

ORDINANCE NO. 518

**AN ORDINANCE ADOPTING CHANGES TO SECTION FOUR OF THE
CARBON COUNTY DEVELOPMENT CODE**

WHEREAS, Carbon County desires to amend Section Four of the Carbon County Development Code, for the purpose of clarifying and adding provisions to said section, and

WHEREAS, a public hearing was held on August 6, 2019, at the hour of 4:30 p.m. before the Carbon County Planning Commission and recommended to the Carbon County Board of Commissioners to amend the above-listed section of the Development Code, and the Carbon County Board of Commissioners having received and considered the comments made at the public hearing;

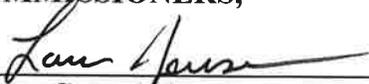
**NOW THEREFORE, THE CARBON COUNTY BOARD OF COMMISSIONERS DOES
HEREBY RESOLVE AND ORDAIN AS FOLLOWS:**

A. Section Four of the Carbon County Development Code are hereby amended to read as set forth in **Exhibit "A"** to this Ordinance.

B. Effective Date: This ordinance shall become effective August 21, 2019, or as soon thereafter as the Carbon County Clerk has met the publication requirements of U.C.A §17-53-208(3)

ORDAINED, DECREED, AND APPROVED THIS 21ST DAY OF AUGUST, 2019

**CARBON COUNTY BOARD OF
COMMISSIONERS,**


Commission Chairman

VOTING:

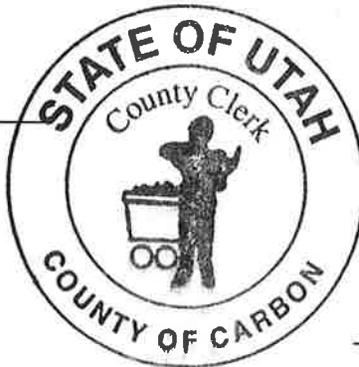
Commissioner Jensen voted 10 yea ___ nay

Commissioner Hopes voted 10 yea ___ nay

Commissioner Martines voted ___ yea ___ nay

ATTEST:


Carbon County Clerk/Auditor



Published in ETV News on the
11 day of September, 2019

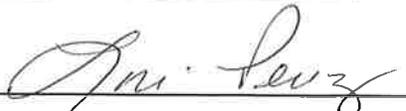

Deputy County Clerk

EXHIBIT “A”

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 Square Feet Residential Zone
6. R-1-12,000 Square Feet Residential Zone
7. R-1-8,000 Square Feet Residential Zone
8. R-2-8,000 Square Feet Residential Zone
9. R-4-8,000 Square Feet 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
24. SBO Small Business Overlay Zone
25. AOZ Airport 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 Administrative Hearing Officer 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 4.5, and 4.6. If there are inconsistencies regarding requirements for access, building setbacks, and utilities for each zoning district, then tables 4.1, 4.2, 4.3, 4.4 4.5, and 4.6 will take precedence.

**TABLE 4.1
ACCESS REQUIREMENT**

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D ROAD	PRIVATE ROAD (1)
RA-20	P	P	P
RR-5	P	N	P
RR-2.5	P	N	P
RR-1	P	N	P
R-1-20,000	P	N	P
R-1-12,000	P	N	P
R-1-8,000	P	N	P
R-2-8,000	P	N	P
R-4-8,000	P	N	P
C-1	P	N	P
C-2	P	N	P
SC	P	N	N
I-1	P	N	P
I-2	P	N	P
M&G	P	P	P
WS	P	P	P
MR	P	P	P
SL	P	N	P
PV	P	P	P
RFM	P	P	P
HMC	P	N	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

TABLE 4.2
BUILDING SETBACKS
MAIN BUILDING ON CORNER LOTS (In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
RA-20	30	30	30	30
RR-5	30	30	10	30
RR-2.5	30	30	10	30
RR-1	30	30	10	30
R-1-20,000	30	30	8	30
R-1-12,000	25	25	8	25
R-1-8,000	25	25	8	25
R-2-8,000	25	25	8	25
R-4-8,000	25	25	6 inches per ft. ht	25
C-1	as approved (1) (3)	as approved (1)(3)	as approved (1)(3)	as approved (1)(3)
C-2	as approved (1)(3)	as approved (1)(3)	as approved (1)(3)	as approved (1)(3)
SC	40 (3) as approved (1)	40 (3) as approved (1)	as approved (1)	as approved (1)
I-1	0 or as approved(1)(3)	0 or as approved(1)(3)	0 or as approved(1)(3)	0 or as approved(1)(3)
I-2	0 or as approved(1)(3)	0 or as approved(1)(3)	0 or as approved(1)(3)	0 or as approved(1)(3)
M&G	60 or 30 (2)	60 or 30 (2)	30	30
WS	60 or 30 (2)	60 or 30 (2)	30	30
MR	60 or 30 (2)	60 or 30 (2)	30	30
SL	5	5	5	5
PV	30	30	8	30
RFM	60 or 30 (2)	60 or 30 (2)	30	30
HMC	15	15	5	5

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

* As approved: The zoning administrator shall establish the setback based on type of construction, location of existing buildings, proposed buildings, and the location of utilities.

TABLE 4.3
BUILDING SETBACKS
MAIN BUILDING ON INTERIOR LOTS (In feet measured from property line)

ZONE	FRONT	SIDE	REAR
RA-20	30	30	30
RR-5	30	10	30
RR-2.5	30	10	30
RR-1	30	10	30
R-1-20,000	30	8	30
R-1-12,000	25	8	25
R-1-8,000	25	8	25
R-2-8,000	25	8	25
R-4-8,000	25	6 inches per ft. ht	25
C-1	40 (3) as approved (1)	*as approved (1)	*as approved (1)
C-2	40 (3) as approved (1)	*as approved (1)	*as approved (1)
SC	40 (3) as approved (1)	*as approved (1)	*as approved (1)
I-1	0, or as approved*(1)(3)	0, or as approved*(1)	0, or as approved*(1)
I-2	0, or as approved*(1)(3)	0, or as approved*(1)	0, or as approved*(1)
M&G	60 or 30 (2)	30	30
WS	60 or 30 (2)	30	30
MR	60 or 30 (2)	30	30
SL	5	5	5
PV	30	8	30
RFM	60 or 30 (2)	30	30
HMC	15	5	5

* As approved by the Zoning Administrator based on findings of fact

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

* As approved: The zoning administrator shall establish the setback based on type of construction, location of existing buildings, proposed buildings, and the location of utilities.

TABLE 4.4
BUILDING SETBACKS
ACCESSORY BUILDINGS (In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
RA-20	50	50	10 (1) (4)	30 (1) (4)
RR-5	50	40	10 (1) (4)	10 (1) (4)
RR-2.5	50	40	8 (1) (4)	10 (1) (4)
RR-1	50	40	8 (1) (4)	8 (1) (4)
R-1-20,000	50	40	4 (1) (4)	4 (1) (4)
R-1-12,000	50	8	4 (1) (4)	4 (1) (4)
R-1-8,000	50	8	4 (1) (4)	4 (1) (4)
R-2-8,000	50	8	4 (1) (4)	4 (1) (4)
R-4-8,000	50	8	30 inches (1) (4)	30 inches (1) (4)
C-1	as approved (1) (3) (4)	as approved (1) (4)	as approved (1) (4)	as approved (1)
C-2	as approved (1) (3) (4)	as approved (1) (4)	as approved (1) (4)	as approved (1)
SC	as approved (1) (3) (4)	as approved (1) (4)	as approved (1) (4)	as approved (1)
I-1	0 or as approved(1)(3)(4)	0 or as approved(1)(4)	0 or as approved(1)(4)	0 or as approved(1)(4)
I-2	0 or as approved(1)(3)(4)	0 or as approved(1) (4)	0 or as approved(1) (4)	0 or as approved (1) (4)
M&G	60 or 30 (2)	30 or 40 (3)	30 (1) (4)	30 (1) (4)
WS	60 or 30 (2)	60 or 30 (2)	30 (1) (4)	30 (1) (4)
MR	60 or 30 (2)	60 or 30 (2)	30 (1) (4)	30 (1) (4)
SL	5	5	5 (1) (4)	5 (1) (4)
PV	50	40	8 (1) (4)	8 (1) (4)
RFM	60 or 30 (2)	60 or 30 (2)	30 (1) (4)	30 (1) (4)
HMC	3	3	3 (1) (4)	3 (1) (4)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

(4) No drainage from roof will be discharged onto an adjacent lot

* As approved: The zoning administrator shall establish the setback based on type of construction, location of existing buildings, proposed buildings, and the location of utilities.

**TABLE 4.5
UTILITY REQUIREMENTS**

ZONE	WATER (STATE APPROVED)				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
RA-20	P	Y	Y	Y	P	P
RR-5	P	Y	Y	Y	P	P
RR-2.5	P	Y	Y	Y	P	P
RR-1	P	Y	Y	Y	P	P
R-1-20,000	P	N	Y	Y	P	N
R-1-12,000	P	N	Y	Y	P	N
R-1-8,000	P	N	Y	Y	P	N
R-2-8,000	P	N	Y	Y	P	N
R-4-8,000	P	N	Y	Y	P	N
C-1	P	N	N	Y	P	P
C-2	P	N	N	Y	P	P
SC	P	N	N	Y	P	N
I-1	P	N	N	Y	P	P
I-2	P	N	N	Y	P	P
M&G	P	Y	Y	Y	P	P
WS	P	Y	Y	Y	P	P
MR	P	Y	Y	Y	P	P
SL	P	Y	Y	Y	P	P
PV	P	Y	Y	Y	P	P
RFM	P	Y	Y	Y	P	P
HMC	P	N	N	Y	P	N

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

TABLE 4.6

Adopted from Utah Administrative Code R317-4-13 Table 2

ONSITE WASTE WATER SETBACKS**Minimum Separation Distances in Feet (a)**

Item Requiring Setback	From Building Sewers and Effluent Sewers	From Septic, Pump and Other Tanks	From Absorption Area and Replacement Area
Absorption and Replacement Areas		5	
Public Culinary Water Sources	(c)	100 (c)	100 (c)
Individual or Non-Public Culinary Water Sources (d)	25	50	100 (e)
Culinary Water Supply Line	(f)	10 (f)	10 (f)
Non-culinary Well or Spring	10	25	100
Lake, Pond, Reservoir (a)	10	25	100
Watercourse (live or ephemeral stream, river, subsurface drain, canal, storm water drainage systems, etc.)		25	100 (g)
Building Foundation without foundation drain		5	5 (h)
Building Foundation with foundation drain		10	100 (i)
Curtain drains	10	10	100 (i)
Dry washes, gulches, and gullies		25	50
Swimming pool, below ground	3	10	25
Dry wells, catch basins		5	25
Down slopes that exceed 35%. This includes all natural slopes or escarpments and any manmade cuts, retaining walls, or embankments.		10	50 (j)
Property line	5	5	5

NOTES

- (a) All distances are from edge to edge. Where surface waters are involved, the distance shall be measured from the high water line.
- (b) See Subsection Utah Administrative Code R317-4-6.14 for setback requirements.
- (c) All distances shall be consistent with Rules Utah Administrative Code R309-600 and R309-605.
- (d) Compliance with separation requirements does not guarantee acceptable water quality in every instance. Where geological or other conditions warrant, greater distances may be required by the Southeastern Utah Health Department.
- (e) For ungrouted wells and springs the distance shall be 200 feet. A private or individual well is considered to be grouted if it meets the construction standards required in Utah Administrative Code Section R655-4-11, which requires a minimum 30-foot deep grout surface seal. Private or individual wells not constructed to this minimum standard are considered to be ungrouted. Although this distance shall be generally adhered to as the minimum required separation distance, exceptions may be approved by the Southeastern Utah Health Department, taking into account geology, hydrology, topography, existing land use agreements, consideration of the drinking water source protection requirements, protection of public health and potential for pollution of water source. Any person proposing to locate an absorption system closer than 200 feet to an individual or nonpublic ungrouted well or spring must submit a report to the Southeastern Utah Health Department that considers the above items. In no case shall the Southeastern Utah Health Department grant approval for an onsite wastewater system to be closer than 100 feet from an ungrouted well or a spring.
- (f) If the water supply line is for a public water supply, the separation distance shall comply with the requirements of Utah Administrative Code Rule R309-550. No culinary water service line shall pass through any portion of an absorption area.
- (g) Lining or enclosing watercourses with an acceptable impervious material may permit a reduction in the separation requirement. In situations where the bottom of a canal or watercourse is at a higher elevation than the ground in which the absorption system is to be installed, a reduction in the distance requirement may be justified, but each case shall be decided on its own merits by the Southeastern Utah Health Department.
- (h) Horizontal setback between a deep wall trench or seepage pit and a foundation of any building is at least 20 feet.
- (i) The Southeastern Utah Health Department may reduce the separation distance, if it can be shown that the effluent will not enter the drain, but each case must be decided on its own merits by the Southeastern Utah Health Department. In no case shall the Southeastern Utah Health Department grant approval for an absorption area to be closer than 20 feet.
- (j) This setback may be reduced if a 53 foot reference line originating at the bottom of the distribution pipe, sloped at 35% below horizontal, will not daylight or intersect the ground surface.

4.2 REGULATIONS WITHIN ZONES

4.2.1 RA-20 Residential Agricultural Twenty Acre 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.

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	RA-20
1. 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 and not less than one hundred (100) feet from any drainage channels.	P
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P
3. 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.	P
4. Churches	P
5. Customary residential accessory structures	P
6. Exploratory and production wells subject to approval of a site plan, approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
7. Home occupations subject to the provisions of Section 3.3.16.	P
8. Household pets	P
9. Kennels subject to compliance with County regulations.	P
10. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
11. Minor utility transmission projects	P
12. One and Two family dwellings, conventional construction and factory built.	N
13. One, Two, Three and Four family dwellings, conventional construction and factory built	N
14. Pet cemeteries for interment of family pets	P
15. Pet cemeteries for interment of domestic livestock.	P
16. Premise occupations subject to the provisions of Section 3.3.17.	P
17. Production of fruit and crops in the field.	P
18. Parks, playgrounds, open space and parking areas	P

19. Public buildings and grounds not including storage yards and repair shops.	P
20. Public, private and parochial schools and grounds subject to the approval of the Planning as set forth under Section 3.3.32	C
21. Raising, care and keeping of large animals 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.	P
22. Sales of agricultural products	P
23. Single-family dwellings, conventional construction and factory built.	P
24. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.	N
25. Water diversions, water distribution systems, facilities and structures for water	P

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D ROAD	PRIVATE (1)
RA-20	P	P	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

F. Location Requirements

Buildings shall be set back from the property lines as per Tables 4.2, 4.3, or 4.4, pages 4-3, 4-4 or 4-5.

**MAIN BUILDING ON CORNER LOT
(In feet measured from property line)**

ZONE	FRONT	STREET	SIDE	REAR
RA-20	30	30	30	30

**MAIN BUILDING ON INTERIOR LOT
(In feet measured from property line)**

ZONE	FRONT	SIDE	REAR
RA-20	30	30	30

**ACCESSORY BUILDING
(In feet measured from property line)**

ZONE	FRONT	STREET	SIDE	REAR
RA-20	50	50	10 (1) (4)	30 (1) (4)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

(4) No drainage from roof will be discharged onto an adjacent lot

G. Height of Building

No requirements.

H. Utility Requirements

ZONE	WATER (STATE APPROVED)				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
RA-20	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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.

4.2.2 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.

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	RR-5
1. 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 and not less than one hundred (100) feet from any drainage channels.	P
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P
3. 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.	P
4. Churches	P
5. Customary residential accessory structures	P
6. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
7. Home occupations subject to the provisions of Section 3.3.16.	P
8. Household pets	P
9. Kennels subject to compliance with County regulations.	P
10. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
11. Minor utility transmission projects	P
12. One and Two family dwellings, conventional construction and factory built.	N
13. One, Two, Three and Four family dwellings, conventional construction and factory built	N
14. Pet cemeteries for interment of family pets	P
15. Pet cemeteries for interment of domestic livestock.	P
16. Premise occupations subject to the provisions of Section 3.3.17.	P
17. Production of fruit and crops in the field.	P
18. Parks, playgrounds, open space and parking areas	P
19. Public buildings and grounds not including storage yards and repair shops.	P
20. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	C
21. Raising, care and keeping of large animals 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	P

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.	
22. Sales of agricultural products	P
23. Single-family dwellings, conventional construction and factory built.	P
24. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.	N
25. Water diversions, water distribution systems, facilities and structures for water	P

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D ROAD	PRIVATE (1)
RA-5	P	N	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

F. Location Requirements

Buildings shall be set back from the property line per Tables 4.2, 4.3 or 4.4, pages 4-3, 4-4, or 4-5.

**MAIN BUILDING ON CORNER LOT
(In feet measured from property line)**

ZONE	FRONT	STREET	SIDE	REAR
RR-5	30	30	10	30

**BUILDING SETBACKS
MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)**

ZONE	FRONT	SIDE	REAR
RR-5	30	10	30

**BUILDING SETBACKS
ACCESSORY BUILDINGS
(In feet measured from property line)**

ZONE	FRONT	STREET	SIDE	REAR
RR-5	50	40	10 (1) (4)	10 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot

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.

Utility Requirements

ZONE	WATER (STATE APPROVED)				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
RR-5	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

H. 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.

4.2.3 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.

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	RR-2.5
1. 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 and not less than one hundred (100) feet from any drainage channels.	P
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P
3. 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.	P
4. Churches	P
5. Customary residential accessory structures	P
6. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
7. Home occupations subject to the provisions of Section 3.3.16.	P
8. Household pets	P
9. Kennels subject to compliance with County regulations.	P
10. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
11. Minor utility transmission projects	P
12. One and Two family dwellings, conventional construction and factory built.	N
13. One, Two, Three and Four family dwellings, conventional construction and factory built	N
14. Pet cemeteries for interment of family pets	P
15. Pet cemeteries for interment of domestic livestock.	P
16. Premise occupations subject to the provisions of Section 3.3.17.	P
17. Production of fruit and crops in the field.	P
18. Parks, playgrounds, open space and parking areas	P
19. Public buildings and grounds not including storage yards and repair shops.	P

20. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	C
21. Raising, care and keeping of large animals 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.	P
22. Sales of agricultural products	P
23. Single-family dwellings, conventional construction and factory built.	P
24. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.	N
25. Water diversions, water distribution systems, facilities and structures for water	P

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

<u>ZONE</u>	<u>FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD</u>	<u>CLASS D ROAD</u>	<u>PRIVATE (1)</u>
RA-2.5	P	N	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

F. Location Requirements

Buildings shall be set back from the property line per Tables 4.2, 4.3 or 4.4, pages 4-3, 4-4 or 4-5.

**MAIN BUILDING ON CORNER LOTS
(In feet measured from property line)**

<u>ZONE</u>	<u>FRONT</u>	<u>STREET</u>	<u>SIDE</u>	<u>REAR</u>
RR-2.5	30	30	10	30

**MAIN BUILDING ON INTERIOR LOT
(In feet measured from property line)**

<u>ZONE</u>	<u>FRONT</u>	<u>STREET</u>	<u>SIDE</u>	<u>REAR</u>
RR-2.5	30	30	10	30

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
RR-2.5	50	40	8 (1) (4)	10 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
 (2) 60 feet from center of road, 30 feet from property line.
 (3) 40 feet if parking
 (4) No drainage from roof will be discharged onto an adjacent lot

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 in 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.

Utility Requirements

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ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
RR-2.5	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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.

4.2.4 RR-1 One-acre Rural Residential Zone

A. Legislative Intent

The objective in establishing the RR-1 Rural Residential Zone 1 Acre 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.

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	RR-1
1. 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 and not less than one hundred (100) feet from any drainage channels.	P
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P
3. 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.	P
4. Churches	P
5. Customary residential accessory structures	P
6. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
7. Home occupations subject to the provisions of Section 3.3.16.	P
8. Household pets	P
9. Kennels subject to compliance with County regulations.	P
10. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
11. Minor utility transmission projects	P
12. One and Two family dwellings, conventional construction and factory built.	N
13. One, Two, Three and Four family dwellings, conventional construction and factory built	N
14. Pet cemeteries for interment of family pets	P
15. Pet cemeteries for interment of domestic livestock.	P
16. Premise occupations subject to the provisions of Section 3.3.17.	P
17. Production of fruit and crops in the field.	P
18. Parks, playgrounds, open space and parking areas	P
19. Public buildings and grounds not including storage yards and repair shops.	P

20. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	C
21. Raising, care and keeping of large animals 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.	P
22. Sales of agricultural products	P
23. Single-family dwellings, conventional construction and factory built.	P
24. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.	N
25. Water diversions, water distribution systems, facilities and structures for water	P

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D ROAD	PRIVATE (1)
RR-1	P	N	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

F. Location Requirements

Buildings shall be set back from property line per Tables 4.2, 4.3 and 4.4, pages 4-3, 4-4 or 4-5.

MAIN BUILDING ON CORNER LOTS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
RR-1	30	30	10	30

MAIN BUILDING ON INTERIOR LOT
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
RR-1	30	30	10	30

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
RR-1	50	40	8 (1) (4)	8 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot

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

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ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
RR-1	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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 Square Foot Residential Zone

A. Legislative Intent

The objective in establishing the R-1-20,000 Square Foot 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.

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

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	R-1-20k
1. 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 and not less than one hundred (100) feet from any drainage channels.	P
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P
3. 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.	P
4. Churches	P
5. Customary residential accessory structures	P
6. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
7. Home occupations subject to the provisions of Section 3.3.16.	P
8. Household pets	P
9. Kennels subject to compliance with County regulations.	N
10. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
11. Minor utility transmission projects	P
12. One and Two family dwellings, conventional construction and factory built.	N
13. One, Two, Three and Four family dwellings, conventional construction and factory built	N
14. Pet cemeteries for interment of family pets	P
15. Pet cemeteries for interment of domestic livestock.	N
16. Premise occupations subject to the provisions of Section 3.3.17.	P

17. Production of fruit and crops in the field.	P
18. Parks, playgrounds, open space and parking areas	P
19. Public buildings and grounds not including storage yards and repair shops.	P
20. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	C
21. Raising, care and keeping of large animals 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.	P
22. Sales of agricultural products	P
23. Single-family dwellings, conventional construction and factory built.	P
24. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.	N
25. Water diversions, water distribution systems, facilities and structures for water	P

C. 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.

D. Access Requirements

<u>ZONE</u>	<u>FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD</u>	<u>CLASS D ROAD</u>	<u>PRIVATE (1)</u>
R-1-20,000	P	N	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

E. Location Requirement

Buildings shall be set back from the property line as per Tables 4.2, 4.3 or 4.4, pages 4-3, 4-4 or 4-5.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-1-20,000	30	30	8	30

MAIN BUILDING ON INTERIOR LOT

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-1-20,000	30	30	8	30

ACCESSORY BUILDINGS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-1-20,000	50	40	4 (1) (4)	4 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot

F. 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.

Utility Requirements

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
R-1-20,000	P	N	Y	Y	P	N

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

G. 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 Square Foot Residential Zone

A. Legislative Intent

The R-1-12,000 Square Foot 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.

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

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	R-1-12k
1. 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 and not less than one hundred (100) feet from any drainage channels.	N
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
3. 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.	N
4. Churches	P
5. Customary residential accessory structures	P
6. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
7. Home occupations subject to the provisions of Section 3.3.16.	P
8. Household pets	P
9. Kennels subject to compliance with County regulations.	N
10. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
11. Minor utility transmission projects	P
12. One and Two family dwellings, conventional construction and factory built.	N
13. One, Two, Three and Four family dwellings, conventional construction and factory built	N
14. Pet cemeteries for interment of family pets	P
15. Pet cemeteries for interment of domestic livestock.	N
16. Premise occupations subject to the provisions of Section 3.3.17.	N

17. Production of fruit and crops in the field.	P
18. Parks, playgrounds, open space and parking areas	P
19. Public buildings and grounds not including storage yards and repair shops.	P
20. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	C
21. Raising, care and keeping of large animals 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.	N
22. Sales of agricultural products	N
23. Single-family dwellings, conventional construction and factory built.	P
24. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.	N
25. Water diversions, water distribution systems, facilities and structures for water	P

Footnote:

A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites

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

<u>ZONE</u>	<u>FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD</u>	<u>CLASS D ROAD</u>	<u>PRIVATE (1)</u>
R-1-12,000	P	N	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

F. Location Requirements

Buildings shall be set back from the property line as per Table 4.2, 4.3 or 4.4, pages 4-3, 4-4, or 4-5.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-1-12,000	25	25	8	25

MAIN BUILDING ON INTERIOR LOTS

(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
R-1-12,000	25	8	25

ACCESSORY BUILDINGS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-1-12,000	50	8	4 (1) (4)	4 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot

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

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
R-1-12,000	P	N	Y	Y	P	N

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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 Square Feet 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.

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

B. Land Uses

P=Permitted, C=Conditional, N= Not Permitted	R-1-8K
1. 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 and not less than one hundred (100) feet from any drainage channels.	N
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
3. 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.	N
4. Churches	P
5. Customary residential accessory structures	P
6. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
7. Home occupations subject to the provisions of Section 3.3.16.	P
8. Household pets	P
9. Kennels subject to compliance with County regulations.	N
10. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
11. Minor utility transmission projects	P
12. One and Two family dwellings, conventional construction and factory built.	N
13. One, Two, Three and Four family dwellings, conventional construction and factory built	N
14. Pet cemeteries for interment of family pets	P
15. Pet cemeteries for interment of domestic livestock.	N
16. Premise occupations subject to the provisions of Section 3.3.17.	N
17. Production of fruit and crops in the field.	P
18. Parks, playgrounds, open space and parking areas	P

19. Public buildings and grounds not including storage yards and repair shops.	P
20. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	C
21. Raising, care and keeping of large animals 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.	N
22. Sales of agricultural products	N
23. Single-family dwellings, conventional construction and factory built.	P
24. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.	N
25. Water diversions, water distribution systems, facilities and structures for water	P

Footnote:

A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites

C. 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

D. Access Requirements

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D ROAD	PRIVATE (1)
R-1-8,000	P	N	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

E. Location Requirements

Buildings shall be set back from the property line as per Tables 4.2, 4.3 or 4.4, pages 4-3, 4-4 or 4-5.

MAIN BUILDING ON CORNER LOTS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-1-8,000	25	25	8	25

MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
R-1-8,000	25	8	25

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-1-8,000	50	8	4 (1) (4)	4 (1) (4)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

(4) No drainage from roof will be discharged onto an adjacent lot

F. 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.

G. Utility Requirements

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
R-1-8,000	P	N	Y	Y	P	N

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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 Square Feet Residential Zone

A. Legislative Intent

The R-2-8,000 Square Feet 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.

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

B. Land Uses:

P=Permitted, C=Conditional, N= Not Permitted	R-2-8k
1. 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 and not less than one hundred (100) feet from any drainage channels.	N
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
3. 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.	N
4. Churches	P
5. Customary residential accessory structures	P
6. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
7. Home occupations subject to the provisions of Section 3.3.16.	P
8. Household pets	P
9. Kennels subject to compliance with County regulations.	N
10. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
11. Minor utility transmission projects	P
12. One and Two family dwellings, conventional construction and factory built.	P
13. One, Two, Three and Four family dwellings, conventional construction and factory built	N
14. Pet cemeteries for interment of family pets	P
15. Pet cemeteries for interment of domestic livestock.	N
16. Premise occupations subject to the provisions of Section 3.3.17.	N
17. Production of fruit and crops in the field.	P

18. Parks, playgrounds, open space and parking areas	P
19. Public buildings and grounds not including storage yards and repair shops.	P
20. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	C
21. Raising, care and keeping of large animals 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.	N
22. Sales of agricultural products	N
23. Single-family dwellings, conventional construction and factory built.	P
24. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.	C
25. Water diversions, water distribution systems, facilities and structures for water	P

Footnote:

A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites

C. 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

D. Access Requirements

<u>ZONE</u>	<u>FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD</u>	<u>CLASS D ROAD</u>	<u>PRIVATE (1)</u>
R-2-8,000	P	N	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

E. Location Requirements

Buildings shall be set back from the property line as per Tables 4.2, 4.3 or 4.4, pages 4-3, 4-4 or 4-5.

MAIN BUILDING ON CORNER LOTS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-2-8,000	25	25	8	25

MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
R-2-8,000	25	8	25

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-2-8,000	50	8	4 (1) (4)	4 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
(2) 60 feet from center of road, 30 feet from property line.
(3) 40 feet if parking
(4) No drainage from roof will be discharged onto an adjacent lot

F. 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.

Utility Requirements

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
R-2-8,000	P	N	Y	Y	P	N

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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 Square Feet 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.

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

B. Land Uses

P=Permitted C=Conditional	R-4-8k
1. 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 and not less than one hundred (100) feet from any drainage channels.	N
2. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
3. 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.	N
4. Churches	P
5. Customary residential accessory structures	P
6. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
7. Home occupations subject to the provisions of Section 3.3.16.	P
8. Household pets	P
9. Kennels subject to compliance with County regulations.	N
10. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
11. Minor utility transmission projects	P
12. One and Two family dwellings, conventional construction and factory built.	P
13. One, Two, Three and Four family dwellings, conventional construction and factory built	P
14. Pet cemeteries for interment of family pets	P
15. Pet cemeteries for interment of domestic livestock.	N
16. Premise occupations subject to the provisions of Section 3.3.17.	N
17. Production of fruit and crops in the field.	P
18. Parks, playgrounds, open space and parking areas	P

19. Public buildings and grounds not including storage yards and repair shops.	P
20. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	C
21. Raising, care and keeping of large animals 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.	N
22. Sales of agricultural products	N
23. Single-family dwellings, conventional construction and factory built.	P
24. Twin home projects subject to the approval of the Planning Commission as set forth under Section 3.3.34.	C
25. Water diversions, water distribution systems, facilities and structures for water	P

Footnote:

A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D ROAD	PRIVATE (1)
R-4-8,000	P	N	P

P= PERMITTED

(1) Maximum 3 dwellings on private drive

N= NOT PERMITTED

F. Location Requirements

Buildings shall be set back from the property line as per Tables 4.2, 4.3 and 4.4, pages 4-3, 4-4 or 4-5.

**MAIN BUILDING ON CORNER LOTS
(In feet measured from property line)**

ZONE	FRONT	STREET	SIDE	REAR
R-4-8,000	25	25	6 inches per ft. ht	25

MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
R-4-8,000	25	6 inches per ft. ht	25

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
R-4-8,000	50	8	30 inches (1) (4)	30 inches (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot

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.

Utility Requirements

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
R-4-8,000	P	N	Y	Y	P	N

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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, apartments, condominiums, 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.

Single family 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. Land Uses

P=Permitted C=Conditional N= Not Permitted	C-1
1. Accessory and non-accessory advertising signs, subject to the provisions of Section 3.3.25.	P
2. Animal hospitals and veterinary clinics	N
3. Apartment buildings	P
4. Auction houses	N
5. Automobile and light machinery repair	N
6. Automobile, motorcycle, snowmobile, watercraft 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	P
7. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	N
8. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, minor automotive repair establishments	P
9. 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 and not less than one hundred (100) feet from any drainage channels.	N
10. Building material supply stores, including outside areas for the temporary storage of materials offered for sale.	N
11. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
12. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	P
13. Churches	P
14. Communication towers	P

15. Condominium projects, per Sections 5.7 and 5.8	N
16. Construction companies	N
17. Customary commercial accessory buildings and facilities, provided they are incidental to and do not substantially alter the character of the principle use	P
18. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
19. Factory-built housing parks subject to Section 5.9.	C
20. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
21. Farm equipment and supplies, gardening stores	N
22. Forest and plant nurseries and greenhouses	N
23. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	N
24. Funeral homes	P
25. 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	P
26. Hotels and motels.	P
27. Kennels subject to compliance with County regulations.	P
28. Large scale industrial project in accordance with the provisions of Section 5.3.	N
29. Light construction companies, excepting heavy equipment, road building and excavation contractors	P
30. Livestock and commodity auctions	N
31. Livestock feed yards and facilities	N
32. Lodging Houses & Bed & Breakfasts.	P
33. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
34. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	N
35. Manufactured or modular home sales	N
36. 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 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.	N
37. Medical clinics and associated medical facilities, subject to site plan approval by Planning Commission	P

38. Mine and well machinery storage and repair	N
39. Mine supply stores, including outside areas for the temporary storage of materials offered for sale	N
40. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	N
41. Minor utility transmission projects	P
42. Motion picture theaters, outdoor, subject to approval of a conditional use permit	C
43. Mountain recreational developments, per Section 5.11	N
44. Office buildings	P
45. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments	P
46. Planned shopping center developments and commercial condominium projects containing only those types of establishments and subject to the applicable provisions of Sections 5.7, 5.8 or 5.10 of this Code.	C
47. Plumbing, cabinet, sheet metal and light metal fabrication, welding, heating and air conditioning, electronics and similar shops	N
48. Production of fruit and crops in the field.	P
49. Parks, playgrounds, open space and parking areas	P
50. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	C
51. Public buildings and grounds not including storage yards and repair shops.	P
52. Public restrooms, information centers, parking areas, and related activities	P
53. Raising, care and keeping of large animals 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. (See footnote A)	P
54. Recreation vehicle courts, subject to the approval of the Planning Commission As set forth under Section 3.3.28	C
55. Recreational enterprises including bowling alleys, recreation centers, motion picture theatres (indoor only), athletic clubs, private clubs and fraternal lodges	P
56. Treatment Facilities and Programs as licensed by the State of Utah	C
57. Restaurants and food drive-ins.	P
58. Sales of agricultural products	P
59. 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	N
60. Self-Storage Warehouses	P
61. Sexually Oriented Businesses/ Adult Retail Establishment (See footnote B)	N
62. Shooting ranges indoor	N

63. Specialty Tobacco/Smoke shop (See footnote C)	N
64. Structures and buildings for the sorting, grading, packaging, storage and processing of fresh fruits and vegetables	N
65. Truck terminals subject to approval of a site plan as provided under Section 3.3.32	N
66. Warehouses	P
67. Water diversions, water distribution systems, facilities and structures for water	P
68. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	N
69. Wholesale commercial sales establishments	N

Footnotes

- A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites
- B. Located 1,000 feet away from churches, parks, schools, other sexually oriented business and areas zoned as residential
- C. Shall comply with all State Regulations

D. Access Requirements

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
C-1	P	N	P

P=PREMITTED

- (1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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 4-3, 4-4 or 4-5.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
C-1	as approved(1)(3)	as approved(1)(3)	as approved (1)	as approved (1)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

MAIN BUILDING ON INTERIOR LOTS

(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
C-1	40 (3) as approved (1)	as approved (1)	as approved (1)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
C-1	as approved (1) (3) (4)	as approved (1) (4)	as approved (1) (4)	as approved (1)

- (1) See the Building Code for required setbacks based on type of construction.
 (2) 60 feet from center of road, 30 feet from property line.
 (3) 40 feet if parking
 (4) No drainage from roof will be discharged onto an adjacent lot

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 3 acres. Acreage maybe reduced by the land use authority upon sufficient evidence that the use will not have deleterious effects on adjacent properties , 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.

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 3.3.32. In addition to the data required under Section 3.3.32, 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.

Utility Requirements

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
C-1	P	N	N	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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, apartments, condominiums, and wholesale sales establishments.

Single family 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. Land Uses

P=Permitted C=Conditional N= Not Permitted	C-2
1. Accessory and non-accessory advertising signs, subject to the provisions of Section 3.3.25.	P
2. Animal hospitals and veterinary clinics	P
3. Apartment buildings	P
4. Auction houses	P
5. Automobile and light machinery repair	P
6. Automobile, motorcycle, snowmobile, watercraft 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	P
7. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	N
8. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, minor automotive repair establishments	P
9. 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 and not less than one hundred (100) feet from any drainage channels.	N
10. Building material supply stores, including outside areas for the temporary storage of materials offered for sale.	P
11. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
12. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	P
13. Churches	P

14. Communication towers	P
15. Condominium projects, per Sections 5.7 and 5.8	C
16. Construction companies	P
17. Customary commercial accessory buildings and facilities, provided they are incidental to and do not substantially alter the character of the principle use	P
18. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
19. Factory-built housing parks subject to Section 5.9.	C
20. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	C
21. Farm equipment and supplies, gardening stores	P
22. Forest and plant nurseries and greenhouses	P
23. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	N
24. Funeral homes	P
25. 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	P
26. Hotels and motels.	P
27. Kennels subject to compliance with County regulations.	P
28. Large scale industrial project in accordance with the provisions of Section 5.3.	N
29. Light construction companies, excepting heavy equipment, road building and excavation contractors	P
30. Livestock and commodity auctions	N
31. Livestock feed yards and facilities	N
32. Lodging Houses & Bed & Breakfasts.	P
33. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
34. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	N
35. Manufactured or modular home sales	P
36. 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 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.	P

37. Medical clinics and associated medical facilities, subject to site plan approval by Planning Commission	P
38. Mine and well machinery storage and repair	N
39. Mine supply stores, including outside areas for the temporary storage of materials offered for sale	P
40. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	N
41. Minor utility transmission projects	N
42. Motion picture theaters, outdoor, subject to approval of a conditional use permit	C
43. Mountain recreational developments, per Section 5.11	N
44. Office buildings	P
45. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments	P
46. Planned shopping center developments and commercial condominium projects containing only those types of establishments and subject to the applicable provisions of Sections 5.7, 5.8 or 5.10 of this Code.	C
47. Plumbing, cabinet, sheet metal and light metal fabrication, welding, heating and air conditioning, electronics and similar shops	P
48. Production of fruit and crops in the field.	P
49. Parks, playgrounds, open space and parking areas	P
50. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	C
51. Public buildings and grounds not including storage yards and repair shops.	P
52. Public restrooms, information centers, parking areas, and related activities	P
53. Raising, care and keeping of large animals 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. (See footnote A)	P
54. Recreation vehicle courts, subject to the approval of the Planning Commission As set forth under Section 3.3.28	C
55. Recreational enterprises including bowling alleys, recreation centers, motion picture theatres (indoor only), athletic clubs, private clubs and fraternal lodges	P
56. Treatment Facilities and Programs as licensed by the State of Utah	C
57. Restaurants and food drive-ins.	P
58. Sales of agricultural products	P
59. 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	N
60. Self-Storage Warehouses	P
61. Sexually Oriented Businesses/ Adult Retail Establishment (See footnote B)	C

62. Shooting ranges indoor	C
63. Specialty Tobacco/Smoke shop (See footnote C)	C
64. Structures and buildings for the sorting, grading, packaging, storage and processing of fresh fruits and vegetables	N
65. Truck terminals subject to approval of a site plan as provided under Section 3.3.32	N
66. Warehouses	P
67. Water diversions, water distribution systems, facilities and structures for water	P
68. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	N
69. Wholesale commercial sales establishments	P

Footnotes

- A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites
 B. Located 1,000 feet away from churches, parks, schools, other sexually oriented business and areas zoned as residential
 C. Shall comply with all State Regulations

D. Access Requirement

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
C-2	P	N	P

P=PERMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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 4-3, 4-4 or 4-5.

**MAIN BUILDING ON CORNER LOTS
(In feet measured from property line)**

ZONE	FRONT	STREET	SIDE	REAR
C-2	as approved(1)(3)	as approved(1)(3)	as approved (1)	as approved (1)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

**MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)**

ZONE	FRONT	SIDE	REAR
C-2	40 (3) as approved (1)	as approved (1)	as approved (1)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
C-2	as approved (1) (3) (4)	as approved (1) (4)	as approved (1) (4)	as approved (1)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

(4) No drainage from roof will be discharged onto an adjacent lot

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 5 acres. Acreage maybe reduced by the land use authority upon sufficient evidence that the use will not have deleterious effects on adjacent properties., 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.

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 3.3.32. Said site plan shall be drawn to scale and, in addition to the data required under Section 3.3.32, 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.

H. Utility Requirements

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
C-2	P	N	N	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

I. 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

P=Permitted C=Conditional N= Not Permitted	SC
1. Accessory and non-accessory advertising signs, subject to the provisions of Section 3.3.25.	N
2. Animal hospitals and veterinary clinics	N
3. Apartment buildings	N
4. Auction houses	N
5. Automobile and light machinery repair	N
6. Automobile, motorcycle, snowmobile, watercraft 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	N
7. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	N
8. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, minor automotive repair establishments	N
9. 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 and not less than one hundred (100) feet from any drainage channels.	N
10. Building material supply stores, including outside areas for the temporary storage of materials offered for sale.	N
11. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
12. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	N
13. Churches	N
14. Communication towers	P
15. Condominium projects, per Sections 5.7 and 5.8	N

16. Construction companies	N
17. Customary commercial accessory buildings and facilities, provided they are incidental to and do not substantially alter the character of the principle use	P
18. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
19. Factory-built housing parks subject to Section 5.9.	N
20. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
21. Farm equipment and supplies, gardening stores	N
22. Forest and plant nurseries and greenhouses	N
23. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	N
24. Funeral homes	N
25. 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	P
26. Hotels and motels.	N
27. Kennels subject to compliance with County regulations.	N
28. Large scale industrial project in accordance with the provisions of Section 5.3.	N
29. Light construction companies, excepting heavy equipment, road building and excavation contractors	N
30. Livestock and commodity auctions	N
31. Livestock feed yards and facilities	N
32. Lodging Houses & Bed & Breakfasts.	N
33. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
34. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	N
35. Manufactured or modular home sales	N
36. 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 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.	N
37. Medical clinics and associated medical facilities, subject to site plan approval by Planning Commission	N
38. Mine and well machinery storage and repair	N

39. Mine supply stores, including outside areas for the temporary storage of materials offered for sale	N
40. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	N
41. Minor utility transmission projects	N
42. Motion picture theaters, outdoor, subject to approval of a conditional use permit	N
43. Mountain recreational developments, per Section 5.11	N
44. Office buildings	P
45. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments	P
46. Planned shopping center developments and commercial condominium projects containing only those types of establishments and subject to the applicable provisions of Sections 5.7, 5.8 or 5.10 of this Code.	C
47. Plumbing, cabinet, sheet metal and light metal fabrication, welding, heating and air conditioning, electronics and similar shops	N
48. Production of fruit and crops in the field.	P
49. Parks, playgrounds, open space and parking areas	N
50. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	N
51. Public buildings and grounds not including storage yards and repair shops.	N
52. Public restrooms, information centers, parking areas, and related activities	P
53. Raising, care and keeping of large animals 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. (See footnote A)	N
54. Recreation vehicle courts, subject to the approval of the Planning Commission As set forth under Section 3.3.28	N
55. Recreational enterprises including bowling alleys, recreation centers, motion picture theatres (indoor only), athletic clubs, private clubs and fraternal lodges	N
56. Treatment Facilities and Programs as licensed by the State of Utah	N
57. Restaurants and food drive-ins.	N
58. Sales of agricultural products	P
59. 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	N
60. Self-Storage Warehouses	N
61. Sexually Oriented Businesses/ Adult Retail Establishment (See footnote B)	N
62. Shooting ranges indoor	N
63. Specialty Tobacco/Smoke shop (See footnote C)	N

64. Structures and buildings for the sorting, grading, packaging, storage and processing of fresh fruits and vegetables	N
65. Truck terminals subject to approval of a site plan as provided under Section 3.3.32	N
66. Warehouses	N
67. Water diversions, water distribution systems, facilities and structures for water	P
68. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	N
69. Wholesale commercial sales establishments	N

Footnotes

- A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites
- B. Located 1,000 feet away from churches, parks, schools, other sexually oriented business and areas zoned as residential
- C. Shall comply with all State Regulations

D. Area and Location of Zone

Each single SC zone shall be determined by the land use authority, 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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
SC	P	N	N

P=PERMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

F. Location Requirements Buildings shall be set back from the lot lines as outlined in Tables 4.3, 4.4, 4.5 or pages 4-3, 4-4, 4-5

**MAIN BUILDING ON CORNER LOTS
(In feet measured from property line)**

ZONE	FRONT	STREET	SIDE	REAR
SC	40 (3) as approved (1)	40 (3) as approved (1)	as approved (1)	as approved (1)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

**MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)**

ZONE	FRONT	SIDE	REAR
SC	40 (3) as approved (1)	as approved (1)	as approved (1)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
SC	as approved (1) (3) (4)	as approved (1) (4)	as approved (1) (4)	as approved (1)

- (1) See the Building Code for required setbacks based on type of construction.
(2) 60 feet from center of road, 30 feet from property line.
(3) 40 feet if parking
(4) No drainage from roof will be discharged onto an adjacent lot

G. Utility Requirements

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
SC	P	N	N	Y	P	N

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

F. 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. Land Uses

P=Permitted C=Conditional N= Not Permitted	I-1
1. Accessory and non-accessory advertising signs, subject to the provisions of Section 3.3.25.	P
2. Animal hospitals and veterinary clinics	P
3. Apartment buildings	N
4. Auction houses	N
5. Automobile and light machinery repair	P
6. Automobile, motorcycle, snowmobile, watercraft 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	P
7. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	C
8. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, minor automotive repair establishments	P
9. 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 and not less than one hundred (100) feet from any drainage channels.	P
10. Building material supply stores, including outside areas for the temporary storage of materials offered for sale.	P
11. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P
12. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	P
13. Churches	
14. Communication towers	P

15. Condominium projects, per Sections 5.7 and 5.8	N
16. Construction companies	P
17. Customary commercial accessory buildings and facilities, provided they are incidental to and do not substantially alter the character of the principle use	P
18. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
19. Factory-built housing parks subject to Section 5.9.	N
20. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
21. Farm equipment and supplies, gardening stores	P
22. Forest and plant nurseries and greenhouses	P
23. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	C
24. Funeral homes	N
25. 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	P
26. Hotels and motels.	N
27. Kennels subject to compliance with County regulations.	P
28. Large scale industrial project in accordance with the provisions of Section 5.3.	C
29. Light construction companies, excepting heavy equipment, road building and excavation contractors	P
30. Livestock and commodity auctions	C
31. Livestock feed yards and facilities	P
32. Lodging Houses & Bed & Breakfasts.	N
33. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
34. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	C
35. Manufactured or modular home sales	N
36. 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 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.	C
37. Medical clinics and associated medical facilities, subject to site plan approval by Planning Commission	N

38. Mine and well machinery storage and repair	P
39. Mine supply stores, including outside areas for the temporary storage of materials offered for sale	P
40. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	
41. Minor utility transmission projects	P
42. Motion picture theaters, outdoor, subject to approval of a conditional use permit	N
43. Mountain recreational developments, per Section 5.11	N
44. Office buildings	P
45. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments	N
46. Planned shopping center developments and commercial condominium projects containing only those types of establishments and subject to the applicable provisions of Sections 5.7, 5.8 or 5.10 of this Code.	N
47. Plumbing, cabinet, sheet metal and light metal fabrication, welding, heating and air conditioning, electronics and similar shops	P
48. Production of fruit and crops in the field.	P
49. Parks, playgrounds, open space and parking areas	N
50. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	C
51. Public buildings and grounds not including storage yards and repair shops.	P
52. Public restrooms, information centers, parking areas, and related activities	P
53. Raising, care and keeping of large animals 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. (See footnote A)	P
54. Recreation vehicle courts, subject to the approval of the Planning Commission As set forth under Section 3.3.28	N
55. Recreational enterprises including bowling alleys, recreation centers, motion picture theatres (indoor only), athletic clubs, private clubs and fraternal lodges	N
56. Treatment Facilities and Programs as licensed by the State of Utah	N
57. Restaurants and food drive-ins.	N
58. Sales of agricultural products	P
59. 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	C
60. Self-Storage Warehouses	P
61. Sexually Oriented Businesses/ Adult Retail Establishment (See footnote B)	C
62. Shooting ranges indoor	C

63. Specialty Tobacco/Smoke shop (See footnote C)	C
64. Structures and buildings for the sorting, grading, packaging, storage and processing of fresh fruits and vegetables	P
65. Truck terminals subject to approval of a site plan as provided under Section 3.3.32	C
66. Warehouses	P
67. Water diversions, water distribution systems, facilities and structures for water	P
68. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	P
69. Wholesale commercial sales establishments	P

Footnotes

A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites
 B. Located 1,000 feet away from churches, parks, schools, other sexually oriented business and areas zoned as residential

C. Shall comply with all State Regulations

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
I-1	P	N	P

P=PERMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

F. Location Requirements

Buildings shall be set back from the lot lines as per Tables 4.2, 4.3 or 4.4, pages 4-3, 4-4 or 4-5.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
I-1	0 or as approved(1)(3)			

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

* As approved: The zoning administrator shall establish the setback based on type of construction, location of existing buildings, proposed buildings, and the location of utilities.

MAIN BUILDING ON INTERIOR LOTS

(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
I-1	0 or as approved(1)(3))	0 or as approved(1)	0 or as approved(1)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- * As approved: The zoning administrator shall establish the setback based on type of construction, location of existing buildings, proposed buildings, and the location of utilities.

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
I-1	0 or as approved(1) (3) (4)	0 or as approved(1) (4)	0 or as approved (1) (4)	0 or as approved (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot
- * As approved: The zoning administrator shall establish the setback based on type of construction, location of existing buildings, proposed buildings, and the location of utilities.

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 5 acres. Acreage maybe reduced by the land use authority upon sufficient evidence that the use will not have deleterious effects on adjacent properties , 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

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
I-1	P	N	N	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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. Land Uses

P=Permitted C=Conditional N= Not Permitted	I-2
1. Accessory and non-accessory advertising signs, subject to the provisions of Section 3.3.25.	P
2. Animal hospitals and veterinary clinics	P
3. Apartment buildings	N
4. Auction houses	N
5. Automobile and light machinery repair	P
6. Automobile, motorcycle, snowmobile, watercraft 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	P
7. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	C
8. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, minor automotive repair establishments	P
9. 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 and not less than one hundred (100) feet from any drainage channels.	P
10. Building material supply stores, including outside areas for the temporary storage of materials offered for sale.	P
11. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P

12. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	P
13. Churches	
14. Communication towers	P
15. Condominium projects, per Sections 5.7 and 5.8	N
16. Construction companies	P
17. Customary commercial accessory buildings and facilities, provided they are incidental to and do not substantially alter the character of the principle use	P
18. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
19. Factory-built housing parks subject to Section 5.9.	N
20. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
21. Farm equipment and supplies, gardening stores	P
22. Forest and plant nurseries and greenhouses	P
23. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	C
24. Funeral homes	N
25. 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	P
26. Hotels and motels.	N
27. Kennels subject to compliance with County regulations.	P
28. Large scale industrial project in accordance with the provisions of Section 5.3.	C
29. Light construction companies, excepting heavy equipment, road building and excavation contractors	P
30. Livestock and commodity auctions	C
31. Livestock feed yards and facilities	P
32. Lodging Houses & Bed & Breakfasts.	N
33. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
34. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	C
35. Manufactured or modular home sales	N
36. 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 Commission. Any industrial activity	C

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.	
37. Medical clinics and associated medical facilities, subject to site plan approval by Planning Commission	N
38. Mine and well machinery storage and repair	P
39. Mine supply stores, including outside areas for the temporary storage of materials offered for sale	P
40. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	C
41. Minor utility transmission projects	P
42. Motion picture theaters, outdoor, subject to approval of a conditional use permit	N
43. Mountain recreational developments, per Section 5.11	N
44. Office buildings	P
45. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments	N
46. Planned shopping center developments and commercial condominium projects containing only those types of establishments and subject to the applicable provisions of Sections 5.7, 5.8 or 5.10 of this Code.	N
47. Plumbing, cabinet, sheet metal and light metal fabrication, welding, heating and air conditioning, electronics and similar shops	P
48. Production of fruit and crops in the field.	P
49. Parks, playgrounds, open space and parking areas	N
50. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	C
51. Public buildings and grounds not including storage yards and repair shops.	P
52. Public restrooms, information centers, parking areas, and related activities	P
53. Raising, care and keeping of large animals 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. (See footnote A)	P
54. Recreation vehicle courts, subject to the approval of the Planning Commission As set forth under Section 3.3.28	N
55. Recreational enterprises including bowling alleys, recreation centers, motion picture theatres (indoor only), athletic clubs, private clubs and fraternal lodges	N
56. Treatment Facilities and Programs as licensed by the State of Utah	N
57. Restaurants and food drive-ins.	N
58. Sales of agricultural products	P
59. 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	C
60. Self-Storage Warehouses	P

61. Sexually Oriented Businesses/ Adult Retail Establishment (See footnote B)	N
62. Shooting ranges indoor	C
63. Specialty Tobacco/Smoke shop (See footnote C)	N
64. Structures and buildings for the sorting, grading, packaging, storage and processing of fresh fruits and vegetables	P
65. Truck terminals subject to approval of a site plan as provided under Section 3.3.32	C
66. Warehouses	P
67. Water diversions, water distribution systems, facilities and structures for water	P
68. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	P
69. Wholesale commercial sales establishments	P

Footnotes

- A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites
- B. Located 1,000 feet away from churches, parks, schools, other sexually oriented business and areas zoned as residential
- C. Shall comply with all State Regulations

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
I-2	P	N	P

P=PERMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
I-2	0 or as approved(1)(3)			

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

* As approved: The zoning administrator shall establish the setback based on type of construction, location of existing buildings, proposed buildings, and the location of utilities.

MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
I-2	0 or as approved(1)(3)	0 or as approved(1)(3)	0 or as approved(1)(3)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

* As approved: The zoning administrator shall establish the setback based on type of construction, location of existing buildings, proposed buildings, and the location of utilities.

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
I-2	0 or as approved(1)(3)(4)	0 or as approved(1)(3)(4)	0 or as approved (1)(3) (4)	0 or as approved(1)(3)(4)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

(4) No drainage from roof will be discharged onto an adjacent lot

* As approved: The zoning administrator shall establish the setback based on type of construction, location of existing buildings, proposed buildings, and the location of utilities.

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 5 acres. Acreage maybe reduced by the land use authority upon sufficient evidence that the use will not have deleterious effects on adjacent properties, 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

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
I-2	P	N	N	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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.

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

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	M&G
1. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	C
2. 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 and not less than one hundred (100) feet from any drainage channels.	P
3. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P
4. 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.	P
5. Care and keeping of domestic livestock and fowl without restriction as to number	P
6. Caretaker camps as per Section 3.3.25	P
7. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	P
8. Churches	N
9. Communication towers	P
10. Condominium projects, per Sections 5.7 and 5.8	N
11. Customary residential accessory structures	P
12. Guest ranches and resorts	C
13. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
14. Facilities for the raising of mink, beaver, nutria and similar fur-bearing animals	P
15. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	C
16. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	N

17. 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	N
18. Grazing of Livestock on open and fenced rangeland	P
19. Home occupations subject to the provisions of Section 3.3.16.	N
20. Household pets	P
21. Institutional campground and campsite facilities when approved by the Planning Commission subject to the requirements and standards of section 3.3.28.	N
22. Kennels subject to compliance with County regulations.	P
23. Large scale industrial project in accordance with the provisions of Section 5.3.	C
24. Light construction companies, excepting heavy equipment, road building and excavation contractors	N
25. Livestock feed yards and facilities	P
26. Lodging Houses & Bed & Breakfasts.	P
27. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
28. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	C
29. Manmade lakes, reservoirs, ponds and dams when under the (10) acre-feet in capacity	P
30. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the Planning Commission	P
31. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	C
32. Minor utility transmission projects	P
33. Mountain recreational developments, per Section 5.11	N
34. Pet cemeteries for interment of family pets or domestic livestock.	P
35. Planned mountain home developments subject to the provisions and conditions set forth in Section 5.2	N
36. Private Camps as per section 3.3.27	N
37. Production of fruit and crops in the field.	P
38. Parks, playgrounds, open space and parking areas	N
39. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	C
40. Public buildings and grounds not including storage yards and repair shops.	N
41. Public restrooms, information centers, parking areas, and related activities	P
42. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	N

43. Raising, care and keeping of large animals 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.	P
44. Treatment Facilities and Programs as licensed by the State of Utah	C
45. Reservoirs, ponds, dams, utility transmission lines and substations, water pumping plants and pipelines, public utility buildings and structures.	C
46. Sales of agricultural products	P
47. 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	C
48. Shooting ranges outdoor	C
49. Single-family dwellings, conventional construction and factory built.	N
50. Single-family dwellings, conventional construction and factory built, when placed on a lot within an approved planned mountain home development, or on an existing lot of record, provided that each such dwelling shall require approval of a site plan in accordance with Section 3.3.32 of this Code	N
51. Timber harvesting, with appurtenant roadways and facilities	P
52. Water diversions, water distribution systems, facilities and structures for water	P
53. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	P

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
M&G	P	P	P

P=PERMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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.

MAIN BUILDING ON CORNER LOTS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
M&G	60 or 30 (2)	60 or 30 (2)	30	30

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking

MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
M&G	60 or 30 (2)	30	30

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
M&G	60 or 30 (2)	30 or 40 (3)	30 (1) (4)	30 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot

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

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
M&G	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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.

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	WS
1. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	N
2. 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 and not less than one hundred (100) feet from any drainage channels.	P
3. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P
4. 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.	N
5. Care and keeping of domestic livestock and fowl without restriction as to number	P
6. Caretaker camps as per Section 3.3.25	P
7. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	N
8. Churches	N
9. Communication towers	P
10. Condominium projects, per Sections 5.7 and 5.8	N
11. Customary residential accessory structures	N
12. Guest ranches and resorts	N
13. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
14. Facilities for the raising of mink, beaver, nutria and similar fur-bearing animals	N

15. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
16. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	N
17. 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	N
18. Grazing of Livestock on open and fenced rangeland	P
19. Home occupations subject to the provisions of Section 3.3.16.	N
20. Household pets	P
21. Institutional campground and campsite facilities when approved by the Planning Commission subject to the requirements and standards of section 3.3.28.	N
22. Kennels subject to compliance with County regulations.	P
23. Large scale industrial project in accordance with the provisions of Section 5.3.	N
24. Light construction companies, excepting heavy equipment, road building and excavation contractors	N
25. Livestock feed yards and facilities	N
26. Lodging Houses & Bed & Breakfasts.	N
27. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
28. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	N
29. Manmade lakes, reservoirs, ponds and dams when under the (10) acre-feet in capacity	P
30. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the Planning Commission	P
31. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	N
32. Minor utility transmission projects	N
33. Mountain recreational developments, per Section 5.11	N
34. Pet cemeteries for interment of family pets or domestic livestock.	P
35. Planned mountain home developments subject to the provisions and conditions set forth in Section 5.2	N
36. Private Camps as per section 3.3.27	P
37. Production of fruit and crops in the field.	P
38. Parks, playgrounds, open space and parking areas	N
39. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	N
40. Public buildings and grounds not including storage yards and repair shops.	N

41. Public restrooms, information centers, parking areas, and related activities	P
42. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	N
43. Raising, care and keeping of large animals 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.	P
44. Treatment Facilities and Programs as licensed by the State of Utah	N
45. Reservoirs, ponds, dams, utility transmission lines and substations, water pumping plants and pipelines, public utility buildings and structures.	C
46. Sales of agricultural products	N
47. 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	N
48. Shooting ranges outdoor	N
49. Single-family dwellings, conventional construction and factory built.	N
50. Single-family dwellings, conventional construction and factory built, when placed on a lot within an approved planned mountain home development, or on an existing lot of record, provided that each such dwelling shall require approval of a site plan in accordance with Section 3.3.32 of this Code	P
51. Timber harvesting, with appurtenant roadways and facilities	P
52. Water diversions, water distribution systems, facilities and structures for water	P
53. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	N

Footnotes:

A. Single-family dwellings, conventional and factory built, in accordance with the following:

- 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 3.3.32.
- Site plans shall comply with the following:
 - 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.
 - On-site sewage drain field shall be located and approved by the Southeastern Utah Health Department and Table 4.6 Onsite Waster Water setback.
 - 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.
 - All roads and travel easements shall, to the maximum extent possible, be located so as to minimize negative impacts to the natural environment.
 - No dwelling shall be constructed on slopes having a natural gradient of thirty (30) percent or greater

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 Or When located on a Non-conforming lot Of record	300 feet as recorded

E. Access Requirements

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
WS	P	P	P

P=PERMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
WS	60 or 30 (2)	60 or 30 (2)	30	30

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

MAIN BUILDING ON INTERIOR LOTS

(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
WS	60 or 30 (2)	30	30

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
WS	60 or 30 (2)	60 or 30 (2)	30 (1) (4)	30 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot

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

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
WS	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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.

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

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	MR
1. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	N
2. 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 and not less than one hundred (100) feet from any drainage channels.	P
3. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	P
4. 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.	P
5. Care and keeping of domestic livestock and fowl without restriction as to number	P
6. Caretaker camps as per Section 3.3.25	P
7. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	P
8. Churches	N
9. Communication towers	P
10. Condominium projects, per Sections 5.7 and 5.8	N
11. Customary residential accessory structures	N
12. Guest ranches and resorts	N

13. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
14. Facilities for the raising of mink, beaver, nutria and similar fur-bearing animals	N
15. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
16. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	N
17. 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	N
18. Grazing of Livestock on open and fenced rangeland	P
19. Home occupations subject to the provisions of Section 3.3.16.	P
20. Household pets	P
21. Institutional campground and campsite facilities when approved by the Planning Commission subject to the requirements and standards of section 3.3.28.	C
22. Kennels subject to compliance with County regulations.	P
23. Large scale industrial project in accordance with the provisions of Section 5.3.	N
24. Light construction companies, excepting heavy equipment, road building and excavation contractors	N
25. Livestock feed yards and facilities	N
26. Lodging Houses & Bed & Breakfasts.	P
27. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
28. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	C
29. Manmade lakes, reservoirs, ponds and dams when under the (10) acre-feet in capacity	P
30. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the Planning Commission	P
31. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	P
32. Minor utility transmission projects	P
33. Mountain recreational developments, per Section 5.11	P
34. Pet cemeteries for interment of family pets or domestic livestock.	P
35. Planned mountain home developments subject to the provisions and conditions set forth in Section 5.2	C
36. Private Camps as per section 3.3.27	P
37. Production of fruit and crops in the field.	P

38. Parks, playgrounds, open space and parking areas	P
39. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	C
40. Public buildings and grounds not including storage yards and repair shops.	N
41. Public restrooms, information centers, parking areas, and related activities	P
42. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	N
43. Raising, care and keeping of large animals 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.	P
44. Treatment Facilities and Programs as licensed by the State of Utah	N
45. Reservoirs, ponds, dams, utility transmission lines and substations, water pumping plants and pipelines, public utility buildings and structures.	C
46. Sales of agricultural products	N
47. 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	C
48. Shooting ranges outdoor	N
49. Single-family dwellings, conventional construction and factory built.	N
50. Single-family dwellings, conventional construction and factory built, when placed on a lot within an approved planned mountain home development, or on an existing lot of record, provided that each such dwelling shall require approval of a site plan in accordance with Section 3.3.32 of this Code	P
51. Timber harvesting, with appurtenant roadways and facilities	P
52. Water diversions, water distribution systems, facilities and structures for water	P
53. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	N

Footnotes:

A. Single-family dwellings, conventional and factory built, in accordance with the following:

- 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 3.3.32.
- Site plans shall comply with the following:
 - 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.
 - On-site sewage drain field shall be located and approved by the Southeastern Utah Health Department and Table 4.6 Onsite Waster Water setback.
 - 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.
 - All roads and travel easements shall, to the maximum extent possible, be located so as to minimize negative impacts to the natural environment.
 - No dwelling shall be constructed on slopes having a natural gradient of thirty (30) percent or greater

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
MR	P	P	P

P=PREMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
MR	60 or 30 (2)	60 or 30 (2)	30	30

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
MR	60 or 30 (2)	30	30

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
MR	60 or 30 (2)	60 or 30 (2)	30 (1) (4)	30 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot

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

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
MR	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

4.2.18 SL Scofield Lakeshore Zone

A. Legislative Intent

The primary purpose in establishing 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. Land Uses

P=Permitted C=Conditional N= Not Permitted	SL
1. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	N
2. 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 and not less than one hundred (100) feet from any drainage channels.	N
3. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
4. 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.	N
5. Care and keeping of domestic livestock and fowl without restriction as to number	N
6. Caretaker camps as per Section 3.3.25	N
7. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	N
8. Churches	N
9. Communication towers	
10. Condominium projects, per Sections 5.7 and 5.8	P
11. Customary residential accessory structures	P
12. Guest ranches and resorts	C
13. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	N
14. Facilities for the raising of mink, beaver, nutria and similar fur-bearing animals	N

15. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
16. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	N
17. 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	N
18. Grazing of Livestock on open and fenced rangeland	N
19. Home occupations subject to the provisions of Section 3.3.16.	P
20. Household pets	P
21. Institutional campground and campsite facilities when approved by the Planning Commission subject to the requirements and standards of section 3.3.28.	N
22. Kennels subject to compliance with County regulations.	N
23. Large scale industrial project in accordance with the provisions of Section 5.3.	N
24. Light construction companies, excepting heavy equipment, road building and excavation contractors	N
25. Livestock feed yards and facilities	N
26. Lodging Houses & Bed & Breakfasts.	P
27. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
28. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	N
29. Manmade lakes, reservoirs, ponds and dams when under the (10) acre-feet in capacity	N
30. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the Planning Commission	N
31. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	N
32. Minor utility transmission projects	P
33. Mountain recreational developments, per Section 5.11	N
34. Pet cemeteries for interment of family pets or domestic livestock.	P
35. Planned mountain home developments subject to the provisions and conditions set forth in Section 5.2	C
36. Private Camps as per section 3.3.27	N
37. Production of fruit and crops in the field.	N
38. Parks, playgrounds, open space and parking areas	P
39. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	N
40. Public buildings and grounds not including storage yards and repair shops.	N

41. Public restrooms, information centers, parking areas, and related activities	P
42. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	N
43. Raising, care and keeping of large animals 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.	N
44. Treatment Facilities and Programs as licensed by the State of Utah	N
45. Reservoirs, ponds, dams, utility transmission lines and substations, water pumping plants and pipelines, public utility buildings and structures.	N
46. Sales of agricultural products	N
47. 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	N
48. Shooting ranges outdoor	N
49. Single-family dwellings, conventional construction and factory built.	N
50. Single-family dwellings, conventional construction and factory built, when placed on a lot within an approved planned mountain home development, or on an existing lot of record, provided that each such dwelling shall require approval of a site plan in accordance with Section 3.3.32 of this Code	P
51. Timber harvesting, with appurtenant roadways and facilities	N
52. Water diversions, water distribution systems, facilities and structures for water	P
53. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	N

Footnote:

A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
SL	P	N	P

P=PERMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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.

MAIN BUILDING ON CORNER LOTS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
SL	5	5	5	5

MAIN BUILDING ON INTERIOR LOTS
(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
SL	5	5	5

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
SL	5	5	5 (1) (4)	5 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
- (2) 60 feet from center of road, 30 feet from property line.
- (3) 40 feet if parking
- (4) No drainage from roof will be discharged onto an adjacent lot

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

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
SL	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

4.2.19 **PV Pleasant Valley Zone**

A. Legislative Intent

The intent in establishing the PV Pleasant Valley Zone (formerly S-2 Zone) is 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. Land Uses

P=Permitted C=Conditional N= Not Permitted	PV
1. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	N
2. 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 and not less than one hundred (100) feet from any drainage channels.	P
3. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
4. 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.	P
5. Care and keeping of domestic livestock and fowl without restriction as to number	N
6. Caretaker camps as per Section 3.3.25	N
7. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	N
8. Churches	N
9. Communication towers	P
10. Condominium projects, per Sections 5.7 and 5.8	C
11. Customary residential accessory structures	P
12. Guest ranches and resorts	C
13. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
14. Facilities for the raising of mink, beaver, nutria and similar fur-bearing animals	N
15. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
16. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	N

17. 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	N
18. Grazing of Livestock on open and fenced rangeland	N
19. Home occupations subject to the provisions of Section 3.3.16.	P
20. Household pets	P
21. Institutional campground and campsite facilities when approved by the Planning Commission subject to the requirements and standards of section 3.3.28.	N
22. Kennels subject to compliance with County regulations.	N
23. Large scale industrial project in accordance with the provisions of Section 5.3.	N
24. Light construction companies, excepting heavy equipment, road building and excavation contractors	N
25. Livestock feed yards and facilities	N
26. Lodging Houses & Bed & Breakfasts.	C
27. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
28. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	N
29. Manmade lakes, reservoirs, ponds and dams when under the (10) acre-feet in capacity	N
30. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the Planning Commission	N
31. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	N
32. Minor utility transmission projects	P
33. Mountain recreational developments, per Section 5.11	P
34. Pet cemeteries for interment of family pets or domestic livestock.	P
35. Planned mountain home developments subject to the provisions and conditions set forth in Section 5.2	C
36. Private Camps as per section 3.3.27	N
37. Production of fruit and crops in the field.	N
38. Parks, playgrounds, open space and parking areas	P
39. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	C
40. Public buildings and grounds not including storage yards and repair shops.	N
41. Public restrooms, information centers, parking areas, and related activities	P
42. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	N

43. Raising, care and keeping of large animals 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.	N
44. Treatment Facilities and Programs as licensed by the State of Utah	N
45. Reservoirs, ponds, dams, utility transmission lines and substations, water pumping plants and pipelines, public utility buildings and structures.	
46. Sales of agricultural products	P
47. 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	N
48. Shooting ranges outdoor	N
49. Single-family dwellings, conventional construction and factory built.	P
50. Single-family dwellings, conventional construction and factory built, when placed on a lot within an approved planned mountain home development, or on an existing lot of record, provided that each such dwelling shall require approval of a site plan in accordance with Section 3.3.32 of this Code	N
51. Timber harvesting, with appurtenant roadways and facilities	N
52. Water diversions, water distribution systems, facilities and structures for water	P
53. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	N

Footnote:

A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites

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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
PV	P	P	P

P=PREMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
PV	30	30	8	30

MAIN BUILDING ON INTERIOR LOTS

(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
PV	30	8	30

ACCESSORY BUILDINGS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
PV	50	40	8 (1) (4)	8 (1) (4)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

(4) No drainage from roof will be discharged onto an adjacent lot

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

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
PV	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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.

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	RFM
1. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	N
2. 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 and not less than one hundred (100) feet from any drainage channels.	P
3. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
4. 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.	P
5. Care and keeping of domestic livestock and fowl without restriction as to number	N
6. Caretaker camps as per Section 3.3.25	N
7. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	P
8. Churches	N
9. Communication towers	P
10. Condominium projects, per Sections 5.7 and 5.8	N
11. Customary residential accessory structures	N
12. Guest ranches and resorts	C
13. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	C
14. Facilities for the raising of mink, beaver, nutria and similar fur-bearing animals	N
15. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
16. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	C
17. 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	P

building. Also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment	
18. Grazing of Livestock on open and fenced rangeland	P
19. Home occupations subject to the provisions of Section 3.3.16.	P
20. Household pets	P
21. Institutional campground and campsite facilities when approved by the Planning Commission subject to the requirements and standards of section 3.3.28.	N
22. Kennels subject to compliance with County regulations.	N
23. Large scale industrial project in accordance with the provisions of Section 5.3.	C
24. Light construction companies, excepting heavy equipment, road building and excavation contractors	N
25. Livestock feed yards and facilities	N
26. Lodging Houses & Bed & Breakfasts.	P
27. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
28. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	C
29. Manmade lakes, reservoirs, ponds and dams when under the (10) acre-feet in capacity	N
30. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the Planning Commission	P
31. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	N
32. Minor utility transmission projects	N
33. Mountain recreational developments, per Section 5.11	P
34. Pet cemeteries for interment of family pets or domestic livestock.	P
35. Planned mountain home developments subject to the provisions and conditions set forth in Section 5.2	C
36. Private Camps as per section 3.3.27	N
37. Production of fruit and crops in the field.	P
38. Parks, playgrounds, open space and parking areas	P
39. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	C
40. Public buildings and grounds not including storage yards and repair shops.	N
41. Public restrooms, information centers, parking areas, and related activities	P
42. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	N
43. Raising, care and keeping of large animals 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.	P
44. Treatment Facilities and Programs as licensed by the State of Utah	N
45. Reservoirs, ponds, dams, utility transmission lines and substations, water pumping plants and pipelines, public utility buildings and structures.	C
46. Sales of agricultural products	P
47. 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	N
48. Shooting ranges outdoor	N
49. Single-family dwellings, conventional construction and factory built.	N
50. Single-family dwellings, conventional construction and factory built, when placed on a lot within an approved planned mountain home development, or on an existing lot of record, provided that each such dwelling shall require approval of a site plan in accordance with Section 3.3.32 of this Code	P
51. Timber harvesting, with appurtenant roadways and facilities	P
52. Water diversions, water distribution systems, facilities and structures for water	P
53. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	N

Footnotes:

A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites

B. Single-family dwellings, conventional and factory built, in accordance with the following:

- 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 3.3.32.
- Site plans shall comply with the following:
 - 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.
 - On-site sewage drain field shall be located and approved by the Southeastern Utah Health Department and Table 4.6 Onsite Waster Water setback.
 - 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.
 - All roads and travel easements shall, to the maximum extent possible, be located so as to minimize negative impacts to the natural environment.
 - No dwelling shall be constructed on slopes having a natural gradient of thirty (30) percent or greater

C. 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, guest ranches	as approved	as approved

E. Access Requirements

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
RFM	P	P	P

P=PREMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
RFM	60 or 30 (2)	60 or 30 (2)	30	30

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

MAIN BUILDING ON INTERIOR LOTS

(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
RFM	60 or 30 (2)	30	30

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

ACCESSORY BUILDINGS
(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
RFM	60 or 30 (2)	60 or 30 (2)	30 (1) (4)	30 (1) (4)

- (1) See the Building Code for required setbacks based on type of construction.
(2) 60 feet from center of road, 30 feet from property line.
(3) 40 feet if parking
(4) No drainage from roof will be discharged onto an adjacent lot

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)

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
RFM	P	Y	Y	Y	P	P

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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.

B. Land Uses

P=Permitted C=Conditional N= Not Permitted	HMC
1. Automobile and motorcycle racetracks and racecourses, subject to approval of a site plan by the Planning Commission	N
2. 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 and not less than one hundred (100) feet from any drainage channels.	P
3. Buildings, silos and other structures for the storage and keeping of agricultural machinery and products	N
4. 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.	N
5. Care and keeping of domestic livestock and fowl without restriction as to number	N
6. Caretaker camps as per Section 3.3.25	N
7. Caretaker dwellings subject to the conditions set forth in Section 3.3.27	N
8. Churches	P
9. Communication towers	N
10. Condominium projects, per Sections 5.7 and 5.8	N
11. Customary residential accessory structures	P
12. Guest ranches and resorts	C
13. Exploratory and production wells subject to approval of a site plan, and approval of a conditional use permit by the Planning Commission, as set forth in Section 3.3.32 and other applicable sections of this Code.	N
14. Facilities for the raising of mink, beaver, nutria and similar fur-bearing animals	N
15. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities	N
16. Forest industries such as sawmills and storage yards, subject to approval of a site plan per Section 3.3.32.	N

17. 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	P
18. Grazing of Livestock on open and fenced rangeland	N
19. Home occupations subject to the provisions of Section 3.3.16.	P
20. Household pets	P
21. Institutional campground and campsite facilities when approved by the Planning Commission subject to the requirements and standards of section 3.3.28.	C
22. Kennels subject to compliance with County regulations.	N
23. Large scale industrial project in accordance with the provisions of Section 5.3.	N
24. Light construction companies, excepting heavy equipment, road building and excavation contractors	P
25. Livestock feed yards and facilities	N
26. Lodging Houses & Bed & Breakfasts.	P
27. Major utility transmission and railroad projects when approved in accordance with the provisions of Section 5.5	C
28. Major underground and surface mine developments, when approved by the Planning Commission and in accordance with the applicable provisions of Section 5.4	N
29. Manmade lakes, reservoirs, ponds and dams when under the (10) acre-feet in capacity	N
30. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity when approved by the Planning Commission	N
31. Minor mines subject to the prior approval of a site plan, as provided under Section 3.3.32	N
32. Minor utility transmission projects	P
33. Mountain recreational developments, per Section 5.11	N
34. Pet cemeteries for interment of family pets or domestic livestock.	P
35. Planned mountain home developments subject to the provisions and conditions set forth in Section 5.2	N
36. Private Camps as per section 3.3.27	N
37. Production of fruit and crops in the field.	P
38. Parks, playgrounds, open space and parking areas	P
39. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the Planning Commission	N
40. Public buildings and grounds not including storage yards and repair shops.	P
41. Public restrooms, information centers, parking areas, and related activities	P
42. Public, private and parochial schools and grounds subject to the approval of the Planning Commission as set forth under Section 3.3.33	C

43. Raising, care and keeping of large animals 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.	P
44. Treatment Facilities and Programs as licensed by the State of Utah	N
45. Reservoirs, ponds, dams, utility transmission lines and substations, water pumping plants and pipelines, public utility buildings and structures.	N
46. Sales of agricultural products	N
47. 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	N
48. Shooting ranges outdoor	N
49. Single-family dwellings, conventional construction and factory built.	P
50. Single-family dwellings, conventional construction and factory built, when placed on a lot within an approved planned mountain home development, or on an existing lot of record, provided that each such dwelling shall require approval of a site plan in accordance with Section 3.3.32 of this Code	N
51. Timber harvesting, with appurtenant roadways and facilities	N
52. Water diversions, water distribution systems, facilities and structures for water	P
53. Water treatment plants, culinary water storage tanks, and sewage treatment plants when approved by the Planning Commission	N

Footnote:

A. No keeping of large animals shall be permitted to be located in an approved platted subdivisions or town sites

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. 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

ZONE	FEDERAL/STATE HIGHWAY OR COUNTY CLASS B ROAD	CLASS D	PRIVATE DRIVE (1)
HMC	P	N	P

P=PERMITTED

(1) Maximum 3 dwellings on private drive.

N= NOT PERMITTED

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.

MAIN BUILDING ON CORNER LOTS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
HMC	15	15	5	5

MAIN BUILDING ON INTERIOR LOTS

(In feet measured from property line)

ZONE	FRONT	SIDE	REAR
HMC	15	5	5

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

ACCESSORY BUILDINGS

(In feet measured from property line)

ZONE	FRONT	STREET	SIDE	REAR
HMC	3	3	3 (1) (4)	3 (1) (4)

(1) See the Building Code for required setbacks based on type of construction.

(2) 60 feet from center of road, 30 feet from property line.

(3) 40 feet if parking

(4) No drainage from roof will be discharged onto an adjacent lot

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 Administrative Hearing Officer 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

ZONE	WATER (STATE APPROVED				SEWAGE DISPOSAL	
	CENTRAL	CISTERN	WELL	SPRING	CENTRAL	SEPTIC STATE OR LOCALLY APPROVED
HMC	P	N	Y	Y	P	N

P= PERMITTED

Y= PERMITTED IF STRUCTURE IS IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES

N= NOT PERMITTED

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 Planning 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 Administrative Hearing Officer 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 Administrative Hearing Officer 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 Administrative Hearing Officer, 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 Administrative Hearing Officer 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 Administrative Hearing Officer as set forth in section 2. In making its determination, the Administrative Hearing Officer 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 Planning 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 Planning 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

The following buildings, structures and uses of land shall be permitted upon submission of a completed application and satisfaction of the requirements of a conditional use permit set forth in Section 5 of this Code:

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 Planning Commission, following a review by the County Planning Staff, 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 Planning Commission, following a recommendation of County Planning Staff, 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, 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 Planning 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 travel way, which travel way 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 Planning 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.

4.2.24 SBO Small Business Overlay Zone

A. Legislative Intent

The Small Business Overlay Zone is established to create a business friendly environment, and to provide a zoning district where small scale family oriented business activities can be established, or incubate to develop into large scale enterprises. This zone is intended to complement and expand section 3.3.16, of this code regulating Home Occupations and Premise Occupations.

The Small Business Overlay Zoning District provides that a residing family may establish a business through the Conditional Use Permit process, and can then hire up to Four (4) employees under conditions that will not substantially alter the residential character of a neighborhood, as determined by the Planning Commission.

The general character of the zoning districts included in the overlay is residential and agricultural on large parcels. It is the intent of this district to maintain the existing character as much as possible while encouraging compatible business uses.

More specifically, the objectives of the Small Business Overlay Zone are:

1. To protect human life, safety, and welfare.
2. To enhance the tax base.
3. To minimize the effects of small scale enterprise to residential and agricultural properties.
4. To prevent the financial devaluation of private property as a result of such enterprises.
5. To establish a zoning district where small family oriented business operations can thrive.

B. Specific Zoning Districts

Because of the fact that many areas of the county contain large parcels within the RR-1 and larger lot size zones, the small business overlay zone shall apply in the following zones:

- Rural Residential 1 acre zone (RR-1)
- Rural Residential 2.5 acre zone (RR-2.5)
- Rural Residential 5 acre zone (RR-5)
- Residential Agricultural 20 acre zone (RA-20)

C. Minimum Size of Each Zoning Lot

The small business overlay zone applies only to those zoning lots which contain a minimum of two (2) acres. Existing lots of record smaller than 2 acres do not comply.

D. Permitted Uses

All uses permitted by the underlying zone(s).

E. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon submission of a completed application and satisfaction of the requirements of a conditional use permit set forth in Section 5 of this Code:

- Contractors
- Architects
- Engineers
- Handyman services
- Locksmiths
- Real Estate appraisers

Management consultants
Barber and Beauty shops
Cabinet and specialty shops
Cleaning services
Pre-school and daycare
Minor auto repair
Animal care
Tax preparation
Accounting
Individual artist studios
Handcraft studios
Music studios
Tailoring
Repair of furniture and small appliances
Tutoring or classes for no more than two students at one time
Any business determined appropriate in a residential setting by the Planning Commission

F. Non Permitted Uses

Auto body and painting shops
Kennels which would require licensing by the US Department of Agriculture
Sexually oriented businesses

G. Access Requirements

Each small business shall be accessed by a designated state highway, county road, or a private travel way which has been approved by the county road supervisor and County Engineer as to the quality of the construction, and for which there is adequate documentation guaranteeing that county staff, emergency service providers, and law enforcement officers a perpetual right of access or until the land use is abandoned and reclaimed or converted to another uses.

H. Utility Requirements

All small business developments shall be served by sanitary facilities for employees, as approved by the Price River Water Improvement District or Southeast Utah District Health Department.

I. Administration

Any person firm or corporation desiring to develop a small business in the applicable zones, shall first make application for and obtain a conditional use permit application from the Zoning Administrator. The application shall be administered as per Section 5-14 of this code.

J. Development Standards and Conditions

All construction and development for business purposes in the SBO Zone shall be carried out in accordance with the following standards and specifications:

1. The location shall be served by an existing public or private roadway which has been reviewed and approved by the county and has been determined to be suitable for such use, and which poses no obvious negative impact to the area.
2. Private roadways and driveways shall be constructed to applicable standards as set forth in adopted standards of the County, or other approved standards to minimize noise, dust, ingress and egress to the property, and situated so as not to impact pedestrian or vehicle sight distances and safety.

3. For use of County Roads, an encroachment permit may be required as determined by the Road Supervisor. A copy of the conditions recommended by the County Road Supervisor must accompany any application for a Conditional Use Permit.
4. All small business developments shall be served by adequate utilities for the use intended.
5. All small business development shall be located in an accessory building detached from the residence. The building shall not contain more than three thousand (3,000) square feet, unless an existing or proposed larger building is considered and approved by the Planning Commission which meets all adopted building codes. All business shall be conducted inside the accessory building with no outside storage of materials, scrap, garbage, debris or other junk or nuisances.
6. All small business development structures and operations shall be set back not less than seventy five (75) feet from any property lot line.
7. Freestanding non-accessory advertising signs shall not to exceed 4 feet by 3 feet or 12 square feet, and shall be not more than 5 feet in height above grade. Accessory Signs mounted on the building shall not exceed 4 feet by 3 feet, and shall not exceed 12 square feet.
8. For a proposed small business development in any recorded subdivision or development which has current Covenants, Codes, and Restrictions, the written approval of the Homeowners Association shall be submitted with the application.
9. For developments involving the manufacturing, compounding, processing, fabrication of goods and materials, all activities shall be conducted in a manner that will limit fumes, smoke, noise, vibration, light and odor, as approved by the Planning Commission. Any activity that involves the hazardous materials shall be limited to the quantities set forth in the Building Code(s) for that particular use.
10. Off street parking areas which comply with the Americans with Disabilities Act and the International Building Code shall be provided for any employees.

4.2.25 AOZ Airport Overlay Zone

A. Legislative Intent

The purpose of this zone is restricting the height of structures and objects of natural growth and otherwise regulating the use of property, in the vicinity of the Carbon County Regional Airport by creating the appropriate zones and establishing the boundaries thereof; providing for changes in the restrictions and boundaries of such zones; defining certain terms used herein, referring to the Carbon County Regional Airport FAR Part 77 Airspace Drawing and Off Airport Land Use Drawing which are incorporated in and made a part of this ordinance providing for enforcement and establishing an Administrative Hearing Officer; and imposing penalties. All land uses surrounding the Carbon County regional Airport shall comply with Ordinance No. 418, Adopted July 16, 2008.

It is also been found that an obstruction has the potential for endangering the lives and property of users of the Carbon County Regional Airport and property or occupants of land in its vicinity; that an obstruction may affect existing and future instrument approach minimums at the Carbon County Regional Airport; and that an obstruction may reduce the size of areas available for the landing, takeoff and maneuvering of aircraft, thus tending to destroy or impair the utility of the Carbon County Regional Airport and the public investment therein. It is also found that the prevention of the creation of establishment of hazards to air navigation, the elimination, removal, alteration or mitigation of hazards to air navigation or the marking and lighting of construction are public purposes for which Carbon County may raise and expend public funds and acquire land or interests in land.

B. Height Restrictions

In certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces as they apply to the Carbon County Regional Airport. Such zones are shown on the Carbon County Regional Airport Federal Aviation Regulation (FAR) Part 77 Airspace Drawing on file in the Office of the County Clerk.

Except as otherwise provided in this ordinance, no structure shall be erected, altered or maintained and no tree shall be allowed to grow in any zone created by this ordinance to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

1. Precision Instrument Runway Zone – Area having slopes fifty (50) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline, then slopes forty (40) feet outward for each foot upward beginning at the end of and at the same elevation as the first 10,000 feet and extending to a horizontal distance of 40,000 feet along the extended runway centerline.

2. Non Precision Instrument Runway Approach Zone (Larger than utility runway) – Having slopes thirty-four (34) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

3. Non precision Instrument Runway Approach Zone (utility aircraft) – Having slopes twenty (20) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

1. Visual Runway Approach Zone - Slopes twenty (20) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

2. Transitional Zone - Slopes seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface and extending to a height of 150 feet above the airport elevation. In addition to the foregoing, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface and extending a horizontal distance of 5,000 feet measured at 90-degree angles to the extended runway centerline.

3. Horizontal Zone- Established at 150 feet above the airport elevation.

4. Conical Zone - Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

C. Compatible Land Uses

For the purpose of regulating the development of noise sensitive land uses to promote compatibility between the Airport and the surrounding land uses, to protect the Airport from incompatible development and to promote the health, safety and general welfare of property users, the controlled area of the Carbon County Regional Airport is divided into Airport Compatible Land Use Overlay Zoning districts. The Airport Compatible Land Use Overlay Zoning districts established herein shall be known as:

<u>Off Airport Land Use Zone Number</u>	<u>Zoning District Name</u>
1	No Development
2	Limited Development
3	Limited Development Approach Surface
4	Controlled Development
5	Controlled Development Approach Surface

D. Off Airport Land Use

The boundaries of the Airport Compatible Land Use Overlay Zoning Districts set out and delineated upon the Carbon County Regional Airport Off Airport Land Use Drawing of Carbon County, Utah, said Off Airport Land Use Drawing being adopted by reference and made a part of this chapter as fully as if the same were set forth herein in detail.

1. The boundaries shall be scaled from the nearest runway end shown on the map and the boundaries shall be scaled from the nearest physical feature shown on the map.
2. Boundaries may be scaled from the nearest platted lot line as shown on the map.
3. Distances not specifically indicated on the original Off Airport Land Use Drawing shall be determined by a scaled measurement on the map.
4. Where physical features on the ground differ from the information shown on the official Off Airport Land Use Drawing or when there arises a question as to how or where a parcel of property is zoned and such questions cannot be resolved by the application of Section V-3A, the property shall be considered to be classified as the most restrictive Airport Compatible Land Use Overlay Zoning District.

5. Where a parcel of land lies within more than one (1) Airport Compatible Land Use Overlay Zoning District, the zone within which each portion of the property is located shall apply individually to each portion of the development.

E. Use of Land and Buildings

Within the Airport Compatible Land Use Overlay Zoning Districts as defined herein, no land shall hereafter be used and no structure or other object shall hereafter be erected, altered, converted or modified other than for those compatible land uses permitted by underlying comprehensive zoning districts, as specified in the Carbon County Land Use Code. Additional land uses are prohibited in the Airport Compatible Land Use Overlay Zoning Districts, regardless of underlying zoning, as set forth in the Land Use Compatibility Table included on sheet 3a Off Airport Land Use Data Sheet.

1. Where any use of prohibited land and buildings set forth in Section V-4A conflicts with any use of land and buildings set forth in the Carbon County Land Use Code, as an allowed use on the Zoning District Map, this chapter shall apply.

2. Section V-4 does not apply to property within the official boundaries of the airport.

3. Where specified on the Airport Compatible Land Use Table, the property owner shall dedicate, in advance of receiving a building permit, an aviation clear zone easement to Carbon County, Utah. The purpose of this easement shall be to establish a maximum height restriction on the use of property and to hold the public harmless for any damages caused by noise, vibration, fumes, dust, fuel, fuel particles or other effects that may be caused by the operation of aircraft landing at, taking off from or operating on or at, public airport facilities.

F. Additional Land Use Regulations

Within Carbon County, Utah the more restrictive of the Carbon County Land Use Code or Section V-4A, shall apply to the development of all property covered by the Off Airport Land Use Drawing.

2. On property within the Off Airport Land Use Drawing jurisdiction, but outside the jurisdictional limits of Carbon County, Utah, Section V-4A shall apply to formulate land use recommendations or responses to land use comment requests from other jurisdictions.

3. When a provision of this section conflicts with any airport height hazard restrictions, the most restrictive provision shall apply.

4. Notwithstanding any other provisions of this chapter or other chapter of the Carbon County Land Use Code, no use may be made of land, water or structures within any zone established by this chapter in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others or result in glare in the eyes of pilots using the airport; impair visibility in the vicinity of the airport; create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off or flight operations of aircraft utilizing the airport.

5. When a subdivision plat is required for any property within an Airport Compatible Land Use Overlay Zoning District or within an area shown on the FAR Part 77 Airspace Drawing for the Carbon County Regional Airport, the property owner shall dedicate an aviation hazard easement to Carbon County over and across that property. This easement shall establish a height restriction on the use of the property and hold the public harmless from any damages caused by noise, vibration, fumes, dust, fuel, fuel particles or other effects that may be caused by the operation of aircraft taking off, landing or operating on or near the Carbon County Regional Airport

G. Non-Conforming Uses -Regulations Not Retroactive

The regulations prescribed by this ordinance shall not be construed to require the removal, lowering or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this ordinance or otherwise interfere with the continuance of nonconforming use. Nothing contained herein shall require any change in the construction, alteration or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this ordinance and is diligently prosecuted. Nonconforming land uses existing as of the effective date of this ordinance may be modified such that 1) only existing structures may be enlarged or expanded; 2) that they do not result in any greater violation of height restrictions; and 3) a variance in accordance with Section VII-4 is obtained.

F. Nonconforming Uses Abandoned or Destroyed

Whenever Carbon County determines that a nonconforming tree or structure has been abandoned or more than 80 percent torn down, physically deteriorated or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.

G. Marking and Lighting and Obstruction Marking and Lighting

Notwithstanding the preceding provision of this section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed necessary by Carbon County to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the Carbon County Regional Airport. Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to install, operate and maintain, at the owner's expense, such markings and lights as condition may require in accordance with FAA provisions.

F. Permits and Future Uses

Except as specifically provided in A and B hereunder, no material change shall be made in the use of land, no structure shall be erected or otherwise established and no tree shall be planted in any zone hereby created unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the regulating use, structure or tree would conform to the regulations herein prescribed. An FAA Form 7460-1, *Notice of Proposed Construction or Alteration*, shall accompany each application. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this ordinance shall be granted unless a variance has been approved in accordance with Section VII, 4.

1. In the area lying within the limits of the approach zone, transition zone, horizontal zone and conical zone, no permit shall be required by this ordinance for any tree or structure less than 200 feet above ground level which is also lower than an imaginary surface extending outward and upward at a slope of 100 feet horizontal for each 1 foot vertical beginning at the closest point of the closest runway. Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction or alteration of any structure or growth of any tree in excess of any of the height limits established by this ordinance.

2. Existing Uses

No permit shall be granted that would allow the establishment or creation of any obstruction or permit a nonconforming use, structure or tree to become a greater hazard to air navigation than it was on the effective date of this ordinance or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

I. Variances

Any person desiring to erect or increase the height of any structure or permit the growth of any tree or use property, not in accordance with the regulations prescribed in this ordinance, may apply to the Administrative Hearing Officer

for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of a proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice and will be in accordance with the spirit of this ordinance.

Additionally, no application for variance to the requirements of this ordinance may be considered by the Administrative Hearing Officer unless a copy of the application has been furnished to Carbon County for advice as to the aeronautical effects of the variance. If Carbon County does not respond to the application within fifteen (15) days after receipt, the Administrative Hearing Officer may act on its own to grant or deny said application.

L. Off Airport Land Use Drawing

1. The boundaries of the Airport Compatible Land Use Overlay Zoning Districts set out herein are delineated upon the Carbon County Regional Airport Off Airport Land Use Drawing of Carbon County, Utah, said Off Airport Land Use Drawing being adopted by reference and made a part of this chapter as fully as if the same were set forth herein in detail.

N. Additional Land Use Regulations

Within Carbon County, Utah the more restrictive of the Carbon County Land Use Code or Section V-4A, shall apply to the development of all property covered by the Off Airport Land Use Drawing. On property within the Off Airport Land Use Drawing jurisdiction, but outside the jurisdictional limits of Carbon County, Utah, Section V-4A shall apply to formulate land use recommendations or responses to land use comment requests from other jurisdictions. Whenever a provision of this section conflicts with any airport height hazard restrictions, the most restrictive provision shall apply.

1. Notwithstanding any other provisions of this chapter or other chapter of the Carbon County Land Use Code, no use may be made of land, water or structures within any zone established by this chapter in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish

2. Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction or alteration of any structure or growth of any tree in excess of any of the height limits established by this Code.

BILL TO:
Carbon County
751 E 100 N
Price, Utah 84501

LEGAL NOTICE
CARBON COUNTY, UTAH
SUMMARY OF ORDINANCE #518

In the regular meeting of the Board of Carbon County Commissioners on August 21, 2019, the following Ordinance was adopted. Copies of the complete Ordinance is available for review at the Office of the County Clerk, Carbon County Administration Building at 751 East 100 North, Price, Utah 84501

Ordinance 518
An Ordinance adopting changes to sections Four of the
Carbon County Development Code

/s/ Seth Marsing, Clerk/Auditor

Published in the ETV News: Sept. 11, 2019

LEGAL NOTICE – CARBON COUNTY, UTAH – SUMMARY OF ORDINANCE #518

September 11, 2019
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Published in the ETV Newspaper on September 11, 2019.

