450 - Area regulations.

No requirement.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1460 - Side yard regulations.

The minimum side yard for any building shall be twenty (20) feet and a total side yard requirement of forty (40) feet, except as otherwise provided in the Davis County excavation ordinance.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1470 - Rear yard regulations.

The minimum depth of the rear yard for any building shall be forty (40) feet. For all side yards of one hundred (100) feet the rear yard shall be one hundred (100) feet from zone boundary and as close as twenty (20) feet to the property line with Planning Commission approval, except as otherwise provided in the Davis County excavation ordinance.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1480 - Height regulations.

No building or structure shall be erected to a height greater than two and one half stories or thirty-five (35) feet, and no dwelling structure shall be erected to a height less than one story or fifteen (15) feet, except as otherwise provided by the Planning Commission.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1509A - Part I. R-1 Residential Single-Family

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1510 - Purpose.

The purpose of this zone is to provide for newly constructed, low density single-family residential development, which conforms to the system of services available.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1520 - Permitted uses.

- A. Accessory uses and buildings;
- B. Agriculture;
- C. Dwelling, (single-family);
- D. Signs (Class 1).

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1530 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in this chapter.

- A. Churches, synagogues and temples;
- B. Day care centers;
- C. Educational services;
- D. Group homes;
- E. Intermittent commercial uses (see Section 15.20.160 (F))
- F. Parks;
- G. Pre-schools;
- H. Public buildings and public utility buildings;
- I. Planned unit developments;
- J. Planned dwelling groups.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1540 - Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- A. Lot area: nine thousand (9,000) square feet.
- B. Lot width: seventy-five (75) feet.
- C. Front yard: twenty-five (25) feet.
- D. Side yards: eight feet (each side.)
- E. Rear yard: twenty-five (25) feet.
- F. Building height: Two stories not to exceed thirty (30) feet.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1550 - Off-street parking and loading.

Off-street parking and loading shall be provided as specified in this chapter.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1609A - Part J. R-2 Residential Two-Family

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1610 - Purpose.

The purpose of this zone is to provide for low density, newly constructed residential development for one or two-family dwellings, which conforms to the system of services available.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1620 - Permitted uses.

- A. Accessory uses and buildings;
- B. Agriculture;
- C. Dwelling (single-family);
- D. Dwelling (two-family);
- E. Group homes;
- F. Signs (Class 1)

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1630 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in Article 8 of this chapter.

- A. Church, synagogues and temples;
- B. Day care centers;
- C. Educational services;
- D. Parks;
- E. Planned unit developments;
- F. Pre-schools;
- G. Public buildings and public utility buildings;
- H. Planned dwelling groups.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1640 - Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- A. Lot area: nine thousand (9,000) square feet.
- B. Lot width: seventy-five (75) feet.
- C. Front yard: twenty-five (25) feet.
- D. Side yards: eight feet (both sides).
- E. Rear yard: twenty-five (25) feet.
- F. Building height: two stories not to exceed thirty (30) feet.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1650 - Off-street parking and loading.

Off-street parking and loading shall be provided as specified in this chapter.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1709A - Part K. R-3 Residential Multifamily

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1710 - Purpose.

The purpose of this zone is to provide for the development of one to four family residential structures and service facilities.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1720 - Permitted uses.

- A. Accessory uses and buildings;
- B. Agriculture;
- C. Dwelling (single-family);
- D. Dwelling (two-family);
- E. Dwelling (multifamily);
- F. Group homes;
- G. Signs (Class 1).

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1730 - Conditional uses.

The following uses may be permitted as conditional uses per application and approval as specified in Article 8 of this chapter:

- A. Churches, synagogues and temples;
- B. Day care centers;
- C. Educational services;
- D. Medical and other health services;
- E. Parks;
- F. Planned unit developments;
- G. Pre-schools;
- H. Public buildings and public utility buildings;

- I. Rooming and boarding houses;
- J. Planned dwelling groups.

(Ord. 13-2007B, Add, 09/25/2007)

Section 15.20.1740 - Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- A. Lot area: nine thousand (9,000) square feet plus two thousand (2,000) square feet for each additional unit over two in each building.
- B. Lot width: eighty (80) feet.
- C. Front yard: twenty-five (25) feet.
- D. Side yards: eight feet (both sides).
- E. Rear yard: twenty-five (25) feet.
- F. Building heights: thirty-five (35) feet.

(Ord. 13-2007B, Add, 09/25/2007)

