

ZONE DESCRIPTIONS FOR CARBON COUNTY, UTAH EFFECTIVE DATE 3/12/2014

ZONE	DENSITY	LOT AREA MINIMUM	LOT WIDTH MINIMUM	MIN. BLDG. SQ. FT.	MINIMUM BLDG. WIDTH	ANIMALS	ZONE NAME/ DESCRIPTION	BUILDING SETBACK REQUIREMENTS***	UTILITY REQUIREMENTS
RA-20	1-Family Residence*	20 acres	600'	600 sq ft	20'	Yes-1 animal unit/10,000 sq ft	Residential Agriculture 20 acre	Main Bldg-Front 30'; Side-30'; Rear-30' Accessory Bldg- Front-50'; Side-10 (1)(4); Rear-30' (1)(4)	Water-Central, Cistern or Well Sewer or Septic allowed
RR-5	1-Family Residence*	5 acres	260'	600 sq ft	14'	Yes-1 animal unit/10,000 sq ft	Rural Residential 5 acre	Main Bldg-Front 30'; Side-10'; Rear-30' Accessory Bldg- Front-50'; Side-10' (1)(4); Rear-10' (1)(4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
RR-2.5	1-Family Residence*	2.5 acres	160'	720 sq ft	14'	Yes-1 animal unit/10,000 sq ft	Rural Residential 2.5 acre	Main Bldg-Front 30'; Side-10'; Rear-30' Accessory Bldg- Front-50'; Side-8' (1)(4); Rear-10' (1)(4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
RR-1	1-Family Residence*	1 acre	130'	720 sq ft	24'	Yes-1 animal unit/10,000 sq ft	Rural Residential 1 acre	Main Bldg-Front 30'; Side-10'; Rear-30' Accessory Bldg- Front-50'; Side-8' (1)(4); Rear-8' (1)(4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
R-1-20,000	1-Family Residence*	20,000 sq ft	100'	720 sq ft	24'	Yes-1 animal unit/10,000 sq ft	Residential 20,000 sq ft	Main Bldg-Front 30'; Side-8'; Rear-30' Accessory Bldg- Front-50'; Side-4' (1)(4); Rear-4' (1)(4)	Water-Central, Well or Spring; Sewer Only
R-1-12,000	1-Family Residence*	12,000 sq ft	100'	1,000 sq ft	24'	Yes-1 animal unit/10,000 sq ft	Residential 12,000 sq ft	Main Bldg-Front 25'; Side-8'; Rear-25' Accessory Bldg- Front-50'; Side-4' (1)(4); Rear-4' (1)(4)	Water-Central, Well or Spring; Sewer Only
R-1-8,000	1-Family Residence*	8,000 sq ft	80'	1,000 sq ft	24'	Household Pets Only	Residential 8,000 sq ft	Main Bldg-Front 25'; Side-8'; Rear-25' Accessory Bldg- Front-50'; Side-4' (1)(4); Rear-4' (1)(4)	Water-Central, Well or Spring; Sewer Only
R-2-8,000	1 & 2-Family Residences	8,000 sq ft	80' single family 90' two family	720 sq ft 1 family 100 sq ft 2 family	24'	Household Pets Only	Multi-Family Residential 8,000 sq ft	Main Bldg-Front 25'; Side-8'; Rear-25' Accessory Bldg- Front-50'; Side-4' (1)(4); Rear-4' (1)(4)	Water-Central, Well or Spring; Sewer Only
R-4-8,000	1,2,3 & 4-Family Residences	8,000 sq ft	80' single fam.; 90' two fam.; 110' three fam.; 120' four fam.	720 sq ft 1 family 600 sq ft 2,3 & 4 family	24'	Household Pets Only	Multi-Family Residential 8,000 sq ft	Main Bldg-Front 25'; Side-6" per ft ht; Rear-25' Accessory Bldg- Front-50'; Side-30" (1)(4); Rear-30" (1)(4)	Water-Central, Well or Spring; Sewer Only
C-1	As Approved	3 acres	As Approved	As Approved	As Approved		Retail Commercial	Main Bldg-40' (3) as approved (1) Accessory Bldg-As approved (1)(3)(4)	Water-Central or Spring; Sewer Only
C-2	As Approved	5 acres	As Approved	As Approved	As Approved	Yes-1 animal unit/10,000 sq ft	Wholesale Commercial	Main Bldg-40' (3) as approved (1) Accessory Bldg-As approved (1)(3)(4)	Water-Central or Spring; Sewer Only
SC	As Approved	5 acres	As Approved	As Approved	As Approved	N/A	Shopping Center	Main Bldg-40' (3) as approved (1) Accessory Bldg-As approved (1)(3)(4)	Water-Central or Spring; Sewer Only
I-1	As Approved	5 acres	80'	As Approved	As Approved	Yes-1 animal unit/10,000 sq ft	Light Industrial	Main Bldg- 30' or 40' (3) Accessory Bldg-30' or 40'; 20'; 20' (1) (3) (4)	Water-Central or Spring; Sewer or septic allowed
I-2	As Approved	5 acres	80'	As Approved	As Approved	Yes-1 animal unit/10,000 sq ft	Heavy Industrial	Main Bldg- 30' or 40' (3) Accessory Bldg-30' or 40'; 20'; 20' (1) (3) (4)	Water-Central or Spring; Sewer or septic allowed
M & G	N/A	N/A	N/A	600 sq ft	As Approved	Yes-1 animal unit/10,000 sq ft	Mining & Grazing	Main Bldg- 60' or 30'(2); 30'; 30' Accessory Bldg-30' or 40'; 30'; 30' (1) (3) (4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
WS	1-Family Residence**	40 acres	300'	600 sq ft	20'	Yes-1 animal unit/10,000 sq ft	Water Shed	Main Bldg- 60' or 30'(2); 30'; 30' Accessory Bldg-60' or 30'(2); 30'; 30' (1) (4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
MR	1-Family Residence**	10 acres/sewer 40 acres/septic	300'	600 sq ft	20'	Yes-1 animal unit/10,000 sq ft	Mountain Range	Main Bldg- 60' or 30'(2); 30'; 30' Accessory Bldg-60' or 30'(2); 30'; 30' (1) (4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
SL	1-Family Residence*	12,000 sq ft	80'	600 sq ft	20'	Yes-1 animal unit/10,000 sq ft	Scofield Lakeshore	Main Bldg- Front-5'; Side-5'; Rear-5' Accessory Bldg-Front-5'; Side-5'; Rear-5'(1)(4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
PV	1-Family Residence*	2 acres	130'	600 sq ft	24'	Yes-1 animal unit/10,000 sq ft	Pleasant Valley	Main Bldg- Front-30'; Side-8'; Rear-30' Accessory Bldg-Front-50'; Side-8'; Rear-8'(1)(4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
RFM	1-Family Residence*	5 acres/sewer 10 acres/septic	300'	600 sq ft	20'	Yes-1 animal unit/10,000 sq ft	Recreation, Forestry and Mining	Main Bldg- 60' or 30'(2); 30'; 30' Accessory Bldg-60' or 30'(2); 30'; 30' (1) (4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
HMC	1-Family Residence*	10,000 sq ft	100'	600 sq ft	20'	Yes-1 animal unit/10,000 sq ft	Historic Mining Camp	Main Bldg- 15'; Side-5'; Rear-5' Accessory Bldg-Front-3';Side-3'; Rear-3' (1)(4)	Water-Central, Cistern, Well or Spring; Sewer or Septic allowed
FPO	As Approved	As Approved	As Approved	As Approved	As Approved	N/A	Flood Plain Overlay Zone	As Approved	As Approved

*Most zones also allow other types of buildings, i.e. treatment centers, planned unit developments, bed & breakfasts, dude ranches, etc. Please check with staff for specific zone density, lot size and requirements.

A minimum 10,000 sq ft lot size is required for animal rights. Kennels require a license. *Check with staff on additional setbacks questions or for further requirements for each zone.

(1)-See Bldg code for required setbacks based on types of construction; (2)-60' from center of road, 30' from property line; (3)-40' if parking; (4)-No drainage from roof will be discharged onto an adjacent lot