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15.07.020.1 Agricultural (A)

The purpose of the Agricultural Zone is to promote and preserve conditions favorable to intensive agriculture. This zone is intended to include activities normally and customarily related to the production of livestock, crops, and related agricultural products and to protect the zone from the intrusion of uses detrimental to the continuation of intensive agricultural activities.

15.07.020.2 Agricultural Limited (AL)

The purpose of the limited agricultural zone is to promote and preserve in appropriate areas conditions favorable to light agriculture. This zone is intended to include activities normally and customarily related to the conduct of agriculture and to protect the zone from intrusions of uses, which will have an adverse effect on the continuation of light agricultural activities.

15.07.020.3 Rural Residential (R1A and RE1/2)

The purpose of the rural residential zones is to provide for and protect residential development in a semi-rural environment. The keeping of limited numbers of livestock and the raising of crops can be considered normal activities in the rural residential zones. The following clarifications apply to the R1A and RE1/2 zones:

1. One (1) large animal will be allowed per 40,000 ~~20,000~~ sq. ft. of property on a parcel, with one additional large animal for every 20,000 sq. ft. of property. All initial 40,000 sq.

ft. must be one continuous parcel. All sq. ft. must be contiguous (touching). (Example: Two large animals are allowed on 70,000 50,000 sq. ft. of property. Additional animals are not allowed on portions of property less than 20,000 sq. ft.). Large animals are considered: ~~H~~orses, cattle, sheep, goats, pigs, etc. and llamas. Large animals must be contained in a corral or stock fence. If there is no main building, corrals or stock fences must have a thirty (30) foot minimum front setback, sixteen (16) foot minimum rear setback and eight (8) foot minimum side setbacks on a lot or parcel. If there is a main building, corrals or stock fences shall be sixteen (16) feet from the building and other setbacks will apply.

~~1.2.~~ One (1) mid-size animal will be allowed per 20,000 sq. ft. of property on a parcel. All initial 20,000 sq. ft. must be one continuous parcel. All sq. ft. must be contiguous (touching). (Example: two mid-size animals are allowed on 50,000 sq. ft. of property. Additional animals are not allowed on portions of property less than 20,000 sq. ft.). Mid-size animals are considered sheep and goats. Mid-size animals must be contained in a corral or stock fence. If there is no main building, corrals or stock fences must have a thirty (30) foot minimum front setback, sixteen (16) foot minimum rear setback and eight (8) foot minimum side setbacks on a lot or parcel. If there is a main building, corrals or stock fences shall be sixteen (16) feet from the building and other setbacks will apply.

~~2.3.~~ Nine (9) small animals/fowl will be allowed per 20,000 sq. ft. of property on a parcel. (Example: Eighteen (18) small animals/fowl are allowed on 50,000 sq. ft. of property.) Under special conditions, additional small animals/fowl may be allowed with the approval of a conditional use permit (reviewed on a yearly basis) and following the process for its issuance. Small animals/fowl are considered: turkeys, ducks, geese, pigeons, or peacocks, rabbits, mink, ferrets, or other small domesticated fur bearing animals. For chickens, refer to Perry City Municipal Ordinance 14-19-12.

~~3.4.~~ Special Conditions that will be considered to allow more small animals/fowl would include but not be limited to: available housing or shelters (coops, pens, barns, etc.), fencing, control of animals/fowl, consent of neighbors and lack of complaints.

15.07.020.4 (Blank)

15.07.020.5 Low Density Residential 1/2 Acre (20,000 Sf) (R1)

The purpose of the low density residential zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations are intended to prohibit those uses which would be intrusive to activities and uses usually associated with single-family neighborhoods.

15.07.020.6 Low Density Residential 1/3 Acre (R1/3)

The purpose of the low density residential zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained, and protected. The

regulations are intended to prohibit those uses which would be intrusive to activities and uses usually associated with single-family neighborhoods.

NOTE: This zone allows a septic tank on a minimum 1/3 acre lot in the south annexed area of the city until such time as sewer collection lines are installed within 300 feet of a lot line, then the owner of said lot has one year to connect to the sewer collection lines.

15.07.020.7 Low Density Residential 1/4 Acre (10,000 Sf) (R1)

The purpose of the R-1 Zone, low density residential, is to provide appropriate locations where low density housing neighborhoods may be established, maintained and protected. The regulations are intended to prohibit those uses which would be intrusive to activities and uses usually associated with single-family neighborhoods.

15.07.020.8 Medium Density Residential (8,000 Sf) (R2)

The purpose of the medium density residential zone is to provide appropriate locations where medium density residential neighborhoods may be established, maintained and protected. The regulations are intended to prohibit uses that would be intrusive to activities and uses usually associated with medium density neighborhoods.

15.07.020.9 Commercial (C)

The purpose of the commercial zone is to provide an appropriate area for intensive commercial and light manufacturing. Development standards must minimize potential negative visual impact and objectionable effects to adjacent zones.

NOTE: variables that determine if a proposed development should be included in the Manufacturing/Industrial Zone as opposed to the Commercial Zone include but are not limited to:

1. Number of employees
2. Square footage and height of buildings
3. Square footage of hard space
4. Requirements for outside storage areas or service requirements
5. Potential negative environmental impact
6. Overall visual quality of the development

15.07.020.10 Commercial – Principal (C1)

This zone is unique to the area along the north border of Perry City, West of Highway 89 extending west to Interstate 15 and South from the border with Brigham City for approximately 2000 feet (as defined on the Zoning Map). The purpose of this zone is to provide space for development of business which focuses on retail and wholesale sales along with professional

offices. The zone is considered prime business district and does not allow residential development or heavy commercial development such as processing plants, etc. Appropriate uses are defined in the Land Use Chart and will be approved through the Design Review process.

15.07.020.11 Interstate Commercial (IC)

The purpose of the Interstate Commercial Zone is to permit all commercial uses as listed in the Development and/or Inter-local Agreements between Perry City and the developers of the Pointe Perry Development. This zone applies only to the area of the Pointe Perry Development.

15.07.020.12 Neighborhood Commercial (NC2 and NC3)

The purpose of the neighborhood commercial zones is to permit the establishment of well designed retail commercial facilities along Highway 89 and minimize the effects of commercial development adjacent to residential uses (see Section 15.07.060 for specific zoning information and Chapter 15.29 for Conditional Use information).

15.07.020.13 Mixed Use Commercial, Office, and Residential (MU-C, MU-O, and MU-R)

The purpose of the mixed use zones is to provide an area for multi-family dwellings in combination with commercial uses such as offices or retail. Combining these uses will reduce traffic congestion by providing for an area adjacent to mass transit as well as making jobs available close to home.

15.07.020.14 Manufacturing/Industrial (M/I)

The purpose of the Manufacturing/Industrial Zone is to provide an area conducive to heavy manufacturing and industry that is in harmony with the environmental quality of the community.

15.07.020.15 Manufacturing/Industrial Limited (M/IL)

The purpose of the Manufacturing/Industrial Limited Zone is to provide an area conducive to specific manufacturing uses, heavy commercial uses and industry that is in harmony with the General Plan.

15.07.020.16 Environmentally Sensitive (ES)

The purpose of the Environmentally Sensitive Zone is to promote environmental planning of areas which have severe physical limitations and have a complex ecological and environmental balance, including limiting development in sloped terrain (see "Sloped Terrain and Foothill Development," Chapter 15.09).

15.07.020.17 Caveat Regarding Zone Descriptions (And Development Standards)

Development standards must protect the Perry City water shed and water supply, limit erosion and storm water runoff, be compatible with existing wildlife winter range, accent the goals of the General Plan, not limit casual access to the foothills, and limit disruption of vegetation through a cut and fill process.

1. Grade is to be determined on individual lots and not averaged across the development.
2. Ratio of dwelling unit per existing grade:

Over 20% grade – no development

15 – 20% grade – 1 dwelling per 5 acres

10 – 15% grade – 1 dwelling per 2 acres

5 – 10% grade – 1 dwelling per 1 acre

0 – 5% grade – 1 dwelling per 1/2 acre

15.07.100.4 Additional Information ("Notes") Regarding Land Use Chart

The following is additional information regarding the land use chart:

1. (Blank)
2. Sale of firearms and alcohol shall not be permitted within 1000 feet of any school or place of worship. A hotel or motel may have an "on premises" consumption of alcohol use that does not require more than seven percent (7%) of the floor space of the hotel or motel. Restaurants with "on premises" consumption of alcohol use are also permitted by conditional use in certain zones, as per the land use chart. Other than for a hotel/motel or a restaurant, as designated on the Land Use Chart, "on premises" consumption of alcohol is not available for any other business in any zone. No "on premises" alcohol business shall be permitted until a specific "on premises" alcohol business license ordinance has been adopted.
3. Minimum of fifty units or more. Storage Units shall not be defined as allowing "junk", surplus or other various accumulations of items, supplies or materials. Only supplies directly related to daily business of a construction yard may be stored at the site. All other items, supplies and materials must be stored within designated storage units.
4. In the NC2 and NC3 zones, only Single Family Dwellings existing as of December 11, 2008 will be permitted for Boarding, Bed and Breakfast as a Conditional Use. In the MU-C, MU-O, MU-R zones, this type of use will be permitted by Design Review.
5. For the CI Commercial Zone and the Mixed Use Zones, Professional Office Space may only occupy a maximum of 25 percent of the total floor space of any development.