Ordinance 2024-19

An Ordinance creating the Residential R-4 Zone

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## 12.125 Residential (R-4) Zone

12.125.010 Purpose and Intent

12.125.020 Permitted, Conditional and Prohibited Uses

12.125.030 Site Development Standards

12.125.040 Sign Regulations

12.125.050 Parking Regulations

**12.125.010 Purpose and Intent**

The purpose of the Residential (R-4) zone is to permit medium density residential developments with single family homes. This zone is intended to foster thriving and well-maintained neighborhoods that allow single family homes on smaller lots that require less maintenance and provide a balanced lifestyle.

**12.125.020 Permitted, Conditional and Prohibited Uses**

Permitted, conditional and prohibited uses within the R-4 zone shall be those as outlined in 12.290 of HPMC.

**12.125.030 Site Development Standards**

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| **SITE DEVELOPMENT STANDARDS** | |
| **Residential 4 (R-4) Zone** | |
| Max **Dwelling Unit Density Per Acre (Gross)** | 4 |
| **Minimum Lot Frontage** | 80’ |
|  |  |
| **Minimum Setbacks (Main Building)** | Front: 20’  Rear: 20'  Side: 10' |
| **Minimum Setbacks (Corner Lots, Main & Accessory)** | Designated Front: 20'  Street Side: 20'  Side/Rear Yard: 1' (10' From Dwellings On Neighboring Lots) |
| **Building Heights** | Main Bldg Max: 35'  Main Bldg Min: 1 Story  Accessory Bldg Max: 25' |
| **Accessory Buildings (Detached)** | See "Residential Accessory Setbacks" Table |
| **Minimum Open Space** | 6% total project area |
| **Maximum Lot Coverage** | 60% |

*Notes:*

**Lot Coverage:** Includes total building coverage (accessory and main buildings).

**Building Heights:** Measured from grade level to average roof height (the midpoint of the roof from ridge to eave).

**Corner Lots:** Regarded as having two front yards and two side yards.

*Superscripts:*

\* An encroachment of a maximum two-and-a-half-foot (2.5') projection into the rear setback with no more than sixty square feet (60' sq.) of total encroachment, as measured at the outside dimensions, is allowed.

\*\* Signifies a combination of the two distances.

\*\*\* In R-1 only, additions may align with the existing dwelling with less than a thirty-foot (30’) setback but shall in no case be less than twenty feet (20’).

\*\*\*\* Except the side-street setback may be a minimum of one foot (1') if the accessory building is at least six feet (6') in rear of the main building but not closer than eight feet (8') to any dwelling on an adjacent lot.

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| **ACCESSORY BUILDING SETBACKS** | | | |
| **A-1, RE-20, R-1, R-4 Zones** | | | |
| **Class** | **Standard**  (<200' sq.) | **Class A**  (≥200’ sq., <450’ sq.) | **Class B**  (≥450’ sq. or  height ≥14’) |
| **Front** | 30'\*\* | 30'\*\* | 30'\*\* |
| **Side** | 1' \* | 5' (but 2' with firewall) \* | 10' |
| **Rear (If ≥6' Behind Main Bldg)** | 1' \* | 5' (but 2' with firewall) \* | 5' (if height <14') or 10' (if height ≥14') |
| **Rear (If <6' Behind Main Bldg)** | Same as main building | Same as main building | Same as main building |
| **Max Area** | 25% of rear lot | 25% of rear lot | 25% of rear lot |
| *Superscripts:*  \* But not closer than ten feet (10’) to any dwelling on an adjacent lot.  \*\* May be reduced to 20’ if located in the R-4 zone. | | | |

**12.125.040 Sign Regulations**

Any signs in the RM-5 zone shall conform to HPMC 12.90 Sign Regulations.

**12.125.050 Parking Requirements**

Off-street parking shall be provided as outlined in 12.70 of HPMC.

ADOPTED AND PASSED, by the HYDE PARK CITY COUNCIL this 13th day of March 2024.

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|  |  | HYDE PARK CITY |
| ATTEST: | By: |  |
|  |  | Mayor |
| City Recorder |  |  |