Ordinance 2024-10

An Ordinance creating the Residential Multi R-5 Zone

12.140 Residential Multi (R-5) Zone

12.140.010 Purpose and Objectives

12.140.020 Permitted, Conditional and Prohibited Uses

12.140.030 Site Plan Review Required

12.140.035 Optional Master Development Plan, Development Agreement

12.140.040 Site Development Standards

12.140.050 Sign Regulations

12.140.060 Parking Regulations

**12.140.010 Purpose And Objectives**

The Residential Multi (RM-5) zone is established to provide an attractive setting for low-medium density development, presenting the opportunity within the community for varying housing styles, lot sizes and character.

Development within the RM-5 zone shall be characterized by attractively landscaped single-family, two- family, and multiple-family developments, with duplexes, twin homes, townhomes, and triplexes.

**12.140.020 Permitted, Conditional and Prohibited Uses**

Permitted, conditional and prohibited uses within the RM-5 zone shall be those as outlined in 12.290 of HPMC.

**12.140.030 Site Plan Review Required**

All multiple-family dwellings shall receive site plan approval prior to construction according to the requirements of 12.10.060 of HPMC.

**12.140.035 Optional Master Development Plan, Development Agreement**

The City and applicant may negotiate a mutually acceptable master development plan and negotiate and enter into a mutually acceptable development agreement for large scale projects.  The process shall be the same as outlined for the MR zone in 12.280.060 of HPMC.  Development agreements shall meet the requirements of 13.10.070 of HPMC.

**12.140.040 Site Development Standards**

1. Unit Type Mix.  Single-family dwellings shall comprise at least seventy-five percent (75%) of the overall unit count.  Two-family and multiple-family dwelling units may comprise up to twenty-five percent (25%) of the overall unit count.
   1. If constructed, two-family and multiple-family dwelling units shall be integrated within, and not clustered together or segregated from single-family dwellings.
   2. If constructed, two-family and multiple-family dwelling units shall be designed to look like single-family dwelling units.
   3. The unit mix requirements outlined above may be modified by the Land Use Authority, at its sole discretion, based on market studies, site specific considerations, location, and topography.
2. Landscaping.  Landscaping shall be provided as outlined in 12.165 of HMPC.

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| **SITE DEVELOPMENT STANDARDS** | |
| **Residential Multi (RM-5) Zone** | |
| **Maximum Dwelling Unit Density Per Acre (Gross)** | 5 |
| **Minimum Lot Frontage** | 50’ |
| **Minimum Lot Width** | Single-Family (Detached) -70’  Two-Family (Attached) - 60’  Triplex - 80’ |
| **Minimum Setbacks (Main Building)** | Front: 20’  Rear: 20'  Side Interior (Detached): 10’  Side Interior (Attached): 10’ (One Side) |
| **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 |
| **Maximum Lot Coverage** | Single-Family (Detached) - 50%  Two-Family (Attached) - 50%  Triplex - 50% |
| **Minimum Open Space** | 10% of the total project area |

*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.

\*\*\*\* 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.

**12.140.050 Sign Regulations**

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

**12.140.060 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 |  |  |