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8-4 RA-1 Residential Agricultural Zone

8-4-1 Intent

The specific intent in establishing this zone is:

- A. to provide a place in the county where dwellings may be constructed that are served by a publicly owned central sewage system and to encourage the expansion of publicly owned sewerage system into areas surrounding existing publicly owned systems.
- B. to facilitate the provision for essential services needed by the residents within urbanizing areas of the County, particularly sewerage and culinary water service, through the instrumentality of a special service district, and
- C. to facilitate payment for services rendered to residential development for street maintenance, fire and police protection, health and sanitation services, etc., through the instrumentality of County urban service areas.

In order to accomplish the objectives and purposes of this Code and to carry out the foregoing, the following regulations shall apply in the RA-1 Residential Agricultural Zone.

8-4-2 Use Requirements

The following buildings, structures, and uses of land shall be permitted in the RA-1 Residential Agricultural Zone upon compliance with requirements set forth in this Code.

- A. One-family dwellings and buildings accessory thereto, including a private garage, private swimming pool, and tennis courts.
- B. Home occupations and premises occupations.
- C. Schools, churches, public agency parks and playgrounds, arboretums, public buildings.
- D. The raising, care and keeping of domestic animals and fowl for personal or family use and consumption, but not for sale or barter, provided that no cattle, sheep, horse, or pig shall be kept on lots containing less than one (1) acre of land.
- E. Farm machinery, storage sheds.

- F. Barns, corrals, pens, coops, sheds and feed storage buildings for the keeping of animals and fowl and the storage of farm products, provided uses for the care and keeping of livestock and fowl are located at least one hundred (100) feet from the front property line.
- G. Small animal hospitals without outside runs or pens.
- H. Day-care nurseries and foster, family and youth care homes, which have been approved by the County and State Health Department.
- I. Planned residential developments, combined developments, planned subdivisions, and planned mobile home condominium developments relating to applicable large scale development standards as set forth in Chapter 9 of this Code.
- J. Fences, walls and hedges. Also, mobile home parks subject to provisions of Paragraph 10-41.
- K. Water reservoirs, water wells, ponds, dams, water pumping plants, flood control structures, water transmission lines and buildings accessory thereto.
- L. Accessory signs not exceeding fifteen (15) square feet in area pertaining to the sale of property or produce raised on the premises, also name plates not exceeding 226 square inches in area.
- M. Temporary buildings and yards for the storage of construction materials and equipment incidental and necessary to construction of uses otherwise permitted in the zone, subject to requirements set forth in Paragraph 10-33 of this Code.
- N. Cemeteries, public and private, subject to the laws of the State of Utah when approved by the Board of Adjustment.
- O. Electrical power transmission lines under 260 KVA.
- P. Electrical power transmission lines having a capacity of 260 KVA and over, oil and gas transmission lines, subject to review and approval of the Planning Commission as set forth in Paragraph 10-26 of this Code.
- Q. Sewage treatment plants subject to review and approval by the State Division of Health.

#### 8-4-3 Area and Density Requirements

The minimum building site area shall be one recorded lot or parcel of land not less than one-half acre in area for each one-family dwelling that is connected to a publicly owned sewerage system, and not less than one acre in area

for each day-care center, foster, family or youth care home and one-family dwelling that is not connected to a publicly owned sewerage system. Notwithstanding the foregoing area requirements, the density within a planned residential development in this zone shall conform to the density requirements set forth in Section 9-2-E4a.

#### 8-4-4 Location Requirements

The minimum width requirements for any building site shall be one hundred (100) feet on a public street, except when a building site is included in an approved planned residential development or planned subdivision.

#### 8-4-5 Location Requirements

- A. Front Setback--All buildings and structures shall be set back at least thirty (30) feet from the front lot line, or sixty (60) feet from the center line of the road right-of-way, whichever is the greater distance, except as required in Paragraph 10-11 of this Code.
- B. Side Setback--All dwellings shall be set back from the side property line a distance of at least ten (10) feet, and the total distance of the two side setbacks shall be at least twenty-four (24) feet. The minimum side setback for accessory buildings shall be the same as for main buildings, except that a three (3) foot side setback shall be required for accessory buildings which are located more than one hundred (100) feet from the front lot line and at least twelve (12) feet in the rear of any dwelling. On corner lots, the side setback from any street shall not be less than thirty (30) feet for both main and accessory buildings.
- C. Rear Setback--For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on interior lots shall be set back not less than ten (10) feet from the rear property line, except that no rear setback shall be required for accessory buildings having fire-resistive walls of two (2) hours or more. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than three (3) feet.

#### 8-4-6 Height Requirements

The maximum height of any dwelling shall be twenty (20) feet and the minimum height of any dwelling shall be eight (8) feet. Chimneys, flag poles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height, except as required in Paragraph 10-14 of this Code.

#### 8-4-7 Special Provisions

The following special provisions shall apply in this zone in order to carry out the intent of this Code.

- A. For the purpose of determining front, side, and rear setback requirements, any separate building situated within twelve (12) feet from a dwelling or other main building shall be considered as a part of the main building and not as an accessory building.
- B. No dwelling or other building to be occupied by humans shall be constructed within this zone unless it is connected to and is served by a publicly owned or controlled sewerage system, except that such buildings which are located over 300 feet from the nearest available public sewer shall be permitted subject to the provisions of the RA-2 Zone.

8-5-1 Intent

The specific intent in establishing this zone is:

- A. to provide the most appropriate location in the unincorporated part of the County for residential development,
- B. to facilitate the provision for essential services needed by the residents within urbanizing areas of the County, particularly sewerage and culinary-water service district, and
- C. to facilitate payment for services rendered to residential development for street maintenance, fire and police protection, health and sanitation service, etc., through the instrumentality of County urban service areas.

In order to accomplish the objectives and purpose of this Code and to carry out the foregoing, the following regulations shall apply in the RA-2 Residential Agricultural Zone.

8-5-2 Use Requirements

The following buildings, structures, and uses of land shall be permitted in the RA-2 Residential Agricultural Zone upon compliance with requirements set forth in this Code.

- A. One-family dwellings and buildings accessory thereto, including a private garage, private swimming pool, and tennis courts.
- B. Home occupations and premises occupations.
- C. Schools, churches, public agency parks and playgrounds, arboretums, public buildings.
- D. The raising, care and keeping of domestic animals and fowl for personal or family use and consumption, but not for sale or barter, provided that no cattle, sheep, horse or pig shall be kept on lots containing less than one (1) acre of land.
- E. Farm machinery, storage sheds.
- F. Barns, corrals, pens, coops, sheds and feed storage buildings for the keeping of animals and fowl and the storage of farm products, provided uses for the care and keeping of livestock and fowl are located at least one hundred (100) feet from the front property line.

- G. Small animal hospitals without outside runs.
- H. Day-care nurseries and foster, family and youth care homes, which have been approved by the County and State Health Department.
- I. Planned residential developments and planned subdivisions subject to applicable large scale development standards as set forth in Chapter 9 of this Code.
- J. Fences, walls, and hedges. Also, mobile home parks subject to provisions of Paragraph 10-41.
- K. Water reservoirs, water wells, ponds, dams, water pumping plants, flood control structures, water transmission lines and buildings accessory thereto.
- L. Accessory signs not exceeding fifteen (15) square feet in area pertaining to the sale of property or produce raised on the premises, also name plates not exceeding 226 square inches in area.
- M. Temporary buildings and yards for the storage of construction materials and equipment incidental and necessary to construction of uses otherwise permitted in the zone, subject to requirements set forth in Paragraph 10-33 of this Code.
- N. Cemeteries, public and private, subject to the laws of the State of Utah when approved by the Board of Adjustment.
- O. Electrical power transmission lines under 260 KVA.
- P. Electrical power transmission lines having a capacity of 260 KVA and over, oil and gas transmission lines, subject to review and approval of the Planning Commission as set forth in Paragraph 10-25 of this Code.
- Q. Sewage treatment plants subject to review and approval by the State Division of Health.

### 8-5-3 Area and Density Requirements

The minimum building site area shall be one recorded lot or parcel of land not less than one acre in area for each one-family dwelling, day care center, foster, family or youth care home. Notwithstanding the foregoing area requirements, the density within a planned residential development in this zone shall conform to the density requirements set forth in Section 9-294a.

#### 8-5-4 Width Requirements

The minimum width requirements for any one-family dwelling shall be two hundred (200) feet on a public street, except when a building site is included in an approved planned subdivision.

#### 8-5-5 Building Location Requirements

- A. **Front Setback**--All buildings and structures shall be set back at least thirty (30) feet from the front lot line, or sixty (60) feet from the center line of the road right-of-way, whichever is the greater distance, except as required in Paragraph 10-11 of this Code.
- B. **Side Setback**--All dwellings shall be set back from the side property line a distance of at least ten (10) feet, and the total distance of the two side setbacks shall be at least twenty-four (24) feet. The minimum side setback for accessory buildings shall be the same as for main buildings, except that a three (3) foot side setback shall be required for accessory buildings which are located more than one hundred (100) feet from the front lot line and at least twelve (12) feet in the rear of any dwelling. On corner lots, the side setback from any street shall not be less than thirty (30) feet for both main and accessory buildings.
- C. **Rear Setback**--For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on interior lots shall be set back not less than ten (10) feet from the rear property line, except that no rear setback shall be required for accessory buildings having fire-resistive walls of two (2) hours or more. For corner lots; all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than three (3) feet.

#### 8-5-6 Height Requirements

The maximum height of any dwelling shall be twenty (20) feet and the minimum height of any dwelling shall be eight (8) feet. Chimneys, flag poles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height, except as required in Paragraph 10-14 of this Code.

5-7 Special Provisions

The following special provisions shall apply in this zone in order to carry out the intent of this Code.

- A. For the purpose of determining front, side, and rear setback requirements, any separate building situated within twelve (12) feet from a dwelling or other main building shall be considered as a part of the main building and not as an accessory building.

## 8-6 RA-3 Residential Agricultural Zone

### 8-6-1 Intent

The separate intent in establishing this zone is:

- A. to provide a place where dwellings may be constructed associated with the raising of livestock in unlimited numbers,
- B. to facilitate the provision for essential services needed by the residents within urbanizing areas of the county, particularly sewerage and culinary water service, through the instrumentality of a special service district, and
- C. to facilitate payment for services rendered to residential development for street maintenance, fire and police protection, health and sanitation service, etc., through the instrumentality of county urban service areas.

In order to accomplish the objectives and purposes of this Code and to carry out the foregoing, the following regulations shall apply in the RA-3 Residential Agricultural Zone.

### 8-6-2 Use Requirements

The following buildings, structures, and uses of land shall be permitted in the RA-3 Residential Agricultural Zone upon compliance with requirements set forth in this Code.

- A. One-family dwellings and buildings accessory thereto, including a private garage, private swimming pool, and tennis courts.
- B. Home occupations and premises occupations.
- C. Schools, churches, public agency parks and playgrounds, arboretums, public buildings.
- D. The raising, care and keeping of domestic animals and fowl for the purposes of commercial, agricultural or for personal or family use, provided that no cattle, sheep, horse or pig shall be kept on lots containing less than one (1) acre of land.
- E. Farm machinery, storage sheds.

- F. Barns, corrals, pens, coops, sheds and feed storage buildings for the keeping of animals and fowl and the storage of farm products, provided uses for the care and keeping of livestock and fowl are located at least one hundred (100) feet from the front property line.
- G. Small animal hospitals.
- H. Day-care nurseries and foster, family and youth care homes, which have been approved by the County and State Health Department.
- I. Planned residential developments and planned subdivisions subject to applicable large scale development standards as set forth in Chapter 9 of this Code.
- J. Fences, walls and hedges.
- K. Water reservoirs, water wells, ponds, dams, water pumping plants and pipelines, flood control structures, water transmission lines and buildings accessory thereto.
- L. Accessory signs not exceeding fifteen (15) square feet in area pertaining to the sale of property or produce raised on the premises, also name plates not exceeding 226 square inches in area.
- M. Temporary buildings and yards for the storage of construction materials and equipment incidental and necessary to construction of uses otherwise permitted in the zone, subject to requirements set forth in Paragraph 10-33 of this Code.
- N. Cemeteries, public and private, subject to the laws of the State of Utah when approved by the Board of Adjustment.
- O. Power transmission lines having a capacity of 260 KVA and over, oil and gas transmission lines, subject to review and approval of the Planning Commission as set forth in Paragraph 10-26 of this Code.
- P. Mobile home parks subject to provisions of Paragraph 10-41.
- Q. Sewage treatment plants subject to review and approval by the State Division of Health.
- R. Solid Waste disposal sites subject to the provisions of section 10-24 of this Code.

### 8-6-3 Area Requirements

The minimum building site area shall be one recorded lot or parcel of land not less than one acre in area for each one-family dwelling, day care center, foster, family or youth care home. Notwithstanding the foregoing area requirements, the density within planned residential developments shall conform to the density requirements set forth in Section 9-2E4a.

### 8-6-4 Width Requirements

The minimum width requirements for any one-family dwelling shall be two hundred (200) feet on a public street.

### 8-6-5 Location Requirements

- A. Front Setback--All buildings and structures shall be set back at least thirty (30) feet from the front line, or sixty (60) feet from the center line of the road right-of-way, whichever is the greater distance, except as required in Paragraph 10-11 of this Code.
- B. Side Setback--All dwellings shall be set back from the side property line a distance of at least ten (10) feet, and the total distance of the two side setbacks shall be at least twenty-four feet. The minimum side setback for accessory buildings shall be the same as for main buildings, except that a three (3) foot side setback shall be required for accessory buildings which are located more than one hundred (100) feet from the front line and at least twelve (12) feet in the rear of any dwelling. On corner lots, the side setback from any street shall not be less than thirty (30) feet for both main and accessory buildings.
- C. Rear Setback--For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on interior lots shall be set back not less than ten (10) feet from the rear property line, except that no rear setback shall be required for accessory buildings having fire-resistive walls of two (2) hours or more. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than three (3) feet.

#### 8-6-6 Height Requirements

The maximum height of any dwelling shall be twenty (20) feet and the minimum height of any dwelling shall be eight (8) feet. Chimneys, flag poles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height, except as required in Paragraph 10-14 of this Code.

#### 8-6-7 Special Provisions

The following special provisions shall apply in this zone in order to carry out the intent of this Code.

- A. For the purpose of determining front, side, and rear setback requirements, any separate building situated within twelve (12) feet from a dwelling or other main building shall be considered as a part of the main building and not as an accessory building.

8-2

G-1 Grazing Zone

8-2-1 Intent

The specific intent in establishing this zone is:

- A. to protect the County's grazing and forestry land,
- B. to promote the raising and keeping of domestic livestock and related uses on such land,
- C. to avoid excessive costs for public services which result from excessive scattering of vacation dwellings,
- D. to prevent excessive soil erosion and to avoid water pollution, and
- E. to provide an appropriate location for certain types of industries which require isolation from other uses, due to excessive noise, vibration, odor, dust, or adverse aesthetics.

In order to accomplish the objectives and purposes of this Code and to carry out the foregoing, the following regulations shall apply in the G-1 Grazing Zone.

8-2-2 Use Requirements

The following buildings, structures, and uses of land shall be permitted in the G-1 Grazing Zone upon compliance with requirements set forth in this Code.

- A. The growing of crops in open fields.
- B. The raising, care, and keeping of domestic animals and fowl for the purposes of commercial agriculture or for personal or family use and consumption provided that no cattle, sheep, horse or pig shall be kept on lots containing less than one (1) acre of land.
- C. The raising, care and keeping of wild animals and fowl subject to the laws of the State of Utah.
- D. Barns, corrals, pens, coops, and feed storage buildings for the keeping of animals and fowl, and the storage of farm products, provided uses for the care and keeping of livestock and fowl are located at least one hundred (100) feet in distance from any existing dwelling.
- E. Farm caretaker's dwellings and buildings accessory thereto, when situated on a tract of agricultural land for agricultural purposes that complies with the requirements of Paragraph 10-28 of this Code.

- F. Industrial caretaker's dwellings when incidental to and located on the same tract of land as the industrial use.
- G. Home occupations and premises occupations.
- H. Public sanitary landfill sites or solid waste disposal sites subject to provisions of Paragraph 10-24.
- I. Livestock feed yards.
- J. Hog farms when located a distance from the nearest dwelling as recommended by the Planning Commission and approved by the County Commissioners so as to minimize offensive odors to residents, but in no case shall the distance be less than 1,320 feet.
- K. Fur farms, plant nurseries, animal hospitals, and farm machinery storage sheds.
- L. Water reservoirs, water wells, ponds, dams, water pumping plants, substations, flood control structures, water transmission lines, and hydroelectric generating plants and buildings accessory thereto.
- M. Irrigation canals and ditches.
- N. Kennels, riding academies, apiaries, and fisheries.
- O. Gravel pits, clay pits, sand pits, top soil pits, and similar excavations and the processing of the material, when approved by the Board of County Commissioners, and subject to requirements set forth in Paragraph 10-22 of this Code. Also oil, gas and water wells and mines.
- P. Accessory advertising signs not exceeding fifteen (15) square feet in area, provided such sign is maintained in good repair, also name plates not exceeding 226 square inches in area.
- Q. Fences, walls, hedges.
- R. Temporary buildings and yards for storage of construction materials and equipment incidental and necessary to construction of uses otherwise permitted in the zone subject to requirements set forth in Paragraph 10-33.
- S. Public agency parks and playgrounds, hunting and fishing reserves, wildlife sanctuaries, arboretums, public buildings.
- T. Electrical power transmission lines, oil and gas transmission lines, subject to review and approval of the Planning Commission as set forth in Paragraph 10-26 of this Code.

- U. Saw mills, contractor equipment yards.
- V. Salvage yards which are surrounded with a sight-obscuring fence of at least 8 feet in height, are at least 1,000 feet away from an existing dwelling on an adjacent lot, and are located adjacent to a county collector road.
- W. Oil refineries, rifle ranges, explosive manufacturing and storage establishments and other uses which customarily emit noise, vibrations, dust or odors which would likely constitute a nuisance to other uses when located closer than 1,000 feet therefrom.

#### 8-2-3 Area Requirements

Each farm caretaker's dwelling shall be located on a tract of agricultural land which shall have received the approval of the Planning Commission as a tract of agricultural land for agricultural purposes in accordance with Paragraph 10-28 of this Code. For other permitted uses there shall be no requirements.

#### 8-2-4 Width Requirements

The minimum width of any building site for a farm caretaker's dwelling shall be three hundred twenty (320) feet. For other uses there shall be no width requirements.

#### 8-2-5 Location Requirements

- A. Front Setback--All buildings and structures shall be set back at least thirty (30) feet from the center line of the road right-of-way, whichever is the greater distance, except as required in Paragraph 10-11.
- B. Side Setback--All dwellings shall be set back from the side property line a distance of at least ten (10) feet, and the total distance of the two side setbacks shall be at least twenty-four (24) feet. The minimum side setback for accessory buildings shall be the same as for main buildings, except that three (3) foot side setback shall be required for accessory buildings which are located more than one hundred (100) feet from the front lot line and at least twelve (12) feet in the rear of any dwelling. On corner lots, the side setback from any street shall not be less than thirty (30) feet for both main and accessory buildings.

- C. Rear Setback--For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on interior lots shall be set back not less than ten (10) feet from the rear property line, except that no rear setback shall be required for accessory buildings having fire-resistive walls of two (2) hours or more. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than three (3) feet.

#### 8-2-6 Height Requirements

The maximum height of any dwelling shall be twenty (20) feet and the minimum height of any dwelling shall be eight (8) feet. Chimneys, flag poles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height, except as required in Paragraph 10-14 of this Code.

#### 8-2-7 Special Provisions

The following special provisions shall apply in this zone in order to carry out the intent of this Code.

- A. For the purpose of determining front, side, and rear setback requirements, any separate building situated within twelve (12) feet from a dwelling or other main building shall be considered as a part of the main building and not as an accessory building.
- B. No caretaker dwelling shall be constructed on a tract of land in this zone unless that tract complies with county standards as set forth in Paragraph 10-28 of this Code.

8-8-1 Intent

The specific intent in establishing this zone is:

- A. to protect the present and future water supply of the County and surrounding counties;
- B. to provide an appropriate location within the unincorporated area for the development of vacation dwellings in clusters, where adequate roads, water, sewage facilities and other utilities can be provided with the least environmental impact and maintenance cost;
- C. to prevent excessive scattering of vacation dwellings, accompanied by excessively long streets, water and sewer lines;
- D. to designate an appropriate location for the development of ski resorts and other mountain recreation facilities and activities;
- E. to facilitate payment for services rendered by the County for street, fire, police, health, sanitation and other services through the instrumentality of County urban service areas;
- F. to prevent soil erosion generated from excessive streets and soil displacement, and to avoid pollution generated from inadequate sewage disposal;
- G. to provide for continued production of timber, and minerals; and
- H. to protect the vegetation and aesthetic characteristics of the County's canyons and mountains.

In order to accomplish the objectives and purposes of this Code and to carry out the foregoing, the following regulations shall apply in the RF-1 Recreation Forestry Zone.

8-8-2 Use Requirements

The following buildings, structures, and uses of land shall be permitted in the RF-1 Recreation Forestry Zone upon compliance with requirements set forth in this Code.

- A. The grazing of domestic and wild animals and fowl.
- B. Planned recreation developments and combined developments, subject to the requirements set forth in Chapter 9 of this Code.

- C. The growing of wild hay, Christmas trees and other crops in open fields.
- D. Barns, corrals, pens, coops, and feed storage buildings for the keeping of animals and fowl, and the storage of farm products, provided uses for the care and keeping of livestock and fowl are located at least one hundred (100) feet in distance from any existing dwelling.
- E. Water reservoirs, water wells, ponds, dams, water pumping plants, substations, flood control structures, water transmission lines, and hydroelectric generating plants, and buildings accessory thereto.
- F. Irrigation canals and ditches.
- G. Fish hatcheries.
- H. Gravel pits, clay pits, sand pits, top soil pits, and similar excavations and the processing of the material, when approved by the Board of County Commissioners, and subject to requirements set forth in Paragraph 10-22 of this Code.
- I. Oil and gas wells, and mines.
- J. Fences, walls, hedges.
- K. Temporary buildings and yards for storage of construction materials and equipment incidental and necessary to construction of uses otherwise permitted in the zone subject to requirements set forth in Paragraph 10-33.
- L. Public agency parks and playgrounds, hunting and fishing reserves, wildlife sanctuaries, arboretums, public buildings.
- M. Electrical power transmission lines, oil and gas transmission lines subject to review and approval of the Planning Commission as set forth in Paragraph 10-26 of this Code.
- N. Industrial caretaker dwelling when incidental to and located on the same tract of land as an industrial use.
- O. Farm caretaker's dwellings and buildings accessory thereto, when situated on a tract of agricultural land for agricultural purposes that complies with the requirements of Paragraph 10-28 of this Code.

- P. Vacation dwellings and buildings accessory thereto, when situated on a tract of agricultural land for agricultural purposes that complies with the requirements of Paragraph 10-28 and Paragraph 10-12 of this Code.
- Q. Home occupations and premises occupations.
- R. The raising, care and keeping of domestic animals and fowl for the purposes of commercial, agricultural or for personal or family use.
- S. Sawmills and contractor equipment yards.
- T. Accessory signs not exceeding fifteen (15) square feet in area pertaining to the sale of property or produce raised on the premises, also name plates not exceeding 225 square inches in area.

#### 8-8-3 Area Requirements

There shall be no area requirements, except that planned recreation developments and combined developments must contain at least one hundred sixty (160) acres of land.

#### 8-8-4 Width Requirements

The minimum width of any building site that complies with the provisions of Section 10-28 of this Code shall be three hundred twenty (320) feet, except when a building site is included in an approved planned recreation development. For other uses there shall be no width requirements.

#### 8-8-5 Location Requirements

- A. Front Setback--All buildings and structures shall be set back at least thirty (30) feet from the front lot line, or sixty (60) feet from the center line of the road right-of-way, whichever is the greater distance, except as required in Paragraph 10-11 of this Code.
- B. Side Setback--All dwellings shall be set back from the side property line a distance of at least ten (10) feet, and the total distance of the two side setbacks shall be at least twenty-four (24) feet. The minimum side setback for accessory buildings shall be the same as for main buildings, except that a three (3) foot side setback shall be required for accessory buildings which are located more than one hundred (100) feet from the front lot line and at least twelve (12) feet in the rear of any dwelling. On corner lots, the side setback from any street shall not be less than thirty (30) feet for both main and accessory buildings.

- C. Rear Setback--For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on interior lots shall be set back not less than ten (10) feet from the rear property line, except that no rear setback shall be required for accessory buildings having fire-resistive walls of two (2) hours or more. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than three (3) feet.

#### 8-8-6 Height Requirements

The maximum height of any vacation dwelling shall be twenty (20) feet and the minimum height of any dwelling shall be eight (8) feet. Chimneys, flag poles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height, except as required in Paragraph 10-14 of this Code.

#### 8-8-7 Special Provisions

The following special provisions shall apply in this zone in order to carry out the intent of this Code.

- A. For the purpose of determining front, side, and rear setback requirements, any separate building situated within twelve (12) feet from a dwelling or other main building shall be considered as a part of the main building and not as an accessory building.