



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.harrisvillecity.gov

MAYOR:
Roger Shuman

COUNCIL MEMBERS:
Grover Wilhelmsen
Blair Christensen
Jason Hadley
Greg Montgomery
Annette Prall

**NOTICE OF PUBLIC HEARING TO CONSIDER
ADOPTING ORDINANCE 576; AN ORDINANCE OF
HARRISVILLE CITY, UTAH, AMENDING TITLE 11 OF
THE HARRISVILLE CITY MUNICIPAL CODE
RELATING TO LAND USE AND ZONING; REPLACING
CERTAIN REPEALED RESIDENTIAL ZONING
DESIGNATIONS; ESTABLISHING THE R-5 COMPACT
SINGLE FAMILY RESIDENTIAL ZONE AND R-SA
SINGLE FAMILY ATTACHED RESIDENTIAL ZONE;
SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

In accordance with Utah Code §10-20-502; the Harrisville City Planning Commission will hold a Public Hearing on Wednesday, October 14, 2026, at 7:00 PM, at the Harrisville City Hall located at 363 West Independence Blvd, Harrisville, Utah 84404 to receive public comment regarding Ordinance 576. The proposed amendments have city wide applicability and would amend various provisions of Title 11 relating to residential zoning districts and development standards. The amendments would replace the former R-5-6 Residential Zone designation with the R-5 Compact Single Family Residential Zone and the former R-3 Residential Zone designation with the R-SA Single Family Attached Residential Zone. The proposed amendments would also establish and clarify permitted and conditional land uses and update development standards applicable to residential properties, including minimum lot area and frontage, density, building setbacks, single-family attached development standards, open-space requirements, private yard alternatives, building design standards, parking, fencing, additions to existing homes, and other related development requirements. The proposed amendments would not change the existing geographic boundaries of the areas currently designated R-5-6 or R-3 on the official zoning map. The former R-5-6 areas would be designated R-5, and the former R-3 areas would be designated R-SA.

The Planning Commission will receive public comment and consider the proposed ordinance before making a recommendation to the Harrisville City Council. All interested persons in attendance shall be given an opportunity to be heard, and may provide comments, for and/or against Ordinance 576.

Written comments regarding this public hearing may be submitted to the City Recorder by email at jfogal@harrisvillecity.gov. To allow the Planning Commission sufficient time to review written comments prior to the public hearing comments should be received no later than 12:00 PM on Wednesday, October 14, 2026. When submitting written comments, please include your first and last name, mailing address, the public hearing item or Ordinance number to which your comments relate, and your comments regarding the proposed action. The written comment deadline does not prevent an interested person from attending the public hearing and/or providing comments in person.

Inquiries regarding this matter may be directed to Jack Fogal, City Recorder, at Harrisville City offices by email at jfogal@harrisvillecity.gov or by phone at (801) 782-4100. More information regarding Ordinance 575 may be obtained at Harrisville City Hall, on the City's website at www.harrisvillecity.gov, and through the Utah Public Notice Website at <http://pmn.utah.gov>.

Notice of this meeting will also be provided as required by law.

Notice of Special Accommodations (ADA) - In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least 24 hours before the meeting.

Posted: 9//2026, By: Jack Fogal, City Recorder

**HARRISVILLE CITY
ORDINANCE 576**

LAND USE CODE EDITS TO REPLACE R-5-6 AND R-3

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING TITLE 11 OF THE HARRISVILLE CITY MUNICIPAL CODE RELATING TO LAND USE AND ZONING; REPLACING CERTAIN REPEALED RESIDENTIAL ZONING DESIGNATIONS; ESTABLISHING THE R-5 COMPACT SINGLE FAMILY RESIDENTIAL ZONE AND R-SA SINGLE FAMILY ATTACHED RESIDENTIAL ZONE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah; and

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City; and

WHEREAS, Title 10, Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development; and

WHEREAS, after publication of the required notice, the Planning Commission held a public hearing on October 14, 2026 and subsequently gave its recommendation to approve this ordinance; and

WHEREAS, Harrisville City has previously utilized residential zoning designations that include the R-5-6 Residential Zone and the R-3 Residential Zone; and

WHEREAS, the City desires to update and replace certain residential zoning designations in Title 11 of the Harrisville City Municipal Code to provide zoning classifications that more clearly identify the intended residential development characteristics and uses within those districts; and

WHEREAS, the proposed amendments rename and designate the former R-5-6 Residential Zone as the R-5 Compact Single Family Residential Zone, with the boundaries of the R-5 Zone remaining unchanged from the boundaries previously designated as R-5-6 on the official zoning map; and

WHEREAS, the proposed amendments rename and designate the former R-3 Residential Zone as the R-SA Single Family Attached Residential Zone, with the boundaries of the R-SA Zone remaining unchanged from the boundaries previously designated as R-3 on the official zoning map; and

WHEREAS, the proposed amendments establish and clarify the purpose and intent of the R-5 and R-SA residential zones and provide standards addressing permitted and conditional land uses within the residential zoning districts; and

WHEREAS, the proposed amendments establish development standards applicable to

single-family detached and single-family attached residential development, including density, minimum lot area, lot frontage, setbacks, building separation, private roads and alleys, open space, private yards, building design, parking, and fencing requirements; and

WHEREAS, the proposed amendments also update related provisions concerning additions to existing homes and other main building setback requirements to provide consistent development standards throughout the City's residential zoning districts; and

WHEREAS, the City Council finds that updating the City's Land Use Code will provide greater clarity and consistency in the administration of the City's zoning regulations and will assist property owners, developers, City staff, and the Land Use Authority in understanding and applying the City's land use requirements; and

WHEREAS, the proposed amendments are set forth in exhibit "A" attached hereto and incorporated by this reference, and

WHEREAS, the City Council has reviewed the proposed amendments and determined that adoption of the amended Land Use Code is in the best interests of Harrisville City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HARRISVILLE CITY, UTAH, AS FOLLOWS:

Section 1. Amendment of Title 11.

Exhibit "A", attached hereto and incorporated by this reference is hereby adopted and shall constitute the official amendments to Harrisville City Code.

Section 2. Replacement of R-5-6 and R-3 Designations.

The former R-5-6 Residential Zone is hereby renamed and designated as the R-5 Compact Single Family Residential Zone, and the former R-3 Residential Zone is hereby renamed and designated as the R-SA Single Family Attached Residential Zone, as provided in Exhibit A.

The boundaries of the R-5 Zone shall remain unchanged from the boundaries previously designated as R-5-6 on the official zoning map. The boundaries of the R-SA Zone shall remain unchanged from the boundaries previously designated as R-3 on the official zoning map.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date.

This Ordinance shall take effect in accordance with applicable law upon its adoption and publication or posting as required by law.

PASSED AND APPROVED by the City Council on this _____ day of _____, 2026

Roger Shuman, Mayor

ATTEST:

JACK FOGAL, City Recorder

RECORDED this ____ day of _____, 2026.

PUBLISHED OR POSTED this ____ day of _____, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of UCA §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that the foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) 2150 North, and 3) Harrisville Cabin on the above reference dates.

City Recorder

DATE: _____

DRAFT

Land Use Code Edits To Replace R-5-6 and R-3

11.04 Zone Districts

11.04.010 Establishment Of Zones

For the purpose of Title 11 of the municipal code, the city is divided into various zones in which land uses shall be classified and limited as specified in the municipal code. Zone classification may be determined on the basis of location, topographic features, transportation corridors, the natural environment, suitability and sustainability of development, and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility and overall stability of the city.

1. Open-space zone O-1
2. Agricultural zone A-1
3. Low Density Residential R-1-20
4. Residential Estate Zone RE-15
5. Single Family Residential Zone R-1-10
6. [Compact Single Family Residential Zone R-5](#)
7. [Single Family Attached Residential Zone R-SA](#)
8. Planned Community Commercial Zone CP-2
9. Planned Manufacturing Zone MP
10. Mixed-Use Zone MU

11.04.015 Repealed Zones

[The following zoning district designations are amended as follows:](#)

1. [The R-5-6 Residential Zone is renamed and designated as the R-5 Compact Single Family Residential Zone. The boundaries of the R-5 Zone shall remain unchanged from the boundaries previously designated as R-5-6 on the official zoning map.](#)
2. [The R-3 Residential Zone is renamed and designated as the R-SA Single Family Attached Residential Zone. The boundaries of the R-SA Zone shall remain](#)

[unchanged from the boundaries previously designated as R-3 on the official zoning map.](#)

11.08 Residential Land Use

11.08.010 Purpose and Intent

1. A-1 Zone. The purpose of the A-1 zone is to provide areas which are to be retained and used for a mixture of farming or agricultural uses and single family low density rural residential development. The zone is to be applied in areas with a high water table or where access to public roads is limited and the utilization of the open land areas for the keeping of animals has low impact on residential uses or the combination of residential large lots and agricultural uses is consistent with the general plan.
2. R-1-20 Zone. The purpose of the R-1-20 zone is to provide regulated areas for single family residential land use at low density levels. The zone is to be used to promote and preserve in appropriate areas conditions favorable to large lot family life and when appropriate farm animals.
3. RE-15 Zone. The purpose of the RE-15 zone is to provide and protect residential development at a single family low density in a semi-agricultural or transition from a rural environment. It is also to provide for certain rural amenities on large lots, in conjunction with the primary residential nature of the zone.
4. R-1-10 Zone. The purpose of the R-1-10 zone is to provide regulated areas for single family residential development in a typical neighborhood setting fronting local roads and having all necessary utilities for residential development.
5. [R-5 Zone. The purpose of the R-5 Zone is to provide areas for single-family detached residential development in walkable neighborhoods with smaller lots that support efficient use of land and infrastructure.](#)
6. [R-SA Zone. The purpose of the R-SA is to provide areas for single-family-attached residential development to provide the most efficient and affordable housing zoning available in Harrisville.](#)

11.08.020 Uses

1. This section designates the land uses allowed in each residential zone district in Harrisville City. More than one of the non-dwelling unit land uses permitted in the respective zone may be allowed on a parcel or lot provided each use meets the lot area, setback requirements and any other special conditions established by Harrisville City Land Use Regulations.
2. All permitted and conditional land uses shall comply with all applicable regulations of Chapters 11.09 and 11.10 of the Land Use Regulations of Harrisville City and any other regulation governing the specific use prior to a building permit being issued for such a use to be constructed or to convert an existing structure to the permitted or conditional use.
3. Any land use that is not listed in this section is not permitted in that zone where the use is desired.
4. Any use in the following table is permitted if such use has a "P" designation in the zone where the use is listed. A "C" designation indicates that a conditional use permit is required according to the procedures of Chapter 11.18 of this Land Use Ordinance before the use can be allowed. An "N" indicates the use is not allowed in the specific zone where it is listed. If the last column in the use table includes a number this refers to a section in chapter 15 to a specific regulation that is required to be followed in order to allow the use in the specific zone.

Land Use	Zone						Specific Use Regulation
	A-1	R-1-20	RE-15	R-1-10	R-5	R-SA	
Agricultural Uses							
Agricultural accessory structure e.g. greenhouse, cold storage	P	P	P	P	P	N	11.10.020.1
Commercial crop and fruit production	P	P	P	P	N	N	
Produce Stand	P	P	P	P	P	N	11.10.020.2

Crop and fruit production for property owners personal use	P	P	P	P	P	P	
Plant Nursery	P	P	P	N	N	N	11.10.020.3
Animal Raising							
Accessory building	P	P	P	P	P	P	
Animals for family food production	P	P	P	P	P	N	11.10.020.4
Animal Boarding Establishment	C	N	N	N	N	N	11.09.020 11.10.020
Dairy farm	P	N	N	N	N	N	11.10.020.5
Horse raising	P	P	P	N	N	N	11.10.020.6
Household Pets	P	P	P	P	P	P	
Veterinarian Clinic	P	N	N	N	N	N	11.09.020 11.10.020
Recreation, Education, Institutional							
Church, place of worship	P	P	P	P	P	P	11.10.020.7
Public office or service buildings	P	P	P	P	P	P	
Public or private school grades K-12	P	P	P	P	P	P	
Golf Course, full size	P	P	P	P	P	P	
Public park or recreation facility	P	P	P	P	P	P	
Eleemosynary Uses	P	C	C	C	C	C	
Residential							
Accessory building	P	P	P	P	P	P	

Accessory swimming pool	P	P	P	P	P	P	11.10.020.8
Home occupation	C	C	C	C	C	C	11.10.020.9
Residential facility for persons with a disability	P	P	P	P	P	P	11.10.020.12
Residential facility for the elderly	P	P	P	P	P	P	11.10.020.13
Single family dwelling	P	P	P	P	P	P	
Two family dwelling	N	N	N	N	N	P	11.10.020.15
Transportation, Communication, Utilities							
Public utility substation, electric, water tank, etc.	C	C	C	C	C	C	11.10.020.16
Telecommunication tower	P	P	N	N	N	N	11.10.020.17
Television or radio transmitting tower	C	N	N	N	N	N	
Television or satellite dish	P	P	P	P	P	N	11.10.020.18

5. Land which is not being used for any of the permitted uses, shall be left in its natural condition and with its natural vegetation. Clearing of the ground or removal of vegetation excluding those plants considered to be abated for the public good (dyers woad, yellow star thistle, Canadian thistle, etc.) is not permitted. In cases deemed a potential fire hazard the mowing of the vegetation to appropriate heights is not considered removal of the vegetation.

~~6.—Special provisions for certain repealed zones. The R-1-6 and R-3 zones that have been repealed shall continue on the zoning map as if such zone were in existence. Uses allowed in the R-1-6 and R-3 zones that were permitted, conditional, or not permitted shall continue as such until another zoning designation is adopted on the zoning map. The R-5/6 zone shall follow the regulations of the R-1-6 zones wherever the R-5/6 zone is indicated on the zoning map.~~

11.09.010 Purpose And Intent

The purpose of development standards in the residentially zoned areas of Harrisville is to provide for the orderly development of land by setting size and area requirement for proposed lots and to ensure that development on each lot or parcel provides adequate room for the use of the lot, sets the character of the neighborhood in the placement of buildings and types of uses, and considers the need of the land owner and the impact of such uses to adjacent land owners and the community overall.

HISTORY

Adopted by Ord. [255](#) on 11/26/1991

Amended by Ord. [390](#) on 1/22/2008

11.09.020 Main Building Development Standards

1. Lot Area and Frontage Requirements

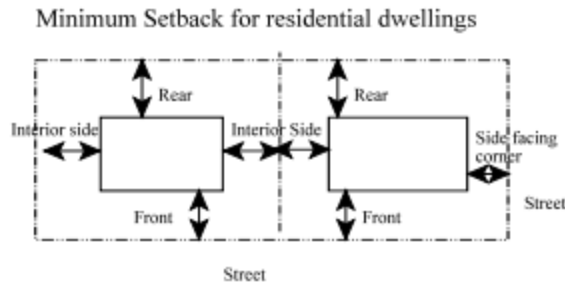
Each lot or parcel in the respective zone shall comply with the minimum requirements of this regulation as provided below except when such lot or parcel has a noncomplying right.

	A-1	R-1-20	RE-15	R-1-10	R-5	R-SA
Maximum Density (Unit/Acre)	-	-	-	-	5	11
Minimum lot area	40,000 sq ft	20,000 sq ft	15,000 sq ft	10,000 sq ft	5,000 sf	-
Minimum lot frontage	100 ft	100 ft	100 ft	90 ft	50 ft	-

2. [Detached Single Family Residential Building Setbacks](#)

Any structure intended for use as a residential dwelling, including any accessory structure attached to the dwelling structure such as a garage, shall maintain a minimum distance in feet from the property line to the building according to the following table. Notwithstanding the setback requirement, easements or other recorded restrictions to portions of a property are not superseded by setback

requirements and must be considered when locating structures:



Type of yard Setback	Zone				
	A-1	R-1-20	RE-15	R-1-10	R-5
Front to House	30 ft	30 ft	30 ft	25 ft	20 ft
Front to Garage	30 ft	30 ft	30 ft	25 ft	25 ft
Interior Side	12 ft	10 ft	10 ft	8 ft	7 ft
Side facing corner	20 ft	20 ft	20 ft	20 ft	20 ft
Rear	30 ft	30 ft	30 ft	25 ft	20 ft

3. **Single Family Attached Development Standards**

Single Family Attached developments shall comply with the following standards:

- Maximum Number of Attached Units.** No more than five (5) dwelling units may be connected in a single building.
- Building Width.** Each residential unit shall have a minimum width of twenty-four (24) feet where the primary entrance is not on the same side as the garage or thirty (30) feet where the garage and primary entrance are on the same side.
- Garage Orientation.** Garages shall not face a public street.
- Front, Side, and Rear Setbacks.** Buildings shall maintain a minimum front and side setback of fifteen (15) feet and a minimum rear setback of twenty (20) feet to adjacent properties or streets.
- Building-to-Building Separation.**

- i. A minimum separation of thirty (30) feet shall be maintained between adjacent buildings where any of the building walls are the front or rear walls of the building.
 - ii. A minimum separation of twenty (20) feet shall be maintained between the side walls of separate buildings.
- f. **Private Road/Alley Width.** An alley serving a townhome development shall have a minimum width of:
 - i. Thirty (30) feet where no driveway is located between the alley/road and a garage; or
 - ii. Twenty-four (24) feet where a driveway is provided between the alley/road and a garage.
- g. **Detached Garage.** No minimum Side setback is required for a detached garage that shares a common wall with a similarly proportioned and appearing garage on the adjacent lot, as long as both garages are built at the same time.
- h. **Open Space.** A minimum of 200 square feet of improved open space per residential unit shall be provided for attached residential housing. Required setbacks shall not be counted toward required common open space. Common open space shall:
 - i. Be provided in contiguous areas of at least 2,500 square feet, regardless of the size of the development;
 - ii. Have a minimum width of 30 feet;
 - iii. Be accessible to and usable by residents of the development;
 - iv. Be designed and maintained for active or passive recreational use; and
 - v. May not include parking areas, drive aisles, drainage facilities, or other areas that are not reasonably usable for recreational or outdoor living purposes.
- i. **Private Yard Alternative.** A development may satisfy the required open-space requirement through dedicated and individually owned private backyard space associated with each residential unit. Private backyard space shall:
 - i. Have a minimum depth of 20 feet;

- ii. Extend across the full width of the dwelling; and
- iii. Not be subject to the minimum area, minimum width, or setback requirements applicable to common open space.

j. **Design Standards for Three (3) or More Attached Units.** All buildings shall be designed in accordance with the following minimum design standards:

- i. Rooflines. Rooflines shall be broken every 50 feet, with no less than a 12-inch shift between adjacent rooflines.
- ii. Building massing. The wall massing of building facades shall be broken at least every 30 feet with no less than a six-inch shift in the plane of adjacent walls.
- iii. Building material. Each building facade that faces the street shall consist of brick, stone, or wood, or a faux material, such as fiber cement, that is hard for the Land Use Authority to distinguish from real brick, stone, or wood. Metal may be used for accent material covering less than 25 percent of any facade, excluding area for window and door openings. At least one of the building materials used on the building facade shall also be used on all other sides of the building.
- iv. Colors. At least two muted earth-toned colors generally visible from the site are required.
- v. Repetitious building facades. When multiple dwelling units with substantially similar floor plans, whether mirrored or not, will be located on the same street-block, no less than seven unique dwelling unit facade patterns that use unique architectural design features and materials shall be used and distributed in a manner that avoids the obvious repetition of the same pattern, whether mirrored or not, within visual proximity of another. This provision shall not apply to any dwelling unit with a street-facing facade that gives the visual appearance of a single-family dwelling.
- vi. Parking. Three (3) off-street parking spaces shall be provided for each unit.
- vii. Fencing. Private yards shall be enclosed by a fence that meets the following regulations:

(1) Front and Side Yard Fences. Front and side yard fences shall be constructed of decorative vinyl, metal, or wood materials that are compatible with the building design. Chain-link fencing is prohibited. Fences shall be a minimum of thirty (30) inches in height and shall not exceed forty-eight (48) inches in height. Any fence exceeding thirty-six (36) inches in height shall be a minimum of seventy-five percent (75%) open.

(2) Backyard fences must be at least five (5) feet tall.

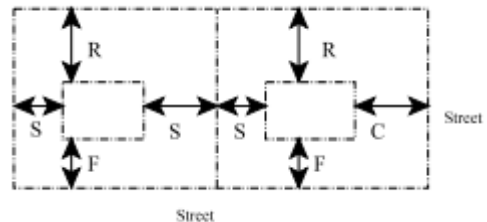
~~Additions to existing homes~~

~~Any single family dwelling structure having been occupied for a minimum of five years may make an expansion of the dwelling that extends into the area of the rear yard setback for the main portion of the home provided the expansion:~~

- ~~1.—Maintains the sideyard setbacks of the respective zone;~~
- ~~2.—Maintains a minimum setback of 15 feet from the rear property line, and~~
- ~~3.—Is no wider than half the width of the existing house~~

4. Other Main Building Setback

Nonresidential buildings or structures which are used for the main permitted land use shall maintain a minimum distance in feet from the property line to the building



or structure according to the following table:

Zone	A-1 and R-1-20				RE-15				R-1-10 / R-5 / R-SA			
Type of setback	F	S	C	R	F	S	C	R	F	S	C	R
Barn or farm Animal Boarding Establishment	100'	15'	70'	15'								

Church	30'	30'	25'	30'	30'	30'	25'	30'	25'	30'	20'	20'
Golf course building	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
Produce stand	30'	10'	30'	10'	30'	10'	25'	30'	25'	10'	20'	20'
Plant nursery sales office	30'	10'	30'	10'	30'	10'	25'	30'				
Plant greenhouse	60'	10'	30'	10'	60'	10'	30'	10'				
School	30'	30'	25'	30'	30'	20'	30'	30'	25'	20'	20'	20'
Substation	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'
T.V., radio, telecommuni- cation tower	75'	75'	75'	75'								

F = Front setback, S = Side setback, C = Corner side setback, R= Rear setback

5. Main Building height Minimum- 10 feet Maximum-

Residential, other main building- 35 feet

Fruit or vegetable stand, green house, coop- 15 feet