

Chapter 9

Land Use Code, Title 12

RESIDENTIAL ZONES

An ordinance which regulates residential uses and development within six residential zoning districts in the City of Wellington.

The R-1-43 Zone provides for very low density residential uses.

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Section 9-1 R-1-43 ZONE.

Subsections

- 9-1-1 Purpose
- 9-1-2 Permitted Uses
- 9-1-3 Conditional Uses
- 9-1-4 Area Regulations
- 9-1-5 Width Regulations
- 9-1-6 Side Yard Regulations
- 9-1-7 Front Yard Regulations
- 9-1-8 Rear Yard Regulations
- 9-1-9 Height Regulations
- 9-1-10 Dwelling Regulations

Section 9-1-1 PURPOSE.

To provide areas in Wellington for very low density residential development and recreational equestrian uses.

Section 9-1-2 PERMITTED USES.

1. Horticulture.
2. Single family dwelling.
3. Names plates.
4. Accessory uses and buildings customarily incidental to the above.
5. Family food production.
6. The keeping of not more than three (3) horses per acre for private use only.

Section 9-1-3 CONDITIONAL USES.

1. Cemetery.
2. Church.

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3. Home occupation.
4. Nursery and/or greenhouse, provided that there is no retail shop operated in connection therewith.
5. Planned unit development.
6. Private non-profit recreational grounds and facilities.
7. Public and quasi-public uses.
8. 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 City at the expense of the owner.

Section 9-1-4 AREA REGULATIONS.

The minimum lot area shall be not less than one (1) acre.

Section 9-1-5 WIDTH REGULATIONS.

The minimum width of any lot shall be one hundred (100) feet at the distance thirty (30) feet back from the front lot line.

Section 9-1-6 SIDE YARD REGULATIONS.

The minimum side yard for any dwelling shall be fifteen (15) feet. Other main buildings shall have a minimum side yard of twenty (20) feet. The minimum side yard for a private garage or carport or accessory building shall be fifteen (15) feet. On corner lots, the side yard, which faces on a street for both main and accessory buildings, shall be not less than thirty (30) feet.

Section 9-1-7 FRONT YARD REGULATIONS.

The minimum depth of the front yard for main buildings, carports and accessory buildings shall be thirty (30) feet. All detached accessory buildings which have a side yard of at least fifteen (15) feet, shall be located at least fifteen (15) feet from the main building.

Section 9-1-8 REAR YARD REGULATIONS.

The minimum depth of the rear for any main building shall be thirty (30) feet, and for accessory buildings one (1) foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than fifteen (15) feet to such side yard.

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Section 9-1-9 HEIGHT REGULATIONS.

No buildings or structure 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.

Section 9-1-10 DWELLING REGULATIONS.

All new dwellings shall meet or exceed the following standards:

1. All dwellings shall have an engineered or I.B.C. approved site built, concrete or masonry, permanent foundation. Manufactured homes must be permanently attached to the foundation according to manufacturer's installation instructions or an approved engineered foundation design. Each foundation shall have a minimum height of one foot (1') above the prevailing minimum elevation of the surrounding yard plus two percent (2%).
2. Each dwelling unit must be taxed as real property. If it is a manufactured home, affidavits as required by Utah State Code must be filed under that section and a copy thereof submitted to the City prior to receiving a certificate of occupancy.
3. Each dwelling unit shall have exterior siding material of sufficient quality, durability and resistance to the elements to satisfy the purpose of this section. Exterior siding material shall consist of brick, stucco, glass, metal lap, vinyl lap or stone. Wood or hardwood and other siding materials must be pre-approved by the City Zoning Administrator / Building Inspector.
4. The roof of all dwelling units shall have a minimum pitch of 2'6":12'. All units shall have eave overhangs of at least 6" excluding rain gutters, measured from the vertical side of the dwelling. All units shall have a minimum roof load of 30 lb. per square feet.
5. The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor exclusive of any garages, bay windows, room additions, or other similar appendages. Manufactured homes must be multiple sections, with each section having a minimum width of ten feet (10'). A basement shall not be considered as a first floor. The width shall be considered the lesser of the two primary dimensions.

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The R-1-21 Zone provides for low density residential uses.

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Section 9-2 R-1-21 ZONE.

Subsections

- 9-2-1 Purpose
- 9-2-2 Permitted Uses
- 9-2-3 Conditional Uses
- 9-2-4 Area Regulations
- 9-2-5 Width Regulations
- 9-2-6 Side Yard Regulations
- 9-2-7 Front Yard Regulations
- 9-2-8 Rear Yard Regulations
- 9-2-9 Height Regulations
- 9-2-10 Dwelling Regulations

Section 9-2-1 PURPOSE.

To provide neighborhoods in Wellington for low density single family residential development.

Section 9-2-2 PERMITTED USES.

1. Single family dwelling.
2. Household pets.
3. Name plates.
4. Accessory uses and buildings customarily incidental to the above.
5. Horticulture.

Section 9-2-3 CONDITIONAL USES.

1. Cemetery.
2. Church.
3. Home occupation.
4. Planned unit development.
5. Private educational institutions having an academic curriculum similar to that ordinarily given in public schools.
6. Private non-profit recreational grounds and facilities.
7. Public and quasi-public uses.
8. 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 City and the expense of the owner.

9. Provided the lot is at least one (1) acre in size, the landowner or lessee may:
 - a. Keep up to the equivalent of three (3) large animals per acre on the property, whether 3 horses or 3 cattle or 10 sheep and up to 12 chickens and up to 2 dogs. The large animal equivalent may be any combination of horses, cattle or sheep, provided the combination is equivalent to three or less large animals, as directed by the Planning and Zoning Commission and approved by the City Council;
 - b. Any outbuildings used in association with the keeping of the animals shall be at least 50 feet from any dwelling on adjoining parcels of and must otherwise meet the setback requirements of the zone;
 - c. This conditional use shall be reviewed by the Planning and Zoning Commission, who shall make recommendation to the City Council, the use must be approved by the City Council.
 - d. This conditional use is not transferable to a new landowner, each subsequent owner or lessee must apply for a conditional use permit prior to placement of large animals on property in this zone. The conditional use granted herein shall not be considered a pre-existing use for subsequent owners.
 - e. A conditional use permit granted under this section does not exempt the holder from complying with any applicable nuisance ordinances of the City.

Section 9-2-4 AREA REGULATIONS.

The minimum lot area shall be not less than one-half (1/2) acre.

Section 9-2-5 WIDTH REGULATIONS.

The minimum width of any lot shall be one hundred (100) feet at a distance thirty (30) feet back from the front lot line.

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Section 9-2-6 SIDE YARD REGULATIONS.

The minimum side yard for any dwelling shall be ten (10) feet. Other main buildings shall have a minimum side yard of twenty (20) feet, except that private garages and other accessory buildings, located in the rear and at least one (1) foot away from the rear property line may have a minimum side yard of one (1) foot, provided that no private garage or other accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. On corner lots, the side yard, which faces on a street for both main and accessory buildings shall be not less than thirty (30) feet.

Section 9-2-7 FRONT YARD REGULATIONS.

The minimum depth of the front yard for main buildings, carports and accessory buildings shall be thirty (30) feet. All detached accessory buildings, which have a side yard of at least ten (10) feet, shall be located at least ten (10) feet from the main building.

Section 9-2-8 REAR YARD REGULATIONS.

The minimum depth of the rear yard for any main building shall be thirty (30) feet and for accessory buildings one (1) foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten (10) feet to such side yard.

Section 9-2-9 HEIGHT REGULATIONS.

No building or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty-five (35) feet, and no dwelling structure shall be erected to a height less than one (1) story.

Section 9-2-10 DWELLING REGULATIONS.

All new dwellings shall meet or exceed the following standards:

1. All dwellings shall have an engineered or I.B.C. approved site built, concrete or masonry, permanent foundation. Manufactured homes must be permanently attached to the foundation according to manufacturer's installation instructions or an approved engineered foundation design. Each foundation shall have a minimum height of one foot (1') above the prevailing minimum elevation of the surrounding yard plus two percent (2%).
2. Each dwelling unit must be taxed as real property. If it is a manufactured home, affidavits as required by Utah State Code must be filed a copy thereof submitted to the City prior to receiving a certificate of occupancy.
3. Each dwelling unit shall have exterior siding material of

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sufficient quality, durability and resistance to the elements to satisfy the purpose of this section. Exterior siding material shall consist of brick, stucco, glass, metal lap, vinyl lap or stone. Wood or hardwood and other siding materials must be pre-approved by the City Zoning Administrator / Building Inspector.

4. The roof of all dwelling units shall have a minimum pitch of 2'6":12'. All units shall have eave overhangs of at least 6" excluding rain gutters, measured from the vertical side of the dwelling. All units shall have a minimum roof load of 30 lb. per sq. ft.
5. The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor exclusive of any garages, bay windows, room additions, or other similar appendages. Manufactured homes must be multiple sections, with each section having a minimum width of ten feet (10'). A basement shall not be considered as a first floor. The width shall be considered the lesser of the two primary dimensions.

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The R-1-10 Zone provides for medium density residential uses.

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Section 9-3 R-1-10 ZONE.

Subsections

- 9-3-1 Purpose
- 9-3-2 Permitted Uses
- 9-3-3 Conditional Uses
- 9-3-4 Area Regulations
- 9-3-5 Width Regulations
- 9-3-6 Side Yard Regulations
- 9-3-7 Front Yard Regulations
- 9-3-8 Rear Yard Regulations
- 9-3-9 Height Regulations
- 9-3-10 Dwelling Regulations

Section 9-3-1 PURPOSE.

To provide areas in Wellington for medium density single family residential development.

Section 9-3-2 PERMITTED USES.

1. Single family dwelling.
2. Household pets.
3. Names plates.
4. Accessory uses and building customarily incidental to the above.
5. Horticulture.

Section 9-3-3 CONDITIONAL USES.

1. Cemetery.
2. Church.
3. Home occupation.
4. Planned Unit Development.
5. Public and quasi-public.
6. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety (90) days upon completion of construction work and thirty (30) days after notice, the building

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- will be removed by the City at the expense of the owner.
7. Provided the lot is at least one (1) acre in size, the landowner or lessee may:
 - a. Keep up to the equivalent of three (3) large animals per acre on the property, whether 3 horses or 3 cattle or 10 sheep and up to 12 chickens and up to 2 dogs. The large animal equivalent may be any combination of horses, cattle or sheep, provided the combination is equivalent to three or less large animals, as directed by the Planning and Zoning Commission and approved by the City Council;
 - b. Any outbuildings used in association with the keeping of the animals shall be at least 50 feet from any dwelling on adjoining parcels of land and must otherwise meet the setback requirements of the zone;
 - c. This conditional use shall be reviewed by the Planning and Zoning Commission, who shall make a recommendation to the City Council, the use must be approved by the City Council.
 - d. This conditional use is not transferable to a new landowner, each subsequent owner or lessee must apply for a conditional use permit prior to placement of large animals on property in this zone. The conditional use granted herein shall not be considered a pre-existing use for subsequent owners.
 - e. A conditional use permit granted under this section does not exempt the holder from complying with any applicable nuisance ordinances of the City.

Section 9-3-4 AREA REGULATIONS.

The minimum lot area shall be not less than ten thousand (10,000) square feet.

Section 9-3-5 WIDTH REGULATIONS.

The minimum width of any lot shall be eighty (80) feet, at a distance thirty (30) feet back from the front lot line.

Section 9-3-6 SIDE YARD REGULATIONS.

The minimum side yard for any dwelling shall be ten (10) feet. Other main buildings shall have a minimum side yard of twenty (20) feet. The minimum side yard for a private garage or carport shall be ten (10) feet, except that private garages and other accessory buildings,

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located in the rear and at least one (1) foot away from the rear property line may have a minimum side yard of one (1) foot, provided that no private garage or their accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings, shall be not less than twenty (20) feet.

Section 9-3-7 FRONT YARD REGULATIONS.

The minimum depth of the front yard for main buildings, carports and accessory buildings shall be thirty (30) feet. All detached accessory buildings which have a side yard of at least ten (10) feet shall be located at least ten (10) feet from the main building.

Section 9-3-8 REAR YARD REGULATIONS.

The minimum depth of the rear yard for any main building shall be thirty (30) feet, and for accessory buildings one (1) foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten (10) feet to such side yard.

Section 9-3-9 HEIGHT REGULATIONS.

No building or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty-five (35) feet, and no dwelling structure shall be erected to a height less than one (1) story.

Section 9-3-10 DWELLING REGULATIONS.

All new dwellings shall meet or exceed the following standards:

1. All dwellings shall have and engineered or I.B.C. approved site built, concrete or masonry, permanent foundation. Manufactured homes must be permanently attached to the foundation according to manufacturer's installation instructions or an approved engineered foundation design. Each foundation shall have a minimum height of one foot (1') above the prevailing minimum elevation of the surrounding yard plus two percent (2%).
2. Each dwelling unit must be taxed as real property. If it is a manufactured home, affidavits as required by Utah State Code must be filed a copy thereof submitted to the City prior to receiving a certificate of occupancy.
3. Each dwelling unit shall have exterior siding material of sufficient quality, durability and resistance to the elements to satisfy the purpose of this section. Exterior siding material shall consist of brick, stucco, glass, metal lap, vinyl lap or stone. Wood or hardwood and other siding materials must be

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pre-approved by the City Zoning Administrator / Building Inspector.

4. The roof of all dwelling units shall have a minimum pitch of 2'6":12'. All units shall have eave overhangs of at least 6" excluding rain gutters, measured from the vertical side of the dwelling. All units shall have a minimum roof load of 30 lb. per sq. ft.
5. The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor exclusive of any garages, bay windows, room additions, or other similar appendages. Manufactured homes must be multiple sections, with each section having a minimum width of ten feet (10'). A basement shall not be considered as a first floor. The width shall be considered the lesser of the two primary dimensions.

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The R-1-7 Zone provides for medium density, small lot residential uses.

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Section 9-4 R-1-7 ZONE.

Subsections

- 9-4-1 Purpose
- 9-4-2 Permitted Uses
- 9-4-3 Conditional Uses
- 9-4-4 Area Regulations
- 9-4-5 Width Regulations
- 9-4-6 Side Yard Regulations
- 9-4-7 Front Yard Regulations
- 9-4-8 Rear Yard Regulations
- 9-4-9 Height Regulations
- 9-4-10 Dwelling Regulations

Section 9-4-1 PURPOSE.

To provide areas in Wellington for medium density, small lot single family residential development.

Section 9-4-2 PERMITTED USES.

1. Single family dwelling.
2. Household pets.
3. Names plates and signs.
4. Accessory uses and building customarily incidental to the above.
5. Horticulture.

Section 9-4-3 CONDITIONAL USES.

1. Cemetery.
2. Church.
3. Home occupation.
4. Planned Unit Development.
5. Private nonprofit recreational grounds and facilities.
6. Private educational institutions having an academic curriculum similar to that ordinarily given in public schools.
7. Public and quasi-public use.

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8. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the 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 buildings will be removed by the City at the expense of the owner.
9. Provided the lot is at least one (1) acre in size, the landowner or lessee may;
 - a. Keep up to the equivalent of three (3) large animals per acre on the property, whether 3 horses or 3 cattle or 10 sheep and up to 12 chickens and up to 2 dogs. The three large animal equivalent may be any combination of horses, cattle or sheep, provided the combination is equivalent to three or less large animals, as directed by the Planning and Zoning Commission and approved by the City Council;
 - b. Any outbuildings used in association with the keeping of the animals shall be at least 50 feet from any dwelling on adjoining parcels of land and must otherwise meet the setback requirements of the zone;
 - c. This conditional use shall be reviewed by the Planning and Zoning Commission, who shall make a recommendation to the City Council, the use must be approved by the City Council;
 - d. This conditional use is not transferable to a new landowner, each subsequent owner or lessee must apply for a conditional use permit prior to placement of large animals on property in this zone. The conditional use granted herein shall not be considered a pre-existing use for subsequent owners.
 - e. A conditional use permit granted under this section does not exempt the holder from complying with any applicable nuisance ordinances of the City.

Section 9-4-4 AREA REGULATIONS.

The minimum lot areas shall be not less than seven thousand (7,000) square feet for each one-family dwelling.

Section 9-4-5 WIDTH REGULATIONS.

The minimum width of any lot shall be seventy (70) feet, at a distance twenty (20) feet back from the front lot line.

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Section 9-4-6 SIDE YARD REGULATIONS.

The minimum side yard for any dwelling shall be eight (8) feet with a total of twenty (20) feet between buildings on adjacent lots. Other main buildings shall have a minimum side yard of twenty (20) feet. The minimum side yard for a detached private garage or carport shall be eight (8) feet, except that detached private garages or carports and other accessory buildings located in the rear and at least ten (10) feet away from the main building shall have a minimum side yard of not less than one (1) foot, provided that no private garage, carports or accessory building shall be located closer than (10) feet to a dwelling on an adjacent lot. On corner lots the side yard, which faces on a street for both main and accessory buildings, shall be not less than twenty (20) feet.

Section 9-4-7 FRONT YARD REGULATIONS.

The minimum depth of the front yard for main dwellings and for private garages, or carports, or accessory buildings which have a minimum side yard of eight (8) feet shall be twenty (20) feet. Other detached private garages or carports and all accessory buildings shall be located at least ten (10) feet from the main building.

Section 9-4-8 REAR YARD REGULATIONS.

The minimum depth of the rear yard for any main building shall be twenty (20) feet, and for accessory buildings one (1) foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located no closer than ten (10) feet to such side yard.

Section 9-4-9 HEIGHT REGULATIONS.

No buildings or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty-five (35) feet, and no dwelling structure shall be erected to a height less than one (1) story.

Section 9-4-10 DWELLING REGULATIONS.

All new dwellings shall meet or exceed the following standards:

1. All dwellings shall have an engineered or I.B.C. approved site built, concrete or masonry, permanent foundation. Manufactured homes must be permanently attached to the foundation according to manufacturer's installation instructions or an approved engineered foundation design. Each foundation shall have a minimum height of one foot (1') above the prevailing minimum elevation of the surrounding yard plus two percent (2%).
2. Each dwelling unit must be taxed as real property. If it is a manufactured home, affidavits as required by Utah State Code

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must be filed a copy thereof submitted to the City prior to receiving a certificate of occupancy.

3. Each dwelling unit shall have exterior siding material of sufficient quality, durability and resistance to the elements to satisfy the purpose of this section. Exterior siding material shall consist of brick, stucco, glass, metal lap, vinyl lap or stone. Wood or hardwood and other siding materials must be pre-approved by the City Zoning Administrator / Building Inspector.
4. The roof of all dwelling units shall have a minimum pitch of 2'6":12'. All units shall have eave overhangs of at least 6" excluding rain gutters, measured from the vertical side of the dwelling. All units shall have a minimum roof load of 30 lb. per sq. ft.
5. The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor exclusive of any garages, bay windows, room additions, or other similar appendages. Manufactured homes must be multiple sections, with each section having a minimum width of ten feet (10'). A basement shall not be considered as a first floor. The width shall be considered the lesser of the two primary dimensions.

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The R-M Zone provides for multi-family residential uses.

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Section 9-5 R-M ZONE.

Subsections

- 9-5-1 Purpose
- 9-5-2 Permitted Use
- 9-5-3 Conditional Uses
- 9-5-4 Area Regulations
- 9-5-5 Width Regulations
- 9-5-6 Side Yard Regulations
- 9-5-7 Front Yard Regulations
- 9-5-8 Rear Yard Regulations
- 9-5-9 Height Regulations
- 9-5-10 Parking Regulations

Section 9-5-1 PURPOSE.

To provide areas in Wellington for multi-family residential development.

Section 9-5-2 PERMITTED USE.

Residential development or dwelling groups with a maximum number of 10 units/acre.

Section 9-5-3 CONDITIONAL USES.

1. Cemetery.
2. Church.
3. Home occupation.
4. Planned Unit Development.
5. Private nonprofit recreational grounds and facilities.
6. Private educational institutions having an academic curriculum similar to that ordinarily given in public schools.
7. Public and quasi-public use.
8. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the 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 buildings will be removed by the City at the expense of the owner.

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Section 9-5-4 AREA REGULATIONS.

The minimum lot areas shall be dependent on parking, setbacks, building sizes and circulation.

Section 9-5-5 WIDTH REGULATIONS.

The minimum width shall be dependent on parking, setbacks, building sizes and circulation.

Section 9-5-6 SIDE YARD REGULATIONS.

The minimum side yard for any dwelling shall be eight (8) feet. Other main buildings shall have a minimum side yard of twenty (20) feet. The minimum side yard for a private garage or carport shall be eight (8) feet, except that detached private garages, carports and other accessory buildings located in the rear and at least ten (10) feet away from the main building shall have a minimum side yard of not less than one (1) foot, provided that no private garage or other accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. On corner lots, the side yard, which faces on a street for both main and accessory buildings, shall be not less than twenty (20) feet.

Section 9-5-7 FRONT YARD REGULATIONS.

The minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of (8) feet shall be twenty (20) feet. Other private garages and carports and all accessory buildings other than private garages shall be located at least ten (10) feet in the rear of the main building.

Section 9-5-8 REAR YARD REGULATIONS.

The minimum depth of the rear yard for any main building shall be twenty (20) feet, and for accessory buildings one (1) foot, provided that on corner lots, which rear upon the side yard of another lot, accessory buildings shall be located not closer than eight (8) feet to such side yard.

Section 9-5-9 HEIGHT REGULATIONS.

No building or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty-five (35) feet, and no structure shall be erected to a height less than one (1) story.

Section 9-5-10 PARKING REGULATIONS.

There shall be provided for in a private garage or on a hard surface area properly located, two (2) automobiles per residential unit. One-sixth (1/6) of the total parking area can be designed as a recreational vehicle storage area. This space shall be surrounded by a six (6) foot solid fence.

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Section 9-5-11 DWELLING REGULATIONS.

All new dwellings shall meet or exceed the following standards:

1. All dwellings shall have an engineered or I.B.C. approved site built, concrete or masonry, permanent foundation. Manufactured homes must be permanently attached to the foundation according to manufacturer's installation instructions or an approved engineered foundation design. Each foundation shall have a minimum height of one foot (1') above the prevailing minimum elevation of the surrounding yard plus two percent (2%).
2. Each dwelling unit must be taxed as real property. If it is a manufactured home, affidavits as required by Utah State Code must be filed a copy thereof submitted to the City prior to receiving a certificate of occupancy.
3. Each dwelling unit shall have exterior siding material of sufficient quality, durability and resistance to the elements to satisfy the purpose of this section. Exterior siding material shall consist of brick, stucco, glass, metal lap, vinyl lap or stone. Wood or hardwood and other siding materials must be pre-approved by the City Zoning Administrator / Building Inspector.
4. The roof of all dwelling units shall have a minimum pitch of 2'6":12'. All units shall have eave overhangs of at least 6" excluding rain gutters, measured from the vertical side of the dwelling. All units shall have a minimum roof load of 30 lb. per sq. ft.
5. The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor exclusive of any garages, bay windows, room additions, or other similar appendages. Manufactured homes must be multiple sections, with each section having a minimum width of ten feet (10'). A basement shall not be considered as a first floor. The width shall be considered the lesser of the two primary dimensions.

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The MH Zone provides for mobile home residential uses.

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Section 9-6 MH - MOBILE HOME ZONE.

Subsections

- 9-6-1 Purpose
- 9-6-2 Permitted Use
- 9-6-3 Conditional Use
- 9-6-4 Area Regulations
- 9-6-5 Width Regulations
- 9-6-6 Side Yard Regulations
- 9-6-7 Front Yard Regulations
- 9-6-8 Rear Yard Regulations
- 9-6-9 Height Regulations
- 9-6-10 Parking Regulations
- 9-6-11 Dwelling Regulations

Section 9-6-1 PURPOSE.

To provide areas in Wellington for mobile home development.

Section 9-6-2 PERMITTED USE.

1. Mobile home subdivision - Refer to Chapter 14 of the Land Use Code of Wellington, Utah.
2. Household pets.
3. Name plates.
4. Accessory uses and buildings customarily incidental to the above.
5. Horticulture.

Section 9-6-3 CONDITIONAL USES.

1. Mobile home park - Refer to Chapter 13 of the Land Use Code of Wellington, Utah.
2. Cemetery.
3. Church.
4. Home occupation.
5. Planned Unit Development.
6. Private nonprofit recreational grounds and facilities.
7. Private educational institutions having an academic curriculum

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similar to that ordinarily given in public schools.

8. Public and quasi-public use.
9. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the 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 buildings will be removed by the City at the expense of the owner.

Section 9-6-4 AREA REGULATIONS.

A mobile home subdivision shall be located on a parcel of land containing not less than five (5) acres. The minimum lot areas shall not be less than seven thousand (7,000) square feet for each mobile home. Other main buildings shall conform to the R-1-7 zone.

Section 9-6-5 WIDTH REGULATIONS.

The minimum width of any mobile home lot shall be seventy (70) feet at a distance of twenty (20) feet from the front lot line. Other main buildings shall conform to the R-1-7 zone.

Section 9-6-6 SIDE YARD REGULATIONS.

The minimum side yard for any dwelling shall be eight (8) feet with a total of twenty (20) feet between buildings on adjacent lots. Other main buildings shall have a minimum side yard of twenty (20) feet. The minimum side yard for a private garage shall be eight (8) feet, except that private garages and other accessory buildings, located in the rear and at least one (1) foot away from the rear property line may have a minimum side yard of one (1) foot, provided that no private garage or other accessory buildings shall be located closer than (10) feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings, shall be not less than twenty (20) feet.

Section 9-6-7 FRONT YARD REGULATIONS.

The minimum depth of the front yard for mobile homes and for private garages which have a minimum side yard of eight (8) feet shall be twenty (20) feet. Other main buildings shall conform to the R-1-7 zone.

Section 9-6-8 REAR YARD REGULATIONS.

The minimum depth of the rear yard for any mobile home shall be twenty (20) feet. Other main buildings shall conform to the R-1-7 zone.

Chapter 9

RESIDENTIAL ZONES

Land Use Code, Title 12

Section 9-6-9 HEIGHT REGULATIONS.

No buildings or structures shall be erected to a height greater than two and one-half (2 ½) stories or thirty-five (35) feet and no dwelling structure shall be erected to a height less than one (1) story.

Section 9-6-10 PARKING REGULATIONS.

There shall be provided for in a private garage or on a hard surface area property located three (3) automobiles per mobile home. One sixth of the total parking area can be designated as a recreational vehicle storage area. This space shall be surrounded by a six foot solid fence.

Section 9-6-11 DWELLING REGULATIONS.

All new dwellings shall meet or exceed the following standards:

1. All dwellings shall have an engineered or I.B.C. approved site built, concrete or masonry, permanent foundation. Manufactured homes must be permanently attached to the foundation according to manufacturer's installation instructions or an approved engineered foundation design. Each foundation shall have a minimum height of one foot (1') above the prevailing minimum elevation of the surrounding yard plus two percent (2%).
2. Each dwelling unit must be taxed as real property. If it is a manufactured home, affidavits as required by Utah State Code must be filed a copy thereof submitted to the City prior to receiving a certificate of occupancy.
3. Each dwelling unit shall have exterior siding material of sufficient quality, durability and resistance to the elements to satisfy the purpose of this section. Exterior siding material shall consist of brick, stucco, glass, metal lap, vinyl lap or stone. Wood or hardwood and other siding materials must be pre-approved by the City Zoning Administrator / Building Inspector.
4. The roof of all dwelling units shall have a minimum pitch of 2'6":12'. All units shall have eave overhangs of at least 6" excluding rain gutters, measured from the vertical side of the dwelling. All units shall have a minimum roof load of 30 lb. per sq. ft.