

SECTION 4

ZONING AND REGULATIONS WITHIN ZONES

4.1 ESTABLISHMENT OF ZONES

4.1.1 Zones Established

In order to carry out the purposes of this Code, all of the unincorporated territory of Carbon County is hereby divided into zoning districts as follows:

1. RA-20 Twenty-acre Residential Agricultural Zone
2. RR-5 Five-acre Rural Residential Zone
3. RR-2.5 Two-and-one-half-acre Rural Residential Zone
4. RR-1 One-acre Rural Residential Zone
5. R-1-20,000 Residential Zone
6. R-1-12,000 Residential Zone
7. R-1-8,000 Residential Zone
8. R-2-8,000 Residential Zone
9. R-4-8,000 Residential Zone
10. C-1 Retail Commercial Zone
11. C-2 Wholesale Commercial Zone
12. SC Shopping Center Zone
13. I-1 Light Industrial Zone
14. I-2 Heavy Industrial Zone
15. M&G Mining and Grazing Zone
16. WS Water Shed Zone
17. MR Mountain Range Zone
18. SL Scofield Lake Zone
19. PV Pleasant Valley Zone
20. RFM Recreation, Forestry and Mining Zone
21. HMC Historic Mining Camp Zone
22. FPO Flood Plain Overlay Zone
23. NMCO Nine Mile Canyon Overlay Zone

4.1.2 Location of Zones

The location and boundaries of each zoning district shall be as set forth on the Official Zone Map of Carbon County, Utah, 2003 – Revised, as herein adopted or as may be hereinafter amended in accordance with the provisions of Section 8.

4.1.3 Boundaries of Zones

Where uncertainty exists with respect to the boundaries of zones, the following rules shall apply:

1. Where the indicated boundaries of the Zone Map are approximately streets or roads, the centerlines of said streets or roads shall be construed to be the boundaries.
2. Where the indicated boundaries are approximately canals, natural streams or watercourses, the center of said canal, stream or watercourse shall be construed to be the zone boundary line.
3. In the absence of any street, road, canal, natural stream, watercourse or survey as forming the boundaries on any zone, the scale or measurement shown on the map shall be used to determine the zone boundary lines.

4. Where a surveyed legal description of property or properties has been submitted to the County for approval during the process of changing the official zone map and the legal description is found to be in error, the Commissioner Surveyor, in consultation with the Engineer and/or other surveyors, shall determine the zone boundaries for said legal description based on the intent of the application to change the zone map.
5. Where other uncertainty exists, the Board of Adjustment shall interpret the zone map.

4.1.4 Access, Setbacks, and Utility Requirements

The specific requirements for access, building setbacks, and utilities for each zoning district shall comply with Tables 4.1, 4.2, 4.3, 4.4 and 4.5, beginning on page 4-59.

4.1 REGULATIONS WITHIN ZONES

4.1.5 RA-20 Residential Agricultural Zone

A. Legislative Intent

The RA-20 Residential Agricultural Zone covers certain agricultural and grazing areas in the County, which are suitable for use as small farmsteads. The areas so designated are characterized by land that is utilized primarily for raising crops and livestock, interspersed with occasional residential structures. It is hereby declared that the purpose and intent of the Legislative Body in establishing the RA-20 Zone is:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and Section 1.2 of this Code.
2. To provide a location within the County for the placement of residential structures under conditions which will foster the development of small farm tracts, and other uses.
3. To promote efficiency and economy in the process of development.
4. To reduce the waste of physical, financial and natural resources and bring about the economical utilization of water, drainage, sanitary, transportation and other facilities.

B. Permitted 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. Production of fruit and crops in the field.
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products.
3. Care and keeping of domestic livestock and fowl without restriction as to number.
4. Livestock feed yards and facilities.
5. Barns, stables, corrals, pens, coops and other buildings for the care and keeping of domestic livestock, provided that no such facility shall be located closer than seventy-five (75) feet to an existing dwelling.
6. Single-family dwellings, conventional construction and factory built.
7. Customary residential accessory structures.
8. Home occupations subject to the provisions of Section 3.3.15.
9. Premise occupations subject to the provisions of Section 3.3.16.
10. Public agency parks.
11. Minor utility transmission projects.
12. The advertising for sale of agricultural products, per Section 3.3.25.
13. Sales of agricultural products.
14. Kennels subject to compliance with County regulations.
15. Water diversions, water distribution systems, facilities and structures for water.
16. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
17. Pet cemeteries for interment of family pets or domestic livestock.

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 County Commission and a permit has been issued. Approval by other agencies or levels of government may be required.

1. Residential Treatment Facilities and Programs as licensed by the State of Utah.
2. Residential Support Facilities and Programs as licensed by the State of Utah.

3. Intermediate Secure Treatment Facilities and Programs for Minors as licensed by the State of Utah.
4. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.
5. Public water treatment and storage facilities, and sewage treatment facilities.
6. Shooting ranges.
7. Livestock and raw agricultural commodity auction facilities when located on a designated County road or State highway.
8. Sand, gravel, clay and other earth pits that qualify as major underground or surface mine developments when approved in accordance with the provisions of Section 5.
9. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.

D. Area and Width requirements.

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>WIDTH IN FEET</u>
Single-family dwelling	20 acres	600
Residential treatment, support, and secure treatment facilities	20 acres	600
Livestock and commodity Auctions	10 acres	300

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements.

Buildings shall be set back from the property lines as per Tables 4.2, 4.3, or 4.4, pages 4-60, 4-61 or 4-62.

G. Height of Building.

No requirements.

H. Utility Requirements

Per Table 4.5, page 4-63.

I. Size of Dwelling

The ground floor of any dwelling shall contain not less than six hundred (600) square feet of living area with a minimum width and length dimension as measured from the outside wall of not less than twenty (20) feet. Non-living spaces such as garages, porches and sheds shall not be included in determining compliance with this requirement.

4.1.6 **RR-5 Rural Residential Five Acre Zone**

A. Legislative Intent

The Rural Residential Five Acre Zone covers certain agricultural and open space areas in the unincorporated portions of the County that may be developed for residential use in a manner consistent with open space planning, by locating homes on large parcels or lots.

The areas so designated are characterized by land that is utilized primarily for agricultural purposes interspersed with increasing numbers of residential structures, most of which are situated on small acreages of agricultural land and are often associated with the keeping of domestic livestock and a rural lifestyle.

It is hereby declared that the purposes and intent of the legislative body in establishing the RR-5 Rural Residential Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and Section 1.2 of this Code.
2. To provide a location within the County where dwellings can be situated on large lots in association with a limited number of domestic livestock under conditions which will help stabilize continued agricultural use and open space.
3. To promote efficiency and economy in the process of development.
4. To reduce the waste of physical, financial and natural resources and bring about the economical utilization of water, drainage, sanitary, transportation and other facilities.

B. Permitted 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. Production of fruit and crops in the field.
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products.
3. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot, which is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
4. 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 seventy-five (75) feet to an existing dwelling.
5. Single-family dwellings, conventional construction and factory built.
6. Customary residential accessory structures.
7. Home occupations subject to the provisions of Section 3.3.15.
8. Premise occupations subject to the provisions of Section 3.3.16.
9. Public agency parks.
10. Churches.
11. Minor utility transmission projects.
12. The advertisement for sale of agricultural products, per Section 3.3.25.
13. Sales of agricultural products
14. Kennels subject to compliance with County regulations.
15. Water diversions, water distribution systems, facilities and structures for water.

- 16. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
- 17. Pet cemeteries for interment of family pets or domestic livestock.

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 Planning Commission and County Commission and a permit has been issued. Approval of other agencies or levels of government may be required.

- 1. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.
- 2. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
- 3. Public, private and parochial schools and grounds subject to the approval of the Planning and County Commission as set forth under Section 3.3.32.
- 4. Planned unit developments and condominium projects subject to the provisions of Sections 5.6, 5.7 and 5.8.
- 5. Residential Support Facilities and Programs as licensed by the State of Utah.

D. Area and Width Requirements

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

USE	MINIMUM AREA	MINIMUM WIDTH
Single-family dwelling	5 acres	260 feet
Churches	5 acres	260 feet
Schools	5 acres	260 feet
Planned unit developments	10 acres	100 feet

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from the property line per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61, or 4-62.

G. Height of Building

The maximum height of any building, except for silos and other agricultural buildings, measured from finished grade to the square of the building shall be twenty (20) feet or two (2) stories, whichever is 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 and dishes, church towers and similar structure not used for human occupancy are excluded in determining height.

H. Utility Requirements

Per Table 4.5, page 4-63.

I. Size of Dwelling

The minimum ground floor area of any dwelling shall be six hundred (600) square feet. The minimum

width or length dimension of any dwelling, measured from the outside wall, shall be not less than fourteen (14) feet. Non-living spaces such as garages, porches, and decks shall not be included in this requirement.

4.1.7 RR-2.5 Rural Residential 2.5 Acre Zone

A. Legislative Intent

The objective in establishing the RR-2.5 Rural Residential Zone is to provide for the maintenance within the County of a residential and agricultural environment where the residents may engage in limited agricultural pursuits, including the keeping of agricultural animals. A minimum of vehicular traffic and quiet residential conditions favorable to family living and the rearing of children shall also be characteristic of this zone.

Representative of the uses within the RR-2.5 Zone are one-family dwellings, the keeping of domestic animals, ranchettes, parks, playgrounds, churches and other community facilities designed in harmony with the characteristics of the zone.

It is hereby declared that the purpose and intent of the legislative body in establishing the RR-2.5 Rural Residential Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning and zoning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and Section 1.2 of this Code.
2. To provide a location where dwellings can be situated on large lots in association with a limited number of domestic livestock under conditions that will help stabilize this use.
3. To promote the orderly conversion of open land into wholesome residential areas as the need arises and as water, sewer and other municipal-type services can be provided.
4. To promote efficiency and economy in the process of development.
5. To reduce the waste of physical and financial resources.
6. To bring about economical utilization of water, drainage, sanitary, transportation and other facilities.

B. Permitted 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. Production of fruit and crops in the field.
2. Buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
3. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot, which is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
4. 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 seventy-five (75) feet to an existing dwelling.
5. Single-family dwellings, conventional construction, and factory built.
6. Customary residential accessory structures.
7. Home occupations subject to the provisions of Section 3.3.15.
8. Premise occupations subject to the provisions of Section 3.3.16.
9. Public agency parks.
10. Churches.
11. Minor utility transmission projects.
12. The advertisement for sale of agricultural products, per Section 3.3.25.
13. Sales of agricultural products.
14. Kennels subject to compliance with County regulations.

15. Water diversions, water distribution systems, facilities and structures for water.
16. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
17. Pet cemeteries for interment of family pets or domestic livestock.

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.

1. Major utility transmission and railroad projects when approved by the County Commission in accordance with the provisions of Section 5.5.
2. Public and parochial schools and grounds subject to the approval of the County Commission as set forth under Section 3.3.32.
3. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
4. Planned unit developments and condominium projects subject to the provisions of Section 5.6, 5.7 and 5.8.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>WIDTH IN FEET</u>
Single-family dwellings	2.5 acres	160
Churches	2.5 acres	200
Schools	4.0 acres	200
Planned Unit Developments	5.0 acres	100

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from the property line per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.

G. Height of Building

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

H. Utility Requirements

Per Table 4.5, page 4-63.

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 fourteen (14) feet. Non-living spaces such as garages, porches and sheds shall not be included in determining compliance with this requirement.

4.1.8 **RR-1 Rural Residential Zone**

A. Legislative Intent

The objective in establishing the RR-1 Rural Residential Zone is to provide for the maintenance within the County of a residential and agricultural environment where the residents may engage in limited agricultural pursuits, including the keeping of limited numbers of agricultural animals. A minimum of vehicular traffic and quiet residential conditions favorable to family living and the rearing of children shall also be characteristic of this zone.

Representative of the uses within the RR-1 Zone are single-family dwellings, the keeping of domestic animals, ranchettes, parks, playgrounds, churches and other community facilities designed in harmony with the characteristics of the zone.

It is hereby declared that the purposes and intent of the legislative body in establishing the RR-1 Rural Residential zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning and zoning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and Section 1.2 of this Code.
2. To provide a location where dwellings can be situated on large lots in association with a limited number of domestic livestock under conditions, which will help stabilize this use.
3. To promote the orderly conversion of open land into wholesome residential areas as the need arises and as water, sewer and other municipal-type services can be provided.
4. To promote efficiency and economy in the process of development.
5. To reduce the waste of physical and financial resources.
6. To bring about economical utilization of water, drainage, sanitary, transportation and other facilities.

B. Permitted 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. Production of fruit and crops in the field.
2. Buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
3. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot, which is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
4. Barns, stables, corrals, pens, coops and other buildings for the care and keeping of domestic livestock, provided that such barn, stable, corral, pen, coop or other buildings shall not be located closer than seventy-five (75) feet to an existing dwelling.
5. Single-family dwellings, conventional construction and factory built.
6. Customary residential accessory structures.
7. Home occupations subject to the provisions of Section 3.3.15.
8. Premise occupations subject to the provisions of Section 3.3.16.
9. Public agency parks.
10. Churches.
11. Minor utility transmission projects.
12. The advertisement for sale of agricultural products, per Section 3.3.25.
13. Sales of agricultural products.
14. Kennels subject to compliance with County regulations.
15. Water diversions, water distribution systems, facilities and structures for water.

- 16. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
- 17. Pet cemeteries for interment of family pets or domestic livestock.

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 designated reviewing agencies. Approval of other agencies or levels of government may be required.

- 1. Public and parochial schools and grounds subject to the approval of the County Commission as set forth under Section 3.3.32.
- 2. Planned unit developments and residential condominium projects subject to the applicable provisions of Sections 5.6, 5.7 and 5.8.
- 3. Major utility transmission and railroad projects where approved by the County Commission in accordance with the applicable provisions of Section 5.5.
- 4. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
- 5. Medical clinics and associated medical facilities, subject to site plan approval by Planning Commission.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family dwelling	1 acre	130 feet
Churches	2.5 acres	200 feet
Schools	5 acres	200 feet
Planned Unit Developments	5 acres	100 feet

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from property line per Tables 4.2, 4.3 and 4.4, pages 4-60, 4-61 or 4-62.

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 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, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height.

H. Utility Requirements

Per Table 4.5, page 4-63.

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 and 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.

4.2.5 R-1-20,000 Residential Zone

A. Legislative Intent

The objective in establishing the R-1-20,000 Residential Zone is to encourage the creation and maintenance of a residential environment within the County which is characterized by large lots, surrounded by well-kept lawns, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living and the rearing of children shall also be characteristic of this zone. While much of the land is currently devoted to agricultural and other open land uses, it is served by a central sewer system and intended in the future that the land shall be developed into residential uses, having characteristics as hereinabove set forth. This zone is a transition from rural residential to urban living.

Representative of the uses within the R-1-20,000 Zone are single-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-1-20,000 Zone is:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and Section 1.2 of this Code.
2. To promote the orderly conversion of open land to residential uses in areas where most 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 Uses

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

1. Production of fruit and crops in the field.
2. Buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
3. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot that is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
4. Barns, stables, corrals, pens, coops and other building 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 seventy-five (75) feet to an existing dwelling.
5. Single-family dwellings, conventional construction and factory built.
6. Customary residential accessory structures.
7. Churches.
8. Public agency parks and playgrounds.
9. Public buildings and grounds not including storage yards and repair shops.
10. Household pets.
11. Home occupations, subject to the provisions of Section 3.3.15.
12. Premise occupations, subject to the provisions of Section 3.3.16.

13. Minor utility transmission projects.
14. The advertisement for sale of agricultural products, per Section 3.3.25.
15. Sales of agricultural products.
16. Kennels subject to compliance with County regulations.
17. Water diversions, water distribution systems, facilities and structures for water.
18. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
19. Pet cemeteries for interment of family pets.

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.)

1. Public and parochial schools and grounds, subject to the approval of the County Commission as set forth under Section 3.3.32.
2. Planned unit developments and residential condominium projects, subject to the applicable provisions of sections 5.6, 5.7, and 5.8.
3. Major utility transmission and railroad projects when approved by the County Commission in accordance with the applicable provisions of section 5.5.
4. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family dwelling	20,000 sq. ft.	100 ft
Churches	2.5 acres	200 ft
Schools	5.0 acres	200 ft
Planned unit developments	2.0 acres	90 ft

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirement

Buildings shall be set back from the property line as per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.

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 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, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height.

H. Utility Requirements

Per Table 4.5, page 4-63.

I. Size of Dwelling

1. Minimum Area

The ground floor of any dwelling shall contain not less than 720 square feet of living area.

2. Minimum Dimension

The minimum width and 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.

4.2.6 R-1-12,000 Residential Zone

A. Legislative Intent

The R-1-12,000 Residential Zone has been established for the purpose of providing a place where single family detached dwellings on individual urban-type lots with curb, gutter and sidewalks can be constructed having attractively landscaped yards and a favorable environment for family life. Representative of the uses within the R-1-12,000 Zone are single-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 purposes and intent of the County Commission in establishing the R-1-12,000 Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and Section 1.2 of this Code.
2. To promote the orderly conversion of open land to residential uses in areas where some 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 Uses

1. Single-family dwellings, conventional construction and factory built.
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. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot that is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
7. Household pets, not including kennels.
8. Home occupations, subject to the conditions set forth in Section 3.3.15.
9. Minor utility transmission projects.
10. Water diversions, water distribution, facilities and structures for water.
11. Pet cemeteries for interment of family pets.

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.

1. Public and parochial schools and grounds, subject to the approval of the County Commission as set forth under Section 3.3.32.
2. Planned Unit developments and residential condominium projects subject to the applicable provisions of Sections 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 Section 5.5.

4. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family dwelling	12,000 sf	100 feet
Church	2.5 acres	200 feet
School	5 acres	200 feet
Planned unit development	2 acres	90 feet

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from the property line as per Table 4.2, 4.3 or 4.4, pages 4-61 or 4-62.

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 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, flagpoles, television antennas, church towers, and similar structures not used for human occupancy are excluded in determining height.

H. Utility Requirements

As per Table 4.5, page 4-63.

I. Size of Dwelling

1. Minimum area

The ground floor of any dwelling shall contain not less than one thousand (1,000) square feet of living area.

2. Minimum dimensions

The minimum width and 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.

4.2.7 R-1-8,000 Square Feet Residential Zone

A. Legislative Intent

The R-1-8,000 Residential Zone has been established for the purpose of providing a place where single-family detached dwellings on individual urban-type lots with curb, gutter and sidewalks 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 single-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 purposes and intent of the County Commission in establishing the R-1-8,000 Zone are:

1. To take advantage of the power and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, 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 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 and factory built.
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. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot that is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
10. Water diversions, water distribution systems, facilities and structures for water.
11. Pet cemeteries for interment of family pets.

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.

1. Public and parochial schools and grounds, subject to the approval of the County Commission as set forth under Section 3.3.32.
2. Planned unit developments and residential condominium projects subject to the applicable provisions of sections 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 Section 5.5.
4. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family dwelling	8,000 sf	80 feet
Churches	2.5 acres	200 feet
Schools	5.0 acres	200 feet
Planned unit development	2.0 acres	70 feet

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from the property line as per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.

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 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, flagpoles, television antennas, church towers, and similar structures not used for human occupancy are excluded in determining height.

H. Utility Requirements

Per Table 4.5, page 4-63.

I. Size of Dwelling

1. Minimum Area

The ground floor of any dwelling shall contain not less than one thousand (1,000) 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.

4.2.8 R-2-8,000 Residential Zone

A. Legislative Intent

The R-2-8,000 Residential Zone has been established for the purpose of providing a place where one-family and two-family dwellings on individual lots with curb, gutter and sidewalks can be constructed, having attractively landscaped yards and a favorable environment for family life. This zone is intended to have a residential density higher than the R-1-8,000 Zone, but to maintain a residential character comparable to that of a single-family residential area.

Representative of the uses within the zone are one- and two-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 purposes and intent of the County Commission in establishing the R-2-8,000 Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, 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 Uses:

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

1. One- and two-family dwellings, conventional construction and factory built.
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. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot that is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
7. Household pets, not including kennels.
8. Home occupations, subject to the conditions set forth in Section 3.3.15.
9. Minor utility transmission projects.
10. Water diversions, water distribution systems, facilities and structures for water.
11. Pet cemeteries for interment of family pets.

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.

1. Public and parochial schools and grounds, subject to the approval of the County Commission as set forth under Section 3.3.32.

2. Planned unit developments and residential condominium projects subject to the applicable provisions of Sections 5.6, 5.7 and 5.8 of this Code.
3. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.
4. Major utility transmission and railroad projects where approved by the County Commission in accordance with the applicable provisions of Section 5.5.
5. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
One-family dwelling	8,000 sf	80 feet
Two-family dwelling or twin home	12,500 sf	90 feet
Churches	2.5 acres	200 feet
Schools	4.0 acres	200 feet
Planned Unit Developments	2.0 acres	70 feet

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from the property line as per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.

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 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, flagpoles, television antennas, church towers, and similar structures not used for human occupancy are excluded in determining height.

H. Utility Requirements

Per Table 4.5, page 4-63.

I. Size of Dwelling

1. Minimum Area

The ground floor of any single-family dwelling shall contain not less than seven hundred twenty (720) square feet of living area. For a two-family dwelling, there shall be a minimum of seven hundred (700) square feet of living area for each dwelling unit.

2. Minimum Dimension

The minimum width and 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.

4.2.9 R-4-8,000 Square Feet Residential Zone

A. Legislative Intent

The R-4-8,000 Residential Zone has been established for the purpose of providing a place where multi-family dwellings on individual lots with curb, gutter and sidewalks can be constructed, having attractively landscaped yards and a favorable environment for family life. This zone is intended to have a residential density higher than the R-1-8,000 Zone, but to maintain a residential character comparable to that of a single-family residential area.

Representative of the uses within the Zone are multi-family (up to four-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 purposes and intent of the County Commission in establishing the R-4-8,000 Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, 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 Uses

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

1. Production of fruit and crops in the field.
2. One-, two-, three- and four-family dwellings, conventional construction and factory built.
3. Customary residential accessory structures.
4. Churches.
5. Public agency parks, playgrounds, and recreational facilities.
6. Public buildings and grounds not including storage yards and repair shops.
7. Household pets, not including kennels.
8. Home occupations, subject to the conditions set forth in Section 3.3.15.
9. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot that is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
10. Temporary accessory signs advertising the sale of the premises, which shall not exceed 16 square feet.
11. Minor utility transmission projects.
12. Water diversions, water distribution systems, facilities and structures for water.
13. Pet cemeteries for interment of family pets.

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.

1. Public and parochial schools and grounds, subject to the approval of the County Commission as set forth under Section 3.3.32.
2. Planned unit developments and residential condominium projects subject to the applicable provisions of Sections 5.6, 5.7 and 5.8 of this Code.
3. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.
4. Major utility transmission and railroad projects when approved by the County commission in accordance with the applicable provisions of Section 5.5.
5. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family dwelling	8,000 sf	80 feet
Two-family dwelling or twin home	12,500 sf	90 feet
Three-family dwelling	15,000 sf	110 feet
Four-family dwelling	17,500 sf	120 feet
Churches	2.5 acres	200 feet
Schools	5 acres	200 feet
Planned Unit Developments	2 acres	70 feet

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from the property line as per Tables 4.2, 4.3 and 4.4, pages 4-60, 4-61 or 4-62.

G. Height of Building

The maximum height of any building shall be three (3) stories as defined in the Building Code. Roofs above the square, chimneys, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height.

H. Utility Requirements

Per Table 4.5, page 4-63.

I. Size of Dwelling

1. Minimum Area

The ground floor of any single-family dwelling shall contain not less than seven hundred twenty (720) square feet of living area. For a two, three or four-family dwelling structure, the minimum ground floor area shall be not less than six hundred (600) square feet of living area for each dwelling unit.

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.

4.2.10 C-1 Retail Commercial Zone

A. Legislative Intent

The C-1 Retail Commercial Zone has been established to provide an area in which the primary use of the land is for retail commercial and service use to accommodate the needs of residents and the traveling public.

Characteristic of this zone are uses such as retail stores, banks, restaurants, office structures, warehouses, housing parks, light construction companies, churches and a wide variety of specialty shops, located in surroundings that are aesthetically pleasing and conveniently and safely accessible. In general, these zones should be located adjacent to major traffic arteries.

Residential developments, manufacturing uses, and other activities that would be inconsistent with the use of the land for commercial activities are not permitted in the zone.

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

B. Permitted Uses

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

1. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building. Also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
2. Office buildings, medical clinics.
3. Restaurants and food drive-ins.
4. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments.
5. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, minor automotive repair establishments.
6. Automobile, motorcycle, snowmobile sales structures and lots, for both new and used units. Also, the related repair facilities when such facilities are included as an integral part of the sales structure.
7. Recreational enterprises including bowling alleys, recreation centers, motion picture theatres (indoor only), athletic clubs, private clubs and fraternal lodges.
8. Funeral homes.
9. Accessory advertising signs, subject to the provisions of Section 3.3.25.
10. Hotels and motels.
11. Apartment buildings
12. Churches.
13. Warehouses.
14. Light construction companies, excepting heavy equipment, road building and excavation contractors.
15. Caretaker dwellings subject to the provisions of Section 3.3.26.
16. The production of fruit and crops in the field.
17. The incidental pasturage and keeping of livestock at levels not exceeding one animal unit for each 10,000 square feet of area used as livestock management area.
18. Public agency parks and playgrounds.
19. Accessory uses and structures, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to garages, carports, equipment and supply storage buildings, when used in conjunction with and incidental to principal allowed use or structure.

20. Minor utility transmission projects.
21. Water diversions, water distribution systems, facilities and structures for water.
22. Lodging Houses & Bed & Breakfasts.

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 Planning and County Commission and a permit has been issued. Approval of other agencies or levels of government may be required.

1. Planned shopping center developments and commercial condominium projects containing only those types of establishments authorized under Item B above and subject to the applicable provisions of Sections 5.7, 5.8 or 5.10 of this Code.
2. Recreation vehicle courts, subject to the approval of the County Commission as set forth under Section 3.3.27.
3. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of Section 5.5.
4. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
5. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
6. Motion picture theaters, outdoor, subject to approval of a conditional use permit.
7. Churches.
8. Day treatment facilities and programs as licensed by State of Utah.
9. Factory-built housing parks subject to Section 5.9.

D. Access Requirements

Per Table 4.1, page 4-59.

E. Location Requirements

Buildings shall be setback from the property or right-of-way line as per Tables 4.2, 4.3, or 4.4, pages 4-60, 4-61 or 4-62.

F. Parking and Loading Requirements

No parking area that requires backing onto the street in order to exit shall be permitted. All ingress and egress shall be by forward motion only, and all points of ingress and egress shall be clearly defined and channeled using structural barriers. The design and construction of off-street parking and access facilities shall be in accordance with County or other standards.

G. Area and Location of Zone

Each single C-1 Zone shall contain a minimum of three (3) acres, and each zone established by a change of zoning district shall abut upon and have access to a collector or arterial class road as shown on the County's major street plan.

H. Access

Per Table 4.1, page 4-59.

I. Site Plan Approval Required for Non-Conditional Uses

Prior to the construction of any building or establishment of a commercial use, a site plan shall be submitted to and approved by the Zoning Administrator, in accordance with the provisions of Section 3.3.31. In addition to the data required under Section 3.3.31, said site plan shall contain the following information:

1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings, and distances from buildings to adjacent property lines and structures.
2. The location of all parking spaces, driveways and points of vehicular ingress and egress.
3. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
4. The location of solid waste receptacles and trash pick-up areas.

J. Utility Requirements

Per Table 4.5, page 4-63.

K. Special Provisions

1. Uses Within Buildings

All uses shall be conducted entirely within a fully enclosed building, except those uses deemed by the County to be customarily and appropriately conducted in the open, including but not limited to service stations, drive-in restaurants, miniature golf, plant nursery display, etc. Automotive and vehicle service and repair establishments shall not store or park vehicles in the open except those vehicles being repaired or the privately owned vehicles of employees during business hours.

2. Trash Storage

No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area. Containers for trash storage of a size, type and quantity approved by the County shall be maintained in a location as shown on the Site Plan.

4.2.11 C-2 Wholesale Commercial Zone

A. Legislative Intent

The C-2 Wholesale Commercial Zone has been established to provide a location for a congruous mixture of wholesale and retail commercial activities and warehousing and storage uses. The zone also provides a location for the processing and fabrication of goods and materials, in conjunction with and incidental to a retail commercial establishment, under the condition that limited fumes, glare, smoke, dust, noise or vibrations are emitted beyond the or property.

Characteristic of uses permitted within this zone are building material supply and storage yards, automobile and farm machinery sales and repair service, machine shops, furniture and appliance repair, warehouses, housing parks, and wholesale sales establishments.

Residential developments, heavy manufacturing activities, and other activities that would be inconsistent with the use of the land for commercial activities are not permitted in the zone.

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

B. Permitted 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. Building material supply stores, including outside areas for the temporary storage of materials offered for sale.
2. Automobile, motorcycle, snowmobile sales structures and lots (for both new and used units). Also the related repair facilities when such facilities are included as an integral part of the sales structure.
3. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, and minor automotive repair establishments.
4. Manufactured or modular home sales.
5. Mine supply stores, including outside areas for the temporary storage of materials offered for sale.
6. Plumbing, cabinet, sheet metal and light metal fabrication, welding, heating and air conditioning, electronics and similar shops.
7. Construction companies.
8. Farm equipment and supplies, gardening stores.
9. Automobile and light machinery repair.
10. Hotels and motels.
11. Apartment buildings.
12. Wholesale commercial sales establishments.
13. Manufacturing, compounding and processing, when part of and incidental to a permitted primary use, provided limited noise, fumes, glare, dust, smoke, or vibration is emitted beyond the property.
14. Office buildings.
15. Veterinary clinics and hospitals.
16. Kennels.
17. Public utility buildings.
18. Warehouses.
19. Caretaker dwellings, subject to the conditions of Section 3.3.26.
20. Customary commercial accessory buildings and facilities, provided they are incidental to and do not substantially alter the character of the principle use.
21. Accessory advertising signs, subject to the conditions of Section 3.3.25.
22. Production of fruit and crops in the field.

23. The incidental pasturage and keeping of livestock at levels not exceeding one animal unit for each 10,000 square feet used as livestock management area.
24. Auction houses.
25. Non-accessory advertising signs, subject to the conditions of Section 3.3.25 and approval of a site plan as provided under Section 3.3.31.
26. Minor utility transmission projects.
27. Water diversions, water distribution systems, facilities and structures for water.

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 Planning and County Commission and a permit has been issued. Approval of other agencies or levels of government may be required.

1. Commercial condominium projects containing only those types of establishments authorized under Item B above, and subject to the applicable provisions of Sections 5.6 and 5.8 of this Code.
2. Recreation vehicle courts, subject to the approval of the County Commission as set forth under Section 3.3.27.
3. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of Section 5.5.
4. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
5. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
6. Churches.
7. Residential treatment facilities and programs as licensed by the State of Utah.
8. Outpatient treatment facilities and programs as licensed by the State of Utah.
9. Social detox facilities and programs as licensed by the State of Utah.
10. Intermediate security for minors' facilities and programs as licensed by the State of Utah.
11. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities.
12. Factory-built housing parks subject to Section 5.9.
13. Lodging Houses & Bed & Breakfasts.

D. Access Requirement

Per Table 4.1, page 4-59.

E. Location Requirements

Buildings shall be set back from the property or right-of-way line as per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.

F. Parking and Loading Requirements

No parking area that requires backing onto the street right-of-way in order to exit shall be permitted. All ingress and egress shall be by forward motion only, and all points of ingress and egress shall be clearly defined and channeled using structural barriers. The design and construction of all-street parking and access facilities shall be in accordance with County standards.

G. Area and Location of Zone

Each individual zone shall contain a minimum of five (5) acres, and each zone shall abut upon or have access to a collector or arterial class road as shown on the County's major street plan.

H. Site Plan Approval Required for Non-Conditional Uses

Prior to the construction of any building or establishment of a commercial use, a site plan shall be submitted to and approved by the Zoning Administrator, in accordance with the provisions of Section 3.3.31. Said site plan shall be drawn to scale and, in addition to the data required under Section 3.3.31, shall contain the following information:

1. The locations of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
2. The location of all parking spaces, driveways and points of vehicular ingress and egress.
3. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
4. The location of solid waste receptacles and trash pick-up areas.
5. A landscaping plan.

I. Utility Requirements

Per Table 4.5, page 4-63.

J. Special Provisions

1. Trash Storage

No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area. Containers for trash storage of a size, type and quantity approved by the County shall be maintained in the location as shown on the approved site plan.

2. Outside Storage Areas

All outside storage areas shall be enclosed within a fence or wall of not less than six (6) feet in height, provided that this provision shall not apply to areas used for the display of automobiles, factory built homes and similar items.

4.2.12 SC Shopping Center Zone

A. Legislative Intent

The SC Shopping Center Zone has been established to provide a location for large concentrations of commercial and service uses, under conditions that provide maximum flexibility in the layout of the various uses, and the development of a safe and harmonious mixture of buildings, landscaped areas and circulation routes.

The zone shall be characterized by a variety of retail and service buildings grouped into an integrated architectural unit. Yards and areas surrounding the buildings shall be attractively landscaped and maintained.

In order to provide convenient access for major traffic volumes without undue hazard, the zone should be located close to freeway interchanges or major arterial routes. A diversity of retail commercial and service uses, including department and variety stores, food stores, a broad range of specialty shops, restaurants, financial institutions and offices characterize such centers.

B. Permitted Uses

The following buildings, structures and uses of land shall be permitted in the SC Zone upon compliance with the requirement set forth in this code:

1. Production of fruit and crops in the field.
2. Water diversions, water distribution systems, facilities and structures for water.

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 Planning and County Commission and a permit has been issued. Approval of other agencies or levels of government may be required.

1. Planned shopping center developments, which are constructed and maintained in accordance with the applicable provisions of Section 5-10 of this Code.
2. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
3. Major utility transmission and railroad projects subject to the provisions of Section 5.5.

D. Area and Location of Zone

Each single SC zone shall contain a minimum of five (5) acres, and each zone established by a change of zoning district shall abut upon and have access to a collector or arterial class road as shown on the County's major street plan.

E. Access

Per Table 4.1, page 4-59.

F. Utility Requirements

Per Table 4.5, page 4-63.

G. Special Provisions

1. Landscaping – All shopping centers shall be fully landscaped as per a plan submitted to and approved by the Planning Commission.

2. Storm Drainage – All shopping centers shall be served by a storm drainage system designed by a professional engineer licensed in the State of Utah, and approved by the County Engineer.
3. Trash Storage – All shopping centers shall have trash storage facilities constructed and maintained in accordance with the applicable provisions of Section 5.10 of this Code.

4.2.13 I-1 Light Industrial Zone

A. Legislative Intent

The I-1 Light Industrial zone has been established for the purpose of providing a place where firms engaged in the light manufacturing, processing, warehousing and fabrication of goods and materials can locate with minimum conflict or deleterious effect on surrounding properties and uses and with a high degree of protection from encroachment of residential and commercial uses. It is also intended in this zone to promote the economic well being of the people and broaden the tax base.

The zone is characterized by a mixture of industrial establishments, situated on low sloping land, with ready access to major transportation routes, and served by adequate streets, power, water and other utilities and facilities. Some of the territory designated will consist of open land intended for future industrial development. Accordingly, it will be used for agriculture or other open land uses, until its industrial potential is realized.

Representative of the uses within the zone are structures utilized for light manufacturing, fabrication, processing, storage, warehousing, and wholesale distribution, under conditions which limit the generation of noise, vibration, smoke, odor, dust, fumes or hazard from explosion. Residential and retail commercial developments and other activities that would be inconsistent with the use of the land for industrial purposes are not permitted in the zone.

B. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the standards and requirements set forth in this Code, and after approval has been given by the Planning Commission and County Commission, and a conditional use permit has been issued:

1. The manufacturing, compounding, processing, fabrication and warehousing of goods and materials, provided that all activities shall be conducted in a manner that will limit fumes, smoke, noise, vibration, light and odor, as approved by the Planning and County Commission. Any industrial activity which involves the storage or processing of petroleum products or other hazardous materials shall be considered as large scale industrial projects, and subject to Section 5.3.
2. Construction companies.
3. Accessory and advertising signs subject to the provisions of Section 3.3.25.
4. Production of fruit and crops in the field.
5. Buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
6. Structures and buildings for the sorting, grading, packaging, storage and processing of fresh fruits and vegetables.
7. Barns, stables, corrals, pens, coops and other buildings for the care and keeping of domestic livestock.
8. Forest and plant nurseries and greenhouses.
9. Minor utility transmission projects.
10. Animal hospitals and veterinary clinics.
11. Mine and well machinery storage and repair.
12. Livestock and commodity auctions.
13. Non-accessory advertising signs, subject to the conditions of Section 3.3.25 and after approval of a site plan as provided under Section 3.3.31.
14. Caretaker dwellings subject to the conditions set forth in Section 3.3.26.
15. Truck terminals subject to approval of a site plan as provided under Section 3.3.31.
16. Water treatment plants and water distribution reservoirs and sewage treatment plants when approved by the County Commission.
17. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of Section 5.5.

18. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
 19. Communication towers.
 20. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
 21. Water diversions, water distribution systems, facilities and structures for water.
 22. The incidental pasturage and keeping of livestock at levels not exceeding one animal unit for each 10,000 square feet of area used as livestock management area.
 23. Self Storage Warehouses
- C. Area Requirements
There shall be no minimum area requirements except that area sufficient to accommodate location requirements, off-street parking, loading and unloading, and vehicular access shall be provided and maintained.
- D. Width Requirements
Each zoning lot shall have a minimum width of 80 feet, measured along the front property line.
- E. Access Requirements
Per Table 4.1, page 4-59.
- F. Location Requirements
Buildings shall be set back from the lot lines as per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.
- G. Parking and Loading Requirements
Each lot or parcel shall provide parking and access facilities, which are designed and constructed in accordance with County or approved standards for the proposed use.
- H. Area and Location of Zone
Each single I-1 zone shall contain a minimum of five (5) acres, and each zone established by a change of zoning district shall abut upon or have access to a collector or arterial class road as shown on the County major street plan.
- I. Utility Requirements
Per Table 4.5, page 4-63.
- J. Special Provisions
1. Uses Within Buildings – All uses shall be conducted entirely within a fully enclosed building, except those uses deemed by the County to be customarily and appropriately conducted in the open, and limited as approved.
 2. Trash Storage – No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area. Containers for trash storage of a size, type and quantity approved by the County shall be maintained in the location as shown on the approved site plan.
 3. Outside Storage Areas – All outside storage areas shall be enclosed within a fence or wall of not less than six (6) feet in height.
 4. Maintenance of Premises – The yards around buildings shall be kept free of debris, refuse, weeds and other flammable material that may constitute a fire hazard.

5. Landscaping – All industrial developments shall be fully landscaped as per a plan submitted to and approved by the Planning Commission.

4.2.14 I-2 Heavy Industrial Zone

A. Legislative Intent

The I-2 General Industrial zone has been established for the purpose of providing a place where firms engaged in mining and related activities, and/or heavy manufacturing, processing and fabrication of goods and materials, can locate with minimum conflict or deleterious effect on surrounding properties and the natural environment, and with a high degree of protection from encroachment of residential and commercial uses. It is also the intent of this zone to promote the economic well being of the people within the County and to broaden the tax base.

The zone is characterized by a mixture of industrial establishments, which, because of the nature of the operation, may produce hazards, nuisances, or disturbances if located in close proximity to urbanized areas. In general, these zones are situated on relatively flat land, with ready access to major highways and/or railroad tracks.

Some of the territory designated will consist of open land intended for future industrial development or as a buffer to adjacent development. Accordingly, some of the territory within the zone will be used for agriculture or grazing activities.

Representative of the uses and activities within the zone are manufacturing plants, mines and pits and mineral processing and loading facilities, electric power generating plants, metal fabrication, automobile wrecking and salvage yards, animal by-product plants, petroleum refineries, and concrete batching plants.

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

B. Permitted Conditional Uses

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

1. The manufacturing, compounding, processing, fabrication and warehousing of goods and materials, provided that all activities shall be conducted in a manner that will limit fumes, smoke, noise, vibration, light and odor, as approved by the Planning and County Commission. Any industrial activity that involves the storage or processing of petroleum products or other hazardous materials shall be considered as large-scale industrial projects, and subject Section 5.3.
2. Accessory and non-accessory advertising signs subject to the provisions of Section 3.3.25.
3. Production of fruit and crops in the field.
4. Buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
5. Structures and buildings for the sorting, grading, packaging, storage and processing of fresh fruits and vegetables.
6. Barns, stables, corrals, pens, coops and other buildings for the care and keeping of domestic livestock.
7. Forest and plant nurseries and greenhouses.
8. Minor utility transmission projects.
9. Animal hospitals and veterinarian services.
10. Livestock and commodity auctions.
11. Mine and well machinery storage and repair.
12. Water treatment plants and reservoirs and sewage treatment plants.
13. Caretaker dwellings subject to the conditions set forth in Section 3.3.26.
14. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.31.

15. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
16. The following uses, when approved as a large scale industrial project in accordance with the provisions of Section 5.3, and which may include any use or activity which will emit fumes, smoke, noise, vibration or odor discernible beyond the limits of the zone boundary, including but not limited to the following:
 - a. Mines, pits and quarries.
 - b. Storage, processing and loading of earth products.
 - c. Electric power generating plants.
 - d. Manufacturing plants.
 - e. Petroleum products processing and storage areas.
 - f. Automobile wrecking and salvage yards.
17. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of section 5.5.
18. Communication towers.
19. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
20. Water diversions, water distribution systems, facilities and structures for water.
23. The incidental pasturage and keeping of livestock at levels not exceeding one animal unit for each 10,000 square feet of area used as livestock management area.
24. Self Storage Warehouses

C. Area Requirements

There shall be no minimum area requirements except that an area sufficient to accommodate location requirements, off-street parking, loading and unloading, and vehicular access shall be provided and maintained.

D. Width Requirements

Each zoning lot shall have a minimum width of eighty (80) feet, measured at the front property line.

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from the lot lines as per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.

G. Parking and Loading Requirements

Each lot or parcel shall provide parking and access facilities, which are designed and constructed in accordance with County standards for the proposed use.

H. Area and Location of Zone

Each single I-1 zone shall contain a minimum of five (5) acres, and each zone established by a change of zoning district shall abut upon or have access to a collector or arterial class road as shown on the County major street plan.

I. Utility Requirements

Per Table 4.5, page 4-63.

J. Landscaping

All industrial developments shall be fully landscaped as per a plan submitted to and approved by the Planning Commission.

4.2.15 **M&G Mining and Grazing Zone**

A. Legislative Intent

The M&G Mining and Grazing Zone generally covers the rangeland areas of Carbon County to an elevation of 7,000 feet. Because of the limitations imposed by climate, topography, soil capability, 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 particular characteristics and conditions present in this area make the land more appropriately suited for a continuation of these uses to promote the economic well-being of the people within the County, and to broaden the tax base.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the M&G Mining and Grazing Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in Utah code 17-27-101, County Land Use Development and Management Act, 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, grazing, mining and industry within Carbon County.
5. To protect private property rights.

In order to accomplish the above-stated purposes, those uses that 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. Concentrated, residential, commercial and similar urban-type uses that are inconsistent with 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 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 and fenced rangeland.
2. Production of fruit and crops in the field.
3. Buildings, silos and 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 seventy-five (75) feet from an existing dwelling, and not less than one hundred (100) feet from any drainage channels.
5. Facilities for the raising of mink, beaver, nutria and similar fur-bearing animals.
6. Minor utility transmission projects.
7. Manmade lakes, reservoirs, ponds and dams when under the (10) acre-feet in capacity.
8. Exploratory and production wells.
9. Water diversions, water distribution systems, facilities and structures for water.

10. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
11. Pet cemeteries for interment of family pets or domestic livestock.
12. Sales of agricultural products.
13. Timber harvesting, with appurtenant roadways and facilities, in compliance with County Ordinance.
14. Lodging houses and Bed & Breakfasts.

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.

1. Major underground and surface mine developments, when approved by the County Commission and in accordance with the applicable provisions of Section 5.4.
2. Major utility transmission and railroad projects, when approved by the County Commission in accordance with the applicable provisions of Section 5.5.
3. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the County Commission.
4. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities when operated by a public agency and subject to the prior approval of a 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 Section 5.3.
 - a. The storage, processing and loading of earth products and facilities relating thereto.
 - b. Electric generating plants.
 - c. Natural gas production facilities.
6. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the County Commission.
7. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation of the Planning Commission.
8. Shooting ranges subject to the approval of the County Commission, following recommendation of the Planning Commission.
9. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the County Commission.
10. Dude ranches, hunting and fishing retreats, minor outdoor recreational facilities, including but not limited to equestrian facilities, shooting ranges, camps and day use facilities.
11. Communication towers.
12. Residential treatment facilities and programs as licensed by the State of Utah.
13. Residential support facilities and programs as licensed by the State of Utah.
14. Intermediate security for minors' facilities and programs as licensed by the State of Utah.
15. Minor mines and pits, subject to the prior approval of a site plan as provided under Section 3.3.31.
16. Caretaker dwellings subject to the provisions of Section 3.3.26.

D. Area Requirements

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

E. Width Requirements

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

- F. Access
Per Table 4.1, page 4-59.
- G. Location Requirements
Buildings shall be set back from the lot lines as per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.
- H. Size and Height Requirements
Each dwelling shall have a main floor living area of not less than six hundred (600) square feet, and a total width and length dimension of not less than twenty (20) feet.
- I. Utility Requirements
Per Table 4.5, page 4-63.
- J. Special Requirements
Reserved
- K. Trash Requirements
The yards around buildings shall be kept free of debris, refuse, weeds and other flammable material that may constitute a fire hazard.

4.2.16 WS Water Shed Zone

A. Declaration of Legislative Intent

The WS Water Shed Zone (formerly CE-1 Zone) covers the canyons, mountains, and other lands above 7,000 feet in elevation, and 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, certain outdoor recreation activities and facilities, and limited mineral extraction.

The land within this zone has functioned historically as part of the watershed for a majority of the irrigation, culinary, and industrial water supply for the Price River Valley and East Carbon City area. It is also recognized that the landscape is constantly changing due to natural occurrences such as fire, flood, insect infestations and landslides. Human activities such as logging, grazing, hunting, camping and other uses affect the landscape, and are accepted as normal in this zone. Experience has shown this watershed area to be fragile; its confirmed function as a water source is of critical importance to the County.

As certain areas are determined to be not critical to the watershed, they may be placed into other zoning districts. It is hereby declared that the specific purposes and intent of the County Commission in establishing the WS Water Shed Zone are:

1. To take advantage of and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and Section 1.2 of this Code.
2. To protect and conserve the private property rights, 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.
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 that 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 that 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 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.
2. Caretaker camps as per Section 3.3.26.
3. Private camps.
4. Manmade lakes, reservoirs, ponds and dams under ten (10) acre-feet in capacity, subject to approval of the State Engineer and any other authorities having jurisdiction.
5. Production of fruit and crops in the field. Also, buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
6. 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.
7. Water diversions, water distribution systems, facilities and structures for water.
8. Timber harvesting, with appurtenant roadways and facilities, in compliance with County Ordinance.

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, along with an environmental assessment or impact study, as directed by the County or Planning Commission, may be required.

1. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity, subject to the review and approval of the County Commission, following a recommendation from the Planning Commission.
2. Water treatment plants and water distribution reservoirs and sewage treatment plants when approved by the County Commission, following a recommendation from the Planning Commission.
3. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of Section 5.5.
4. Single-family dwellings, conventional and factory built, provided that each such dwelling shall require approval of a site plan in accordance with section 3.3.31 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 perennial stream, and seventy-five (75) feet from the nearest dwelling.
6. Communication towers, subject to the review and approval of the County Commission, following a recommendation from the Planning Commission, subject to the requirements set forth in 3.3.31.
7. Minor utility transmission projects and cell towers.
8. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
9. Pet cemeteries for interment of family pets or domestic livestock.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family Dwelling	Forty (40) acres	300 feet
	Or	
	When located on a Non-conforming lot Of record	as recorded

E. Access Requirements

Per Table 4.1, page 4-59.

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 travel way, or thirty (30) feet from the right-of-way of said road or travel way, 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 and length dimension of not less than twenty (20) feet.

H. Utility Requirement

Per Table 4.5, page 4-63.

I. Site Plan Approval

1. Site Plan Required

No dwelling or other structure intended for human occupancy shall be constructed without the prior approval of a site plan in accordance with the provisions of Section 3.3.31.

2. Site plans shall comply with the following:

- a. The lot and structure shall be in compliance with all requirements of this zone relating to area, width, access, location, size of dwelling, and utilities.
- b. No dwelling or on-site sewage 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, which site shall contain slopes of less than thirty (30) percent.
- 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 natural gradient of thirty (30) percent or greater.

4.2.17 MR Mountain Range Zone

A. Declaration of Legislative Intent

The MR Mountain Range Zone (formerly CE-2 Zone) covers the mountain lands of the County generally which, because of the presence of less severe physical conditions, have experienced historic settlement and are of less critical water shed concern than the WS Zone, and are suitable for limited levels of development activity. These lands are situated over the elevation of 7,000 feet.

Historically, lands within this zone have been used for livestock grazing, ranching, mining, logging, and other productive uses. These lands also function as a part of the watershed that supplies nearly all the irrigation and culinary water for the Price River Valley and East Carbon City areas.

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

It is hereby declared that the specific purposes and intent of the County Commission in establishing the MR Mountain Range Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in the Utah Code 17-27-101, County Land Use Development and Management Act, 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 that 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 that 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 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.
2. Caretaker camps as per Section 3.3.26.
3. Private camps.
4. Manmade lakes, reservoirs, ponds and dams under ten (10) acre-feet in capacity, subject to the approval of the State Engineer and any other authorities having jurisdiction.

5. Production of fruit and crops in the field; also buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
6. 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.
7. Public Agency parks.
8. Minor mines and pits subject to the prior approval of a site plan as provided under Section 3.3.31.
9. Minor utility transmission projects.
10. Water diversions, water distribution systems, facilities and structures for water.
11. Timber harvesting, with appurtenant roadways and facilities, in compliance with County Ordinance.
12. Home occupations subject to the provisions of Section 3.3.15.
13. Mountain recreational developments, per Section 5.11.

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 on-stream, 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 3.3.26.
4. Single-family dwellings, conventional construction and factory built, provided that each such dwelling shall require approval of a site plan in accordance with Section 3.3.31 of this Code.
5. Institutional campground and campsite facilities when approved by the County Commission subject to the requirements and standards of section 3.3.28.
6. Major underground and surface mine developments, when approved by the County Commission and in accordance with the applicable provisions of Section 5.4.
7. Major utility transmission and railroad projects, when approved by the County Commission and in accordance with the applicable provisions of Section 5.5.
8. Minor utility transmission projects.
9. Planned mountain home developments subject to the provisions and conditions set forth in Section 5.2.
10. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
11. Communication towers.
12. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
13. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
14. Pet cemeteries for interment of family pets or domestic livestock.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>		<u>MINIMUM WIDTH</u>
Single-family dwelling	Ten (10) acres when served by central sewer, or		300 feet
	Forty (40) acres when served by septic system, or		300 feet
	When located on a lot in an approved planned mountain home development, or		as approved
	When located on a non-conforming lot of record		as recorded
Planned mountain home developments (per dwelling)	On Sewer	20,000 sf	130 feet
	On Septic	one (1) acre	150 feet

E. Access Requirements

Per Table 4.1, page 4-59.

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 travel way, or thirty (30) feet from the right-of-way line of said road or travel way, 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 and length dimension of not less than twenty (20) feet.

H. Utility Requirements Outside of a Planned Mountain Home Development

Per Table 4.5, page 4-63.

I. Site Plan Approval

No dwelling or other structure intended for human occupancy shall be constructed without the prior approval of a site plan in accordance with the provisions of Section 3.3.31. In addition to the data required under Section 3.3.31, said site plan shall comply with the following:

1. The lot and structure shall be in compliance with all requirements of this zone relating to area, width, access, location, size of dwelling, and utilities.
2. 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.
3. No dwelling shall be constructed on slopes having a gradient of thirty (30) percent or greater.
4. Each building site shall have a buildable area of not less than twenty thousand (20,000) square feet, which site shall contain slopes of less than thirty (30) percent.
5. All roads and travel easements shall, to the maximum extent possible, be located so as to minimize negative impacts to the natural environment.

4.2.18 **SL Scofield Lakeshore Zone**

A. Legislative Intent

The primary purpose of the County Commission in providing for the SL Scofield Lakeshore Zone (formerly S-1 Zone) is to promote and protect the water quality of the lakeshore and prevent the degradation of the natural and social environment in the Scofield Reservoir area.

Accordingly, the major purpose of the SL Scofield Lakeshore Zone is to establish standards for the further filling in or expanding of existing developed areas adjacent to the Scofield shoreline, and a mechanism for implementing those standards.

Development in this zone is characterized by a mixture of conventional, log and factory built dwellings on relatively small individual lots that are served by approved culinary water and sewage disposal facilities.

Because of the significance of the reservoir as the principle source of culinary, industrial and irrigation water for the Price River Valley, and also as a prime water-based recreation facility, a major focus of the requirements of this zone are directed toward the preservation of the quality of both surface and underground waters in the reservoir area.

B. Permitted Uses

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

1. Single-family dwellings, conventional and factory built, when placed on a lot within an approved planned mountain home development, or on an existing lot of record.
2. Customary residential accessory structures.
3. Public agency parks and playgrounds.
4. Private parks, playgrounds, parking areas and open space.
5. Minor utility transmission projects.
6. Water diversions, water distribution systems, facilities and structures for water.
7. Home occupations subject to the provisions of Section 3.3.15.

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 Planning Commission. Approval of other agencies or levels of government may be required.

1. Planned mountain home developments subject to the applicable provisions of Section 5.2 of this Code.
2. Condominium projects, per Sections 5.7 and 5.8.
3. Mountain recreation vehicle courts when operated by a public agency, subject to County Commission approval and conformance to all design and improvement standards.
4. Major utility transmission and railroad projects, per Section 5.5.
5. Dude ranches and resorts.
6. Lodging Houses and Bed & Breakfasts.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family dwelling	12,000 sf	80 feet

- Other uses as approved as approved
- E. Access requirements
Per Table 4.1, page 4-59.
- F. Location Requirements
Buildings shall be set back from the property line as per tables 4.2, 4.3 and 4.4, pages 4-60, 4-61 or 4-62.
- 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 and length dimension of not less than twenty (20) feet.
- H. Utility Requirements
Per Table 4.5, page 4-63.

4.2.19 PV Pleasant Valley Zone

A. Legislative Intent

It is the intent of The County Commission in establishing the PV Pleasant Valley Zone (formerly S-2 Zone) to protect the water quality of Scofield Reservoir and surrounding watersheds of Pleasant Valley, and to protect the private property rights and natural values of the Scofield reservoir areas.

Accordingly, the major purpose of the PV Pleasant Valley Zone is to establish standards for development of the Pleasant Valley. A mixture of existing mobile homes, new factory-built homes, conventional-built homes, and log construction characterizes development in this zone. Because of the significance of the reservoir as the major source of culinary, irrigation and industrial water for Carbon County, and a prime water-based recreation area, this zone is directed toward the preservation of surface and underground water quality, and the preservation of open space.

B. Permitted Uses

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

1. Single-family dwellings, conventional and factory built.
2. Customary residential accessory structures.
3. Public agency parks and playgrounds.
4. Minor utility transmission projects.
5. Water diversions, water distribution systems, facilities and structures for water.
6. Sales of agricultural products.
7. Home occupations subject to the provisions of Section 3.3.15.
8. 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, and seventy-five (75) feet from the nearest dwelling.

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 Planning and County Commission and a permit has been issued:

1. Planned mountain home developments subject to the applicable provisions of Section 5.2.
2. Mountain recreation developments subject to the applicable provisions of Section 5.11.
3. Private parking areas, storage facilities and open space.
4. Major utility transmission projects and railroads, per Section 5.5.
5. Communication towers.
6. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
7. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
8. Condominium projects, per Sections 5.7 and 5.8.
9. Dude ranches and resorts.
9. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
10. Pet cemeteries for interment of family pets or domestic livestock.
11. Lodging houses and Bed & Breakfasts.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family Dwelling	2 acres	130 feet
Planned mountain home development (per dwelling)	On Sewer, 20,000 sf On Septic, one acre	100 feet 130 feet
Mountain recreation development	as approved	as approved
Private parks, parking areas & storage facilities	5 acres	as approved

E. Access Requirements

Per Table 4.1page 4-59.

F. Location Requirements

Buildings shall be set back from the property line as per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.

G. Height of Building

The maximum height of any building shall be twenty (20) feet or two (2) stories, whichever is higher.

H. Utility Requirements

Per Table 4.5, page 4-63.

I. Size of Dwelling

The minimum gross ground floor area of any dwelling shall be six hundred (600) square feet. The minimum width and 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 decks shall not be included in determining compliance with this requirement.

4.2.20 RFM Recreation, Forestry and Mining

A. Legislative Intent

The RFM Recreation, Forestry & Mining Zone has been established as a district in which the primary use of the land is for recreation, forestry, grazing, wildlife, and mining purposes. In general, this zone covers the ranching and mining portions of the unincorporated area of the County and is characterized by mountains, canyons, and grazing lands interspersed by ranches, recreational camps and resorts, outdoor recreational facilities, mines, oil and gas wells, and facilities related thereto. Natural and manmade lakes are also characteristic of this zone. In order to accomplish the objectives of this zone, the following regulations shall apply in the RFM Recreation, Forestry & Mining Zone.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the RFM Recreation, Forestry and Mining zone are:

1. To take advantage of and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and Section 1.2 of this Code.
2. To protect and conserve the property rights, lifestyle, farms and ranches, 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 and enhance the aesthetic appearance of the landscape.

B. Permitted Uses

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

1. Timber harvesting, with appurtenant roadways and facilities, in compliance with County Ordinance.
2. 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, and seventy five (75) feet from the nearest dwelling.
3. The growing of crops, and buildings and structures related thereto.
4. Accessory and non-accessory advertising signs, subject to approval, not to exceed ninety-six (96) square feet or twelve (12) feet in height, and located not closer than fifteen (15) feet from the right-of-way line of any State or County road.
5. Water diversions, water distribution systems, facilities and structures for water.
6. Sale of agricultural products.
7. Home occupations subject to the provisions of section 3.3.15.
8. Lodging Houses and Bed & Breakfasts.

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 County Commission in accordance with Section 3.3.31:

1. Single-family dwellings, conventional and factory built, provided that such dwellings shall require approval of a site plan in accordance with Section 3.3.31 of this Code.
2. Small retail stores, recreation camps, bed and breakfast facilities, dude ranches, and buildings and structures related thereto.
3. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in Section 3.3.31 and other applicable sections of this Code.
4. Major underground and surface mine developments, when approved by the County Commission and in accordance with the applicable provisions of Section 5.4, and related buildings and structures.

5. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.31.
6. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity, also those less than ten (10) acre-feet when located on-stream, subject to the review and approval of the County Commission.
7. Water treatment plants, water tanks, and water distribution reservoirs, and sewage treatment plants when approved by the County Commission.
8. Reservoirs, ponds, dams, utility transmission lines and substations, water pumping plants and pipe lines, public utility buildings and structures.
9. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of Section 5.5.
10. Caretaker dwellings subject to the provisions of Section 3.3.26.
11. Mountain recreation developments, per Section 5.11.
12. Planned mountain home developments, per section 5.2.
13. Public restrooms, information centers, parking areas, and related activities.
14. Communication towers.
15. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
16. Large scale industrial projects, subject to Section 5.3.
17. Dude ranches and resorts.
18. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
19. Pet cemeteries for interment of family pets or domestic livestock.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family dwellings	five (5) acres when served by central sewer, or	300 feet
	ten (10) acres when served by septic system, or	330 feet
	when located on a non-conforming lot of record	as recorded
Stores, camps, bed & breakfasts, dude ranches	as approved	as approved

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from the property line as per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.

G. Size and Width of Dwellings and Rental Cabins

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

2. Each rental cabin shall have a main floor living area of not less than two hundred forty (240) square feet, and a total width and length dimension of not less than twelve (12) feet.
- H. Utility Requirements – (if outside of a planned mountain home development or a mountain recreation development)

Per Table 4.5, page 4-63.

I. Special Requirements for Single-family Dwellings

1. The lot and structure shall be in compliance with all requirements of this zone relating to area, width, access, location, size of dwelling, and utilities.
2. 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.
3. No dwelling shall be constructed on slopes having a gradient of thirty (30) percent or greater.
4. Each building site shall have a buildable area of not less than twenty thousand (20,000) square feet, containing slopes less than thirty (30) percent.
5. All roads and travel easements shall, to the maximum extent possible, be located so as to minimize negative impacts to the natural environment.

4.2.21 HMC Historic Mining Camp Zone

A. Legislative Intent

The HMC Historic Mining Camp Zone has been established to recognize the unique historical values, cultural resources, lifestyles and construction types which occurred in the coal company towns of Carbon County, and which are owned or occupied by private land owners and lessees. In general, this zone is intended to include historic town sites, to preserve private property rights, and to allow the owners of homes to enjoy all the rights vested in their existing structures and lifestyle and in any future additions. New construction in the zone shall be designed and constructed to blend with the vernacular style of Carbon County coal camps and existing architectural styles, siting, materials, and colors.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the HMC Historic Mining Camp Zone are:

1. To take advantage of and more fully implement the basic purposes for planning as set forth in Sections 17-27-101 of the Utah Code, and Section 1.2 of this Code.
2. To protect and conserve the lifestyle, homes, historic structures, water supply and cultural resources unique to the coal camps of Carbon County.
3. To avoid the creation of hazards from floods, fires and other dangers.
4. To preserve and enhance the historic appearance of mining camps.

B. Permitted Uses

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

1. Single-family dwellings, conventional construction and factory built.
2. Customary residential accessory buildings such as garages, carports, sheds, shops, and storage buildings.
3. Public agency parks and playgrounds.
4. Public buildings and grounds, not including storage yards and repair shops.
5. Household pets, not including kennels.
6. Minor utility transmission projects.
7. Churches.
8. 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 such building shall be located closer than seventy-five (75) feet to an existing dwelling.
9. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot that is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
10. Production of fruit and crops in the field, irrigation facilities, grazing and pasturing of animals.
11. Home occupations subject to the provisions of Section 3.3.15.
12. Water diversions, water distribution systems, facilities and structures for water.
13. Lodging Houses and Bed & Breakfasts.

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 Planning and County Commissions in accordance with Section 3.3.31.

1. Bed and breakfast facilities and buildings, and structures related thereto.
2. Small retail stores for groceries, food service, sporting goods, recreational supplies and the like.

3. Small construction companies and other service companies, provided that all activities and storage are conducted inside of a building.
4. Water treatment plants, water tanks, and sewage treatment facilities.
5. Major utility transmission or railroad projects.
6. Public restrooms, information centers, parking areas, and related activities.
7. Guides, outfitters, dude ranches, and similar recreational operations.
8. Institutional campground and campsite facilities when approved by the County Commission, subject to the requirements and standards of Section 3.3.28.
9. Public and parochial schools and grounds subject to the approval of the County Commission as set forth under Section 3.3.32.

D. Area and Width Requirements

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

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
One-family dwelling	10,000 sf	100 feet
Bed and breakfast	12,000 sf	120 feet
Retail store/service company	12,000 sf	120 feet
Church	40,000 sf	150 feet
School	40,000 sf	150 feet
Public park	3,000 sf	30 feet

The permitted and conditional uses, minimum areas, and minimum widths for existing land uses for residential purposes shall be as recorded on the initial subdivision plat approved by the Planning Commission and County Commission. The initial lots shall be considered non-conforming lots of record by this Code. The existing dwellings and accessory buildings shall be considered non-conforming uses. Subsequent subdivision phases, plats and uses shall comply with this section.

E. Access Requirements

Per Table 4.1, page 4-59.

F. Location Requirements

Buildings shall be set back from the property line per Tables 4.2, 4.3 or 4.4, pages 4-60, 4-61 or 4-62.

G. Architectural Requirements

1. All newly constructed additions, dwellings, factory-built homes, garages, carports, barns, sheds, and other buildings shall be constructed and/or finished in the vernacular architectural style of the camp in which it is located. The Utah Historical Society shall be considered the County's advisor in determining the style. Exact literal compliance is not mandatory regarding use of modern materials. The intent of this requirement is to maintain the visual aspects of each historic coal camp. In case of a conflict between this Code and any proposed construction, the Building Official shall make the final determination consistent with the Building Code and the style of the camp. Appeals to the decision of the Building Official shall be made to the Board of Adjustment as per Section 2 of this Code.
2. All roofs for structures intended for human occupancy shall be designed for the seismic and snow loads expected to be imposed with a minimum pitch of six (6) vertical in twelve (12) horizontal.
3. Each dwelling, accessory building, or other structure shall have exterior materials of sufficient quality, durability and resistance to the elements, and shall consist of wood, brick, concrete, stucco, glass, metal or vinyl lap, tile or stone meeting the requirements of the Building Code.

4. The smallest or least dimension of any dwelling shall be not less than twenty (20) feet, and each dwelling shall contain a minimum of six hundred (600) square feet of living area exclusive of the garage or carport.
5. Each newly constructed dwelling or dwelling which is added on to, or remodeled to a value exceeding \$15,000, shall be provided with a minimum single car carport or garage which meets the requirements of this Code, the Building Code, and the style of the camp, in order to provide off-street parking.

H. Height of Buildings

The maximum height of any building, measured from the highest finished grade to the square of the building, shall be thirty-two (32) feet. Chimneys, flagpoles, television antennas, and similar structures not used for human occupancy are excluded in determining height.

I. Utility Requirements

Per Table 4.5, page 4-63.

4.2.22 FPO Flood Plain Overlay Zone

A. Legislative Intent

The FPO Flood Plain Overlay Zone has been established to provide an environment in and around those portions of the County subject to periodic flooding, which will protect life and minimize property losses from such flooding. More specifically, the objectives of the FPO Flood Plain Overlay zone are:

1. To protect human life and health.
2. To minimize public and private property damage.
3. To minimize surface and groundwater pollution which affects human, animal and plant life.
4. To warn individuals against constructing buildings in high flood hazard areas.
5. To control development which will, when acting alone or in combination with similar development, create an additional burden to the public to pay the costs of rescue, relief, emergency preparedness measures, sandbagging, pumping and temporary dikes or levees.

The zone is limited to those areas of the County that have been demonstrated or determined to be subject to periodic inundation from floodwaters.

B. Permitted Uses

1. Permitted uses within the FPO (f) Sub-Zone.
Permitted uses within this sub-zone shall include all uses permitted in the underlying zone, except that no dwelling or other structure used for human occupancy shall be permitted.
2. Permitted uses within the FPO (AO) Sub-Zones.
Permitted uses within these sub-zones shall include all uses permitted within the underlying zone, subject to compliance with all requirements for development in flood plain areas as set forth in this Code or regulations adopted pursuant hereto.

C. Development Standards and Conditions

All construction and development within the FPO Zone shall be carried out in accordance with the following standards and specifications for development in flood plain areas:

1. General Standards
 - a. Buildings or structures shall have low flood damage potential.
 - b. The buildings or structures shall be constructed and placed on the building site so as to offer the minimum obstruction to the flood or floodwaters.
 - c. All buildings and structures shall be constructed with flood resistant materials and be constructed using methods and practices that minimize flood damage.

- d. So far as practicable, buildings or structures shall be placed approximately on the same flood flow lines as those of adjoining structures.
 - e. Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials which could be hazardous to public health, safety and welfare shall be accomplished in a manner which will assure that the facilities are situated above the base flood elevation, or are adequately flood-proofed to prevent flotation of storage containers which could result in the escape of toxic or nuisance materials into flood water.
 - f. All new structures and all additions to existing structures shall be anchored to prevent flotation, collapse or lateral movement of the structure.
 - g. Development permits for the proposed construction or improvements shall be obtained from federal, state or local governmental agencies from which prior approval is required.
2. Specific Requirements in FPO (f) Sub-zone.
All permitted uses shall be subject to the following:
- a. No structure, fill, development or encroachment shall be permitted which would result in an increase in flood levels during a base flood.
 - b. All development that is permitted within the sub-zone shall comply with the specific requirements for development in the FPO (A 1-30 and AO) Sub-zones, (3 and 4 below) or regulations adopted pursuant hereto.
 - c. All bridges or flood control structures shall be first approved by the County Commission.
3. Specific Requirements in FPO (A 1-30) Sub-zone.
All new construction and all improvements of any existing dwelling or any commercial, industrial or other non-residential structure that will equal or exceed fifty (50) percent of the value of the existing structure shall either:
- a. Have the lowest floor, including basement, elevated on compacted fill or a continuous concrete foundation to or above the base flood elevation; or
 - b. Have the main floor elevated above the base flood level and have all portions of the structure and attendant sanitary and utility facilities which are located lower than the base floor level flood-proofed. Said flood-proofing measures shall provide that all portions of the structure located below the base flood level shall be made watertight, with walls substantially impermeable to the passage of water without reliance on human intervention, and shall employ structural components with the capability to resist hydrostatic and hydrodynamic loads and effects of buoyancy from the base flood. Said flood-proofing measures shall be in accordance with County standards, where such have been adopted for use in the County, and approved by the Federal Insurance Administrator, or else be certified by a registered engineer or architect as adequate to satisfy the flood-proofing requirements of this section; or
 - c. Have been granted a variance from compliance with the requirement of a or b above by the Board of Adjustment in accordance with the provisions of Section 2.2.6; or
 - d. Have been exempted from the necessity of compliance with the requirement of the FPO Zone as evidenced by a letter or map amendment or conditional commitment letter from the Federal Flood Insurance Administration, or by action of the Board of Adjustment in interpreting the boundaries of the FPO Zone.
4. Specific Requirement in FPO (AO) Sub-zone.
All new construction and all improvements to all existing dwellings or any commercial, industrial and other non-residential structures which will equal or exceed fifty (50) percent of the value of the existing structures shall either:
- a. Have the lowest floor, including basement, elevated on compacted fill or a continuous concrete foundation above the crown of the nearest street to a level equal to or greater than the depth number specified on the Zone Map; or

- b. Have the main floor elevated one foot above the crown of the nearest street to a level equal to or greater than the depth number specified on the Zone Map and have all portions of the structure and all attendant sanitary and utility facilities which are located below the level flood-proofed. Said flood-proofing measures shall provide that all portions of the structure below the identified level shall be made water-tight with walls substantially impermeable to the passage of water, without reliance on human intervention, and shall employ structural components with the capacity to resist hydrostatic and hydrodynamic loads and effects of buoyancy from a base flood. Said flood-proofing measures shall be in accordance with County standards, where such have been adopted for use in the County, and approved by the Federal Insurance Administrator, or else be certified by a registered engineer or architect as adequate to satisfy the flood-proofing requirements of this section; or
- c. Have been granted a variance from compliance with the requirements of a or b above by the Board of Adjustment, in accordance with the provisions of Section 2.2.6; or
- d. Have been exempted from the necessity of compliance with the requirements of the FPO Zone as evidenced by a letter or map amendment or conditional commitment letter from the Federal Flood Insurance Administration, or by action of the Board of Adjustment in interpreting the boundaries of the FPO Zone.

D. Administration

1. Development Permit Required

Any person, firm or corporation desiring to construct, add to, or move a dwelling or other structure, or proposing to excavate or place fill or other form of development within the boundaries of the FPO Zone, shall first make application for and obtain a development permit from the Zoning Administrator before starting construction. Said application shall be made on forms furnished by the County.

2. Interpretation of Flood Plain Boundaries.

Precise boundaries of the flood plain shall be determined by scaling distances on the Official Flood Plain Zone Map. Provided, however, that where there is disagreement as to the determination made by the Building Official, or where it is determined that an interpretation is desirable, i.e. an apparent conflict between the map boundary and actual field conditions, the Board of Adjustment shall, upon appeal, make the necessary interpretation in accordance with Section 2.2.6. Any such appeal shall be made in accordance with all applicable procedures and conditions relating to appeals before the Board of Adjustment as set forth in section 2. In making its determination, the Board of Adjustment shall utilize all technical evidence available to it, including the detailed data contained within the Flood Insurance Study.

3. Base Flood Elevations

Where base flood elevations have not been determined, (A un-numbered areas) the administrator is hereby directed to make such determination utilizing existing data from any federal, state or local source.

E. General Requirements

1. Relocation of watercourse

- a. Any proposed alteration or relocation of the Price River channel or any other designated floodway shall be first approved by the County Commission. No such alteration or relocation shall have the effect of reducing the water-carrying capacity of the floodway.
- b. Prior to granting approval for alteration or relocation the County Commission shall notify all adjacent local governments and the state coordinator and submit copies of the notifications to the Federal Insurance Administrator.

2. Warning and Disclaimer of Liability

The degree of flood protection required by this Code is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions, or flood heights may be increased by manmade or natural causes such as ice jams and

bridge openings restricted by debris. This Code does not imply that areas outside the flood plain zones or land uses permitted within such zones will be free from flooding or flood damages. This Code shall not create liability on the part of Carbon County or any officer or employee thereof for any flood damages that result from reliance on this Code, or any administrative decision lawfully made there under.

3. Development Standards

The County may, from time to time, adopt standards and specifications relating to the design and quality of required improvements within flood plain areas and the administrator of flood regulations. All developments shall be carried out in accordance with these adopted standards and specifications.

4.2.23 NMCO Nine Mile Canyon Overlay Zone

A. Legislative Intent

The Nine Mile Canyon Overlay Zone is established to be consistent with federal and state regulations, to create a business friendly environment, and to provide for the review of road construction, road use, drilling operations, production of oil and gas, mining, and utility transmission affecting agricultural, residential and other land uses in Nine Mile Canyon, from rim to rim, an area further defined in the map adopted July 20, 2005 (Ordinance 375). More specifically, the objectives of the Nine Mile Canyon Overlay Zone are:

1. To protect human life, safety, and welfare.
2. To minimize public and private property damage.
3. To minimize the effects of energy development to residential, recreational, forestry and grazing properties.
4. To minimize the effects of energy development to the resources and quality of life in Nine Mile Canyon.
5. To prevent the financial devaluation of private property as a result of any federal or state action, regulation, legislation or policy.
6. To preserve a transportation, energy and resource corridor across the county to serve the public.

B. Permitted Uses

All uses permitted by the underlying zone(s).

C. Permitted Conditional Uses

1. Construction of roadways, mines, drilling sites, pipelines, gas and electrical transmission lines, compressor stations, regulating equipment and well sites.
2. Operation or production of mines, oil and gas wells, and other energy developments.

D. Development Standards and Conditions

All construction and development for energy production purposes in the Nine Mile Canyon Overlay Zone shall be carried out in accordance with the following standards and specifications:

1. Roadways shall be constructed to applicable standards as determined by the County Commission, following a review by the Planning Commission, to minimize damage to watersheds, vegetation and resources.
2. For use of County Roads, an encroachment permit shall be required. A copy of the conditions recommended by the County Road Supervisor must accompany any application for a Conditional Use Permit.
3. Mines, well sites, compressor stations, and other sites shall be constructed to applicable standards as required by the conditional use permit to minimize damage to surrounding areas.

4. All facilities shall be constructed in a manner so as to properly drain surface water to an approved location.
5. Location of any facilities for liquids, chemicals, explosives, flammable hazardous or toxic materials shall be in compliance with all applicable federal and state laws and building codes.
6. All well site pumps shall be located in a structure approved by the County Commission, following a recommendation of the Planning Commission, and fenced with a six (6) foot high locked chain link fence.
7. Well production facilities, such as pumps, separators, and appearances, may be required to be painted to blend with the surroundings.

E. Administration

Any person firm or corporation desiring to develop a mine or drilling site or construct an access to a site for a mine, exploratory or production oil or gas well, shall first make application for and obtain a conditional use permit from the Zoning Administrator after review and approval by the Planning Commission and County commission, assuring the following:

1. The location is served by an existing public or private roadway which in the opinion of the Planning Commission, is suitable for such use, and which poses no obvious negative impact to the area.
2. The well site is located more than six hundred sixty (660) feet from an existing dwelling.
3. The applicant has been issued approval or a permit to drill from the Utah Division of Oil, Gas and Mining and /or other required state and federal agencies.
4. A reclamation plan is submitted as per section 4.2.23 (f).

F. Reclamation Plan

A reclamation plan shall be submitted for each proposed mine, well site, pipeline, excavation, roadway and area of disturbance. Roadways may remain in place upon capping the well(s) and/or reclaiming the site, with approval of the County Commission. Particular attention will be given to stream crossings.

G. Access Requirements

Each mine exploratory or production well shall be accessed by a designated county road or a private travelway, which travelway has been approved by the county as to the quality of the construction, and for which there is adequate documentation guaranteeing the operator(s) of the well and county staff, emergency providers and law enforcement officers a perpetual right of access or until the site is abandoned and reclaimed.

H. Utility Requirements

All production or exploratory well sites and mines shall be served by sanitary facilities for employees, as approved by the health department.

I. Reclamation and Performance Guarantee

1. All roadway improvements, mines, well sites and other areas of disturbance shall be reclaimed in conformance with plans submitted.
2. A performance guarantee shall be submitted in compliance with section 7 of this code or as set by the County Commission.

J. Special Regulations

Nothing in these regulations shall prohibit a landowner from requiring the developer of an energy extraction or transmission project to complete inventories of the site for forage, timber, wildlife, objects of historic or scientific interest, or substantial anticipated detrimental effects to the value(s) of the property, and providing for a plan to mitigate for these affects.