

SUMMARY ZONING CHART - RESIDENTIAL ZONES

Residential Zone	R1-1/4	R1-8	R1-H	R1-5	R2-1/4	R2-8	R3-8	R1-1/2	PUD Overlay
Nephi City Code Chapter	10.6A	10.6B	10.6C	10.6D	10.6E	10.6F	10.6G	10.6H	10.12
Minimum Lot Area/Unit (SU)	.25 A (10,890 SF)	(.1837 A) 8,000 SF	1 A (43,560 SF)	5 A (217,800 SF)	.25 A (10,890 SF)	(.1837 A) 8,000 SF	(.1837 A) 8,000 SF	.50 A (21,780 SF)	See underlying zone
Minimum Lot Area/Unit (MU)	N/A	N/A	N/A	N/A	(.1997 A) 8,700 SF/U	(.1469 A) 6,400 SF/U	5,445 SF/U (1st)(V+H) 2,995 SF/U (2nd-3rd)(V)	N/A	See underlying zone
Minimum Density	4 U/A (SU)	5.45 U/A (SU)	1 U/A (SU)	.20 U/A (SU)	4 U/A (SU) 5 U/A (MU)	5.45 U/A (SU) 6.80 U/A (MU)	Varies	2 U/A (SU)	See underlying zone
Minimum Frontage	80'	70'	120'	150'	65'/U (MU) (H) 80' 1st U + 35' 2nd U (MU)(V)	58'/U (MU) (H) 70' 1st U + 30' 2nd U (MU)(V)	70'+25'/U (H) 70'+12'/U (V) 2 levels 70'+10'/U (V) 3 levels	100'	See underlying zone
Minimum Setbacks - Main (Side - Interior)	8'+10', or 9'+9'	8'+10', or 9'+9'	8'+10', or 9'+9'	8'+10', or 9'+9'	8'+10', or 9'+9'	8'+10', or 9'+9'	8'+10', or 9'+9'	8'+10', or 9'+9'	See underlying zone
Minimum Setbacks - Main (Side - Corner)	8' (Int)+20' (St)	8' (Int)+20' (St)	8' (Int)+20' (St)	8' (Int)+20' (St)	8' (Int)+20' (St)	8' (Int)+20' (St)	8' (Int)+20' (St)	8' (Int)+20' (St)	See underlying zone
Minimum Setbacks - Main (Front)	30'	30'	30'	30'	30'	30'	30'	30'	See underlying zone
Minimum Setbacks - Main (Rear)	30'	30'	30'	30'	30'	30'	30'	30'	See underlying zone
Minimum Setbacks - Accessory - Side Yard-Interior (in Rear Yard of Main Building)	1' *	1' *	1' *	1' *	1' *	1' *	1' *	1' *	See underlying zone
Minimum Setbacks - Accessory - Side Yard-Corner (in Rear Yard of Main Building)	20'	20'	20'	20'	20'	20'	20'	20'	See underlying zone
Minimum Setbacks - Accessory - Side Yard-Interior (in Side Yard of Main Building)	8'	8'	8'	8'	8'	8'	8'	8'	See underlying zone
Minimum Setbacks - Accessory - Side Yard - Corner (in Side Yard of Main Building)	20'	20'	20'	20'	20'	20'	20'	20'	See underlying zone
Minimum Setbacks - Accessory - Front Yard	30'	30'	30'	30'	30'	30'	30'	30'	See underlying zone
Minimum Setbacks - Accessory - Rear Yard	1' *	1' *	1' *	1' *	1' *	1' *	1' *	1' *	See underlying zone
Separation Accessory Building from Any Surrounding Building	10'	10'	10'	10'	10'	10'	10'	10'	See underlying zone
Minimum Building Height	10'	10'	10'	10'	10'	10'	10'	10'	See underlying zone
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'	35'	See underlying zone
Maximum Building Stories	2	2	2	2	2	2	3	2	See underlying zone
Maximum Units allowed per structure	1	1	1	1	2	2	6 (H) 12 (V)	1	See underlying zone

Legend:

- + = Additional
- * = measured from drip line of building to property line
- A = Acre(s) - measured in net acres (gross acres less dedication for right-of-way)
- C = Commercial Use
- H = Horizontally Built
- Int = Interior side property line
- MU = Multi-Unit (Dwelling)
- N/A = Not applicable
- SF = Square Feet
- St = Street side property line
- SU = Single Unit (Dwelling)
- U = Unit (Dwelling)
- V = Vertically Built

Notes:

1. See each code's yard setback requirements for main buildings to see exception to front yard setback for older lots/homes
2. The maximum number of dwelling units allowed in any multi-unit dwelling structure built horizontally shall be six (6) per bank of units.