

**HUNTSVILLE TOWN  
ORDINANCE 2019-XX-XX**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.6.2 USE REGULATIONS FURTHER DEFINING AUTHORIZED AND CONDITIONAL USES IN RESIDENTIAL (R-1) ZONE.**

**RECITALS**

- A. WHEREAS**, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;
- B. WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;
- C. WHEREAS**, Title 15.6.2 currently does not clearly define limitations associated with the construction and use of accessory buildings and structures in Residential Zone R-1.
- D. WHEREAS**, issues involving the construction of accessory buildings and structures in Residential Zone R-1 has prompted this proposed change to the ordinance.
- E. WHEREAS**, the proposed change to the ordinance specifies the extent of sanitation and cooking amenities allowed in accessory structures or buildings in Residential Zone R-1; refers to Appendix One, Table 15-1 Huntsville Town Acceptable Uses by Zone; and eliminates redundant references for permitted uses.
- F. WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on <Month/Day/Year>, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on <Month/Day/Year>;
- G. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on <Month/Day/Year> and desires to act on this Ordinance;

**ORDINANCE**

**NOW, THEREFORE**, be it ordained by the Town Council of Huntsville, Utah as follows:

**Section 1: Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2: Amendment.** The Huntsville Municipal Code is hereby amended to read as follows:

**15.6.2 Use Regulations**

[Refer to Appendix One, Table 15.1 \(Acceptable Uses by Zone\) for all permitted uses in Residential Zone R-1.](#)

In Residential Zone R-1, ~~no building or structure or land shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses~~ the following uses are subject to the respective conditions:

A. Single-family dwellings. Only one single-family dwelling is allowed on an approved R-1 building lot. No residential dwelling or a portion of a residential dwelling shall be rented for a term less than 30 days. Violations will be subject to a Class B Misdemeanor.

~~B. Churches.~~

~~C. Cemeteries.~~

~~D. Libraries, museums, public art galleries.~~

~~E. Public schools, pre-school, child day care or nursery.~~

FB. Agriculture; nurseries and greenhouse, provided sale of goods is limited to materials produced on the premises and there is no retail shop operated in connection therewith.

GC. Large animals and household pets, in accordance with the Huntsville Town Animal Control Title.

HD. A Residential Zone Bed and Breakfast subject to the following standards:

1. Two parking spaces shall be provided for the family plus one space for each guest room. No parking may be located on the public thoroughfare;
2. Proprietor or owner must occupy the property;
3. Meals may only be served to overnight guests;
4. Not more than three (3) guests sleeping rooms per dwelling;
5. Allowed only in existing dwellings with no exterior additions nor change in residential character;
6. Business license must be obtained;
7. No traveler or guest may rent a room for more than seven (7) consecutive nights;

IE. Signage as regulated under Title 15.21 ~~is restricted. These regulations are contained in the Huntsville Town Signs Title.~~

IF. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If an existing residence is used as a temporary residence during construction of a new residence, upon issuance of the occupation permit for the new residence, the old residence must be removed within thirty (30) days.

KG. Home occupations as regulated under Title 15.18, ~~in accordance with the Home Occupations Title of this Ordinance.~~

~~LH.~~ Accessory ~~uses~~ Structures or Buildings (e.g., garage, shop, storage, etc.) subject to the following limitations:

1. No more than one (1) sink, one (1) toilet, one (1) water heater, and one (1) washing machine connection, total, is allowed for all accessory structures or buildings on a residential parcel or lot.
2. Additional interior plumbing fixtures are prohibited, including but not limited to: tubs, showers, additional sinks, or additional toilets.
3. Kitchens and interior cooking amenities are prohibited, including but not limited to: ovens, cooking stoves, or additional sinks.

~~MI.~~ No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) residence, except as outlined in J. above.

~~N. — Hotels, Motels, and condominiums are not allowed.~~

VOTES:	AYES	NAYS	EXCUSED	RECUSED
Mayor Truett				
CM Max Ferre'				
CM Bill White				
CM Wendy McKay				
CM Bill Wangsgard				

PASSED AND ADOPTED by the Town Council on this <Month/Day/Year>.

\_\_\_\_\_  
JIM TRUETT, Mayor

ATTEST:

\_\_\_\_\_  
BECKKI ENDICOTT, Recorder

RECORDED this <Month/Day/Year>