HARRISVILLE CITY
ORDINANCE 576

LAND USE CODE AMENDMENTS TO REPLACE R-5-6 AND R-3

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING TITLE 11 OF THE HARRISVILLE CITY MUNICIPAL CODE RELATING TO LAND USE AND ZONING; REPLACING CERTAIN REPEALED RESIDENTIAL ZONING DESIGNATIONS; ESTABLISHING THE R-5 COMPACT SINGLE FAMILY RESIDENTIAL ZONE AND R-SA SINGLE FAMILY ATTACHED RESIDENTIAL ZONE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah; and

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City; and

WHEREAS, Title 10, Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development; and

WHEREAS, after publication of the required notice, the Planning Commission held a public hearing on October 14, 2026 and subsequently gave its recommendation to approve this ordinance; and

WHEREAS, Harrisville City has previously utilized residential zoning designations that include the R-5-6 Residential Zone and the R-3 Residential Zone; and

WHEREAS, the City desires to update and replace certain residential zoning designations in Title 11 of the Harrisville City Municipal Code to provide zoning classifications that more clearly identify the intended residential development characteristics and uses within those districts; and

WHEREAS, the proposed amendments rename and designate the former R-5-6 Residential Zone as the R-5 Compact Single Family Residential Zone, with the boundaries of the R-5 Zone remaining unchanged from the boundaries previously designated as R-5-6 on the official zoning map; and

WHEREAS, the proposed amendments rename and designate the former R-3 Residential Zone as the R-SA Single Family Attached Residential Zone, with the boundaries of the R-SA Zone remaining unchanged from the boundaries previously designated as R-3 on the official zoning map; and

WHEREAS, the proposed amendments establish and clarify the purpose and intent of the R-5 and R-SA residential zones and provide standards addressing permitted and conditional land uses within the residential zoning districts; and

WHEREAS, the proposed amendments establish development standards applicable to

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single-family detached and single-family attached residential development, including density, minimum lot area, lot frontage, setbacks, building separation, private roads and alleys, open space, private yards, building design, parking, and fencing requirements; and

WHEREAS, the proposed amendments also update related provisions concerning additions to existing homes and other main building setback requirements to provide consistent development standards throughout the City's residential zoning districts; and

WHEREAS, the City Council finds that updating the City's Land Use Code will provide greater clarity and consistency in the administration of the City's zoning regulations and will assist property owners, developers, City staff, and the Land Use Authority in understanding and applying the City's land use requirements; and

WHEREAS, the proposed amendments are set forth in exhibit "A" attached hereto and incorporated by this reference, and

WHEREAS, the City Council has reviewed the proposed amendments and determined that adoption of the amended Land Use Code is in the best interests of Harrisville City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HARRISVILLE CITY, UTAH, AS FOLLOWS:

Section 1. Amendment of Title 11.
Exhibit "A", attached hereto and incorporated by this reference is hereby adopted and shall constitute the official amendments to Harrisville City Code.

Section 2. Replacement of R-5-6 and R-3 Designations.
The former R-5-6 Residential Zone is hereby renamed and designated as the R-5 Compact Single Family Residential Zone, and the former R-3 Residential Zone is hereby renamed and designated as the R-SA Single Family Attached Residential Zone, as provided in Exhibit A.
The boundaries of the R-5 Zone shall remain unchanged from the boundaries previously designated as R-5-6 on the official zoning map. The boundaries of the R-SA Zone shall remain unchanged from the boundaries previously designated as R-3 on the official zoning map.

Section 3. Severability.
If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date.
This Ordinance shall take effect in accordance with applicable law upon its adoption and publication or posting as required by law.

PASSED AND APPROVED by the City Council on this_____ day of_____, 2026

_____
Roger Shuman, Mayor

ATTEST:

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_____
JACK FOGAL, City Recorder

RECORDED this____day of_____. 2026.
PUBLISHED OR POSTED this____day of_____, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of UCA §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that the foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) 2150 North, and 3) Harrisville Cabin on the above reference dates.

_____ **DATE**: _____

City Recorder

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Land Use Code Edits To Replace Repealed Zones R-5-6 and R-3

Key: **Existing code headings are black bold**

Existing code is black

~~Items to remove are red and strikethrough~~

Items to add are blue and underlined

Notes are in italics

11.04 Zone Districts

11.04.010 Establishment Of Zones

For the purpose of Title 11 of the municipal code, the city is divided into various zones in which land uses shall be classified and limited as specified in the municipal code. Zone classification may be determined on the basis of location, topographic features, transportation corridors, the natural environment, suitability and sustainability of development, and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility and overall stability of the city.

1. Open-space zone O-1
2. Agricultural zone A-1
3. Low Density Residential R-1-20
4. Residential Estate Zone RE-15
5. Single Family Residential Zone R-1-10
6. Compact Single Family Residential Zone R-5
7. Single Family Attached Residential Zone R-SA
8. Planned Community Commercial Zone CP-2
9. Planned Manufacturing Zone MP
10. Mixed-Use Zone MU

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11.04.015 Repealed Zones

The following zoning district designations are amended as follows:

1. The R-5-6 Residential Zone is renamed and designated as the R-5 Compact Single Family Residential Zone. The boundaries of the R-5 Zone shall remain unchanged from the boundaries previously designated as R-5-6 on the official zoning map.
2. The R-3 Residential Zone and SAP Zone are renamed and designated as the R-SA Single Family Attached Residential Zone. The boundaries of the R-SA Zone shall remain unchanged from the boundaries previously designated as R-3 on the official zoning map.

11.08 Residential Land Use

11.08.010 Purpose and Intent

1. A-1 Zone. The purpose of the A-1 zone is to provide areas which are to be retained and used for a mixture of farming or agricultural uses and single family low density rural residential development. The zone is to be applied in areas with a high water table or where access to public roads is limited and the utilization of the open land areas for the keeping of animals has low impact on residential uses or the combination of residential large lots and agricultural uses is consistent with the general plan.
2. R-1-20 Zone. The purpose of the R-1-20 zone is to provide regulated areas for single family residential land use at low density levels. The zone is to be used to promote and preserve in appropriate areas conditions favorable to large lot family life and when appropriate farm animals.
3. RE-15 Zone. The purpose of the RE-15 zone is to provide and protect residential development at a single family low density in a semi-agricultural or transition from a rural environment. It is also to provide for certain rural amenities on large lots, in conjunction with the primary residential nature of the zone.
4. R-1-10 Zone. The purpose of the R-1-10 zone is to provide regulated areas for single family residential development in a typical neighborhood setting fronting local roads and having all necessary utilities for residential development.
5. R-5 Zone. The purpose of the R-5 Zone is to provide areas for single-family detached residential development in walkable neighborhoods with smaller lots that support efficient use of land and infrastructure.

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6. R-SA Zone. The purpose of the R-SA is to provide areas for single-family-attached residential development to provide more efficient and affordable opportunities in Harrisville.

11.08.020 Uses

1. This section designates the land uses allowed in each residential zone district in Harrisville City. More than one of the non-dwelling unit land uses permitted in the respective zone may be allowed on a parcel or lot provided each use meets the lot area, setback requirements and any other special conditions established by Harrisville City Land Use Regulations.
2. All permitted and conditional land uses shall comply with all applicable regulations of Chapters 11.09 and 11.10 of the Land Use Regulations of Harrisville City and any other regulation governing the specific use prior to a building permit being issued for such a use to be constructed or to convert an existing structure to the permitted or conditional use.
3. Any land use that is not listed in this section is not permitted in that zone where the use is desired.
4. Any use in the following table is permitted if such use has a "P" designation in the zone where the use is listed. A "C" designation indicates that a conditional use permit is required according to the procedures of Chapter 11.18 of this Land Use Ordinance before the use can be allowed. An "N" indicates the use is not allowed in the specific zone where it is listed. If the last column in the use table includes a number this refers to a section in chapter 15 to a specific regulation that is required to be followed in order to allow the use in the specific zone.

Land Use	**Zone**						**Specific Use Regulation**
	A-1	R-1-20	RE-15	R-1-10	R-5	R-SA	
Agricultural Uses							
Agricultural accessory structure e.g. greenhouse, cold storage	P	P	P	P	P	N	11.10.020.1

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Commercial crop and fruit production	P	P	P	P	P	P	
Produce Stand	P	P	P	P	P	N	11.10.020.2
Crop and fruit production for property owners personal use	P	P	P	P	P	P	
Plant Nursery	P	P	P	N	N	N	11.10.020.3
Animal Raising							
~~Accessory building~~	~~P~~	~~P~~	~~P~~	~~P~~			
Animals for family food production	P	P	P	P	N	N	11.10.020.4
Animal Boarding Establishment	C	N	N	N	N	N	11.09.020 11.10.020
Dairy farm	P	N	N	N	N	N	11.10.020.5
Horse raising	P	P	P	N	N	N	11.10.020.6
Household Pets	P	P	P	P	P	P	
Veterinarian Clinic	P	N	N	N	N	N	11.09.020 11.10.020
Recreation, Education, Institutional							
Church, place of worship	P	P	P	P	P	P	11.10.020.7
Public office or service buildings	P	P	P	P	P	P	
Public or private school grades K-12	P	P	P	P	P	P	
Golf Course, full size	P	P	P	P	P	P	
Public park or recreation facility	P	P	P	P	P	P	
Eleemosynary Uses	P	C	C	C	C	C	

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Residential							
Accessory building	P	P	P	P	P	P*	11.09.030
Accessory swimming pool	P	P	P	P	P	P	11.10.020.8
Home occupation	C	C	C	C	C	C	11.10.020.9
Residential facility for persons with a disability	P	P	P	P	P	P	~~11.10.020.12~~ 11.10.020.10
Residential facility for the elderly	P	P	P	P	P	P	~~11.10.020.13~~ 11.10.020.11
Single family dwelling	P	P	P	P	P	P	
Two family dwelling	N	N	N	N	N	P	~~11.10.020.15~~ 11.9.020.2
Transportation, Communication, Utilities							
Public utility substation, electric, water tank, etc.	C	C	C	C	C	C	~~11.10.020.16~~ 11.10.020.12
Telecommunication tower	P	P	N	N	N	N	~~11.10.020.17~~ 11.10.020.13
Television or radio transmitting tower	C	N	N	N	N	N	11.10.020.13
Television or satellite dish	P	P	P	P	P	N	~~11.10.020.18~~ 11.10.020.14

* Accessory buildings are permitted in the R-SA zone only on individually owned lots. Accessory buildings proposed on common property within a townhome development require site plan approval.

5. Land which is not being used for any of the permitted uses, shall be left in its natural condition and with its natural vegetation. Clearing of the ground or removal of vegetation excluding those plants considered to be abated for the public good (dyers woad, yellow star thistle, Canadian thistle, etc.) is not permitted. In cases deemed a potential fire hazard the mowing of the vegetation to appropriate heights is not considered removal of the vegetation.

~~6. Special provisions for certain repealed zones. The R-1-6 and R-3 zones that have been repealed shall continue on the zoning map as if such zone were in existence. Uses allowed in the R-1-6 and R-3 zones that were permitted, conditional, or not~~

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~~permitted shall continue as such until another zoning designation is adopted on the zoning map. The R-5/6 zone shall follow the regulations of the R-1-6 zones wherever the R-5/6 zone is indicated on the zoning map.~~

11.09.010 Purpose And Intent

The purpose of development standards in the residentially zoned areas of Harrisville is to provide for the orderly development of land by setting size and area requirement for proposed lots and to ensure that development on each lot or parcel provides adequate room for the use of the lot, sets the character of the neighborhood in the placement of buildings and types of uses, and considers the need of the land owner and the impact of such uses to adjacent land owners and the community overall.

11.09.020 Main Building Development Standards

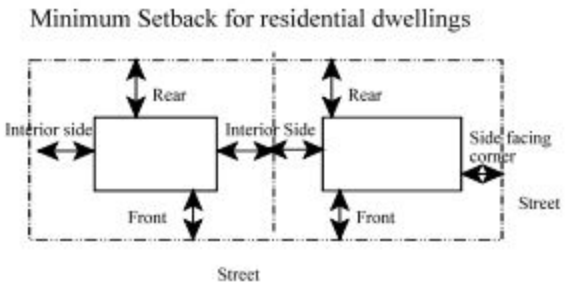
1. Lot Area and Frontage Requirements
   Each lot or parcel in the respective zone shall comply with the minimum requirements of this regulation as provided below except when such lot or parcel has a noncomplying right.

	A-1	R-1-20	RE-15	R-1-10	R-5	R-SA
Maximum Density (Unit/Acre)	-	-	-	-	5	11
Minimum lot area	40,000 sq ft	20,000 sq ft	15,000 sq ft	10,000 sq ft	5,000 sq ft	-
Minimum lot frontage	100 ft	100 ft	100 ft	90 ft	50 ft	-

2. **Detached Single Family Residential Building Setbacks**
   Any structure intended for use as a residential dwelling, including any accessory structure attached to the dwelling structure such as a garage, shall maintain a minimum distance in feet from the property line to the building according to the following table. Notwithstanding the setback requirement, easements or other recorded restrictions to portions of a property are not superseded by setback

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requirements and must be considered when locating structures:



Type of ~~yard~~ Setback	**Zone**				
	A-1	R-1-20	RE-15	R-1-10	R-5
Front to House	30 ft	30 ft	30 ft	25 ft	20 ft
Front to Garage	30 ft	30 ft	30 ft	25 ft	25 ft
Interior Side	12 ft	10 ft	10 ft	8 ft	7 ft
Side facing corner	20 ft	20 ft	20 ft	20 ft	20 ft
Rear	30 ft	30 ft	30 ft	25 ft	20 ft

3. **Single Family Attached Development Standards**

Single Family Attached developments shall comply with the following standards:

a. **Maximum Number of Attached Units.** No more than five (5) dwelling units may be connected in a single building.

b. **Building Width.** For units including a 2-car garage, each unit shall have a minimum width of twenty-four (24) feet where the primary entrance is not on the same side as the garage or thirty (30) feet where the garage and primary entrance are on the same side.

c. **Garage Orientation.** Garages shall not face a public street.

d. **Front, Side, and Rear Setbacks.** Buildings shall maintain a minimum front and side setback of twenty (20) feet and a minimum rear setback of twenty (20) feet to adjacent properties or streets.

e. **Building-to-Building Separation.**

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i. A minimum separation of thirty (30) feet shall be maintained between adjacent buildings where any of the building walls are the front or rear walls of the building.

ii. A minimum separation of twenty (20) feet shall be maintained between the side walls of separate buildings.

f. **Private Road/Alley Width.** An alley serving a townhome development shall have a minimum width of:

i. Thirty (30) feet where no driveway is located between the alley/road and a garage; or

ii. Twenty-four (24) feet where a driveway is provided between the alley/road and a garage.

g. **Detached Garage.** No minimum Side setback is required for a detached garage that shares a common wall with a similarly proportioned and appearing garage on the adjacent lot, as long as both garages are built at the same time.

h. **Open Space**. A minimum of 150 square feet of improved open space per residential unit shall be provided for attached residential housing with a minimum of 2,500 square feet of open space total. Required setbacks shall not be counted toward required common open space. Common open space shall:

i. Be provided in contiguous areas of at least 2,500 square feet;

ii. Have a minimum width of 30 feet;

iii. Be accessible to and usable by residents of the development;

iv. Be designed and maintained for active or passive recreational use;

v. May not include parking areas, drive aisles, drainage facilities, or other areas that are not reasonably usable for recreational or outdoor living purposes; and

vi. Must include a play structure designed for children up to 10 (10) years of age. Seating shall be provided at a rate of at least one (1) park bench for every 1,500 square feet of required open space. Each development shall provide a minimum of two (2) park benches or one (1) table with seating for six (6)

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people, which shall count as the equivalent of two (2) required park benches. All park improvements shall be constructed of commercial-grade materials designed for durability, with minimal maintenance requirements, and suitable for long-term outdoor use.

i. **Private Yard Alternative**. A development may satisfy the required open-space requirement through dedicated and individually owned private yard space associated with each residential unit. Private yard space shall:

   i. Have a minimum depth of 20 feet;

   ii. Extend across the full width of the dwelling; and

   iii. Not be subject to the minimum area, minimum width, or setback requirements applicable to common open space.

j. **Design Standards for Three (3) or More Attached Units.** All buildings shall be designed in accordance with the following minimum design standards:

   i. Rooflines. Rooflines shall be broken every 50 feet, with no less than a 12-inch shift between adjacent rooflines.

   ii. Building massing. The wall massing of building facades shall be broken at least every 30 feet with no less than a six-inch shift in the plane of adjacent walls.

   iii. Each building façade facing a public street shall be constructed of brick, stone, wood, or a faux material, such as fiber cement, that closely resembles one of these materials, as determined by the Land Use Authority. Metal may be used as an accent material on less than twenty-five percent (25%) of each façade, excluding window and door openings. At least one material used on the street-facing façade(s) shall also be used on at least twenty-five percent (25%) of each other building side visible from a public street. Non-permanent structures and vegetation shall not be considered to obstruct the visibility of any building façade from a public street.

   iv. Colors. At least two muted earth-toned colors generally visible from the site are required.

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v. Repetitious building facades. When multiple dwelling units with substantially similar floor plans, whether mirrored or not, will be located on the same street-block, no less than five (5) unique dwelling unit facade patterns that use unique architectural design features and materials shall be used and distributed in a manner that avoids the obvious repetition of the same pattern, whether mirrored or not, within visual proximity of another. This provision shall not apply to any dwelling unit with a street-facing facade that gives the visual appearance of a single-family dwelling.

vi. Parking. Three (3) off-street parking spaces shall be provided for each unit.

vii. Fencing. Private yards shall be enclosed by a fence that meets the following regulations:

(1) Front and Side Yard Fences. Front and side yard fences shall be constructed of decorative vinyl, metal, or wood materials that are compatible with the building design. Chain-link fencing is prohibited. Fences shall be a minimum of thirty (30) inches in height and shall not exceed forty-eight (48) inches in height. Any fence exceeding thirty-six (36) inches in height shall be a minimum of seventy-five percent (75%) open.

(2) Backyard fences must be at least five (5) feet tall.

~~Additions to existing homes~~

~~Any single family dwelling structure having been occupied for a minimum of five years may make an expansion of the dwelling that extends into the area of the rear yard setback for the main portion of the home provided the expansion.~~

~~1. Maintains the sideyard setbacks of the respective zone,~~

~~2. Maintains a minimum setback of 15 feet from the rear property line, and~~

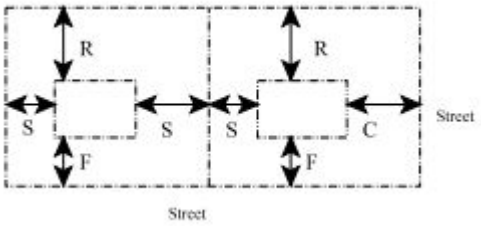
~~3. Is no wider than half the width of the existing house~~

4. Other Main Building Setback

Nonresidential buildings or structures which are used for the main permitted land

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use shall maintain a minimum distance in feet from the property line to the building



or structure according to the following table:

Zone	**A-1 and R-1-20**				**RE-15**				**R-1-10 / R-5 / R-SA**			
Type of setback	F	S	C	R	F	S	C	R	F	S	C	R
Barn or farm Animal Boarding Establishment	100'	15'	70'	15'								
Church	30'	30'	25'	30'	30'	30'	25'	30'	25'	30'	20'	20'
Golf course building	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
Produce stand	30'	10'	30'	10'	30'	10'	25'	30'	25'	10'	20'	20'
Plant nursery sales office	30'	10'	30'	10'	30'	10'	25'	30'				
Plant greenhouse	60'	10'	30'	10'	60'	10'	30'	10'				
School	30'	30'	25'	30'	30'	20'	30'	30'	25'	20'	20'	20'
Substation	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'
T.V., radio, telecommuni-cation tower	75'	75'	75'	75'								

F = Front setback, S = Side setback, C = Corner side setback, R= Rear setback

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5. Main Building height Minimum- 10 feet Maximum-

   Residential, other main building- 35 feet

   Fruit or vegetable stand, green house, coop- 15 feet

Special Regulations

Sections 1-3 Unaffected

4. Animals for family food production means the following:

   1. Animals kept for the use of the owner for the purpose for food or to be sold to others to be used for food are classified into three groups, "large animals" includes cows, bison, llama and pigs; "medium animals" includes sheep, goats, and pot belly pigs; and "small animals" includes rabbits, chickens, geese, ducks, turkeys, pheasants, and a single beehive not exceeding three (3) feet in height counts as one small animal. Pigeon keeping is exclusively governed by the Animal Welfare Act of 2002 and the American Union for Pigeons National Rules and Regulations. For matters involving an animal that is not specifically identified in this part, said animal may be designated as "large", "medium" or "small" by the city's land use authority.
   2. For the appropriate applicable setback for structures housing animals and other animal regulations refer to the chapter governing Regulations Applicable to More than One Zone.
   3. Points allotted for each type of animal are as follows:
      1. Large animals = 10 points required for each of this type of animal.
      2. Medium Animals = 5 points required for each of this type of animal.
      3. Small Animals = 1 point required for each of this type of animal.
   4. Lot size requirements by parcel and zone based upon the points allotted for each type of animal are as follows:
      1. A-1 = 10 points for the first 25,000 square feet of pasture/open space, 1 point for each additional 2,000 square feet up to five (5) acres. The number of animals allowed on parcels over five (5) acres is governed by standards of sound agricultural practice.

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2. R-1-20 = 8 points for the first 20,000 square feet, 1 point for each additional 2,000 square feet up to five (5) acres.
3. RE-15 = 6 points for the first 15,000 square feet, 1 point for each additional 2,000 square feet up to five (5) acres.
4. R-1-10 = 4 points for the first 10,000 square feet, 1 point for each additional 3,000 square feet up to five (5) acres.

~~5. R-1-6 = 2 points for the first 6,000 square feet, 1 point for each additional 3,000 square feet up to five (5) acres.~~

5. Special regulations applicable to all animals is as follows:
    1. Owners shall keep animals in such a manner so as to prevent them from reaching onto adjacent property and eating trees and shrubs.
    2. Owners shall take necessary measures to prevent animals from creating obnoxious or offensive odor and noise, or otherwise create a nuisance affecting the buildings or property of others.
    3. Roosters are prohibited in all zones except A-1 and R-1-20 zones.
    4. An animal boarding establishment shall have a minimum of three (3) acres.
6. Owners shall keep animals in structures that:
    1. Allow each adult animal adequate living space.
    2. Store feed in a manner which prevents rodent infestation or harborage.
    3. Maintain animal structures in a clean, sanitary, and orderly condition and kept in good repair.
    4. Maintain animals in a healthy, disease-free condition. Those with communicable diseases shall be properly isolated.
    5. Dispose of dead animals, manure, and all other animal related waste or products as provided by state and local law.

Sections 5-11 Unaffected

~~12. Single family rowhouse dwelling. Single family rowhouse dwelling is more than two single family dwellings which are attached on at least one side of the structure to~~

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~~another single family dwelling. A single family rowhouse shall comply with the following requirements:~~

~~1. The side property lines of lot runs along the side wall of the dwelling and each lot is required to be a minimum of 4,000 square feet.~~

~~2. The front yard and sideyard facing a corner setback shall meet the required setback of the zone in which the dwellings are located but there is no required interior property line sideyard setback.~~

~~3. A two car garage, of a minimum of twenty four feet in width is required for each unit and shall be located at the rear of the lot and accessed by a twenty four (24) foot wide rear alley which serves the garages of the rowhomes.~~

~~4. There shall be a minimum thirty (30) foot separation between the rear of the dwelling and the garage in order to provide a private outdoor living space for the unit.~~

~~5. The minimum total floor area of the unit shall be sixteen hundred 1,600 square feet.~~

~~13. Two family dwelling. The following requirements shall be met in order to have two dwelling units in one building on one lot:~~

~~6. The minimum lot area requirement is 10,000 square feet.~~

~~7. Parking shall be located only in a two car garage for each unit. The garage doors shall be located on the side of the dwelling, typically referred to as a side loaded garage.~~

~~8. Minimum dwelling unit size shall be 1,200 square feet per unit.~~

~~9. Four, two inch caliper trees are required to be installed as part of the landscaping required for the property. All landscaping of the site is required to be in place before occupancy of the building is allowed.~~

~~10. A minimum of sixty (60%) percent of the total exterior wall surface of the structure shall be brick.~~

~~14.~~ 12. Public utility substation. Public utility substations shall be located on legal lots of the respective zone in which they are located. The lot area may be reduced to a minimum of 3,000 square feet by the Planning Commission when the facility is a small switching station or other control device and the facility is enclosed on all four sides by a residential appearing structure with exterior surface materials similar to

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the homes it is adjacent to. On these reduced lot area facilities the setback shall be the same as the front yard setback and side facing a corner setback of the zone in which it is located but the side and rear setback is a minimum of five (5') feet.

~~15.~~ 13. Telecommunication towers. The approval of any telecommunication towers shall require the tower to be designed to and require acceptance of co-location of service providers. The antenna array shall be as compact to the pole as possible if a pole is required. Attachment of the antenna to existing structures such as smoke stacks, steeples or existing poles is the first consideration in considering telecommunication tower placement.

~~16.~~ 14. Television or satellite dish. Television or satellite dish antennas between four and twelve feet in diameter are subject to the following requirements. Dishes smaller than four feet in diameter are exempt from these provisions and no dishes larger than twelve feet in diameter are allowed.

11. Dishes shall only be located in the rear yard of a lot If a signal is not obtainable from the rear yard location then an exception granted by the Board of Adjustments may be petitioned for a location where a signal is obtainable. The Board shall consider a location that has the least visible impact on the neighborhood and yet has an obtainable signal.
12. No portion of the dish shall be closer than five feet to any side or rear property line of the lot.
13. The maximum height from the ground to the top of a dish is fifteen feet, unless granted an exception according to the conditions listed in 18.A.
14. All dishes shall be erected in a secure and wind resistant manner. Every antenna and dish shall be appropriately grounded for protection from lightening strike.

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