

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, ENACTING SECTION 10-6C1-1 OF THE LAVERKIN CITY CODE, PROVIDING FOR DEVELOPMENT OF DETACHED SINGLE-FAMILY RESIDENCES AT A DENSITY OF UP TO SIX (6) DWELLINGS PER ACRE.

WHEREAS, the City of LaVerkin is authorized under Utah Code Title 10, Chapter 20 (Land Use, Development, and Management Act) to enact and amend zoning ordinances to promote the public health, safety, and general welfare; and

WHEREAS, the City Council finds it necessary from time to time to amend the LaVerkin Zoning Ordinance to respond to changing growth patterns, housing needs, and land use demands within the City; and

WHEREAS, the City has experienced continued residential growth and increasing demand for moderately sized single-family lots that provide opportunities for home ownership while maintaining the character of established residential neighborhoods; and

WHEREAS, the creation of a One-Family Residential (R-1-6) zoning district allowing up to six dwelling units per acre will provide an appropriate transition between lower-density residential zones and higher-density residential or mixed-use areas; and

WHEREAS, the R-1-6 zone is intended to encourage efficient use of land and public infrastructure, including streets, water, sewer, and other utilities, while avoiding urban sprawl and promoting orderly development; and

WHEREAS, the City Council finds that establishing minimum lot sizes, setbacks, height limitations, and other development standards within the R-1-6 zone will help ensure compatibility with surrounding land uses, protect property values, and preserve neighborhood livability; and

WHEREAS, the ordinance permits only detached single-family dwellings and other limited, compatible uses, thereby maintaining the traditional residential character while allowing reasonable flexibility for customary residential activities; and

WHEREAS, the inclusion of standards for accessory buildings, garage requirements, landscaping, and utility easements is intended to promote safe, functional, and aesthetically pleasing development patterns; and

WHEREAS, the City Council finds that the R-1-6 zone will expand housing opportunities within the City in a manner that is consistent with the City's General Plan goals and policies, including providing a range of housing types and densities; and

WHEREAS, the Planning Commission has reviewed the proposed ordinance and has made a recommendation to the City Council following duly noticed public hearings in accordance with applicable law; and

WHEREAS, the City Council has held its own public hearing, has considered public comment, and finds that adoption of this ordinance is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of LaVerkin City, Utah, that the LaVerkin Zoning Ordinance is hereby amended to add Article C1, One-Family Residential (R-1-6), as follows:

ARTICLE C1. ONE-FAMILY RESIDENTIAL (R-1-6)

SECTION:

10-6C1-1: Purpose

10-6C1-2: Permitted Uses

10-6C1-3: Height Regulations

10-6C1-4: Area, Width And Yard Requirements

10-6C1-5: Modifying Regulations

10-6C1-1: PURPOSE:

The Single Family Residential (R-1-6) zone is intended for the development of detached single-family residences at a density of up to six dwelling units per acre. Only those uses specified in this chapter are permitted in this zone. All provisions of the La Verkin Municipal Code not specifically stated in this zoning section shall apply where applicable.

10-6C1-2: PERMITTED USES:

Agriculture, including home gardens and fruit trees.

Churches.

Detached single family homes.

Home occupations.

Household pets.

One-family dwellings.

Parks or playgrounds.

Public libraries.

Public schools

10-6C1-3: HEIGHT REGULATIONS:

No building shall be erected to a height greater than thirty-five feet (35'). No accessory building shall be erected to a height greater than twenty feet (20') except that the City shall not impose or restrict the height of a structure in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the City demonstrates that imposition of the burden on that person, assembly or institution:

- A. Is in furtherance of a compelling governmental interest; and
- B. Is the least restrictive means of furthering that compelling governmental interest. (Ord. 2008-07, 5-7-2008)

10-6C1-4: AREA, WIDTH AND YARD REQUIREMENTS:

District	Minimum Lot Area In Square Feet	Lot Width In Feet	Lot Dept	Setback In Feet		Side	Rear
				Front	Corner Side		
R-1-6	6,000	60	80	25' to the garage – 20' to other portions of the structure	Corner Lot Adjacent To A Street	5'	10'

(Ord. 2008-07, 5-7-2008)

10-6C1-5: MODIFYING REGULATIONS:

- A. **Side Yards:** Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side setback of *Five feet (5') if no utility's exist in the setback or Seven and Half feet (7.5) if utilities exist*
- B. **Rear Yards:** Private garages and accessory buildings located at least ten feet (10') behind the main building may have a rear setback of *Five feet (5') if no utilities exist in the setback or Seven and a Half feet (7.5) if utilities exist* (Ord. 2008-07, 5-7-2008)
- C. **Easement Required:** All lots shall have easements on side and rear property lines a minimum of seven and one-half feet (7¹/₂') and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage.

D. **Accessory Buildings:** No accessory building or group of accessory buildings shall cover more than eight percent (8%) of the total lot area.

E. **Garages Required:** Minimum garage size shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014) 1) Renovations of existing garages into living space is not allowed unless a new garage can be built within the sizing limits of this zone.

F. **Lot Size:** An area of not less than Six thousand (6,000) square feet shall be provided and maintained for each one-family dwelling and uses accessory thereto. (Ord. 2009-02, 2-18-2009; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)

G. **Lot Coverage:** Structures on a lot shall not exceed 70 percent of the total lot area.

H. All dwelling units shall be installed with front yard landscaping prior to issuance of a certificate of occupancy.

I. **Homeowner's Association:** A homeowner's association may be required by the city based on specific issues related to the development.

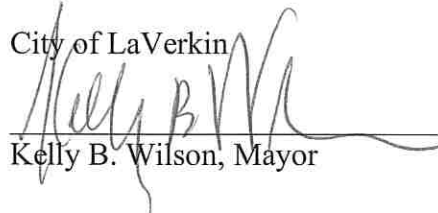
BE IT FURTHER ORDAINED THAT if any provision of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

BE IT FURTHER ORDAINED THAT this ordinance shall take effect upon passage and publication as required by law.


APPROVED AND ADOPTED this 15th day of April, 2026.



City of LaVerkin


Kelly B. Wilson, Mayor

Attest:


Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the 15th day of April, 2026, whereupon a motion to adopt said Ordinance was made by Scot Pectol and seconded by Darren Prince.

A roll call vote was then taken with the following results:

NAME
<u>John Valenti</u>
<u>Amanda Barr</u>
<u>Scot Pectol</u>
<u>Darren Prince</u>
<u>Micah Gubler</u>

VOTE
<u>Yes</u>
<u>Yes</u>
<u>Yes</u>
<u>Yes</u>
<u>Yes</u>

Nancy Cline
Nancy Cline, City Recorder