

BOARD OF COUNTY COMMISSIONERS OF UINTAH COUNTY, UTAH

**ORDINANCE NO. 06-04-2018, O1
ZONING CODE CLEANUP**

AN ORDINANCE AMENDING TITLE 17 “Zoning” CHAPTER 17.32 “AREA REQUIREMENTS AND SETBACKS” AND SECTIONS 17.33.010 “USE TABLE”, AND 17.33.020 “ADDITIONAL REGULATIONS” IN THE UINTAH COUNTY CODE;

Section 1. Purpose of Ordinance. The purpose of this ordinance is to amend Title 17 “Zoning” Chapter 17.32 “Area Requirements and Setbacks” and Sections 17.33.010 “Use Table” and 17.33.020 “Additional Regulations”.

Section 2. Authority for Ordinance. Section 17-27a-102 and 501 of the Utah Code Annotated (1953, as amended) which expressly mandates that the legislative body of each Utah County may enact land use ordinances.

Section 3. Modification. The Uintah County Code, Title 17, Chapter 17.32 “Area Requirements and Setbacks” is hereby amended as follows, to wit:

Chapter 17.32- Area Requirements and Setbacks

17.32.010- Area and Set back Requirements Table

1. This table shall be used to determine the area, height, width and setback requirements for all zoning districts in Uintah County.
2. "COR" means Center of Road.
3. "BOC" means Back of Curb.

	Single Family	Multi-Family							Accessory Buildings		
	Area Requirement	Area Requirement	Width Requirement ¹	Setback Major Collector/ State Hwy ⁷	Front Setback ⁷	Side Setback	Side Corner Setback	Rear Setback	Side Setback	Rear Setback	Max Height ²
A-1	16,000sqft	2-24,000sqft	100'	83' COR	35' BOC 56' COR	10'	30' BOC 51' COR	10'	10' ⁶	10' ⁶	35'
A-3	16,000sqft	2-24,000sqft	100'	83' COR	35' BOC 56' COR	10'	30' BOC 51' COR	10'	10' ⁶	10' ⁶	35'
A-4	16,000sqft	2-24,000sqft	100'	83' COR	35' BOC 56' COR	10'	30' BOC 51' COR	10'	10' ⁶	10' ⁶	35'
A-1D	5ac	n/a	150'	83' COR	35' BOC 56' COR	10'	30' COR	10'	10' ⁶	10' ⁶	35'
RA-1	16,000sqft Septic 12,000sqft Sewer	2-24,000sqft Septic 2-14,000sqft Sewer	90'	83' COR	35' BOC 56' COR	10'	30' BOC 51' COR	10'	10' ⁶	10' ⁶	35'
R-1	8,000sqft	2-12,000sqft	80' Detached 70' Attached	83' COR	30' BOC 51' COR	8'	25' BOC 46' COR	8'	8' ⁶	8' ⁶	35'
R-2	7,000sqft	2-12,000sqft 3-16,000sqft 4-18,000sqft	1-70' two or more – 120'	83' COR	30' BOC 51' COR	8'	20' BOC 40' COR	8'	8' ⁶	8' ⁶	35'
R-3	6,000sqft	6,000sqft plus 1,000sqft for each additional dwelling unit	1-60' Two or more – 100'	83' COR	30' BOC 51' COR	5'	15' BOC 35' COR	5'	5' ⁶	5' ⁶	35'

	Single Family	Multi-Family							Accessory Buildings		
	Area Requirement	Area Requirement	Width Requirement ¹	Setback Major Collector/ State Hwy ⁷	Front Setback ⁷	Side Setback	Side Corner Setback	Rear Setback	Side Setback	Rear Setback	Max Height ²
MH	8,000sqft	n/a	80'	83'	30' BOC 51' COR ⁴	5' but not closer than 12' to another home	25' BOC 46' COR	10'	5' ⁶	10' ⁶	35'
C-1⁸	n/a	n/a	n/a	0'	0'	0' ³	25' BOC 46' COR	0' ³	0' ³	0' ³	n/a
C-2⁸	n/a	n/a	n/a	0'	30' Road ROW	0' ³	25' BOC 46' COR	0' ³	0' ³	0' ³	n/a
I-1	n/a	n/a	n/a	0'	30' Road ROW	0' ^{3,5}	30' Road ROW	0' ^{3,5}	0' ^{3,5}	0' ^{3,5}	n/a
I-2	n/a	n/a	n/a	0'	30' Road ROW	0' ^{3,5}	30' Road ROW	0' ^{3,5}	0' ^{3,5}	0' ^{3,5}	n/a
MG-1	5ac	n/a	150'	83' COR	35' BOC 56' COR	10'	30' COR 51' BOC	10'	10' ⁶	10' ⁶	35'
RFM	5ac	n/a	150' [*]	83' COR	30' Road ROW	10'	30' Road ROW*	10'	10' ⁶	10' ⁶	n/a
ASP	5ac	n/a	150'	83' COR	35' BOC 56' COR	10'	30' COR	10'	10' ⁶	10' ⁶	35'

1. Lot width shall be measured at the front setback. Where sufficient property is reasonably available the required lot width shall be maintained throughout the lot.
2. Height is measured from the finished building grade to the highest point of the roof surface. Any structure that is within the Vernal Airport Zone A, B or C must follow the Uintah County Airport Area Regulations, Chapter 17.20 of this title and the current Airport Layout Plan. Exceptions to the maximum height requirements may be granted by Planning Commission. Planning Commission will take into account considerations such as safety, aesthetics, views, shadows, and other impacts to neighboring properties.
3. When located adjacent to an existing dwelling, the minimum setback shall be ten (10) feet. Structures over thirty five (35) feet shall be setback an additional one (1) foot for each one (1) foot of height above thirty five (35) feet.
4. Lesser setbacks may be approved as part of a Manufactured Home Subdivision or Manufactured Home Park.

5. All buildings, structures, and industrial uses shall be set back at least thirty (30) feet from the right-of-way line of any public street, and from all other zone boundaries.
6. Accessory buildings located entirely behind the main building may apply a lesser setback of 3' from the property line.
7. When ~~there are existing dwellings, within 150' of the proposed dwelling, on the same side of the road and on both sides of the proposed dwelling, over fifty (50) percent of the existing buildings (with a minimum of three buildings) on the same side of the road within three hundred fifty (350) feet, on either side of the proposed structure do not meet the minimum front yard setback,~~ the proposed ~~buildings~~dwellings' front yard setback may conform to the established building line of the existing ~~structures~~dwellings.
8. Single family dwellings in the C-1 and C-2 Zones must meet area, width and setback requirements for the R-3 Zone.

17.32.020- Adjusted Requirements

1. Area, width and setback requirements may be adjusted in all zones when part of an approved ~~Planned Unit Development~~subdivision, as outlined in Title 16.

Section 4. Modification. The Uintah County Code, Title 17, Sections 17.33.010 “Use Table” and 17.33.020 “Additional Regulations” are hereby amended as follows, to wit:

Chapter 17.33 - USES

Sections:

17.33.010 - Use Table

A. In this table the color green indicates a permitted use, the color yellow indicates a conditional use and no color indicates that the use is not permitted. Numbers in the table reference additional regulation found in Section 17.33.020 of this chapter. The use table appendix identifies additional specific uses that are included with the uses shown in the use table. The use table appendix can be found in Section 17.33.040 of this chapter.

B. “HB” denotes a use allowed as a home based business. Businesses must comply with the requirements of item #6 below.

BC. NOTE: This table must be printed or copied in color.

PERMITTED	CONDITIONAL	USE TABLE															
		A-1	A-3	A-4	RA-1	R-1	R-2	R-3	C-1	C-2	I-1	I-2	MG-1	RFM	A-1D	ASP	MH
USE																	
Accessory Structure/Building																	
Agriculture ^{HB}		5	5	5	5								5	5	5	5	
Agricultural Tourism ^{HB}																	
Airport, Private		X	X	X										X			
<u>Airstrip/Heliport, Private</u>		X	X	X							X	X	X	X			
Animal By-Product Plant												21	21				
Archery/Gun Range, Indoor																	
Archery/Gun Range, outdoor																	
Asphalt Mixing Plant			22	22								22	22	22			
Athletic Club/Gym																	
Auction Establishment																	
<u>Automobile/Vehicle, New or Used, Sales, Service, or Rentals-Dealership</u>																	
Automobile Impound Facility																	
Automobile Repair (Auto Body Shop)																	
Automobile Repair Shop (Mechanical)																	
Automobile Service Station																	
Bank/Financial Institution																	
Bar																	
Barns Corrals, Pens, Coops, and Feed Storage					4												
Bed and Breakfast ^{HB}																	

PERMITTED	CONDITIONAL	USE TABLE															
		A-1	A-3	A-4	RA-1	R-1	R-2	R-3	C-1	C-2	I-1	I-2	MG-1	RFM	A-1D	ASP	MH
	USE																
	Brewery																
	Building Materials/Lumber Yard (enclosed)																
	Bus Station (Passenger Transfer)																
	Campground																
	Carpenter/Cabinet Shop																
	Carwash			X													
	Churches																
	Commercial Raceway																
	Commercial Repair of Farming Equipment ^{HB}		15	15									15				
	Commercial Storage and distribution of liquefied Petroleum Products (Gas Station)																
	Construction Camps		19	19								19	19	19			
	Convenience Store																
	Crematories	16	16	16	16								16	16	16	16	
	Daycare (Commercial)																
	Daycare in Home ^{HB}	7	7	7	7	7	7	7	7	7			7	7	7	7	7
	Drive-it-Yourself Business (Moving Van Rentals)																
	Educational Facilities																
	Educational Facilities in Home ^{HB}	8	8	8	8	8	8	8	8	8			8	8	8	8	8
	Employee Housing ^{HB}		12	12									12	12			
	Entertainment/Amusement ^{HB}																
	Government Buildings/Uses																
	Guest Homes																
	Heliport, <u>Commercial</u>			X										X			
	Hide, Pelt Processing/Curing																
	Hog Farms ^{HB}		13	13									13	13			
	Home Occupations/Business	6	6	6	6	6	6	6					6	6	6	6	6
	Hospitals/Clinics																
	Hotel/Motel																
	In Home Professional Services ^{HB}	9	9	9	9	9	9	9	9	9			9	9	9	9	9

PERMITTED	CONDITIONAL	USE TABLE																
		USE	A-1	A-3	A-4	RA-1	R-1	R-2	R-3	C-1	C-2	I-1	I-2	MG-1	RFM	A-1D	ASP	MH
		Kennels Commercial ^{HB}	14	14	14					14	14			14	14	14	14	
		Kennels Private ^{HB}	14	14	14	14								14	14	14	14	
		Landfills, Private											23	23				
		Laundromat																
		Linen Supply Service																
		Liquor Store																
		Livestock Feed Yard ^{HB}	X															
		Manufactured Home Park																31
		Manufactured/Modular Home Sales																
		Manufacturing, Heavy																
		Manufacturing, Light		20	20									20				
		Meat Processing Plants	20	20	20								20					
		Mortuaries																
		Multi-Family Dwellings (2)																
		Multi-Family Dwellings (3)																
		Multi-Family (4)																
		Multi-Family Dwellings (30+ units)																
		Multi-Family Dwellings (5-29 units)																
		Museum																
		Natural Resource Extraction and Excavation		3	3								3	3	3	3		3, 24
		Nightclub																
		Nursery	27	27	27								27	27	27			
		Off-Premises Signs																
		Oil Refinery																
		Outdoor Storage (Commercial)			20								20					
		Parcel Delivery Service ^{HB}																
		Parking Garage																
		Pest Control, with Storage of Chemicals ^{HB}																
		Planned Unit Developments	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18

PERMITTED	CONDITIONAL	USE TABLE															
		A-1	A-3	A-4	RA-1	R-1	R-2	R-3	C-1	C-2	I-1	I-2	MG-1	RFM	A-1D	ASP	MH
USE																	
Power Plants																	
Produce Stands ^{HB}		10	10	10	10												
Produced Water Disposal Facilities, Land Farms, and Evaporation Ponds												26	26				
Professional Office ^{HB}				20									20				
Public Parking Lots																	
Public Utility Substations		29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29
Radio Stations																	
Reception Centers ^{HB}																	
Recreation																	
Recreation Camp ^{HB}																	
Recreational Vehicle Storage																	
Recycle Center																	
Rest Homes																	
Retail ^{HB}																	
Sawmill			20	20													
Schools																	
Sewage Treatment Facilities																	
Sexually Oriented Business (SOB)																	
Single-Family Dwellings																	
Ski Resort																	
Small Engine Repair																	
Social Clubs/Lodges																	
Sports Arena																	
Storage Units		28	28	28	28	28	28	28	28	28			28				28
Storage/Parking of Commercial Vehicles		1, 25	1, 25	1, 25	1, 25				2	2			1, 25	1, 25	1, 25	1, 25	
Taxicab Office																	
Taxidermist/Seasonal Packing of Game ^{HB}																	
Temporary Uses and Structures ^{HB}		30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30

PERMITTED	CONDITIONAL	USE TABLE															
		A-1	A-3	A-4	RA-1	R-1	R-2	R-3	C-1	C-2	I-1	I-2	MG-1	RFM	A-1D	ASP	MH
Tobacco Shop																	
Towers, Wind Turbines, and Other Structures		17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
Travel Trailer Court				32					32	32	32		32	32			32
Truck Stop																	
Urban Livestock		11	11	11	11	11	11	11	11	11							11
Veterinary Hospitals																	
Warehouse Storage				20									20				
Water Reservoirs																	
Water Wells and other similar boring activities																	
Wholesaler Business																	
Wrecking/Salvage Yard												23	23				

17.33.020 - Additional Regulations

The numbers in the section reference the numbers in the use table in Section 17.33.010 of this chapter.

1. Storage of Commercial Vehicles and Trailers in Non-commercial and Non-industrial Zones.

- A. The storage and/or parking of commercial vehicles and/or trailers may be allowed by conditional use. After seven days mailed notice to property owners within one thousand (1,000) feet of the boundaries of the subject property, the community development director or designee, at his or her discretion, may issue a conditional use permit administratively for the storage or parking of a commercial vehicle and/or equipment in the listed zones under the following conditions:
 1. The applicant only proposes to store one commercial vehicle and one commercial trailer (or two commercial vehicles and two trailers in the A-4, RFM and MG-1 zones).
 2. Commercial vehicles and/or commercial trailers utilized in construction and/or demolition shall be allowed so long as the building permit issued in conjunction with the construction and/or demolition is in force.
 3. Under no circumstances shall a conditional use permit be authorized that allows the continuous parking and/or storage of commercial vehicles and/or commercial trailers in the public right-of-way.
 4. All commercial vehicles and/or commercial trailers shall be kept out of the public right-of-way or easement.
 5. The storage of commercial vehicles and trailers in non-commercial and non-industrial zones shall not be permitted within recorded subdivisions (townsites exempted) where the average lot size is less than three acres.
 6. Commercial vehicles and trailers shall be stored a minimum of two hundred (200) feet away from any dwelling not on the same parcel.

7. The storage of commercial vehicles and trailers in non-commercial and non-industrial zones shall not be permitted where access to the property utilizes a road(s) within a recorded subdivision, unless the requirements of item 5. are met.
- B. Conditions may be placed on the permit, or the permit may be denied, due to anticipated nuisances from engine noise, brake noise, and storage location.
- C. Conditions may be placed on the permit, or the permit may be denied, if the ingress/egress for the commercial vehicle or trailer is deemed inadequate or unsafe. Conditions may be placed on the permit, or the permit may be denied, if the materials hauled by the commercial vehicle or trailer are considered flammable, hazardous, toxic, or unsafe to be parked or stored in a residential area.
- D. The community development director, or designee, reserves the right to refer any conditional use permit for the parking of a commercial vehicle or trailer to the county commission for a decision. In the case of denial of any application by the community development director, or designee, the application shall be forwarded to the board of county commissioners for final decision. For appeals refer to Uintah County Code Section 17.12.200.

2. Storage of up to Four Commercial Vehicles and Trailers in Commercial Zones.

- A. The storage or parking of up to four commercial vehicles and trailers in conjunction with an allowed use may be approved by conditional use permit.

3. Natural Resource Extraction and Excavation.

- A. A conditional use permit for natural resource extraction and excavation activities not within the Ashley Springs Protection zone may be approved administratively by the ~~community development director~~zoning administrator or designee. The following are the general requirements for considering the use of land in the county for natural resource extraction and excavation. Additional regulations for natural resource extraction and excavation within the Ashley Springs Protection zone can be found in Chapter 17.24 of this title.
 1. Approval from the designated land use authority shall be obtained prior to beginning any operations.
 2. Development shall adhere to Uintah County Codes and Utah State regulations.
 3. Any fill to be used on the site will be clean fill, as defined in Chapter 17.08 of this title.
 4. All operations, access roads, and equipment shall be buffered, screened, or separated by distance from public buildings or dwellings to mitigate negative impacts.
 5. If an access road is located within one thousand (1,000) feet of any dwelling, a dust control plan will be required and the land use authority may require additional conditions to mitigate noise, dust and lights. These conditions may include location, road surface, screening, and maintenance requirements. These requirements may be reduced if a written waiver or permission is given by the dwelling owner.
 6. Where a private access meets a paved public road the access road shall be paved a minimum of twenty five (25) feet in width and length measured from the paved surface of the public road. Construction shall meet the standards and requirements as approved by the county road department and the Utah Department of Transportation as applicable.
 7. All applications shall include an exterior lighting plan. The lighting plan shall:
 - a. Show all outdoor lighting fixtures with model type, location, and height.
 - b. Prevent glare onto adjacent properties and into the sky. All lighting shall be directed downward unless lighting a flag, sign or similar feature and is approved by the land use authority.
- B. All applications for a natural resource extraction and excavation conditional use permit shall be accompanied by the following materials:
 1. A completed application form.
 2. Evidence of ownership or control over the land and a legal description of the property where the extraction operation will be located.

3. A site plan.
 4. An excavation operations plan.
 5. A written statement detailing how the proposed use complies with this title.
 6. A reclamation plan as needed based on the location of the site.
 7. A dust control plan as needed based on the location of the site.
- C. In addition to the requirements outlined in subsections B.1—7. of this section, an application for a gravel, sand, clay or topsoil pit or similar excavation must address and satisfy the following requirements:
1. A reclamation plan shall be approved. The site reclamation shall ensure the site is not hazardous or unsightly and that watersheds, drainages and air quality are not adversely affected. Slopes shall not be greater than 2:1. Any change to stormwater flows onto neighboring properties shall comply with Utah State Law.
 2. All rock crushers, screening equipment, and other fixed equipment shall not be closer than one thousand (1,000) feet to any dwelling unit, unless written permission is given by the owner of such dwelling unit.
 3. Before a permit for a gravel, sand, clay or topsoil pit or similar excavation shall be issued, a cash bond, to be held by the county, must be furnished in the amount of five thousand dollars (\$5,000.00), per acre as a guarantee that the reclamation will be done. Upon the completion of the reclamation, as approved by the land use authority, the bond shall be released to the permit holder. In the event the reclamation has not been completed within one year from the date of termination of operation or use of the pit, the board of county commissioners may declare the bond forfeited and may perform the required reclamation with proceeds from said bond or provide the money to the property owner or affected property owners for reclamation. It shall be deemed to be a violation of this title for any person, firm or corporation to fail to reclaim a pit within one year from the date of the cessation of operations of the pit.
 4. Conditions imposed shall include a time limit stating how long the use can occur at that location.
- D. A conditional use permit for an oil or gas well may be approved administratively by the ~~community development director~~zoning administrator or designee. The following conditions must be met for approval to be granted:
1. All gas and oil wells must meet the requirements outlined in subsections B.1—7. of this section.
 2. Gas and oil wells shall not be located closer than one thousand (1,000) feet to any dwelling unit, unless written permission is given by the owner of such dwelling unit.
 3. The impact to existing irrigation systems by gas and oil wells shall be mitigated to the extent possible so as not to have a negative effect on the systems.
 4. The use of electric engines is encouraged by the county, however, in the event that an electric engine cannot be used the applicant must demonstrate how engine noise will be controlled so as not to have a harmful effect on neighboring property owners. Hospital grade mufflers are required for all non-electric wells and the exhaust on mufflers shall be directed straight up or directly down.
 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, building codes, and fire codes.
- E. Natural resource extraction and excavation, in accordance with subsection 3. of this title and this section, shall include, but not be limited to:
1. Gravel, sand and rock quarries (including rock crushers);
 2. Gas and oil wells (see subsection D. of this section);
 3. Oil shale, tar sands, and other resources;
 4. The storage and processing of forestry products and other like resources;

5. Gilsonite; and
 6. Coal and other minerals.
- F. ~~This section applies to all lands within Uintah County whether privately owned or owned or managed by governmental agencies, except as outlined in subsection G. of this section.~~
- G. ~~Exemption. Any gas or oil wells~~Natural resource extraction that takes place ~~are~~ on land that is owned or managed by a governmental agency will not require a conditional use permit.

4. Barns, Corrals, Pens, Coops, and Feed Storage Buildings.

- A. Barns, corrals, pens, coops, and feed storage buildings for the keeping of animals and fowl, provided such structures for the care and keeping of livestock and fowl are located at least one hundred (100) feet in distance from any adjoining existing dwelling, public, or semipublic building on an adjoining parcel of land. This requirement shall not apply to urban livestock.

5. The Raising and Grazing of Animals and Fowl, Including the Supplementary or Full Feeding of Such Animals and Fowl, as Follows:

- A. Not more than two animal units (as set forth in ~~Chapter 17.08, definitions, of this title~~the definitions in the Uintah County Land Use Ordinances Administrative Manual) per one-half acre are permitted;
- B. No animal rights exist on parcels that contain less than one-half acre, except for urban livestock (as set forth in subsection 11., urban livestock, of this section); and
- C. All animals and facilities for their care and keeping shall be subject to the rules and regulations of the State of Utah Department of Environmental Quality and the Department of Agriculture and Food;

6. Home Businesses/Home Occupations.

- A. "Home business/home occupations" are defined in ~~Chapter 17.08 of this title~~the definitions of the Uintah County Land use Ordinances Administrative Manual. The purpose of the home business chapter is to allow the use of a portion of a home by one of its residents for business purposes, while establishing standards to ensure that the business use of the home will not adversely impact the residential character of the neighborhood in which the home business is located.
- B. "Home business/home occupation" shall not include the following business activities taking place at the home:
1. Motor vehicle, trailer or boat repair;
 2. Junkyards;
 3. Mortuaries or crematoriums;
 4. Sexually oriented businesses;
 5. Auto body and/or fender work;
 6. Towing operations;
 7. Vehicle sales or rentals;
 8. Welding, iron works, foundries;
 9. Major appliance repair (washers, dryers, refrigerators, etc.).
- C. Any use involving the storage or sale of flammable, explosive, toxic, or hazardous materials must receive approval from the Uintah Fire Suppression Special Service District and Tri-county Health Department. No more than one hundred (100) pounds or twenty (20) gallons of any such material may be stored at the residential property.
- D. The following activities are exempted from regulation under this chapter:

1. Garage or yard sales; provided the sale is held for not more than three consecutive days, and no more than two times per year at the same location, and no consignment goods are offered for sale;
 2. Temporary social gathering sales that do not exceed one day, such as candle parties, book parties, etc., not to exceed four occurrences per year at the same location.
 3. Any business that is operated only occasionally and by an individual who is under eighteen (18) years of age.
- E. The following requirements shall apply to home businesses/home occupations:
1. The primary use of the dwelling must be residential;
 2. The person operating the business must reside in the dwelling on a full-time basis (at least nine months per year);
 3. Only the business operator and his or her immediate family members who reside in the home and one additional nonresident employee shall be employed or do any work at the home, whether compensated or not, in conjunction with the business;
 4. Customers shall be allowed at the residence only if scheduled on an appointment basis, and are only allowed between the hours of seven a.m. and nine p.m. Group appointments or sessions shall not exceed ten people at a time, and shall not exceed two per day;
 5. No exterior remodeling shall take place that would change the residential appearance of the home;
 6. Interior structural alterations made to the home are allowed only if they are consistent with its primary use as a dwelling;
 7. All business activities must take place within the dwelling or in an outbuilding on the property. The business shall not occupy more than twenty-five (25) percent or more than five hundred (500) square feet (whichever is less) of the floor area of the home;
 8. The storage or display of supplies, inventory, equipment or materials in any portion of the front yard is prohibited. Any storage must be approved by the land use authority and must be surrounded by a minimum six-foot-high, sight-obscuring fence. Outdoor storage may use up to twenty-five (25) percent of the yard area or one thousand (1,000) square feet whichever is less;
 9. Only those tools, equipment, or electric apparatus that are commonly used as accessories to or in conjunction with residential uses are allowed to be used as part of the home business;
 10. Home businesses must be conducted in such a manner as not to emit or create excessive odors, smoke, dust, heat, fumes, light, glare, sounds, noises, vibrations or interference with radio and/or television reception;
 - k. In addition to the parking spaces required for the residents of the dwelling, parking for customers and for an employee must be provided in the driveway or garage. No on-street parking will be allowed;
 11. Only a four-square-foot, non-illuminated sign is allowed.
 12. Except as provided in Section 17.33.02A. of this chapter, no commercial vehicle or trailer is allowed to be brought to, parked on, or stored on the property in conjunction with a home business;
 13. If the applicant for a home business is not the property owner, the applicant must obtain written authorization of the property owner or manager to apply;
 14. The property address (house number) must be clearly posted on the home using letters at least four inches in height in a contrasting color to the building;

7. Daycare Facilities in Noncommercial Zones; General Requirements.

- A. Daycare facilities located within a detached single-family dwelling or outbuilding may be allowed as a conditional use.
- B. Before approval of an application for a daycare facility by the land use authority, the following requirements must be met:

1. All outdoor play areas must be enclosed by a fence as required by Utah State Child Care Rules;
 2. No more than eight children with one adult or sixteen (16) children with two adults as determined by Utah State license (including children under the age of eight who are members of the family housed at the facility permanently);
 3. Minimum size requirements are based on the following formula:
 - a. Outside. Minimum of forty (40) square feet of free space per child;
 - b. Inside. The inside area requirements must comply with the currently adopted fire code;
 4. The play areas shall not be located within the defined front or side yard setback requirement space;
 5. A site plan showing the dedicated play area and house layout will be required.
- C. Daycare facilities shall have one parking space for each employee, plus two loading, unloading spaces for every ten people, or portion thereof approved. For the purpose of this section, the homeowner shall be considered as an employee. No on-street parking or loading will be allowed.
- D. Only one employee other than the owner shall be allowed.
- E. Background checks will be required as per state guidelines when new employees are hired and yearly on everyone over the age of twelve (12) years old living or working in the house. This may be a copy of the required Utah State background checks.
- F. Any facility subject to state licensing shall obtain such license(s) prior to the commencement of operation of the facility.

8. Educational Facilities and Preschools in Noncommercial Zones.

- A. Educational facilities including preschools located within a detached single-family dwelling or accessory building.
- B. Before approval of an application for an educational facility by the land use authority, the following requirements must be met:
 1. All outdoor play areas must be enclosed by a fence of at least six feet in height;
 2. No more than ten children to each adult not to exceed twenty (20) children (including children under the age of eight who are members of the family housed at the facility);
 3. Minimum size requirements are based on the following formula:
 - a. Outside. Minimum of forty (40) square feet of free space per child;
 - b. Inside. Minimum of thirty (30) square feet of free space per child.
 4. The play areas shall not be located within the defined front or side yard setback requirement space;
 5. A site plan shall be required, showing the dedicated play area and house layout.
- C. Educational facilities shall have one parking space for each employee, plus three loading/unloading spaces for every ten people, or portion thereof approved. For the purpose of this section, the homeowner shall be considered as an employee. No on-street parking or loading will be allowed.
- D. Only one employee other than the owner shall be allowed.
- E. Background checks will be done (as required by the state for daycares), including:
 1. When new employees are hired; and
 2. Annually on everyone over the age of twelve (12) years old living or working in the house. These may be copies of the required Utah State background checks.
- F. Preschools and any other facility subject to state licensing shall obtain such license(s) prior to the commencement of operation of the facility.

- G. When an accessory building, or more than twenty-five (25) percent of the home, is used for educational facilities or preschools, the building may be subject to current commercial building regulations.

9. In-Home Professional Services.

- A. Beauty salons, nail salons, dog groomers, massage therapists, and any similar use located within a detached single-family dwelling or outbuilding may be allowed as ~~follows: conditional uses.~~
- B. Before approval of any application by the land use authority, the following requirements shall be met:
 - 1. A separate entrance from the outside reserved for the use of customers must be provided; and the entire salon area must be separated from the living areas of the house;
 - 2. No fewer than two parking spaces shall be provided and reserved for customer use during business hours. No on-street parking will be allowed;
 - 3. All applicable state and county licenses must be obtained prior to commencement of the operation;
 - 4. The requirements of Section 17.33.020 ~~F6.~~ for home businesses/home occupations must be met.

10. Produce Stands.

- A. This section is to allow property owners to sell fresh produce from their property as long as the conditions and requirements of this section are met.
- B. An application for a produce stand must be submitted to the community development department for review and approval prior to construction or operation.
- C. The following general standards shall apply to all produce stands regulated by this section:
 - 1. One produce stand per parcel is allowed, subject to approval as set forth in this section.
 - 2. The produce stand and parking shall meet the same setbacks as a main building in the respective zone. The front yard or setback area shall be kept clear to provide unobstructed visibility for motorists. There shall be safe ingress and egress from the site as determined by the land use authority.
 - 3. Produce stands may also be subject to the laws and regulations administered by state or federal agencies.
 - 4. Driveway locations shall be approved by the appropriate jurisdiction. Access controls and driveway approaches may be required to insure safety.
 - 5. Tents, canvas/plastic covers, and other similar structures may be used for a produce stand, if they are not located on the property for more than one hundred eighty (180) days per year. The type and construction of the produce stand shall be approved by the land use authority.
 - 6. A minimum of two parking spaces shall be required. Parking configuration shall be approved by the land use authority.
 - 7. Produce stands not used for a period of two consecutive years shall be removed from the premises at the landowner's expense or used in accordance with the regulations for the zone in which it is located.
 - 8. The property on which a produce stand is located must be kept clear of pallets, boxes and other like materials that are not being used.
 - 9. Up to twenty (20) percent of the display area may be used for sales of items such as snack foods, craft items and promotional non-food items that advance the sale of agricultural products or educate the public about the agricultural industry, or pre-packaged, processed, non-potentially hazardous foods such as dried fruit, roasted and salted nuts, jams and jellies, and fruit pies. All processed foods are subject to any applicable retail food law and must be obtained from approved sources.
 - 10. Produce stands are not allowed within recorded subdivisions where the average lot size is less than three (3) acres.

11. Urban Livestock.

- A. A minimum parcel size of eight thousand (8,000) square feet shall be required in order to keep urban livestock.
- B. The maximum number of animals that may be kept per parcel shall be as follows:
 - 1. Rabbits: six.
 - 2. Ducks: six.
 - 3. Hen chickens: six.
 - 4. Goats: three.
 - 5. Bees: one hive with no more than one swarm per hive.
 - 6. Other similar animals as approved by the community development director.
- C. Additional requirements.
 - 1. Goats must be miniature, dwarf, or pygmy. Goats must also be dehorned and male goats must be neutered.
 - 2. All beehives must be set back a minimum of twenty-five (25) feet from any property line.
 - 3. Rooster chickens shall not be allowed.
 - 4. Should a beehive become populated with Africanized honeybees, it must be destroyed.
 - 5. Except for bees, all urban livestock shall be kept in a fashion so as to be contained and to prevent them from exiting the property at any time.
 - 6. Except for bees, a combination of no more than six total animals may be kept.
- D. Nuisance.
 - 1. In no case shall this section permit a nuisance, as defined in Uintah County Code, to be created or to exist.
 - 2. Urban livestock shall not be permitted to cause excessive odors, noises, or otherwise threaten the health, safety, and welfare of the surrounding community.

12. Employee Housing. Employee housing shall comply with the following standards:

- A. Employee housing shall be accessory to the primary use.
- B. Use and occupancy of such housing shall be restricted to persons (and their immediate families) who primarily earn their livelihood from employment on site.
- C. All employee housing must have a building permit. Documentation showing the number of employees must be provided when application for the building permit is made.
- D. A covenant running for fee simple guaranteeing that the employee housing shall be used only for the housing of employees and their immediate families and not rented, leased, sold, or taxed separately from the rental, lease or sale of the main residential structure shall be recorded with the county recorder.
- E. When all private and/or access roads have been approved by the land use authority and all subdividing is done strictly in accordance with county zoning and subdivision codes, and approval is recorded with the county recorder's office, the covenant running for fee simple may be removed from the property.
- F. The property must be at least five acres in size.
- G. New employee housing must meet the same setbacks as the main structure.

13. Hog Farms.

- A. Not more than eight hogs and their suckling offspring up to sixteen (16) weeks of age, for each one acre of farmland.

- B. No hogs shall be kept, fed, or allowed to wander within three hundred (300) feet of any dwelling on neighboring property.

14. Kennels.

- A. Comply with Title 6, Animals.
- B. Home based kennels shall have no more than eight dogs over the age of four months.
- C. All dogs in private kennels shall be owned by and licensed to the property owner.
- D. Dog kennels shall be kept one hundred (100) feet from all dwellings on adjacent properties.
- E. Kennels that are not located within a commercial zone shall have a minimum lot size of one-half acre.
- F. Dogs shall not be permitted to cause excessive odors, noises, or otherwise threaten the health, safety, and welfare of the surrounding community.

G. Commercial dog kennels with more than eight dogs shall provide indoor facilities for the dog kennels. Dogs will be kept indoors unless they are being supervised.

15. Commercial Repair of Agricultural Equipment.

- A. Total number of employees, not including the owner, not to exceed two.
- B. Total repair area not to exceed two thousand (2,000) square feet.
- C. Any equipment not owned by the property owner must be stored behind a sight obscuring fence.
- D. Commercial building codes will apply.

16. Pet Crematories.

- A. Pet crematories as follows:
 - 1. May not be located in a recorded subdivision;
 - 2. Property shall be one-half acre in size or larger;
 - 3. Crematory shall be located at least two hundred (200) feet from any residence on an adjacent lot;
 - 4. Crematory cannot be located in front of the home;
 - 5. Crematory facilities shall be odorless, have a zero emission chamber and meet the currently adopted building code as amended;
 - 6. Facilities shall meet all setback requirements;
 - 7. Crematory may only service small animals weighing less than two hundred fifty (250) pounds.

17. Towers.

- A. Towers, wind turbines, and other structures that exceed the thirty five (35) feet shall be an administrative conditional use permit and shall be approved by the community development director or designee. Conditions may be placed on the permit relating to height, location, safety, aesthetics and security. The community development director may refer any application to the board of county commissioners for a decision.

18. Planned Unit Developments.

- A. In accordance with Title 16, Subdivisions.

19. Construction Camps.

- A. The land use authority may approve or deny or place conditions on the request for a construction camp depending upon the compatibility with surrounding land uses and compliance with this title. Conditions may relate to:

1. Where a travel trailer court or manufactured home park is to be used in conjunction with a construction camp which is located more than twenty (20) road miles from the urbanized areas of Ballard, Jensen or Vernal, the Manufactured home park and travel trailer court regulations (Chapter 17.108) may be waived and the site plan and accompanying documents approved in accordance with this chapter shall constitute the requirements for the construction camp.
- B. A site plan with supporting documents must be submitted for review and approval to the land use authority. The plan shall be drawn to scale, and shall provide the following information:
1. Dimensions, orientation and vicinity of the parcel;
 2. Location, size, number, construction and types of proposed housing;
 3. Traffic access to camp and parking;
 4. Location and types of recreational facilities;
 5. Approved culinary water system and sewage and solid waste disposal;
 6. Stormwater runoff, and method for control of stormwater;
 7. Location of fire protection and medical facilities;
 8. Such other data, as may be required.
- C. In addition to the site plan, the applicant must also provide information showing how and when the required services and facilities will be provided. All services and facilities will be provided at applicant's expense. Letters of approval for the culinary water and sewage facilities from the state of Utah Department of Environmental Quality and/or the local health department shall be required.
- D. A construction camp permit will be approved for no more than two years. An applicant may request a renewal of the CUP at the end of each two-year period. The following services and facilities must be provided in a construction camp:
1. Culinary water and sewage and solid waste disposal facilities approved by the state of Utah Department of Environmental Quality and/or the local health department;
 2. Adequate access to the site and parking;
 3. Maintenance of the site;
 4. Emergency medical and fire facilities and security services;
 5. Not less than one hundred (100) square feet of living quarters per individual;
 6. Common dining areas and indoor recreation areas shall not be included in determining the square feet per individual;
 7. Electrical services;
 8. Recreational facilities.
- E. Applicant shall provide a written plan and agreement together with a bond, or other financial guarantee, setting forth how the construction camp will be dismantled, and the area restored to an unoccupied condition.
- F. In the event the applicant fails to provide the services and facilities required, the construction camp may be closed and ordered to vacate. These remedies are in addition to the remedies provided in this title for failure to comply with the zoning requirements.

20. Warehouse Storage, Meat Processing Plant, Professional Office, Light Manufacturing, Outdoor Storage, and Sawmills, in accordance with the following requirements:

- A. Follow Chapter 17.42830, ~~commercial industrial, and apartment building design regulations,~~ for all buildings and site development.

- B. Uses listed in this subsection 20. shall not be located closer than one thousand (1,000) feet to any dwelling unit, unless written approval is obtained from the property owner.
- C. Maximum area to be used by any use or combination of uses listed in this subsection 20., is five acres. Outdoor storage shall not exceed one (1) acre.
- D. Not permitted within two thousand six hundred forty (2,640) feet of another use listed in this subsection 20., unless the use is on the same parcel.
- E. Noise, odor, and light shall be controlled to mitigate any nuisance. A noise, odor, and light mitigation plan shall be approved by the land use authority.

21. Animal Byproducts Plant.

- A. When located at least one mile from any dwelling, except for the owner's dwelling and in accordance with regulations as set forth by the State of Utah Department of Environmental Quality and the local health department.

22. Asphalt Mixing Plant.

- A. Must be located at least two thousand (2,000) feet from any public building or dwelling.

23. Private Landfills and Salvage/Wrecking Yards.

- A. Surrounded by a sight obscuring fence.
- B. No storage of toxic or hazardous materials.

24. Subject to Chapter 17.66, and in Accordance with Section 17.116.210, Natural Resource Extraction, including:

- A. Oil and gas wells;
- B. Excavation and/or mining;
- C. Exploratory activities;
- D. Exploratory blasting; and
- E. Exploratory seismic operations.

25. Administrative Approval.

- A. Conditional use permits for oil and gas wells, and the parking of commercial vehicles and trailers in the indicated zones shall be approved administratively through the community development department.
- B. A conditional use permit may be approved administratively by the community development director or designee. Such administrative decision may be made after seven days mailed notice to property owners within one thousand (1,000) feet of the boundaries of the subject property. The community development director, or designee, reserves the right to refer any conditional use permit to the county commission for a decision. In the case of denial of any application by the community development director, or designee, the application shall be forwarded to the board of county commissioners for final decision. For appeals refer to Uintah County Code Section 17.12.200.

26. Produced Water Disposal Facilities, Land Farms, and Evaporation Ponds.

- A. Approval Process.
 - 1. Produced water disposal facilities and evaporation ponds (hereafter referred to as disposal facilities) may be approved by conditional use permit (CUP) pursuant to Section [17.76.020] conditional use permits. Approval of such facilities shall in all cases be subject to the annual review requirements of Section 17.76.090.
 - 2. All facilities must comply with State of Utah Division of Oil, Gas and Mining (DOG M) General Rules. Final DOGM approval must be filed with Uintah County Community Development Department prior to

commencement of operations. An operations certificate shall be issued by the county prior to receiving any production water.

- B. Locations. Must be located a minimum of two miles from any state or federal highway (as determined by the Uintah County Transportation System Map), city, town, or residence (as determined by the Uintah County tax rolls). Exceptions to this rule must be approved by the county commission.
- C. Operations. If related operations are to occur on the same parcel a site plan must be approved. This can be done all at one time but, if additional operations are added after the site plan is approved an additional site plan would need to be applied for and approved.
- D. Produced water disposal ponds shall be limited by number, on each conditional use permit to the number of ponds requested and approved on the CUP application. Sites cannot be enlarged or modifications done that are not part of the original site plan until the issue is re-presented to the land use authority for a new conditional use permit and the enlargement or modification is approved.
- E. Signs providing emergency contact information shall be provided at the receiving areas and adjacent to ponds.
- F. Odors shall be controlled in a manner to prevent nuisances.
- G. Site inspections shall be allowed by any authorized government agency without prior notice.
- H. Company safety requirements and procedures, including a person to contact, shall be provided and on file with the county.
- I. Operational Status. Uintah County shall be notified prior to any change of ownership/operator status at the facility and/or of any permit revisions or equipment upgrade/process change integral to the operation of the facility. If the disposal facility is sold to a different owner, the new owner assumes all the requirements of the conditional use permit.
- J. Reclamation. Reclamation shall be to DOGM standards.
- K. Bonding. A copy of the reclamation bond for DOGM shall be provided to Uintah County Community Development Office prior to receiving any production water.

27. Retail (Outdoor Sales).

- A. Limited outdoor display of retail items may be permitted in conjunction with a retail business or nursery when approved on the site plan.

28. Storage Units.

- A. All parking, access, and alleyways shall be concrete or asphalt.
- B. A screening plan is required and shall include a six-foot, site-obscuring screen that may be a wall, fencing or landscaping along all road frontage and along property boundaries adjacent to dwellings as approved by the land use authority. Chain link fencing in any form shall not be approved as a site obscuring screen.

29. Public Utility Substation.

- A. Public utility substations are exempt from lot size, setbacks, and frontage requirements.

30. Temporary Uses and Structures.

- A. Temporary uses and structures shall be permitted in accordance with this section when located on private property. Such uses and structures located on public properties are exempted.
- B. Temporary structures are structures that will be in place for no more than one hundred eighty (180) days or comply with item ~~D~~E below.
- C. Temporary uses include carnivals, circuses, Christmas tree sales, fireworks sales, corn mazes, haunted houses, outdoor concerts, and other similar uses or activities. Temporary uses shall not exceed sixty (60) days within a calendar year for the use operator and for each parcel involved, counting the days from

season opening to closing, including the days in between when the business may be closed. Exceptions for certain uses are outlined below.

- D. Application for a temporary use permit shall be made to the community development director and shall contain, at a minimum, the following information:
 - 1. A description of the property to be used and a site plan including all information necessary to accurately portray the property and proposed use.
 - 2. A description of the proposed use.
 - 3. Sufficient information to determine the yard requirements, sanitary facilities and availability of parking.
 - 4. Temporary uses shall obtain a temporary business license and approval from the fire district, sheriff's office, health department, and community development department.
 - 5. Temporary uses shall not create a nuisance. Impacts from noise, dust, lights, and odors shall be mitigated. Excessive nuisance shall be cause for revocation or denial of temporary use permits. The community development director or designee shall place conditions on the permit, or deny the permit, to prevent or mitigate nuisances and negative impacts. Parking shall be provided on the property. On-street parking shall not be allowed.
- E. Contractor's offices, equipment sheds, temporary buildings, and storage yards incidental to a permitted construction project may be approved. Sleeping accommodations shall not be allowed. The permit shall be valid for not more than one year, but is renewable for one additional year. All temporary buildings, offices, sheds, and materials shall be removed upon completion of the project.
- F. A temporary real estate office may be approved in a subdivision which has been approved in accordance with the subdivision ordinance and shall make sales and do business only in conjunction with the subdivision wherein the office lies. The permit shall be valid for not more than one year, but is renewable. A model home may be used as a temporary sales office. The office shall be removed upon completion of the development of the subdivision.
- G. Food trucks may operate on a particular property for up to ~~thirty-sixty~~ (360) days in a calendar year. If the truck is located on a property for more than ~~thirty-sixty~~ (360) days it must be permitted as a permanent business and site plan regulations shall apply. A temporary use permit is not required for a food truck alone. Food trucks based from Uintah County must obtain a permanent Uintah County business license.

31. Manufactured Home Parks.

- A. Compliance and Intent.
 - 1. The owners of a tract of land not more than eight acres may construct a manufactured home park thereon, upon compliance with regulations and restrictions, as set forth in this title, and after approval of such by the land use authority.
 - 2. Travel trailers and recreational vehicles shall not be located in manufactured home parks, except in storage areas.
- B. Development plan must show:
 - 1. Stormwater and grading plan;
 - 2. Street and space layout including location and number of parking spaces;
 - 3. Parks, playgrounds and open space;
 - 4. Tabulations showing percent of area to be devoted to parks, playgrounds, and open space, number of manufactured homes, and total area in the manufactured home park;
 - 5. Utility and landscaping plan;
 - 6. Any other information to show compliance with this title.
- C. The density in a manufactured home park shall not exceed seven units per acre. Manufactured homes may be clustered within the manufactured home park, provided that no single manufactured home space shall

be smaller in area than four thousand (4,000) square feet. The remaining land not contained in individual lots, roads or parking shall be set aside and developed as parks, playgrounds, and service areas for the common use and enjoyment of the occupants of the development and visitors thereto.

- D. Not less than ten percent of the gross area of the manufactured home park shall be set aside as playground, or recreation area for the joint use of occupants. The land covered by vehicular roadways, sidewalks, off-street parking, or areas not suitable for playground use shall not be construed as part of the area required for parks and playgrounds.
- E. An area shall be set aside for recreational vehicle storage. The storage area shall be a minimum of two hundred (200) square feet per space.
- F. No manufactured home or add-on shall be located closer than fifteen (15) feet from the nearest portion of any other manufactured home or add-on.
- G. All areas not covered by manufactured homes, hard-surfacing, buildings, off-street parking or driveways, shall be landscaped, except that natural drainage ways may be left in the natural state.
- H. All off-street parking spaces, driveways and roadways shall be asphalt or concrete.
- I. A six-foot fence is required around the sides and back of the manufactured home park.
- J. Landscaping enhancements shall be required along the road frontage. Enhancements shall include a combination of the following:
 - 1. Trees;
 - 2. Shrubs;
 - 3. Decorative fencing;
 - 4. Berms.
- K. If a common dumpster is utilized for the park, a six-foot-tall, sight-obscuring enclosure shall be required.
- L. Roadways shall be eighteen (18) feet in width for one-way traffic with no parking, and twenty-four (24) feet in width for two-way traffic with no parking.
- M. The land use authority shall determine the location for all roadway entrances and/or exits.
- N. Access to manufactured home spaces shall be from interior private roads.
- O. Off-street parking shall be provided at the rate of two parking spaces per manufactured home space contained within the manufactured home park. In no case shall the parking space be located greater than one hundred (100) feet away from the manufactured home space it is designed to serve.
- P. All utilities and other service lines to each manufactured home lot shall be underground.
- Q. Street lights shall be required at all entrances and exits and every five hundred (500) feet along roadways.
- R. After receiving final approval of the manufactured home development, the approved plat shall be recorded in the office of the county recorder. The final plat shall be prepared by a registered professional. No building permit shall be issued for the manufactured home park until final plans have been approved by the county commission and recorded with the county recorder and a financial guarantee posted guaranteeing that required improvements will be installed without cost to the county.

32. Travel Trailer Courts.

- A. Compliance and Intent.
 - 1. The owners of a tract of land not more than eight acres may construct a travel trailer court thereon, upon compliance with regulations and restrictions, as set forth in this title, and after approval of such by the land use authority.
 - 2. Manufactured/mobile homes shall not be located in travel trailer courts.
- B. Development plan must show:

1. Stormwater and grading plan.
 2. Street and space layout including location and number of parking spaces.
 3. Parks, playgrounds and open space.
 4. Tabulations showing percent of area to be devoted to parks, playgrounds, and open space, number of spaces, and total area in the travel trailer court.
 5. Utility and landscaping plan.
 6. Any other information to show compliance with this title.
- C. Standards and requirements:
1. A minimum of four spaces are required for a travel trailer court.
 2. Roadways shall be eighteen (18) feet in width for one-way traffic with no parking, and twenty-four (24) feet in width for two-way traffic with no parking.
 3. The land use authority shall determine the location for all spaces, roadways, entrances and/or exits.
 4. Access to trailer spaces shall be from interior private roads.
 5. Not less than ten percent of the gross area of the travel trailer court shall be set aside as playground, or recreation area for the joint use of occupants. The land covered by vehicular roadways, sidewalks, off-street parking, or areas not suitable for playground use shall not be construed as part of the area required for parks and playgrounds.
 6. All areas not covered by trailer spaces, hard-surfacing, buildings, off-street parking or driveways, shall be landscaped, except that natural drainage ways may be left in the natural state.
 7. Each travel trailer space shall be at least twenty-five (25) feet in width and at least fifty (50) feet in length. No travel trailer or RV unit shall be located closer than fifteen (15) feet from another travel trailer.
 8. No add-ons shall be allowed in a travel trailer court.
 9. A minimum six-foot-high fence shall be installed around the perimeter of the travel trailer court.
 10. At least ten percent of the total area shall be maintained in open green space.
 11. A caretaker dwelling is allowed.
 12. All off-street parking spaces, driveways and roadways shall be asphalt or concrete.
 13. Landscaping enhancements shall be required along the road frontage. Enhancements shall include a combination of the following: trees, shrubs, decorative fencing, berms.
 14. All utilities and other service lines to each manufactured home lot shall be underground.

Section 5. Effective Date. This ordinance shall take effect, fifteen (15) days after enactment, and after depositing a copy in the Clerk-Auditor's Office and publication in a newspaper having general circulation in the County, as required by Utah Code Annotated section 17-53-208.

ENACTED on this, the fourth (4th) day of June, 2018.

IN WITNESS THEREOF:

WILLIAM STRINGER, Chair

William Stringer	_____ Aye	_____ Nay	_____ Abstain	_____ Absent
Brad Horrocks	_____ Aye	_____ Nay	_____ Abstain	_____ Absent
Duane Shepherd	_____ Aye	_____ Nay	_____ Abstain	_____ Absent

ATTEST:

REVIEWED:

MICHAEL W. WILKINS
Clerk-Auditor

JONATHAN STEARMER
Deputy County Attorney