

[Chapter 104-8 Hillside Residential Zone \(HR\)](#)

[Sec 104-8-1 Purpose And Intent*](#)

[Sec 104-8-2 \(Reserved\)](#)

[Sec 104-8-3 Land Use Table](#)

[Sec 104-8-4 Special Regulations](#)

[Sec 104-8-5 Site Development Standards](#)

[Sec 104-8-1 Purpose And Intent*](#)

The purpose of the Hillside Residential zone is to allow compact residential development within a limited geographic area while preserving the broader rural and agricultural character of surrounding lands. The HR Zone is intended to accommodate established medium-density residential development in the form of detached single-family, and attached and multi-unit housing within a defined area of the valley near recreational areas. This zone recognizes existing condominium and townhome patterns and provides standards for their continued residential use, whether owner-occupied or rented. The area accommodates permanent homeowners and mountain-resort oriented tourists.

[Sec 104-8-2 \(Reserved\)](#)

[Sec 104-8-3 Land Use Table](#)

[Sec 104-8-3.010 Accessory Uses](#)

[Sec 104-8-3.020 Agricultural Uses](#)

[Sec 104-8-3.030 Animal-Related Noncommercial Uses](#)

[Sec 104-8-3.040 Commercial Uses](#)

[Sec 104-8-3.050 Institutional Uses](#)

[Sec 104-8-3.060 Residential Uses](#)

[Sec 104-8-3.070 Recreational Noncommercial Uses](#)

[Sec 104-8-3.080 Utility Uses](#)

The following tables display the uses permitted, conditionally permitted, or not permitted in the zone. The letter "P" indicates a permitted use in the zone. The letter "C" indicates a use that requires a conditional use permit, as governed by Title 108 Chapter 4, in the zone. The letter "N" indicates a use that is prohibited in the zone. A use listed is a main use, unless listed in the "accessory uses" table.

Sec 104-8-3.010 Accessory Uses

Accessory uses.

Unless otherwise specified in this Land Use Code, an accessory use is prohibited unless located on the same lot or parcel as the main use to which it is accessory.

SPECIAL REGULATIONS

HR

Accessory building , accessory and incidental to the use of a main building.	P	
Accessory dwelling unit.	P	See Title 108, Chapter 19
Accessory use , accessory and incidental to the main use. Family food production for detached single family home	P	With one or more acres
Home occupation , accessory to a residential use.	P	See Chapter 108-13.
Household pets , accessory to a residential use.	P	
Lockout Sleeping Rooms	P	No more than two per dwelling unit.
Main building , designed or used to accommodate the main use.	P	
Parking lot , accessory to a main use allowed in the zone.	P	
Temporary building or use , accessory and incidental to onsite construction work.	P	See Section 104-8-4

Sec 104-8-3.020 Agricultural Uses

Agricultural uses, non-animal.		SPECIAL REGULATIONS
Agriculture.	P	See Section 104-2-4
Greenhouse and nursery.	P	Onsite sales are limited to plants produced on the premises.

Sec 104-8-3.030 Animal-Related Noncommercial Uses

<p>Animal-related noncommercial uses for detached single-family homes. The following are animal-related uses that do not and shall not typically generate customer-oriented traffic to the lot or parcel.</p>	<p>SPECIAL REGULATIONS</p>	
<p>Animal grazing. Animal grazing, as defined in Title 101, Chapter 2.</p>	<p>P</p>	<p>With 3 or more acres</p>
<p>Apiary-Detached single family</p>	<p>P</p>	
<p>Aviary-Detached single family</p>	<p>P</p>	
<p>Barn, stable or building for keeping animals or fowl- detached single family</p>	<p>P</p>	<p>See Section 104-2-4.</p>
		<p>Horses may be kept for personal use or limited boarding, provided the parcel complies with the following standards:</p> <p>Livestock density shall not exceed one (1) horse per one-quarter (¼) acre of land used for horses, with a minimum of one (1) acre required to keep horses.</p>
<p>Stable for horses, detached single family</p>	<p>P</p>	<p>Manure shall be managed to prevent excessive odor, flies, runoff, or accumulation.</p> <p>Areas used primarily for feeding or manure storage shall not be located within thirty (30) feet of any existing dwelling on an adjoining parcel.</p>

Sec 104-8-3.040 Commercial Uses

Commercial uses. The following are uses that typically generate customer-oriented traffic to the lot or parcel.		SPECIAL REGULATIONS
Conference or education center	N	
Golf course, except miniature golf course.	N	
Ski resort.	N	

Sec 104-8-3.050 Institutional Uses

Institutional uses.		SPECIAL REGULATIONS
Church, synagogue, or similar building used for regular religious worship.	N	
Public building.	P	See Section 108-10-5
Public school, or private educational institution having a curriculum similar to that ordinarily given in public schools.	N	

Sec 104-8-3.060 Residential Uses

Residential uses.		SPECIAL REGULATIONS
Bed and breakfast dwelling.	N	
Bed and breakfast inn	P	See Section 104-8-4
Condominium rental apartment (condo-tel), or timeshare building.	C	
Dwelling, single-family.	P	
Dwelling, two-family.	P	
Dwelling, three-family.	P	
Dwelling, four-family.	P	
Dwelling, multi-family.	P	
Group dwelling.	P	

Lodging house	C	
Recreation Lodge	C	
Residential facility for disabled persons.	P	See Section 108-7-13.
Short-term rental	P	See Title 108, Chapter 11

Sec 104-8-3.070 Recreational Noncommercial Uses

<p>Recreational noncommercial uses. The following are recreational uses that are typically owned or operated by a nonprofit or governmental entity.</p>		<p>SPECIAL REGULATIONS</p>
<p>Private park, playground or recreation area. No privately owned commercial amusement business.</p>	P	
<p>Public park, recreation grounds and associated buildings.</p>	P	

Sec 104-8-3.080 Utility Uses

<p>Utility Uses.</p>		<p>SPECIAL REGULATIONS Must be enclosed or shielded from view and blend with the natural landscape of the surroundings so as not to stand out from the area or buildings around it.</p>
<p>Public utility substations.</p>	C	

<p>Water storage reservoir, when developed by a utility service provider.</p>	<p>C</p>	<p>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings so as not to stand out from the area or buildings around it. Setbacks to be per site table below.</p>
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Sec 104-8-4 Special Regulations

The uses listed below correspond with certain uses listed in the Land Use Table in Section 104-8-3. Due to the nature of the use, each shall be further regulated as follows:

Bed and breakfast inn. This use is subject to the following:

- a. Proprietor or owner shall occupy the premises.
- b. Two parking spaces shall be provided for the owner plus one space for each guest sleeping room.
- c. Meals shall be served to registered overnight guests only.
- d. Signs are limited to one nameplate or one identification sign.
- e. A business license shall be obtained.
- f. The following are additional standards :
 - i. Not more than seven sleeping rooms allowed, with all located within the same building as the owner’s residence.
 - ii. The lot must be at least 2½ acres in area with frontage on a public street of at least 250 feet in width.
 - iii. The lot shall have frontage on a major street as shown on the county general plan (Arterial Street or Collector Street).
 - iv. The lot shall not be in a recorded subdivision unless the lot is specifically created for the purpose of a bed and breakfast inn.
 - v. The inn shall be at least 300 feet from the nearest existing dwelling.
 - vi. The guest parking shall be in the rear of the inn.
 - vii. Signs are limited to one nameplate or one identification sign of not more than eight square feet in area.

- viii. The site shall be landscaped to provide a visual and noise buffer to adjoining property; a landscape plan shall be submitted with site plan.
 - ix. The inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance.
2. ***Animal grazing and pasture use.*** Animal grazing is a permitted agricultural use.
- a. ***Feeding Area:*** The area within a lot where livestock are provided feed or supplements, or where livestock congregate for feeding, as evidenced by manure accumulation, soil disturbance, etc. A feeding area may exist anywhere within a fenced enclosure and is not defined by the location of fencing.
 - b. ***Supplemental Feeding.*** Supplemental feeding of grazing animals, including hay or other feed, is permitted as part of normal agricultural and pasture management practices, including seasonal feeding, winter feeding, drought response, rotational grazing, and soil protection.
 - c. ***Management Standard.*** Grazing and feeding practices shall be managed to:
 - i. prevent excessive manure accumulation;
 - ii. prevent soil degradation or runoff beyond the parcel; and
 - iii. avoid persistent odor, fly, or nuisance impacts detectable at the property line.
 - d. ***Setbacks for Manure Storage and Feeding Areas*** used primarily for feeding, or manure storage shall not be located feet within Thirty (30) feet of any existing dwelling, public, or semi-public building on an adjoining parcel.
 - e. ***Density.*** Livestock shall be maintained in a manner that prevents persistent overgrazing, erosion, or discharge of manure or sediment beyond the property line. Where a verified complaint is received, the city may require the property owner to demonstrate compliance

through an approved conservation plan, pasture management plan, or other documentation prepared in consultation with NRCS, USU Extension, or a qualified agricultural professional.

3. ***Group dwelling.*** Group dwellings shall be considered as one building for the purpose of setback requirements, with the entire group of dwellings as one unit requiring one front, one rear, and two side yards as specified for dwellings. No two separate dwelling structures shall be closer than 30 feet
4. ***Temporary building or use.*** The building or use shall be removed upon completion or abandonment of the construction work.
5. ***Family food production.*** The keeping of livestock and poultry for family food production is a permitted use. Provided such animals are maintained in accordance with generally accepted agricultural practices and in a manner that does not create a documented adverse impact to adjacent parcels, including but not limited to sustained off-site odors, runoff, or unsanitary conditions, where in accordance with the Utah Right to Farm Act (**Utah Code Ann. § 17-41-403**). Additionally, the keeping of livestock or poultry is permitted for educational purposes associated with youth agricultural programs such as, but not limited to, 4-H and Future Farmers of America.

Sec 104-8-5 Site Development Standards

The following site development standards apply to a lot or parcel in the Hillside Residential (HR) zone, unless specified otherwise in this Land Use Code.

a. Lot

area:

LOT AREA		
	SEPTIC ¹	SEWER ²
Single-Family Dwelling. The minimum Lot Area for a Single-Family Dwelling shall be:	20,000 square feet ⁵	6,000 square feet ⁵
Non-Single-Family Dwelling. The minimum Lot Area for all Dwellings other than a Single-Family Dwelling:	20,000 square feet per building ^{3,5}	7,500 square feet per building ^{4,5}
Other main building. The minimum Lot Area for a main building other than a Dwelling:		

¹ For the purposes of this table, "septic" means an onsite individual wastewater system, such as a septic system.

² For the purposes of this table, "sewer" means an offsite community, group, or shared wastewater system, such as a community sewer system.

³ An additional 8,000 square feet of Lot area is required for each Dwelling Unit in excess of one per building, and there shall not be more than 4 dwelling units per net developable acre.

⁴ An additional 2,000 square feet of Lot area is required for each Dwelling Unit in excess of two per building, and there shall not be more than 20 dwelling units per net developable acre.

⁵ An additional 500 square feet of Lot Area is required for each rental or Lockout Sleeping Room, and there shall not be more than 40 rental or Lockout Sleeping Rooms per net developable acre if on sewer, or eight if on septic.

b. Lot width:

LOT WIDTH

Minimum for all uses:	60 feet
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c. Yard setback:

FRONT YARD SETBACK	
Minimum front yard setback:	25 feet

¹See Section 108-7-10 if Lot abuts an Arterial Street or Collector Street.

SIDE YARD SETBACK	
Main building:	8 feet Setback to be 20 feet when adjacent to medium and low density residential ¹
Accessory building:	8 feet, except one foot if located at least 6 feet in rear of main building.
Corner lot, side facing street:	20 feet

¹ The combination of the two required side yards shall not be less than 18 feet, plus one additional foot on each side for each foot of building height greater than 35 feet.

REAR YARD SETBACK	
Main building:	30 feet
Accessory building:	1 foot, except 8 feet when on a corner Lot and adjacent to the adjoining Lot's front-yard.

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d. Building height:

BUILDING HEIGHT	
Minimum main building height:	1 story
Maximum main building height:	35 feet
Maximum accessory building height:	25 feet ¹

¹Except when governed otherwise by Section 108-7-16 Large Accessory Buildings.

e. Lot coverage:

LOT COVERAGE	
The maximum lot coverage of all buildings:	40 percent ¹

¹ At least 40 percent of the lot shall be left in open green space.

f. Floor to area ratio:

FLOOR TO AREA RATIO	
The maximum ratio of total building floor-area to Lot area:	1:1