

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.9 Commercial Resort Zone CR-1

15.9 COMMERCIAL RESORT ZONE CR-1

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15.9.1 Intent and Purpose

The purpose of the CR-1 zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the recreational needs of the people of Huntsville Town and Ogden Valley, providing for locations in Huntsville Town where housing, service facilities, and goods normally required by the public in the pursuit of recreation activities can be obtained.

In this role, even though this zone is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general setting, architectural design of buildings and structures, layout of parking areas, and landscaping shall be subject to review and recommendations by the Huntsville Town Council. Design review and approval by the Huntsville Town Planning Commission and Huntsville Town Council will ensure that the natural environment is preserved to the greatest possible extent.

15.9.2 Submittal Requirements

Detailed plans shall be filed with the Huntsville Town Planning Commission for review. Site Plan submittals shall include all requirements set forth in the Huntsville Town Architectural and Landscape Standards Title, including fully dimensioned architectural elevations, in color, of all proposed structures.

15.9.3 Minimum Lot Area, Width and Yard Regulations

- A. Area: Three-quarters (0.75) of an acre for dwelling units and one (1) acre minimum for all other uses except where an increase is required by the Weber/Morgan County Health Department to satisfy sanitary sewage disposal requirements
- B. Width: 130 feet minimum frontage
- C. Yard Front: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width
- D. Yard Side: 20 feet minimum, except where bounded by a natural stream or river corridor and then as permitted in the Huntsville Town Sensitive Lands Title.

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- E. Yard Rear: 20 feet minimum, except where bounded by a natural stream or river corridor and then as permitted in the Huntsville Town Sensitive Lands Title.
- F. Height: Conditional Use Permit is required if over 25 feet in height.
- G. Coverage: No building or structure or group of buildings with their accessory buildings shall cover more than thirty-five (35%) percent of the area of the lot. Parking lots are not included in this percentage.

15.9.4 Signs

As permitted in the Huntsville Town Signs Title.

15.9.5 Architectural, Landscape and Screening Standards

As permitted in the Huntsville Town Architectural, Landscape and Screening Standards Title.

15.9.6 Parking

As permitted in the Huntsville Town Vehicle Parking and Loading Title.