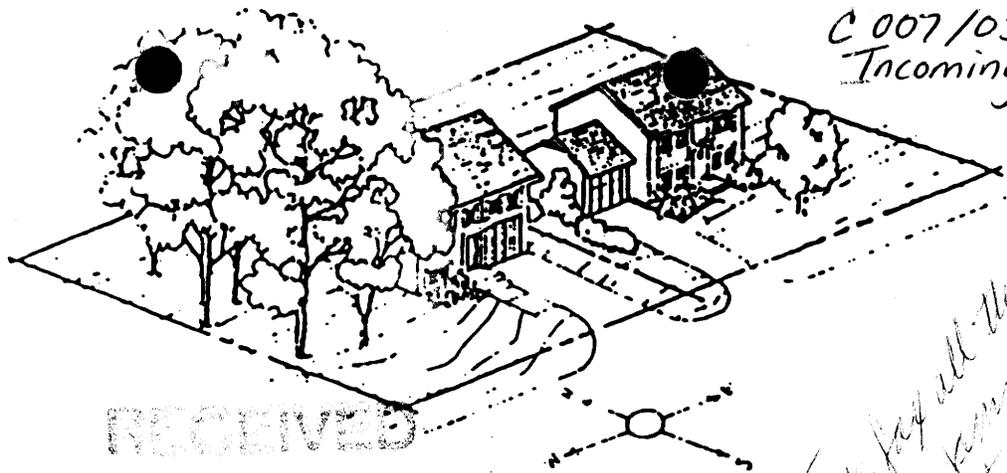


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DIVISION OF
OIL, GAS AND MINING

Priscilla I tried to fax all this to you but it kept jamming. Sorry for the delay. Gayla

FAX

Carbon County Planning & Building Department

Courthouse, 120 East Main Street, Price, Utah 84501

(435) 636-3264 *fax*

Date: 11-21-01

To: *Priscilla Burton, DOB & M*

From: *Gayla Williams*

Fax number sending to: *801-359-3940*

Number of pages: *21*

Message: *Enclosed: Zones CE-1 and CE-2, M&G-1, R-1-8,000.*

Call if you need add'l info.

If you did not receive all pages please call:

Dave Levanger, Building Official/Director of Planning (435) 636-3261

Lew Korenko, Deputy Building Official/Building Inspector (435) 636-3262

✓ Gayla Williams, Deputy Zoning Administrator (435) 636-3710

Benjamin Clement, GIS Specialist (435) 636-3265

Bobbie Fletmetakis, Secretary (435) 636-3260



A. Legislative Intent

The M&G-1 Mining and Grazing Zone generally covers the low rangeland areas of Castle Valley. Because of the limitations imposed by climate, topography, soil capability, inadequate water supply and the presence of economically significant mineral deposits, this area has historically been utilized as a place for the grazing of livestock on the open range and as the location of numerous mining and mineral exploration sites. The peculiar characteristics and conditions present in this area make the land more appropriately suited for a continuation of these uses. However, because of the relatively fragile balance of nature in the area, all permitted activities must be carried out in a manner consistent with the limitations of the environment.

It is hereby declared that the specific purposes and intent of the Legislative Body in establishing the M&G-1 Mining and Grazing Zone are:

1. To take advantage of and to more fully implement the basic purposes for planning and zoning as set forth in Section 17-27-5 and 17-27-13 of the Utah State Code and Section 1-2 of this Code.
2. To promote the conservation of water, land, mineral and other resources.
3. To prevent the degradation of the natural and social environment.
4. To foster agriculture, mining and industry within the state.

In order to accomplish the above-stated purposes, those uses which are reasonably necessary to the use of the land for agricultural, mining and certain types of industrial operations shall be encouraged, provided that adequate guarantees for the protection of the area have been incorporated. Conversely, residential, commercial and similar urban type uses which are inconsistent with the militate against the continued use of the area for the above-stated purposes are not permitted in this zone.

The specific regulations necessary for the accomplishment of the purposes as outlined above are hereinafter set forth.

B. Permitted Non-Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the standards and requirements as set forth in this Code:

1. Grazing of livestock on open range land.
2. Production of fruit and crops in the field.
3. Buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
4. Care and keeping of domestic livestock and fowl.

5. Barns, stables, corrals, pens, coops and other buildings for the care and keeping of domestic livestock, provided that no such barn, stable, corral, pen, coop or other building shall be located closer than one hundred (100) feet to an existing dwelling.
6. Raising of mink, beaver, nutria and similar furbearing animals, and the pens and other structures necessary in the raising of such animals.
7. Minor utility transmission projects.
8. Manmade lakes, reservoirs, ponds and dams when under ten (10) acre-feet in capacity.
9. Minor mines and pits, subject to the prior approval of a site plan as provided under Section 3-3-26.
10. Caretaker dwellings subject to the provisions of Section 3-3-21.
11. Production Wells.

C. Permitted Conditional Uses *(per Ord. 305)
Sect. VIII Amend*

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the designated reviewing agencies: (Approval of other agencies or levels of government may be required.)

1. Major underground and surface mine developments, when approved by the County Commission and in accordance with the applicable provisions of Chapter 5-4.
2. Major utility transmission and railroad projects, when approved by the County Commission in accordance with the applicable provisions of Chapter 5-5.
3. Automobile and motorcycle race tracks and race courses, subject to approval of a site plan by the County Commission.
4. Fairgrounds, rodeo arenas, race tracks and race courses, schools, training and correctional facilities when operated by a public agency and subject to the prior approval of Site Plan by the County Commission.
5. The following industrial uses and activities when approved as a large scale industrial project in accordance with the provisions of Chapter 5-3.
 - a. The storage, processing and loading of earth products and facilities relating thereto.
 - b. Electric generating plants.
6. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the County Commission.
7. Airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission.
8. Shooting ranges subject to the approval of the County Commission, after recommendation of the Planning Commission.
9. Water treatment plants, culinary water storage tanks and sewage treatment plants when approved by the County Commission.
10. *Residential Treatment Facilities Program. (See Ord. #274 in Sect. VIII, Amendment.)
Residential Support, 4-59 Intermediate Secure for Minors.*

D. Area Requirements

There shall be no minimum area requirements except as may be required under other provisions of this Code.

E. Width Requirements

There shall be no minimum width requirements except as may be required under other provisions of this Code.,

F. Location Requirements

All buildings shall be set back at least sixty (60) feet from the center line of a County road or thirty (30) feet from the front line, whichever is greater.

G. Size and Height Requirements

There shall be no size and height requirements.

H. Utility Requirements

1. Culinary Water

All dwellings and other buildings used for human occupancy shall:

- a. Be served by an approved central water system, or
- b. Be served by an individual cistern water system subject to the following conditions:

- (1) That connection to an approved central water system is not possible.
- (2) The cistern shall comply with County standards for design and construction of water cisterns as approved by the local health authority.

- c. Regardless of the type of system utilized, the requirements of Section 3-3-23 regarding conveyance of water rights and the availability of a reliable water supply are fully complied with.

2. Sewage Disposal Facilities

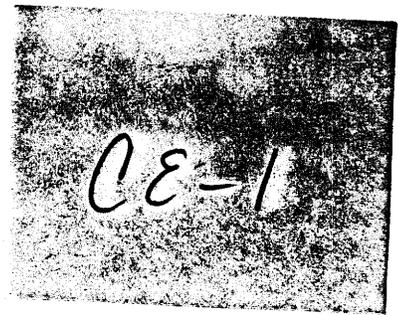
No building used for human habitation shall be constructed, nor shall any permit be issued therefor, until sewage disposal facilities have been approved in accordance with minimum health standards as established by the State and/or local health authority.

I. Special Requirements

1. Trash Requirements

The yards around buildings shall be kept free of debris, refuse, weeds and other flammable material which may constitute a fire hazard.

ORDINANCE 240



An Ordinance of Carbon County, Utah amending The Development Code of Carbon County relating to the requirements for protection and development within the CE-1 and CE-2 zones.

Be it ordained by the Board of Carbon County Commissioners that:

The specific requirements for permitted non-conditional uses, conditional uses, area and width, access, location, size and width of dwelling, utilities, and site plan approval are hereby amended and shall read as follows:

SECTION 4-2-16

CE-1 Critical Environmental Zone

A. Declaration of Legislative Intent

The CE-1 Critical Environmental Zone covers the canyons, mountains riparian and other lands of environmental concern in the County. Because of limitations imposed by topography, climate, soil conditions and other natural features, use of the land within this zone has been limited primarily to livestock grazing and related uses, wildlife habitat, and certain outdoor recreation activities and facilities.

The land within this zone has functioned historically as a primary watershed for much of the irrigation and culinary water supply for the Price River Valley and East Carbon areas. Experience has shown this watershed area to be fragile; its preservation is of critical importance to the County.

It is hereby declared that the specific purposes and intent of the county commission in establishing the CE-1 Critical Environmental Zone are:

1. To take advantage of and more fully implement the basic purposes for planning and zoning as set forth in Sections 17-27-102 and 17-27-301 of the Utah State code and Section 1-2 of this code.
2. To protect and conserve the water supply, vegetation, soils, wildlife and other natural resources within the watershed.
3. To avoid the creation of hazard from floods, fire and other dangers.
4. To preserve the aesthetic appearance of the landscape.

4. Timber harvesting, per Ord. 305 (Sect VIII Amend.)

5. To prevent the degradation and waste of natural and financial resources.

6. To secure economy in government expenditures.

In order to accomplish the above purposes, uses which can be conducted in a manner consistent with the objective of the zone are permitted, provided that adequate guarantees for protection of the watershed are incorporated. Uses which tend to produce a hazardous condition or otherwise degrade or militate against the preservation of the quality of the watershed in this zone are not permitted.

B. Permitted Non-Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the standards and requirements as set forth in this Code:

- 1. Grazing of livestock and caretaker camps.
- 2. Manmade lakes, reservoirs, ponds and dams under (10) acre-feet in capacity - offstream only.

3. Manufactured Homes constructed on or after June 15, 1976. (See Ord. 250, Sect. VIII, Amend's)

C. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this code and after approval has been given by the designated reviewing agency: (Approval by other agencies or levels of government may be required.)

- 1. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity, also those less than ten (10) acre-feet when located onstream, subject to the review and approval of the County Commission.
- 2. Water treatment plants and water distribution reservoirs and sewage treatment plants when approved by the County Commission.
- 3. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of Chapter 5-5.
- 4. Single family dwellings, constructed to the requirements of Utah Building Codes, provided that each such dwelling shall require approval of a site plan in accordance with Section 3-3-26 of this code.
- 5. Care and keeping of domestic livestock in confined spaces, provided that all barns, stables, corrals, pens, coops, and other facilities used to contain said livestock shall be located not less than one hundred (100) feet from any drainage channels.

D. Area and Width Requirements

The minimum area width of a zoning lot within the zone shall be as follows:

USE	MINIMUM AREA	MINIMUM WIDTH
One-Family Dwelling	Forty (40) acres OR When located on a non-comforming lot of record.	300 feet as recorded

E. Access Requirements

For a single family dwelling each parcel shall abut upon, and have access to, a designated County Road or a private vehicular travelway, which travelway has been approved by the County as to the quality of construction and for which there is adequate documentation guaranteeing property owners a perpetual right of access.

F. Location Requirements

No buildings or structures shall be located closer than sixty (60) feet from the center line of a designated County Road or private travelway, or thirty (30) feet from the right-of-way line of said road or travelway, whichever is greater, nor shall any structure be located closer than thirty (30) feet from any property line.

G. Size and Width of Dwelling

Each dwelling shall have a main floor living area of not less than six hundred (600) square feet, and a total width or length dimension of not less than twenty (20) feet.

H. Utility Requirements

1. Sewage Disposal - All dwellings shall be served by either an approved central collection and disposal system or an individual disposal septic system located and constructed in accordance with State Health Department standards, and approved by the local health authority as evidenced by a written statement therefrom.
2. Water Rights - as approved by the State Engineer, as evidenced by a written statement there from.

I. Site Plan Approval

1. **Site Plan Required - No dwelling or other structures intended for human occupancy shall be constructed without the prior approval of a site plan in accordance with the provisions of Section 3-3-26, said plan shall comply with the following.**
2. **Design Criteria and Content of Site Plan - Each dwelling or structure shall conform to the following conditions and criteria:**
 - a. **The lot and structure shall be in compliance with all requirements of this zone relating to area, width, access, location, size of dwelling, utilities and any other applicable requirements.**
 - b. **No dwelling or septic tank drain field shall be located closer than three hundred (300) feet from a perennial or intermittent stream channel, or within one thousand five hundred (1,500) feet of a known spring when located at an elevation higher than said spring or within one hundred (100) feet when located at an elevation lower than said spring.**
 - c. **Each building site shall have a buildable area of not less than twenty thousand (20,000) square feet.**
 - d. **All roads and travel easements shall, to the maximum extent possible, be located so as to minimize negative impacts to the natural environment.**
 - e. **No dwelling shall be constructed on slopes having a gradient of thirty (30) percent or greater.**

CE-2

SECTION 4-2-17

CE-2 Critical Environmental Zone

A. Declaration of Legislative Intent

The CE-2 Critical Environmental Zone covers certain mountain, riparian and other lands of environmental concern in the County which, because of the presence of less severe physical conditions have experienced historic settlement, are of less critical environmental concern than the CE-1 Zone, and are suitable for limited levels of development activity.

Historically, lands within this zone have been used for livestock grazing, Wildlife habitat and the location of an occasional ranch, mine or recreational site. These lands also function as an integral part of the watershed which supplies nearly all the irrigation and culinary water for the Price River Valley and East

Carbon areas. This watershed area is of critical importance to the County.

Because of a combination of factors, including accessibility from existing roads, availability of water, suitable topographical, soil and vegetative conditions, flood hazard and aesthetic attractions, the territory included within this zone is capable of accommodating irrigated agricultural and certain mining, recreational and summer housing developments without undue adverse effect on the quality of the watershed, provided that such developments are limited in size and are constructed and maintained under regulated conditions.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the CE-2 Critical Environmental Zone are:

1. To take advantage of and to more fully implement the basic purposes for planning and zoning as set forth in Sections 17-27-102 and 17-27-301 of the Utah Code and Section 1-2 of this Code.
2. To protect and conserve the water supply, vegetation, soils, wildlife and other natural resources within the watershed.
3. To avoid the creation of hazard from flood, fire and other dangers.
4. To preserve the aesthetic appearance of the landscape.
5. To prevent the degradation and waste of natural and financial resources.
6. To permit certain types of development to take place in areas of environmental concern, but under conditions which will not seriously degrade the water supply, vegetation, soils, wildlife and other natural resources.
7. To secure economy in governmental expenditures.

In order to accomplish the above purposes, those uses which can be conducted in a manner consistent with the objectives of the zone are permitted, provided that adequate guarantees for protection of the watershed are incorporated. Uses or densities which would tend to produce an unduly hazardous condition or significantly degrade or militate against the preservation of the quality of the watershed in this zone are not permitted.

The specific regulations necessary for the accomplishment of the purposes as outlined above are hereinafter set forth.

B. Permitted Non-Conditional Uses

The following buildings, structures and uses of land shall be

10. Timber harvesting, per Ord. 305 (Sect. VIII Amends)

permitted upon compliance with the standards and requirements as set forth in this Code:

1. Grazing of livestock and caretaker camps.
2. Manmade lakes, reservoirs, ponds and dams under ten (10) acre-feet in capacity - offstream only.
3. Production of fruit and crops in the field; also, buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
4. Care and keeping of domestic livestock in confined spaces, provided that all barns, stables, corrals, pens, coops and other facilities used to contain said livestock shall be located not less than one hundred (100) feet from any drainage channel.
5. Single family dwellings constructed to the requirements of the Utah Building Codes, provided that each such dwelling shall require approval of a site plan in accordance with section 3-3-26 of this Code.
6. Public agency parks.
7. Minor mines and pits subject to the prior approval of a site plan as provided under Section 3-3-26.
8. Minor utility transmission projects.

9. Manuf. Homes constructed on or after June 15, 1976. (See Ord. 250, Section VIII, Amend's)
c. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements as set forth in this Code and after approval has been given by the designated agency: (Approval by other agencies or levels of government may be required.)

1. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity, also those less than ten (10) acre-feet when located onstream, subject to the review and approval of the County Commission.
2. Water treatment plants and water distribution reservoirs and sewage treatment plants when approved by the County Commission.
3. Caretaker dwellings subject to the requirements set forth in section 3-3-21.
4. Institutional campground and campsite facilities when approved by the County Commission subject to the requirements and standards of Section 3-3-22.

5. Major underground and surface mine developments, when approved by the County Commission and in accordance with the applicable provisions of Chapter 5-4.
6. Major utility transmission and railroad projects, when approved by the County Commission and accordance with the applicable provisions of Chapter 5-5.
7. Planned mountain home developments subject to the provisions and conditions set forth in Chapter 5-2.
8. Production Wells subject to the approval of a site plan by the County Commission as set forth under 3-3-26.

D. Area and width requirements

The minimum area and width of a zoning lot within the zone shall be as follows:

USE	MINIMUM AREA	MINIMUM WIDTH
One-Family Dwelling	Ten (10) acres when served by central sewer, OR Forty (40) acres when served by septic system OR When located on a lot in an approved planned mountain home development OR When located on a nonconforming lot of record	300 feet as approved as recorded

E. Access Requirements

Each parcel shall abut upon, and have access to, a designated County road or a private vehicular travelway, which travelway has been approved by the County as to the quality of construction and for which there is adequate documentation guaranteeing property owners a perpetual right of access.

F. Location Requirements

No buildings or structures shall be located closer than sixty (60) feet from the center line of a designated County road or private travelway, or thirty (30) feet from the right-of-way line of said road or travelway, whichever is greater; nor shall any structure be located closer than thirty (30) feet from any property line.

- d. Each building site shall have a buildable area of not less than twenty thousand (20,000) square feet.
- e. All roads and travel easements shall, to the maximum extent possible, be located so as to minimize negative impacts to the natural environment.

Here after these amendments shall be construed as part of The Development Code of Carbon County, Utah, to the same effect as if originally a part thereof, and all relevant provisions of said code shall be applicable thereto, including, but not limited to the enforcement, violation and penalty provisions.

This Ordinance shall take effect thirty (30) days from passage and publication in a newspaper of general circulation within Carbon County.

PASSED by the Board of County Commissioners of Carbon County, Utah this 30th day of December, 1993.

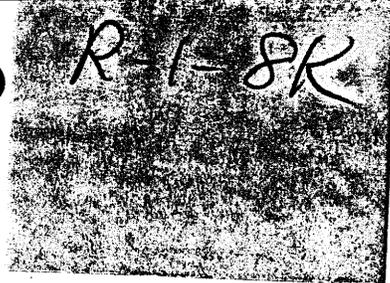
William D. Krompel
William Krompel, Commission Chairman

Neil Breinholt
Neil Breinholt, Commissioner

Mike Milovich
Mike Milovich, Commissioner

Attest:

Norman Prichard, Deputy
Norman Prichard, Clerk/Auditor



A. Legislative Intent

The R-1-8,000 Residential Zone has been established for the purpose of providing a place where one-family detached dwellings on individual urban type lots can be constructed having attractively landscaped yards and a favorable environment for family life. Representative of the uses within the R-1-8,000 Zone are one-family dwellings, parks, playgrounds, churches and other community facilities designed in harmony with the characteristics of the zone.

It is hereby declared that the specific purpose and intent of the County Commission in establishing the R-1-8,000 Zone are:

1. To take advantage of the powers and more fully implement the basic purposes of planning and zoning as set forth in Section 17-27-5 and 17-27-13 of the Utah State Code, and Section 1-2 of this Code.
2. To promote the orderly conversion of open land to residential uses in areas where urban services can be provided.
3. To promote efficiency and economy in the process of development by the economical utilization of water, drainage, sanitary, transportation and other facilities.
4. To reduce the waste of physical and financial resources.

The specific regulations necessary for the accomplishment of the purposes of the zone are hereinafter set forth:

B. Permitted Non-Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the conditions set forth in this Code.

1. One-family dwellings - conventional construction..
2. Customary residential accessory structures.
3. Churches.
4. Public agency parks and playgrounds.
5. Public buildings and grounds, not including storage yards and repair shops.
6. Household pets, not including kennels.
7. Home occupations, subject to the conditions set forth in Section 3-3-15.
8. Minor utility transmission projects.
9. *Manufactured homes constructed on or after June 15, 1976. (See Ord. 250, Sect. VIII, Amend's.)*

C. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the designated reviewing agencies: (Approval of other agencies or levels of government may be required.)

10. *Raising, care and keeping of animals, under conditions. (See Ord. 228, Sect. VIII, Amend's.)*

1. Public and parochial schools and grounds, subject to the approval of the County Commission as set forth under Section 3-3-27.
2. Planned unit developments and residential condominium projects subject to the applicable provisions of Chapters 5-6, 5-7 and 5-8 of this Code.
3. Major utility transmission and railroad projects when approved by the County Commission in accordance with the applicable provisions of Chapter 5-5.
4. Production Wells subject to the approval of a site plan by the County Commission as set forth under 3-3-26.

D. Area and Width Requirements

The minimum area and width requirements for a zoning lot shall be as follows:

USE	MINIMUM AREA	MINIMUM WIDTH
1. One-family dwellings	8,000 sq.ft.	80 feet
2. Churches	2.5 acres	200 feet
3. Schools	5.0 acres	200 feet

E. Access Requirements

Each lot shall abut upon and have access to a Class 1 or 2 designated County Road. The distance of said abutting side shall be not less than the minimum width requirement of the zone, except that on interior lots the distance may be reduced to not less than thirty-five (35) feet when:

1. The lot is included as a part of a subdivision or planned development which has been approved in accordance with the applicable regulations of the County, and provided the main portion of the lot is not less than the minimum width requirement of the zone, or
2. The lot fronts upon a cul-de-sac or curve in a designated County Road and the lot lines radiate in such a manner that the width of the lot at the minimum front setback line is not less than the minimum width requirement of the zone.

F. Location Requirements

Buildings shall be set back from the property line as follows:

1. Front Setback

- a. Main Buildings. All dwellings and other main buildings and structures shall be set back not less than thirty (30) feet from the front lot line.
- b. Accessory Buildings. All accessory buildings shall be set back not less than fifty (50) feet from the front lot line.

2. Side Setback - Interior Lots

- a. Main Buildings. All dwellings and other main buildings shall be set back from the side property line a distance of not less than eight (8) feet.
- b. Accessory Buildings. All accessory buildings shall be set back not less than eight (8) feet from the lot line, except that no minimum side setback shall be required when all the following conditions are met:

- (1) The accessory building is located more than ten (10) feet to the rear of the closest rear wall line of any existing dwelling or other main building;
- (2) The accessory building contains no openings on the side contiguous to the lot line;
- (3) No drainage from the roof will be discharged onto the adjacent lot, and,
- (4) The accessory building shall have fire resistive walls rated at two (2) hours or more.

3. Side Setback - Corner Lot

- a. Side Abutting a Street. Dwellings and other main buildings shall be set back not less than thirty (30) feet from the side lot line which abuts on a street. All accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
- b. Interior Side. Same as required for interior lots.

4. Rear Setback - Interior Lots

- a. Main Buildings. All dwellings or other main buildings shall be set back not less than thirty (30) feet from the rear lot line.
- b. Accessory Buildings. Same as required under Side Setbacks - Interior Lots.

5. Rear Setback - Corner Lots

- a. Main Buildings. All dwellings and other main buildings shall be set back not less than thirty (30) feet from the rear lot line.
- b. Accessory Buildings. All accessory buildings shall be set back not less than eight (8) feet from the rear lot line, except that no minimum rear setback shall be required when all the following conditions are met:

- (1) The accessory building is located more than fifty (50) feet back from the side lot line which abuts the street;
- (2) The accessory building contains no openings on the side contiguous to the lot line;
- (3) No drainage from the roof will be discharged onto an adjacent lot; and
- (4) The accessory building shall have fire resistive walls rated at two (2) hours or more.

G. Height of Building

The maximum height of any building (measured from finished grade to the square of the building) shall be twenty (20) feet or two (2) stories, whichever is the higher. Where the ground or the square of the building is uneven in height, the average elevation thereof shall apply. Roofs above the square, chimneys, flag poles, television antennas, church towers, and similar structures not used for human occupancy are excluded in determining height.

H. Utility Requirements

1. Culinary Water

All dwellings and other buildings used for human occupancy shall be served by an approved central water system capable of providing adequate supplies for both culinary and fire fighting purposes. Evidence of compliance shall be submitted in accordance with the applicable provisions of Section 3-3-23.

2. Domestic Sewage Disposal

All dwellings and other buildings intended for human occupancy shall be served by a central sewage collection and disposal system.

I. Size of Dwelling

1. Minimum Area

The ground floor of any dwelling shall contain not less than seven hundred twenty (720) square feet of living area.

2. Minimum Dimension

The minimum width or length dimension of any dwelling as measured from the outside wall shall be not less than twenty-four (24) feet. Non-living spaces such as garages, porches, and sheds shall not be included in determining compliance with this requirement.

ORDINANCE NO. 228

AN ORDINANCE AMENDING THE DEVELOPMENT CODE OF CARBON COUNTY, UTAH, RELATING TO THE PLACEMENT OF LIVESTOCK ON LOTS WITHIN THE R-1-8000, R-2-8000 AND MR-4-8000 ZONES.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, UTAH:

PART I

Section 4-2-7-B (R-1-8000 Zone), 4-2-8-B (R-2-8000 Zone and 4-2-9-B (MR-4-8000 Zone) are hereby amended by adding the following to the list of non-conditional uses permitted within the zone, to read as follows:

The raising care and keeping of animals and fowl under the following conditions:

- a. Animals or fowl may be maintained only on lots which contain an existing dwelling and have a lot area which exceeds the minimum area requirement for a zoning lot, as set forth in paragraph b below, by not less than 10,000 square feet.
- b. Each lot or parcel upon which animals or fowl are to be kept shall contain a livestock management area of not less than 10,000 square feet. The livestock management area shall not include any portion of the parcel occupied by the appurtenant dwelling or any portion of the front setback area or the side setback area closer than 100 feet to the front lot line. All animals and fowl shall be housed and maintained within the livestock management area. The maximum number of animal units allowed to be placed on any livestock management area, regardless of size, shall be two (2).
- c. All corrals, pens, or paddocks for the enclosure of livestock and all barns, stables, coops, sheds, hutches or similar buildings used for the housing or confinement of animals or fowl shall be located not closer than seventyfive feet to an existing dwelling or other occupied structure on an adjacent lot or forty (40) feet to such dwelling or structure on the same lot.

PART II

The definition of "Animal Unit" as set forth under Section 9-2 of the Development Code is hereby amended to read as follows:

Animal Unit - An animal unit shall be any one or a proportionate combination of the following:

1. Two cows (bovine), horses (equine) or pigs (porcine) or similar, large animal.
2. Eight adult sheep or goats or sixteen feeder lambs.
3. Twenty turkeys or fifty chickens.

For types of animals not specified above the Board of Adjustment shall determine the number which shall constitute an animal unit.

For purposes of determining compliance, said definition shall not include the unweaned offspring of any residing animal which is less than six (6) months old.

Section 9-2 entitled list of Definitions is hereby amended by adding a new definition to read as follows:

Animals and fowl - The term Animals and fowl shall be construed to mean and include any of the animals or fowl enumerated under the definition of "Animal Unit". The shall be construed to be synonymous with the term "Domestic Livestock", but shall specifically exclude "Household pets".

PART III

Hereafter these amendments shall be construed as part of the Development Code of Carbon County to the same effect as if originally a part thereof, and all relevant provisions of said Code shall be applicable to these amendments including, but not limited to, the enforcement, violation and penalty provisions.

The Board of County Commissioners hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed within the official copies of the Development Code.

PART IV

All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed.

PART V

"In the opinion of the Board of County Commissioners of Carbon County, Utah, it is necessary for the peace, health and safety of the inhabitants of Carbon County that this Ordinance become effective the first date of publication."

PASSED AND ADOPTED BY UNANIMOUS VOTE THIS 6th DAY OF May, 1991.

APPROVED:

John M. Lane
Emm D. Fugendall
William D. Krompel

ATTEST:

Norman Orchard

"This Ordinance shall take effect upon its passage, approval and first publication."

Published in the Sun Advocate May 21, 1991 "