revised

Chapter 18. SINGLE FAMILY RESIDENTIAL R-1

18-1 Purpose

To provide areas for medium and low density, single-family neighborhoods of spacious and uncrowded character.

18-2 Permitted Uses

revised next page

1. Single-family dwellings.
2. Household pets.
3. The tilling of the soil, the raising of crops, horticulture and gardening.
4. Animals and fowl for recreation or for the production of family food for the use of the persons living on the premises, as long as there are not more than two (2) large animals (horses, or livestock, etc.) excluding pigs, on a lot no smaller than one-half (1/2) acre.
5. Accessory buildings and uses customarily incidental to the permitted and conditional uses allowed herein.

18-3 Conditional Uses

1. Cemetery.
2. Child day care or nursery.
3. Church.
4. Cluster subdivision of single-family dwellings, provided that the residential density is not increased to allow more than one (1) dwelling for each parcel which is seventy-five (75) percent of the square feet required by the district for single-family dwellings, and that the total area of the subdivision cluster be not less than five (5) acres, and that at least one-third (1/3) of the total area of the subdivision be reserved or dedicated as a permanent open space for common use of the residents, under Planned Unit Development approval.
5. Golf course.
6. Home occupation.
7. Private recreational grounds and facilities, not open to the general public, and to which no admission charge is made.
8. Public and quasi-public buildings and uses.
9. [3] Large animals exceeding two per one-half (½) acre lot.
10. Accessory uses and buildings customarily incidental to the above.

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[3] Amended March 6, 1995

revision

MINERSVILLE TOWN, A Municipal Corporation

ORDINANCE NO. 2-6-23

AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE OF MINERSVILLE.

WHEREAS, the Minersville Town Council has reviewed the Permitted Uses in the Single Family Residential (R-1) Zone in the Uniform Zoning Ordinance of Minersville: and,

WHEREAS, the adoption of provisions updating the section regarding Animals including swine/pigs is in the best interest of the health, general welfare and safety of the inhabitants of Minersville Town.

NOW, THEREFORE, be it ordained by the governing body of the Town of Minersville as follows:

SECTION 1. That Section 18-2 of the Uniform Zoning Ordinance of Minersville, adopted February 10, 1993, be amended to read as follows:

18-2. Permitted Uses.

1. Single-family dwellings.
2. Household pets.
3. The tilling of the soil, the raising of crops, horticulture and gardening.
4. Animals and fowl for recreation or for the production of family food, for the use of the persons living on the premises, as long as there are not more than 2 large animals (horses, or livestock, etc.) Swine/Pigs may only be kept up to 90 lbs., on a lot no smaller than one-half (1/2) acre. (When pigs reach 90lbs they must be moved out of town limits)

SECTION 2. Effective Date. This Ordinance shall take effect immediately upon posting.

Passed by the Town Council of Minersville, Utah, this 6 day of February, 2023 by the following vote:

AYES: [signature] [signature]

18-4 Height Regulations

No building shall be erected to a height greater than two and one-half (2 1/2) stories or thirty-five (35) feet, and no dwelling structure shall be erected to a height less than one (1) story.

18-5 Area, Width and Yard Regulations

Yards in Feet

District	Area	Width	Front	Side	Rear
R-1-8	8,000 sq'	70'	25	8 & 10	10
R-1-10	10,000 sq'	80'	25	8 & 10	10
R-1-12	12,000 sq'	80'	25	8 & 10	10
R-1-20	20,000 sq'	100'	30	10 & 10	20
R-1-40	40,000 sq'	120'	50	15 & 15	20

18-6 Modifying Regulations

1. Side Yards - Main buildings other than dwellings shall have a minimum side yard of twenty (20) feet and the total of the two (2) side yards shall be forty (40) feet. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet except that the street side yard of a corner lot shall be the front yard setback required for that district.

2. Rear Yards - 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 on 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.