

RESIDENTIAL ZONING DISTRICTS

**TABLE 1
TABLE OF USES**

USE	DISTRICT													
	MR-20	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30	RR-1	RR-5	RR-20	MU-160
Accessory Buildings and Uses	C	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Units					P	P	P	P	P	P	P	P	P	P
Agriculture (Forestry/Horticultural Production)		P	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture (Livestock Production)										C	C	C	C	C
Agriculture Business												C	C	C
Apiary					P	P	P	P	P	P	P	P	P	P
Bed and Breakfast Inn		C	C	C	C	C	C	C	C	C	C	C	C	C
Campgrounds												C	C	P
Churches and Religious Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Commercial Day-Care / Pre-School		C	C	C	C									
Commercial Kennel/Animal Hospital												C	C	C
Concrete and Asphalt Plant														C
Day Treatment Facility and Program		C	C	C	C	C	C	C	C	C	C	C	C	C
Dwelling: Single-Family					P	P	P	P	P	P	P	P	P	P
Dwelling: Two-Family		P	P	P	P	C								

RESIDENTIAL ZONING DISTRICTS

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	MR-25	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30	RR-1	RR-5	RR-20	MU-160
Dwelling: Multi-Family	P	P	P	P										
Dwelling: Cabin / Seasonal Home													C	C
Dwelling: Condominium	P	P	P	P										
Dwelling: Farm and Ranch Employee Housing													C	C
Dwelling: Manufactured Housing Unit		P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling: Townhouse	P	P	P	P										
Gardening		P	P	P	P	P	P	P	P	P	P	P	P	P
Golf Course / Country Club	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Home Occupation	P ²	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation - Day Care / Preschool		C	C	C	C	C	C	C	C	C	C	C	C	C
Hospital	C	C	C	C	C									
Medical and Dental Clinic Accessory to a Hospital and Located on the Same Premises		C	C	C	C									
Mine, Quarry, Gravel Pit, Rock Crusher														C
Mobile Home Parks														
Mobile Home Subdivision														
Nursery / Greenhouse (wholesale and retail)											C	C	C	C

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	MR-25	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30	RR-1	RR-5	RR-20	MU-160
Open Space Areas, Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park and Ride Facilities Located on Arterial Streets	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Private and Public Schools	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Private Parks	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Residential Support Facility and Programs		P	P	P	P	P	P	P	P	P	P	P	P	P
Private Recreational Facilities		C	C	C	C	C	C	C	C	C	C	C	C	C
Professional Offices		C	C	C	C									
Public Buildings, Facilities and Parks	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public and Private Utility Transmission Lines and Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Residential Facilities for Persons with a Disability	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facilities for Elderly Persons	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Residential Support Facility and Programs	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Residential Treatment Facilities and Program		C	C	C										C
Retirement Center		C	C	C	C	C	C	C						C
Sports Fields	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Temporary Concessions Located in Public Parks	P	P	P	P	C	P	P	P	P	P	P	P	P	P
Temporary Construction Buildings and Storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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USE	DISTRICT													
	MR-25	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30	RR-1	RR-5	RR-20	MU-160
Temporary Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Seasonal Use											P	P	P	
Vacation Resort / Vacation Ranch													C	C

1 Permitted Use with Conditions
 2 Home Office with No Customers Only

(Ord. 2022-22, 07-06-2022) (Ord. 2020-37, 10-07-2020) (Ord. 2019-13, 08-21-2019) (Ord. 2019-08, 03-20-2019)

RESIDENTIAL ZONING DISTRICTS

**TABLE 2
ALLOWED DENSITY**

	Residential Zoning Districts									
	Multi-Family				Medium Density			Low Density		
	MR-20	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30
Zones Being Replaced by Inclusion	MR-25	HDR, RM-16 (and proposed RM12)	MR-12	MDR, R2-8 (and proposed RM-10, RM-8)	R1-7	R1-8, R1-9 (and proposed RM-6)	R1-10 (and proposed RM-4)	R1-12	R1-14	RA1-30
Single Family Dwelling / Minimum Lot Size (square feet)	Not Permitted	Not Permitted	Not Permitted	Not Permitted	P / 7,000	P / 8,000	P / 10,000	P / 12,000	P / 14,000	P / 30,000
Two-Family Dwelling / Minimum Lot Size (square feet)	Not Permitted	P / 10,000	P / 11,000	P / 12,000	P / 14,000	C / 16,000	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Multi-Family Dwelling	P Maximum 25 Units Per Acre	P Maximum 16 ³ Units Per Acre ²	P Maximum 12 ³ Units Per Acre ²	P Maximum 8 Units Per Acre	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Multi-Family Dwelling Minimum Lot Size	No Minimum	No Minimum	No Minimum	No Minimum						

RESIDENTIAL ZONING DISTRICTS

	Residential Zoning Districts									
	Multi-Family				Medium Density			Low Density		
	MR-20	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30
	Maximum Dwelling Units Per Acre for PUD	20.0	16.0	12.0	8.0	5.0	4.0	3.5	3.0	2.5
Other Allowed Uses (Minimum Square Feet Required)	8,000	8,000	8,000	8,000	10,000	10,000	12,000	12,000	14,000	30,000

TABLE 2 (Continued)

	Residential Zoning Districts			
	Rural Density			Multiple Use
	RR-1	RR-5	RR-20	MU-160
Zones Being Replaced by Inclusion	RR-1	RR-5	RR-20	MU-160
Single Family Dwelling / Minimum Lot Size (sq. ft.)	P / 1 acre	P / 5 acres	P / 20 acres	P / 160 acres
Two-Family Dwelling / Minimum Lot Size (sq. ft.)	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Multi-Family Dwelling	Not Permitted	Not Permitted	Not Permitted	Not Permitted

RESIDENTIAL ZONING DISTRICTS

	Residential Zoning Districts			
	Rural Density			Multiple Use
	RR-1	RR-5	RR-20	MU-160
Multi-Family Dwelling Minimum Lot Size				
Maximum Dwelling Units Per Acre for PUD	1.0	0.2	0.05	0.0063
Other Allowed Uses (Minimum Square Feet Required)	43,560	5 acres	20 acres	160 acres

(Ord. 2022-22, 07-06-2022)

Note 1. Repealed. (Ord. 2019-08, 03-20-2019) (Ord. 2018-13, 08-15-2018)

Note 2. Multi-family residential projects in the MU-B zoning district proposed as a redevelopment of a registered historical building shall have no maximum density requirement as a permitted use subject to Note 1 of Table 4 of this Chapter. (Ord. 2018-13, 08-15-2018)

Note 3. Multi-family residential projects in the MU-B zoning district shall be a maximum of 25 dwelling units per acre. (Ord. 2018-13, 08-15-2018)

Note 4. See Table 4 of Chapter 7-14.

(Ord. 2019-08, 03-20-2019)

RESIDENTIAL ZONING DISTRICTS

**TABLE 3
SITE PLANNING AND DEVELOPMENT STANDARDS FOR PRIMARY BUILDINGS AND STRUCTURES**

	Residential Zoning District													
	MR-20	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30	RR-1	RR-5	RR-20	MU-160
Minimum Lot Width (at front property line)	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Lot Width (interior lots at front setback, single-family)					60 feet	75 feet	85 feet	85 feet	90 feet	100 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Lot Width ³ (corner lots at front setback on each frontage, single-family)					80 feet	90 feet	100 feet	110 feet	120 feet	120 feet	120 feet	200 feet	250 feet	1320 feet
Minimum Lot Width (at front setback, two-family)	60 feet	60 feet	60 feet	60 feet	60 feet	75 feet	85 feet	85 feet	90 feet	100 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Lot Width (at front setback, all other residential uses)	70 feet	70 feet	75 feet	75 feet	60 feet	75 feet	85 feet	85 feet	90 feet	100 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Lot Width (at front setback, all other uses)	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet	100 feet	100 feet	100 feet	100 feet	100 feet	200 feet	250 feet	1320 feet
Minimum Front Yard Setback	25 feet ²	25 feet ²	25 feet ²	25 feet ²	20 feet	20 feet	25 feet	25 feet	25 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Minimum Rear Yard Setback ³ (interior lot)	20 feet ²	25 feet ²	25 feet ²	25 feet ²	20 feet	20 feet	25 feet ¹	25 feet ¹	30 feet ¹	30 feet	30 feet	60 feet	60 feet	60 feet

RESIDENTIAL ZONING DISTRICTS

TABLE 3 (Continued)

	Residential Zoning District													
	MR-25	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30	RR-1	RR-5	RR-20	MU-160
Minimum Rear Yard Setback (Corner Lot) ⁵	20 feet ²	20 feet	20 feet	20 feet	20 feet	20 feet	30 feet ¹	30 feet ¹	30 feet ¹	30 feet	30 feet	60 feet	60 feet	60 feet
Minimum Side Yard Setback (Interior Lot)	10 feet ²	6 feet ²	6 feet ²	6 feet ²	6 feet	8 feet	10 feet	10 feet	10 feet	12 feet	20 feet	20 feet	60 feet	60 feet
Minimum Side Yard Setback (Corner Lot)	15 feet ²	15 feet ²	15 feet ²	15 feet ²	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	30 feet	60 feet	60 feet	60 feet
Maximum/Minimum Building Height ⁴	45 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story	35 feet / 1 story
Total Lot Coverage (all buildings)	40%	40%	40%	40%	35%	35%	35%	35%	35%	25%	20%	10%	10%	10%

(Ord. 2022-22, 07-06-2022) (Ord. 2020-45, 11-18-2020)

¹ The minimum rear yard setback may be reduced by up to 25% for not more than 20% of the width of the rear yard, measured at the rear yard property line (Ord. 2020-45, 11-18-2020) (Ord. 2005-15, 06-15-2005) (Ord. 2003-24, 11-05-2003) (Ord. 2000-08, 06-07-2000)

² Multi-family developments subject to Chapter 7-11a of this Title shall follow setback requirements in Section 7-11a-6. (Ord. 2019-08, 03-20-2019)

³ Minimum lot width for corner lots may be reduced to the minimum lot width requirement of interior lots when proper notation on the approved plat determines and restricts the orientation of the primary residential structure on the lot to that frontage only. (Ord. 2020-45, 11-18-2020)

⁴ For churches and religious worship facilities over 50,000 square feet see Section 7-2-8. (Ord. 2021-05, 02-17-2021)

⁵ All uncovered porches, walk out basement stairwells, decks, and balconies may extend or encroach into the rear yard setback, subject to adopted uniform codes. (Ord. 2024-14, 05-15-2024)

RESIDENTIAL ZONING DISTRICTS

**TABLE 4
MINIMUM DWELLING UNIT SIZE (Finished Square Feet)¹**

ZONING DISTRICT	ONE STORY (includes Split Level and Split Entry)						TWO STORY (Total Both Levels)		
	With Single Covered Parking		With Single Garage		With Double + Garage		With Single Covered Parking	With Single Garage	With Double + Garage
	1 bedroom units ²	2+ bedroom units	1 bedroom units ²	2+ bedroom units	1 bedroom units ²	2+ bedroom units			
MR-20 ³	700	850	700	800	700	800	1000	1000	1000
MR-16 ³	700	850 ¹	700	800 ¹	700	800 ¹	1250	1165	1100
MR-12 ³	700	850	700	800	700	800	1300	1200	1100
MR-8 ³	700	850	700	800	700	800	1350	1250	1125
R1-7	Not Permitted		Not Permitted		800		Not Permitted	Not Permitted	1125
R1-8	Not Permitted		Not Permitted		800		Not Permitted	Not Permitted	1250
R1-10	Not Permitted		Not Permitted		1300		Not Permitted	Not Permitted	1625
R1-12	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
R1-14	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
R1-30	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
RR-1	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
RR-5	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685
RR-20	Not Permitted		Not Permitted		1350		Not Permitted	Not Permitted	1685

RESIDENTIAL ZONING DISTRICTS

MU-160	ONE STORY (includes Split Level and Split Entry)			TWO STORY (Total Both Levels)		
	Not Permitted	Not Permitted	1350	Not Permitted	Not Permitted	1685

(Ord. 2022-22, 07-06-2022)

Note 1. The minimum dwelling unit size for a multi-family residential project proposed as a redevelopment of a registered historical building shall be 400 square feet when approved by the Planning Commission through design review in compliance with Title 7 Chapter 11 of the Tooele City Code.

(Ord. 2020-39, 09-16-2020) (Ord. 2019-08, 03-20-2019) (Ord. 2018-13, 08-15-2018) (Ord. 2008-10, 07-02-2008) (Ord. 1999-07, 04-06-1999) (Ord. 2020-20, 05-06-2020)

Note 2. See Section 7-14-5.

(Ord. 2020-39, 09-016-2020)

Note 3. For Multi-Family Dwelling Units Directly Associated with Residential Support Programs See Section 7-11a-2.

(Ord. 2021-35, 09-15-2021)

**TABLE 5
IN-FILL OVERLAY DISTRICT DEVELOPMENT STANDARDS**

Development Standard	Geographic Area A	Geographic Area B	Nonconforming Lot/Parcel
Minimum Front Yard Setback	May reduce to 65% of underlying zoning district	May reduce to 80% of underlying zoning district	May reduce to 90% of underlying zoning district, or to historic foundation line, whichever is less
Minimum Lot Width at Front Setback (all residential uses in residential zones)	May reduce to 80% of underlying zoning district	May reduce to 90% of underlying zoning district	Per underlying zoning district
Minimum Garage Setback	25 feet	25 feet	25 feet
Minimum Rear Yard Setback (interior lot)	May reduce to 65% of underlying zoning district	May reduce to 80% of underlying zoning district	May reduce to 90% of underlying zoning district, or to historic foundation line, whichever is less
Minimum Rear Yard Setback (corner lot)	May reduce to 65% of underlying zoning district	May reduce to 80% of underlying zoning district	May reduce to 90% of underlying zoning district, or to historic foundation line, whichever is less
Minimum Side Yard Setback (interior lot)	May reduce to 65% of underlying zoning district, or to 5 feet, whichever is greater	May reduce to 80% of underlying zoning district, or to 5 feet, whichever is greater	May reduce to 90% of underlying zoning district, or to 5 feet, whichever is greater, or to historic foundation line
Minimum Side Yard Setback (corner lot)	May reduce to 65% of underlying zoning district, or to 5 feet, whichever is greater	May reduce to 80% of underlying zoning district, or to 5 feet, whichever is greater	May reduce to 90% of underlying zoning district, or to 5 feet, whichever is greater, or to historic foundation line
Total Lot Coverage (all buildings)	May increase to 135% of underlying zoning district	May increase to 120% of underlying zoning district	May increase to 110% of underlying zoning district

RESIDENTIAL ZONING DISTRICTS

Development Standard	Geographic Area A	Geographic Area B	Nonconforming Lot/Parcel
Lot Size	May reduce to 80% of underlying zoning district.	May reduce to 80% of underlying zoning district.	May reduce to 80% of underlying zoning district.
Roadway Improvements Required	As required by Tooele City Code	As required by Tooele City Code	As required by Tooele City Code
Water Rights (payment of fee in lieu of conveyance - for single-lot developments only)	Pay 50% of the fee-in-lieu established by the City	Pay 75% of the fee-in-lieu established by the City	Pay 100% of the fee-in-lieu established by the City

(Ord. 2023-42, 10-18-2023) (Ord. 2020-38, 10-07-2020) (Ord. 2019-24, 10-02-2019) (Ord. 2019-08, 03-2019) (Ord 2015-25, 12-16-2015)

Figure 1: Geographic Area A

Figure 2: Geographic Area B

(Ord. 2015-25, 12-16-2015)