Chapter 19

KANAB CREEK RANCHOS KCR-720 ZONE

Ordinance which provides for low-density, single family home neighborhoods of a rural character

Adopted January 22, 2008
Revised July 28, 2009

3 Home Occupation, light does not include dangerous or objectionable objects. See definitions in Section 1-6 and additional regulations in Section 4-28.

4 Home Occupation, heavy potentially includes dangerous or objectionable objects. See definitions in Section 1-6 and additional regulations in Section 4-28.

Section 19-3 Height Regulations

No building may exceed two and one-half (2½) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

Section 19-4 Minimum Area, Width, and Yard Requirements

			Yard Setbacks in Feet		
District	Area	Width	Front	Side	Rear
KCR-720	13,000 sq ft	80	25	10	10

Section 19-5 Modifying Regulations

A. On corner lots, the side yard setback shall be the same as the front yard setback.

B. A detached private garage or accessory building with a wall height equal to or less than eight (8) feet in height and located at the rear of and ten (10) feet away from the main dwelling may have a side yard and rear yard of two (2) feet, except on the street side of a corner lot.

C. All homes in the KCR-720 zone shall be on a permanent foundation.

D. Each dwelling shall have a minimum floor area of 720 square feet of floor space on the main floor, exclusive of garages.

E. The width of the dwelling shall not be less than fourteen feet (14) feet at the narrowest point of its first floor exclusive of any garages, bay windows, room additions or other similar appendages. The width shall be considered as the lesser of the two primary dimensions.

F. A basement shall not be considered as a first floor.

G. All manufactured homes shall be anchored to and