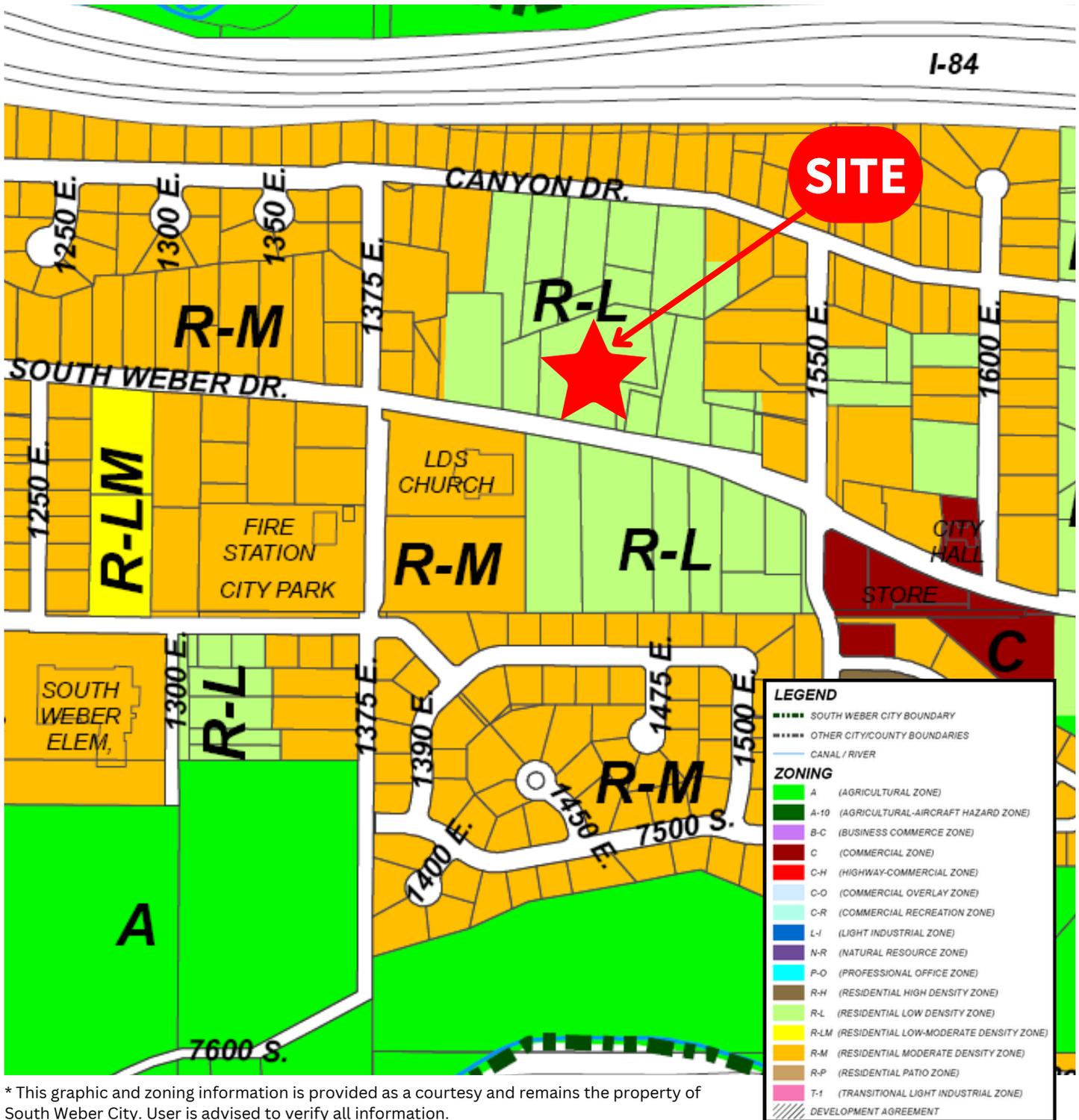


# South Weber City Zoning



\* This graphic and zoning information is provided as a courtesy and remains the property of South Weber City. User is advised to verify all information.

## ARTICLE D. RESIDENTIAL LOW DENSITY ZONE (R-L)

SECTION:

**10-5D-1: Purpose**

**10-5D-2: Permitted Uses**

**10-5D-3: Conditional Uses**

**10-5D-4: Building Lot Requirements**

**10-5D-5: Location Of Structures**

**10-5D-6: Maximum Structure Height**

**10-5D-7: Off Street Parking And Loading**

**10-5D-8: Permitted Signs**

**10-5D-9: Private Rights-Of-Way**

**10-5D-1: PURPOSE:**

To provide for areas in appropriate locations where quiet, low density, residential neighborhoods may be established and protected. The regulations of this zone are designed to promote compatible land uses consistent with a semirural residential environment enjoyed by residents within those districts. With proper controls that ensure the integrity of the zone, alternate forms of residential living are provided for by allowing diversity in housing type, preference and costs. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021-06, 5-25-2021)

**10-5D-2: PERMITTED USES:**

Permitted uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title. (Ord. 2000-9, 7-11-2000; amd. Ord. 16-21, 9-13-2016; Ord. 2021-06, 5-25-2021)

**10-5D-3: CONDITIONAL USES:**

Conditional uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title. Conditions for approval shall be made in accordance with the provisions of chapter 7 of this title. (Ord. 18-07, 9-25-2018; amd. Ord. 2021-06, 5-25-2021)

**10-5D-4: BUILDING LOT REQUIREMENTS:**

A. Density: There shall be no more than 1.45 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 1.45 building lots per acre or less.

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area: There shall be a minimum of twelve thousand (12,000) square feet in each lot.

C. Lot Width:

1. A maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and

2. A minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width; and

3. The width of all lots within any development phase shall average a minimum of ninety feet (90') in width. (Ord. 2000-9, 7-11-2000; amd. Ord. 15-05, 7-14-2015; Ord. 2021-06, 5-25-2021; Ord. 2022-07, 4-12-2022)

**10-5D-5: LOCATION OF STRUCTURES:**

All buildings and structures shall be located as provided in chapter 11 of this title and as follows:

Structures	Front Setback	Side Setback	Rear Setback
Dwellings	60 foot right-of-way: 30 feet from all front lines	10 feet minimum for each side, except 20 feet minimum for side fronting on a street	30 feet
	70 foot right-of-way: 25 feet from all front lot lines		

External accessory dwelling units	25 Feet from all front lot lines.	10 feet minimum on each side, except 20 feet on side fronting on a street.	10 Feet
Other main buildings	60 foot right-of-way: 30 feet from all front lot lines	20 feet minimum for each side	30 feet
	70 foot right-of-way: 25 feet from all front lot lines		
Detached accessory buildings and garages	30 feet from all front lot lines	Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners of the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 1 foot; provided, that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet	

(Ord. 09-09, 8-11-2009; amd. Ord. 2021-06, 5-25-2021; Ord. 2023-18, 2-27-2024)

**10-5D-6: MAXIMUM STRUCTURE HEIGHT:**

Main, accessory and temporary buildings and structures, two and one-half (2<sup>1</sup>/<sub>2</sub>) stories, not to exceed thirty five feet (35').  
(Ord. 2000-9, 7-11-2000; amd. Ord. 2021-06, 5-25-2021)

**10-5D-7: OFF STREET PARKING AND LOADING:**

The provisions of chapter 8 of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021-06, 5-25-2021)

**10-5D-8: PERMITTED SIGNS <sup>1</sup> :**

Class 1 signs shall be permitted. For home occupations or service accessory businesses, Class 2 signs will be allowed in addition to Class 1 signs. For public and institutional uses as allowed by conditional use permit, Class 3 signs will be allowed in addition to Class 1 signs. (Ord. 2000-9, 7-11-2000; amd. Ord. 2001-4, 2-13-2001; Ord. 2021-06, 5-25-2021)

Notes

<sup>1</sup> 1. See also chapter 9 of this title.

**10-5D-9: PRIVATE RIGHTS-OF-WAY:**

A. Private rights-of-way shall be permitted in compliance with Public Works Standard Drawings-Private Roadway Street Section B or A.

B. A maximum of four (4) dwelling units or lots shall be permitted utilizing private rights-of-way. (Ord. 2021-14, 1-11-2022; amd. Ord. 2025-18, 12-9-2025)

**10-1-10A: LAND USE MATRIX:**

P = Permitted Use

C = Conditional Use

Uses in this matrix which have no designation for a particular zone are not permitted in that zone.

Uses not defined in this matrix/code section are not permitted.

\*Subject to unique legal requirements

\*\*Uses mandated as allowed by State law

	C	CH	CR	LI	TI	NR	A	RL	RLM	R M	RP	R5
	C	CH	CR	LI	TI	NR	A	RL	RLM	R M	RP	R5
Accessory Building	P	P	C	C	P	P	P	P	P	P	P	P
Accessory Use	P	P	C	C	P	P	P	P	P	P	P	P
Agriculture	P	P	C				P	P	P	P	P	P
Agricultural Building	P	P	C				P	P	P	P	P	P
Animal Keeping							P	P	P	P		
*Assisted Living Facility	P								C	C	C	C
Beauty and Barber Services	P	P										
Building, Public	P	P	C	C	P	P	C	C	C	C	C	C
Business Services and Professional Offices	P	P		C	P							
Cannabis Cultivation Facility**					C							
Cannabis Production Establishment**					C							
Commercial Storage				C	P							
*Communications Tower	C	C	C	C	C	C	C	C	C	C	C	C
Construction Services				C	C							
Contractor's Office/Storage Yard				C	C							
Day Care, Commercial	C											
Day Care, Home							C	C	C	C	C	C
Drive-Through Facility	C	C										
Drycleaning Or Laundry Services	C	C		C								
Dwelling, Accessory Unit (External)							C	C	C	C		
Dwelling, Accessory Unit (Internal)**							P	P	P	P		
Dwelling, Accessory Unit For Owner Or Employee				C	P							
Dwelling, Condominium												P
Dwelling, Multi-Family												P
Dwelling, Single-Family							P	P	P	P	P	P
Dwelling, Townhouse												P
Dwelling, Twin Home								C	C	C	C	P
Dwelling, Two-Family								C	C	C	C	P
Dwelling Unit, Manufactured								C	C	C		C
Electronic Communications Facilities and Equipment	C	C	C	C			C					

Excavation or Extraction						C							
Family Food Production or Farm Animals							P	P	P	P			
Farm Industry			C				P						
Farm Stand							P	P	P	P	P	P	
Farmer's Market	C	C											
Gasoline Service Stations	C	C											
Golf Course			C			C							
*Group Home	C												
*Group Home, Residential Facility For Elderly Persons	C							C	C	C	C	C	
*Group Home, Residential Facility For Persons With A Disability	C							C	C	C	C	C	
Gun Range, Indoor	C	C		C									
Home Occupation							P	P	P	P	P	P	
Hotel		C											
Kennel, Commercial	C			C	C		C						
Kennel, Sportsman's or Hobby							C	C	C	C			
Manufacturing, Light				C	P								
Medical, Dental and Related Health Services	P	P											
Medical Laboratory	C	C		C	C								
Mobile Business	C	C	C										
Nursery, Garden Center	C	C			P	P	C						
Personal Care Service	P	P											
Public Use	C	C	C	C	P	P	C	C	C	C	C	C	
Public Utility				C	P	P	C	C	C	C	C	C	
Quasi-Public Use	P	P	C	C	P	P	C	C	C	C	C	C	
Recreation Center	C	C	C										
Recreational Vehicle Sales and Rental	P	P	C	P	P								
Recycling Collection Center				C	C								
Recycling Processing Facility				C	C								
Retail Sales and Services	P	P											
Retail Sales and Services (Community Commercial)	P	P											
Retail Sales and Services (Regional)	P	P											
Restaurant	P	P											
Self-Service Storage				C	P								
Service Accessory Use							C	C	C	C			
Service Station	C	C											
Sexually Oriented Business					C								
Short Term Rental							C	C	C	C	C	C	

Stable, Private							P	P	P	P		
Stable, Public			C				P					
Temporary Building Incidental To Construction	C	C		C	P	P	P	P	P	P		
Temporary Use	C	C										
Transient Lodging												
Vehicle and Equipment Repair (Major)		C		C								
Vehicle and Equipment Repair (Minor)		C		C								
Vehicle and Equipment Sale and Rental		C										
Warehousing				C	P							
Wholesale Trade or Distribution				C								
Wind Energy Systems, Large						P						

(Ord. 2021-04, 5-25-2021; amd. Ord. 2023-02, 3-14-2023; Ord. 2023-11, 8-22-2023; Ord. 2023-18, 2-27-2024)