

**HUNTSVILLE TOWN  
ORDINANCE 2021-2-25**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.6.2 USE REGULATIONS FURTHER DEFINING AUTHORIZED LAND USE 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 multiple-family occupations of single-family dwellings and stand-alone recreation facilities in Residential Zone R-1.
- D. **WHEREAS**, the proposed change to the ordinance specifies the extent that multiple families or unrelated groups may occupy a single-family dwelling and places limitations on recreation facilities.
- E. **WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on January 28, 2021 to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on February 25, 2021.
- F. **WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on March 18<sup>th</sup>, 2021 and tabled any action on this Ordinance;
- G. **WHEREAS**, the Town Council desired the Planning Commission to recommend any additional changes to this ordinance and the Planning Commission moved to recommend all of the edits in the Ordinance 2021-2-25 in its regular meeting on June 24<sup>th</sup>, 2021;
- H. **WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on July 15<sup>th</sup>, 2021 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**Section 1: Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.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**

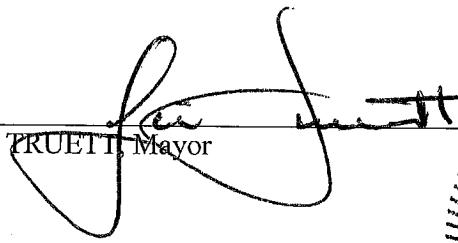
Refer to Appendix One, Table 15.1 (Acceptable Uses by Zone) for all permitted uses in Residential Zone R-1.

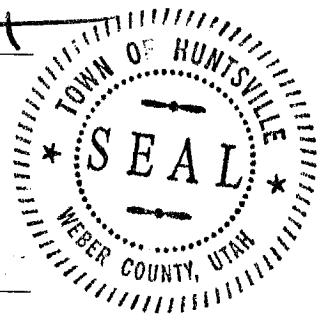
In Residential Zone R-1, the following uses are subject to the respective conditions:

- A. Single-family dwellings.
  - 1. Only one single-family dwelling is allowed on an approved R-1 building lot.
  - 2. No single-family dwelling, or portion thereof, shall be rented for a term less than 30 days.
  - 3. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner.
  - 4. No single-family dwelling shall be occupied by more than four families, or combination of unrelated groups, within a 12-month period.
- B. 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.
- C. 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;
- D. Signage as regulated under Title 15.21.
- E. 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 dwelling is used as a temporary dwelling during construction of a new dwelling, upon issuance of the occupation permit for the new dwelling, the old dwelling must be removed within thirty (30) days.
- F. Home occupations as regulated under Title 15.18.
- G. Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented as a dwelling unit—including in-kind considerations.
- H. No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) dwelling, except as outlined in E. above.

VOTES:	AYES	NAYS	EXCUSED	RECUSED
Mayor Truett	X			
CM Max Ferre'	X			
CM Blake Bingham	X			
CM Wendy McKay	✓			
CM Richard Sorenson	X			

PASSED AND ADOPTED by the Town Council on this 15<sup>th</sup> of July, 2021.

  
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 JIM TRUETT, Mayor



ATTEST:  
  
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 BECKKI ENDICOTT, Recorder

RECORDED this 15<sup>th</sup> of July, 2021.