



FRUIT HEIGHTS CITY PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Fruit Heights Planning Commission will hold a Public Hearing on Tuesday, April 30, 2024, at 7:00 pm in the Council Chambers of City Hall located at 910 S. Mountain Road, Fruit Heights, Utah, 84037.

PUBLIC HEARING FOR THE FOLLOWING:

- Update to Municipal Code Title 10 New R-6 Zone

CHAPTER 8

RESIDENTIAL ZONES

ARTICLE F. RESIDENTIAL ZONE R-1-6

SECTION:

- 10-8F-1: Purpose
- 10-8F-2: Permitted Uses
- 10-8F-3: Conditional Uses
- 10-8F-4: Area and Frontage Regulations
- 10-8F-5: Yard Regulations
- 10-8F-6: Height Regulations
- 10-8F-7: Parking, Loading and Access
- 10-8F-8: Signs

10-8F-1: **PURPOSE:** The R-1-6 residential zone is intended to provide for small lot, higher density, single family residential development. This zone aims to promote more affordable housing options.

10-8F-2: **PERMITTED USES:**

Single-family dwelling.

Multi-family dwellings.

10-8F-3: **CONDITIONAL USES:**

Home occupations.

Public and quasi-public uses.

Residential facilities for the disabled.

10-8F-4: **AREA AND FRONTAGE REGULATIONS:**

A. Lot Size: Minimum lot size for a detached single-family dwelling shall be six thousand (6,000) square feet. No more than 4 units may be attached with common wall construction. The overall dwelling density shall not exceed 6 units per acre.

B. Lot Width: Minimum lot width, as measured at the front setback line, shall be sixty feet (60'). Corner lot width shall be a minimum of eighty feet (80').

10-8F-5: **YARD REGULATIONS:**

A. Front Yard: Minimum front yard setback for all buildings shall be twenty feet (20').

B. Side Yard: Minimum side yard for all main buildings shall be eight feet (8').

C. Side Yard, Corner Lots: Minimum side yard for all buildings on corner lots shall be twenty feet (20') on the side adjacent to a street.

D. Rear Yard: Minimum rear yard setback for all main buildings shall be twenty five feet (20').

E. Accessory Buildings: The foundation of all accessory buildings shall be located at least six feet (6') to the rear of any main building. No part of the building, including the eaves, may be located closer than five feet (5') to the side and rear property lines. On corner lots, the minimum side yard setback adjacent to the street shall be twenty feet (20'). No accessory building shall be placed on a public utility easement without first obtaining written permission by the City.

10-8F-6: **HEIGHT REGULATIONS:** No building shall be erected to a height greater than thirty feet (30').

10-80 -7: **PARKING, LOADING AND ACCESS:** See chapter 15 of this title.

10-80-8: **SIGNS:** See chapter 16 of this title.