

**SCOFIELD TOWN
AMENDMENT TO ORDINANCE 03-09-2025
CHAPTER V: REGULATIONS WITHIN ZONES**

AN ORDINANCE OF THE TOWN COUNCIL OF SCOFIELD UTAH, AMENDING SECTION 5-1 USES OF LAND, OF THE SCOFIELD TOWN CODE, TABLE 4: REQUIRED LOT FEATURES AND DIMENSIONS.

WHEREAS the Scofield Town Council finds it necessary to amend Section 5-1 Table 4: Required Lot Features and Dimensions to facilitate commercial enterprise and clarify regulations;

NOW THEREFORE, BE IT HEREBY ORDAINED by the Scofield Town Council that Chapter V: Regulations Within Zones Section 5-1 Uses of Land, Table 4: Required Lot Features of the Scofield Town Code be amended as follows and shall be reflected as such in the Scofield Town Municipal Code.

SECTION 1. TABLE 4

Scofield Land Use Code

Table 4: Required Lot Features and Dimensions

	R-1	C	A
Minimum Lot Size (single dwelling or building unit)	6,000 sf	8,000 sf	21,780 sf
Minimum Frontage	60 ft.	50 ft.	100 ft.
Maximum Ratio of Building Floor Area to Area of Lot	1:3	Must meet setbacks, sight triangle, & parking regulations	1:15
Minimum Setback from Dwelling or Building to any Lot Line abutting a street	20 ft.	10 ft. Must meet line of sight & parking regulations	40 ft.
Corner Lots Abutting a Street or Streets in the Commercial Zone	N/A	Must meet sight triangle regulations	N/A
Minimum Setback from Dwelling or Building to Rear Lot Line	10 ft.	0 ft. no discharge of snow, water, etc. on adjoining property	30 ft.

Minimum Setback from Dwelling or Building to Side Lot Line not abutting a street	10 ft.	0 ft. no discharge of snow, water, etc. on adjoining property	20 ft.
Minimum Setback from furthest Projecting Point of Accessory Building from any lot line abutting a street	20 ft.	10 ft. no discharge of snow, etc. on street & meet parking regulations	40 ft.
Minimum Setback from Furthest Projecting Point of Accessory Building from Rear Lot Line meeting regulations (Ord. 5-8-2023)	2 ft.	0 ft. no discharge of snow, water, etc. on adjoining property	30 ft.
Minimum Setback from Furthest Projecting Point of Accessory Building from side Lot Line not abutting a street meeting Regulations (Ord. 5-8-2023)	2 ft.	0 ft. no discharge of snow, water, etc. on adjoining property	20 ft.
Minimum Setback from Furthest Projecting Point of Accessory Building from Existing Dwelling on adjoining lot (Ord. 5-8-2023)	15 ft.	15 ft.	30 ft.
Minimum Setback of RV's from front, side or back of lot, from dwelling or building within lot and other RV's on the interior of the lot	10 ft.	10 ft.	10 ft.
Maximum Height of Dwelling or Structure	30 ft.	30 ft.	75 ft.
Minimum Height of Dwelling or Structure	8 ft.	8 ft.	8 ft.
Minimum Horizontal Dimension of Dwelling	20 ft.	14 ft.	24 ft.
Minimum Area of Ground Floor per Dwelling Unit	800 sf	800 sf	800 sf
Minimum Off-Street Parking Spaces per Gross Floor Area of Non-Agricultural	1 per 800 sf	1 per 800 sf	2 per 1,600 sf

SECTION 2. SEVERABILITY

The provisions of Ordinance and the provisions adopted or incorporated by reference are severable.

SECTION 3. EFFECTIVE DATE

This ordinance shall be effective immediately upon passage, this 9th day of March 2026.