

ORDINANCE NO. 24-13

**AN ORDINANCE AMENDING WASATCH COUNTY CODE TO CLARIFY DEFINITIONS,
REORGANIZE SECTIONS TO CONSOLIDATE SIMILAR CONTEXTS, AND OTHER
TECHNICAL CHANGES.**

RECITALS

WHEREAS, counties may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the unincorporated area of the county to provide for the health, safety, and welfare, promote prosperity, improve good order, comfort, convenience, and aesthetics of each county, and to protect both urban and non-urban development; and

WHEREAS, pursuant to this authority, the County Legislative Body enacted the Land Use and Development Code, and now amends the Land Use and Development Code; and

WHEREAS, the County Legislative Body desires to clarify certain aspects of the Land Use and Development Code for consistency with regulations and adopted policies; and

WHEREAS, the County Legislative Body desires to reduce redundant language and reduce potential conflicts within the code; and

WHEREAS, Utah Code 17-27a-502 requires Wasatch County to give notice of public hearing as provided in Utah Code 17-27a-205(1)(a), and to hold a public hearing; and

WHEREAS, Wasatch County gave notice of all public meetings and public hearings related to this ordinance as required, and the planning commission held a public hearing as required; and

WHEREAS, the County Legislative Body, having considered all of the evidence provided to be in the best interest of the health, general welfare, and safety of the inhabitants of Wasatch County;

NOW THEREFORE, the County Legislative Body of Wasatch County ordains that the Wasatch County Code be amended as follows:

SECTION I: Enactment. The following amendments, additions, and deletions to Title 14 and Title 16, the Land Use and Development Code, are hereby enacted: *See attached Exhibit A.*

SECTION II: Repealer. If any provisions of the County Code heretofore adopted are wholly inconsistent with this ordinance, they are hereby repealed.

SECTION III: Amendment of Conflicting Ordinances. To the extent that any ordinances, resolutions, or policies of Wasatch County partially conflict with this ordinance, they are hereby amended to comply with the provisions hereof.

SECTION IV: Effective Date. This Ordinance shall become effective immediately upon execution by the Chair of the County Council and the completion of public notice requirements imposed by state statute.

SECTION V: **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.


SECTION VI: **Public Notice.** The Wasatch County Clerk, and ex officio Clerk of the Wasatch County Council, is hereby ordered, in accordance with the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, to do as follows:

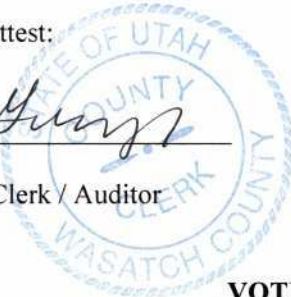
- a. Enter at length this ordinance in the ordinance book;
- b. Deposit a copy of this ordinance in the office of the County Clerk;
- c. Publish a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance, for at least one publication in a newspaper published in and having general circulation in the county; or post a complete copy of this ordinance in nine (9) public places within the County.

APPROVED and **PASSED** this 18 day of September, 2024.

Attest:

WASATCH COUNTY COUNCIL:


 Joey Granger
 Wasatch County Clerk / Auditor




 Spencer Park, Chair
 Wasatch County Council

	VOTE
Spencer Park, Chairman	<u>Y</u>
Karl McMillan, Vice-Chair	<u>Y</u>
Luke Searle	<u>Y</u>
Steve Farrell	<u>Y</u>
Erik Rowland	<u>Y</u>
Kendall Crittenden	<u>Y</u>
Mark Nelson	<u>Y</u>

ADOPTION OF ORDINANCE AFFIDAVIT

STATE OF UTAH)
): ss.
COUNTY OF WASATCH)

I, the undersigned, the duly qualified and acting County Clerk of Wasatch County, Utah, and ex officio Clerk of the Wasatch County Council do hereby further certify, according to the records of said Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, by:

- [x] (a) Causing this ordinance to be entered at length in the ordinance book;
[x] (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;
[x] (c) Causing a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance to be published for at least one publication in The Wasatch Wave, a newspaper of general circulation within the geographical jurisdiction of Wasatch County; or posting a complete copy of this ordinance in nine (9) public places within the County.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the County Council of Wasatch County, Utah, this 18 day of September, 2024.

Handwritten signature of Joey Granger
Joey Granger
Wasatch County Clerk / Auditor



SUBSCRIBED AND SWORN to me, a Notary Public, this 18 day of September, 2024.

Handwritten signature of Wendy McKnight
Wendy McKnight
Notary Public

Residing in: Wasatch
My commission expires: 09/10/2026

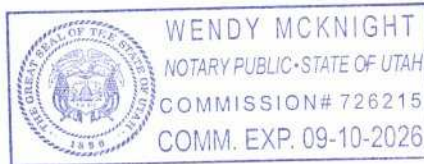


EXHIBIT A – PROPOSED AMENDMENT**4.09.02: WASATCH COUNTY FEES**

C.	Fees Of The Wasatch County Planning and Zoning Department:	
	...	
2.	Other fees:	
	Lot of Record <u>Non-Conforming Use Determination</u>	\$130155.00
	<u>Land Use Verification Letter</u>	\$26.00

...

16.01.07: BUILDING PERMITS REQUIRED

- A. Generally: No building or structure shall be constructed, reconstructed, altered or moved, except after either the issuance of a permit by the building inspection department unless otherwise exempt herein or, if exempted by Utah Code Annotated section 58-56-4, as currently amended, the signing of an agricultural building zoning conformance application by the planning department. An agricultural building permit zoning conformance application only verifies that the agricultural building meet the zoning requirements in the area.
- B. Agricultural Buildings: Agricultural buildings exempt under Utah Code Annotated section 15A-1-204 from the building permit requirements of the state adopted construction code (hereinafter "exempt agricultural building" for purposes of this section only) must comply with the land use and zoning requirements of subsection B2 of this section below requirements:
1. Procedure: An applicant wishing to obtain approval to build an exempt agricultural building must first submit an application to with the building department. The building department must then verify that the proposed structure meets the definition of "agricultural use" in Utah Code Annotated requirements necessary to qualify as an exempt agricultural building section 58-56-3, as currently amended. If the proposed structure meets the definition is an exempt agricultural building, the building department will submit the application to the planning department for review of zoning compliance. The planning department will thereafter review the plans and issue a certificate of zoning compliance if warranted.
 2. Land Use And Zoning Requirements Of Exempt Agricultural Buildings: Notwithstanding this section, an exempt agricultural building is only subject to the following land use and zoning requirements, unless, in the sole discretion of the county, a reasonable basis exists for imposing any other land use or zoning requirement due to a health, safety or welfare concern:
 - a. Height;
 - b. Setbacks; and
 - c. Site plan approval in accordance with section 16.21.08 paragraph C of this title section.

33 C. All applications for building permits for any new construction, excluding (and not interior
34 remodels or maintenance that do not affect the footprint of the structure.) shall be accompanied
35 by:

- 36 1. A plot plan drawn to scale showing the actual dimensions of the lot to be built upon, the
37 size and location of existing buildingsstructures, structuresbuildings to be erected and
38 existing structuresbuildings on adjacent property, and such other information as may be
39 deemed necessary by the building inspector or the planning department for the enforcement
40 of this title.
- 41 2. When property boundaries are unclear or undetermined, a complete and accurate legal
42 description of the property, which is the subject of the application, together with a certified
43 survey of the property showing any conflict with adjoining property, overlaps or
44 discrepancies between the legal description, and any existing fence lines.
- 45 3. When the road upon which the lot has frontage is unimproved, or the boundaries of said
46 road are not clearly ascertainable, or there is any question by the building inspector,
47 engineering department, or the planning department, of whether the actual road is within
48 the platted right of way, a certified survey of the road showing any conflict with actual and
49 platted right of way, overlaps or discrepancies between the legal description, and any
50 existing fence lines, is required.

51 **16.01.08: BUILDING PERMITS; PLOT PLAN REQUIREDRESERVED**

52 ~~All applications for building permits for new construction (and not interior remodels) shall be~~
53 ~~accompanied by:~~

54 ~~A. A plot plan drawn to scale showing the actual dimensions of the lot to be built upon, the size and~~
55 ~~location of existing buildings, buildings to be erected and existing buildings on adjacent property,~~
56 ~~and such other information as may be deemed necessary by the building inspector or the planning~~
57 ~~department for the enforcement of this title.~~

58 ~~B.A. When property boundaries are unclear or undetermined, a complete and accurate legal~~
59 ~~description of the property, which is the subject of the application, together with a certified survey~~
60 ~~of the property showing any conflict with adjoining property, overlaps or discrepancies between~~
61 ~~the legal description, and any existing fence lines.~~

62 ~~When the road upon which the lot has frontage is unimproved, or the boundaries of said road are~~
63 ~~not clearly ascertainable, or there is any question by the building inspector, engineering department,~~
64 ~~or the planning department, of whether the actual road is within the platted right of way, a certified~~
65 ~~survey of the road showing any conflict with actual and platted right of way, overlaps or~~
66 ~~discrepancies between the legal description, and any existing fence lines, is required.~~

67 ...

68 **16.01.10: LAND USE VERIFICATION CERTIFICATELETTERS**

69 At the request of an applicant, after payment of the appropriate fee, the planning staff may issue a land use
70 verification ~~certificate~~letter, which determines the current standing of the property as to zoning, whether a
71 requested use is permitted in the zone as of the date of the issuance of the land use verification
72 ~~certificate~~letter, and ~~any~~ known issues that relate to the potential for building on the property. Land use
73 verification ~~certificates~~letters are based on the current ordinance and may be subject to change with future
74 amendments to the land use code.

75 ...

76 **16.04.02: DEFINITIONS OF TERMS AND WORDS**

77 The following words shall have the described meaning when used in this title, unless a contrary meaning
78 is apparent from the context of the word:

79 ...

80 ACCESSORY BUILDING: A building or structure, the use of which is incidental and subordinate in size
81 and use to the main building.

82 ...

83 BUILDING, ATTACHED: A building connected on one or more sides of an adjacent building by a
84 common wall that shares at least 50% of the length and 50% of the height of the common wall, and which
85 encloses occupiable or habitable space.

86 BUILDABLE ENVELOPE: A three-dimensional space on a lot within which a structure is permitted to
87 be built. The space does not include any required yard or open space. Buildable areas must be defined on
88 subdivision plats in areas of thirty percent (30%) slope or less.

89 BUILDING ENVELOPE (BUILDABLE AREA): That part of a parcel of land where the construction
90 of buildings and structures can be located typically formed by the ability to build a structure therein and
91 comply with applicable standards, such as the required yards, or setbacks, access, driveway standards, and
92 a physical constraints inventory of a property. It may be otherwise defined only by subdivision plat or
93 a physical constraints inventory of a property.

94 BUILDING, DETACHED: A freestanding building independent of any other building and that has open
95 space on all four (4) sides.

96 ...

97 FRONTAGE: The distance between the intersecting points of each two (2) side lot lines line with the
98 street right-of-way line of a parcel measured on a line parallel to along the street or street chord, or streets
99 of a corner lot, which the parcel is allowed to access. For private roads without a dedicated street right-of-
100 way, a street line shall be determined using a 30 foot offset from the centerline of the road for the purpose
101 of measuring frontage only. For purposes of this title, temporary turnarounds, dead ends of roadways, or
102 emergency accesses shall not be used as frontage.

103 ...

104 GRADE, FINISH: A measurement of the degree of slope on the disturbed surface of the ground
105 finished or resulting grade of the top surface of the earth after completion of a development activity.

106 ...

107 GRADING PLAN: A topographic development plan prepared by a registered civil engineer showing
108 contours for of before and after grading.

109 ...

110 LANDSCAPE ARCHITECT: A professional landscape architect registered in the state of Utah to practice
111 in the field of landscape architecture.

112 ...

113 LOT, CORNER: A building lot situated within a corner created by the intersecting lines of a street or
 114 streets that has frontage on two (2) sides, which street shall have an angle of intersection of not more than
 115 one hundred thirty-five (135) degrees.

116 LOT, DOUBLE FRONTAGE: Any building lot which has both the front and rear yard line bounded by a
 117 street. This does not normally include ~~corner~~-Corner #Lots.

118 LOT, FLAG: A lot that does not have the required frontage on a county road or private road built to
 119 county standards. Access to the buildable portion of the lot is through a narrow private access (more
 120 narrow than the required frontage) that is contiguous and part of the lot.

121 LOT, INSIDE GORE SHAPED: A lot where side lot lines converge towards the rear to a point or the rear
 122 lot line width is less than half the required width for the lot in the applicable zone.

123 LOT, INTERIOR: Any building lot other than a corner lot.

124 LOT LINE, FRONT: Any street right of way line of record ~~or established by use,~~ which forms one or
 125 more boundaries of a lot. For corner lots, double-frontage lots, or non-conforming lots with no street
 126 frontage, the front lot line shall be determined by the direction the primary structure faces.

127 LOT LINE, REAR, ~~FOR CORNER LOTS:~~ The ~~interior~~ lot line ~~which has been designated as the rear lot~~
 128 ~~line determined by the direction the house faces most distant from and generally opposite the front lot~~
 129 ~~line. For regular lots, the term "generally opposite" means the lot line which is parallel to the front lot~~
 130 ~~line. For irregular lots, the term "generally opposite" means a lot line which does not adjoin the front lot~~
 131 ~~line, is located to the rear of the lot, and is more or less parallel to any portion of the front lot line.~~

132 LOT LINE, STREET SIDE, FOR CORNER LOT: ~~All interior lot lines for multi-frontage lots; for other~~
 133 ~~corner lots, that interior-side lot line which the lot owner has designated as the side lot line runs along~~
 134 the street right-of-way line that is not the front lot line.

135 LOT LINE, SIDE, ~~FOR INTERIOR LOTS:~~ Those interior lines lying opposite each other, running
 136 between the front and rear lot lines, ~~or in the case of a multi-frontage lot, those interior lines which run~~
 137 ~~between the two (2) front lot lines.~~

138 LOT, MULTI-FRONTAGE: Any building lot, the centerline of which intersects two (2) front lot lines
 139 and which has no rear lot line.

140 ~~LOT WIDTH FOR CORNER LOTS: The width of the lot as measured along both street frontages at the~~
 141 ~~required setback.~~

142 ~~LOT WIDTH FOR INTERIOR LOTS: The horizontal distance between the side lot lines measured along~~
 143 ~~a line lying at right angles to the centerline of the lot at the point of the required setback. The distance~~
 144 ~~between side lot lines measured at the required minimum front setback on a line parallel to the road or~~
 145 ~~street chord.~~

146 . . .

147 NONCONFORMING LOT OF RECORD: A lot or parcel that: a) legally existed as a lot or parcel
 148 developable as a detached single family dwelling, before its current land use or zoning designation; b) has
 149 been shown continuously to be an independently existing piece of property since its creation or since
 150 before enactment of zoning (August 11, 1965) ; c) has not decreased in size since its creation, except for
 151 lot line adjustments approved in writing by the county, as defined in Utah Code Annotated section 17-
 152 27a-103, as currently amended; and d) because of one or more subsequent land use ordinance changes
 153 does not conform with the minimum size, width, frontage, depth or other applicable dimensional
 154 requirements of the zone where the lot is located.

155 ...

156 OPEN SPACE: Land which has an open space easement or deed restriction which states the land shall not
 157 be covered by dwellings, structures, or by pavement or other impervious material, except for trails and
 158 minimal improvements which facilitate recreational use without compromising the open, undeveloped
 159 nature of the land, and only as approved by the land use authority. ~~Open space parcels should have
 160 connections to other open space parcels when possible and shall have a minimum depth that can be
 161 maintained and utilized as open space and access.—Small isolated, unusable remnants of open space shall
 162 not be allowed. A parcel counted as open space shall not be less than .2 acres, and shall be greater than
 163 20' width at its narrowest point.~~

164 ...

165 SETBACK: The minimum distance by which any building or structure must be separated from a street
 166 right of way ~~or, lot line, or other defined feature.~~

167 ...

168 ~~SINGLE FAMILY DWELLING: A dwelling, single family detached, as defined herein.~~

169 ...

170 YARD, FRONT: Any yard between the front lot line and ~~the setback line~~ front facade of a main building
 171 and extending for the full width of the lot parallel to the front lot line.

172 YARD, REAR: A yard between the rear lot line and the rear facade of a main building ~~— and~~ extending
 173 across the full width of ~~inside the~~ lot parallel to the rear lot line, s and, ff or corner lots, a yard between the
 174 rear lot line and the rear facade of the building and extending between the side lot line and the front street
 175 side yard lying opposite.

176 YARD, SIDE: Any yard between the side lot line and the ~~setback line of a side facade of the~~ main
 177 building, extending from the front yard to the rear yard.

178 YARD, STREET SIDE: ~~On corner lots, the yard determined by the owner to be t~~ The side yard on the
 179 street of corner lots and running from the front setback line to the rear property line.

180 ...

181 **16.05.12: PERMISSIBLE LOT COVERAGE MAXIMUM AREA OF DISTURBANCE**

182 ~~See subsection 16.28.07M of this title.~~

183 A. For lots or parcels less than one acre in size, the limits of disturbance for an individual single-family
 184 use and any accessory structure shall not exceed ten thousand (10,000) square feet, unless
 185 significant existing site vegetation is retained or remedial revegetation and land reclamation
 186 improvements which substantially advance the purposes of this chapter have been proposed and
 187 will be implemented on the site in accordance with a revegetation and land reclamation plan. In
 188 such cases, the limits of disturbance for lots or parcels less than one acre in size may be increased
 189 up to, but not to exceed, fifteen thousand (15,000) square feet.

190 B. For lots or parcels one acre in size or greater, the LOD for an individual single-family use and any
 191 accessory structure shall not exceed twelve thousand (12,000) square feet unless the conditions
 192 above are satisfied, in which case the LOD may be increased to eighteen thousand (18,000) square
 193 feet.

194 ...

16.09.13: PERMISSIBLE LOT COVERAGE MAXIMUM AREA OF DISTURBANCE

See subsection 16.28.07M of this title.

A. For lots or parcels less than one acre in size, the limits of disturbance for an individual single-family use and any accessory structure shall not exceed ten thousand (10,000) square feet, unless significant existing site vegetation is retained or remedial revegetation and land reclamation improvements which substantially advance the purposes of this chapter have been proposed and will be implemented on the site in accordance with a revegetation and land reclamation plan. In such cases, the limits of disturbance for lots or parcels less than one acre in size may be increased up to, but not to exceed, fifteen thousand (15,000) square feet.

B. For lots or parcels one acre in size or greater, the LOD for an individual single-family use and any accessory structure shall not exceed twelve thousand (12,000) square feet unless the conditions above are satisfied, in which case the LOD may be increased to eighteen thousand (18,000) square feet.

...

16.15.03: PERMITTED AND CONDITIONAL USES

Those principal uses or categories of uses as listed herein, and no others, are allowed as a permitted or conditional use in the JBOZ.

A. All uses contained herein are listed by number as designated in the Wasatch County land use classification, which is published and maintained by the planning department, and are attached, as appendix 1, chapter 16.36 of this title. Classes or groupings of uses permitted in the zone are identified by a four (4) digit number in which the last one or two (2) digits are zeros, and subuses of those categories or groupings will follow that number. (For example, a particular category may be listed as 8100, and a subcategory of 8100 would be 8110 and a subcategory of 8110 would be 8111.) This document, available in the planning office, is to be used by the planning office and others to assist in determining similar uses and the intent of this chapter.

B. Those uses labeled as conditional may be granted only after the issuance of a conditional use permit.

C. All such classes listed herein and all specific uses contained within them in the Wasatch County land use classification will be permitted in the Jordanelle Basin Overlay Zone (JBOZ), subject to the limitations set forth herein: PERMITTED AND CONDITIONAL USES IN THE JORDANELLE BASIN OVERLAY ZONE (JBOZ) P = Permitted C = Conditional - = Not allowed

Use Number	Use Classification	Critical / Sensitive Lands Open Space	Countryside Residential	Low Density Residential	Medium Density Residential	High Density Residential	Mixed Use Commercial	Neighborhood Commercial	Community Commercial	Commercial Resort
1111	Single-family dwellings (detached)	-P	P	P	P	P	-	-	-	-
1112	Single Family Dwellings (attached)	-	-	C	P	P	C	-	-	-

<u>1113</u>	<u>Single-family dwelling, attached to non-residential</u>	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>	
<u>1120</u>	<u>Duplex</u>	=	=	<u>C</u>	<u>P</u>	<u>P</u>	<u>C</u>	=	=	
<u>1130</u>	<u>Multiple Family Dwelling</u>	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>	=	=	
<u>1140</u>	<u>Apartment (low rise)</u>	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	
<u>1292</u>	<u>Residential Facility for Handicapped Persons</u>	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>1293</u>	<u>Residential Facility for Elderly</u>	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>1310</u>	<u>Residential Hotels and Apartment Hotels (75% or more occupied by permanent guests)</u>	=	=	=	=	<u>C</u>	<u>C</u>	=	<u>C</u>	
<u>1511</u>	<u>Hotels</u>	=	=	=	=	=	<u>C</u>	=	<u>C</u>	
<u>1515</u>	<u>Transient apartments rented by day or week (Short Term Rental)</u>	=	=	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>1908</u>	<u>Internal Accessory Dwelling Unit (IADU)</u>	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=	
<u>1907</u>	<u>Guest ADU</u>	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	-

1908	IADU	-	P	P	P	P	P	-	-	-
4712	Telephone Relay Tower, microwave or other	-	C	C	C	C	C	C	C	€
4713	Small Wireless Facilities	C	C	C	C	C	C	C	C	€
4760	Recording and sound studios	-	-	-	-	-	C	C	C	-
4810	Electric utility (excluding 4812 and 4813)	-	C	C	C	C	C	C	C	€
4821	Underground gas pipeline right of way	P	P	P	P	P	P	P	P	P
4824	Gas pressure control stations	-	C	C	C	C	C	C	C	€
4831	Underground water pipeline right of way	P	P	P	P	P	P	P	P	P
4832	Water treatment plants (purification)	-	C	C	C	C	C	C	C	€
4834	Water Storage	C	C	C	C	C	C	C	C	€
4835	Irrigation distribution channels	P	P	P	P	P	P	P	P	P
4836	Water pressure control stations and pumping plants	-	C	C	C	C	C	C	C	€

4839	Other water utilities or irrigation, NEC	-	P	P	P	P	P	P	P	P	P
4841	Underground sewage pipeline right of way	P	P	P	P	P	P	P	P	P	P
4911	Petroleum pipeline right of way	C	C	C	C	C	C	C	C	C	€
5200	Building Materials, hardware, farm equipment and supplies	-	-	-	-	-	-	C	C	-	-
5300	General Merchandise	-	-	-	-	-	P	P	P	€	-
5400	Food	-	-	-	-	-	P	P	P	-	-
5530	Gasoline Service Stations	-	-	-	-	-	-	P	P	-	-
5600	Apparel and Accessories	-	-	-	-	-	P	P	P	-	-
5700	Furniture, Home furnishings and equipment	-	-	-	-	-	P	P	P	-	-
5800	Eating and Drinking Places (Except 5813)	-	-	-	-	-	P	P	P	€	-
5910	Drug and proprietary	-	-	-	-	-	P	P	P	-	-
5931	Antiques	-	-	-	-	-	P	P	P	-	-

5940	Books, stationery, art and hobby supplies	-	-	-	-	-	P	P	P	-
5950	Sporting goods, bicycles and parts	-	-	-	-	-	P	P	P	-
5970	Jewelry	-	-	-	-	-	P	P	P	-
5990	Miscellaneous retail trade, NEC (Except 5992)	-	-	-	-	-	P	P	P	-
6100	Finance, insurance and real estate service	-	-	-	-	-	P	P	P	€
6200	Personal service (Except 6240 and 6290)	-	-	-	-	-	P	P	P	€
6500	Professional services	-	-	-	-	-	P	P	P	-
6800	Educational services	-	-	-	<u>-C</u>	<u>-C</u>	P	P	P	-
6911	Churches, synagogues, temples, and missions	-	C	C	C	C	C	C	C	-
7100	Cultural activities and nature exhibitions	C	<u>-C</u>	-	-	-	P	P	P	€
7400	Recreational activities (except 7419, and 7450)	P	P	P	P	P	P	P	P	P
7419	Private trailhead	C	-	-	-	-	C	C	C	€

	staging area for snowmobile rentals. (No business transactions)									
7450	Firearms and archery	C	C	-	-	-	C	C	C	C
7510	Resorts (except 7518)	-	-	-	-	-	C	P	P	-
7518	Recreational Resort Parks	-	C	-	-	-	P	-	-	P
7600	Parks	P	P	P	P	P	P	P	P	P
8110	Field and seed crops	P	P	P	P	P	P	P	P	-
8160	Pasture and rangeland	P	P	P	P	P	P	P	P	P

225 ...

226 **16.15.06: JBOZ DENSITIES**

227 The following densities shall be allowed within the JBOZ. The standard densities shall be measured in
 228 equivalent residential units termed "ERUs".

- 229 A. Critical/Sensitive Lands Open Space: Density: 1 ERU/40 net developable acres. ~~This amount may~~
 230 ~~be transferred to a higher density area deemed appropriate by the county council after a~~
 231 ~~recommendation for or against by the planning commission.~~ Areas where development is
 232 ~~prohibited-significantly restricted~~ due to steep hillsides (over 30%), high value wetlands, ridge
 233 lines, fault lines, stream corridors, landslide areas and flood plains. Recreation amenities such as
 234 equestrian activities, trails and public open space are encouraged. ~~Transfers of development to off-~~
 235 ~~site properties may be authorized where a greater percentage of open space is desired and~~
 236 ~~compensatory enhancement to assure permanent value to the land is appropriate.~~
- 237 B. Countryside Residential: Density: One ERU/five (5) net developable acres. Designed to encourage
 238 open space, this district preserves view corridors, and a sense of openness. ~~Agricultural activities~~
 239 ~~are allowed, as is recreation with limited development. Residential development shall not exceed~~
 240 ~~one (1) residence per 5 acres. Transfers of development to off-site properties may be authorized~~
 241 ~~where a greater percentage of open space is desired and compensatory enhancement to assure~~
 242 ~~permanent value to the land is appropriate.~~
- 243 C. Low Density Residential: 1.5 ERU/net developable acres. Areas suitable for low density
 244 developments with substantial open space to provide protection and preservation of wetlands,
 245 stream corridors, flood plains, ridge lines, wildlife habitat, view corridors, hillsides, and aesthetic
 246 attributes. ~~A variety of housing types and styles, and flexibility is allowed.~~

- 247 D. Medium Density Residential: 2.5 ERU/net developable acre. Clustered, master planned
 248 developments are encouraged in this district. Interconnected open space amenities through
 249 developments of this type assist ~~shall be used~~ to create conservation of stream corridors, view sheds
 250 and ridge lines as well as ~~development of a contributing to the~~ Jordanelle Basin trail system.
- 251 E. High Density Residential: 3.25 ERU/net developable acre. This area ~~allows a variety of housing~~
 252 ~~types, with requires~~ proximity to schools, shopping areas, and major recreational facilities. This
 253 district can also be used as a transitional area between commercial uses and lower density
 254 residential areas.
- 255 F. Mixed Use Commercial: Eight (8) ERU/net developable acre. Designed to provide a mixture of
 256 compatible, interrelated ~~uses~~ within a community. Mixed-use ~~requires~~ that the uses be in the same
 257 or interconnected buildings or in immediate proximity to one another within a parcel or parcels
 258 owned by the same property owner that are zoned mixed-use. ~~For example, small offices are~~
 259 ~~compatible in the same building as housing (horizontal mixed use). Housing can also be provided~~
 260 ~~above shops and offices (vertical mixed use). Offices can be located above shops.~~ These mixed-
 261 uses can come in a number of combinations. ~~Hotels are also allowed within this category.~~
- 262 G. Neighborhood Commercial: Neighborhood commercial centers shall provide for a limited range of
 263 commercial uses to meet the shopping needs of the residents in the adjacent neighborhoods.
 264 Businesses are to be oriented to the neighborhood and compatible with surrounding residential uses.
 265 ~~Examples may include convenience stores, bakery, variety store or child care centers.~~ Minimum
 266 site area: Twenty thousand (20,000) square feet; Maximum building footprint size: Three thousand
 267 five hundred (3,500) square feet; Maximum building square foot/site ratio: Thirty five percent
 268 (35%).
- 269 H. Community Commercial ~~Uses:~~ ~~Community~~ Commercial uses ~~include including~~ general retail
 270 centers providing for general retail, service and recreation-oriented commercial uses intended to
 271 serve the basin as a whole. ~~This designation allows limited commercial uses to serve the~~
 272 ~~community. Preferred uses include business support services, financial services, health care~~
 273 ~~services, personal services, professional offices, repair services, veterinary clinics, and business or~~
 274 ~~vocational schools. Hotels are also allowed within this category.~~ Special consideration shall be
 275 directed to traffic generation, visual impacts, surrounding natural features, parking, lighting,
 276 landscaping and architecture. ~~Proposed dD~~ Development shall screen and minimize external impacts,
 277 ~~Proposed developments shall~~ preserve and enhance natural features, ~~and C~~ ~~coordination coordinate~~
 278 ~~and the~~ clustering of all Community Commercial Uses ~~is required~~. Development standards and
 279 review criteria are specifically intended to prohibit strip development and encourage high amenity,
 280 low impact commercial areas. Minimum site area: Forty thousand (40,000) square feet. Maximum
 281 building footprint size/site ratio: Twenty five percent (25%) Maximum building square foot/site
 282 ratio: Thirty five percent (35%)
- 283 I. Community/Civic Facilities: As the needs arise.

284 ...

285 **16.21.06: OPEN SPACE**

- 286 A. When open space is required as part of a development approval or where open space is used to
 287 comply with another land use ordinance, the open space shall meet the following minimum criteria
 288 in addition to any other criteria specified under the applicable land use section:
- 289 1. Open space areas shall be protected by a recorded conservation easement enforceable by
 290 the county;

- 291 2. Open space areas shall be a minimum of twenty (20) feet at the narrowest point unless
 292 otherwise permitted by the applicable land use ordinance. The county may require a larger
 293 size if the open space serves other purposes, such as utility or trail corridors, that require a
 294 larger size;
 295 3. Open space areas shall be a minimum of 0.2 acres in size and shall not be small isolated
 296 remnant parcels that are not contiguous with larger open space parcels.

297 ...

298 16.21.08: ACCESSORY BUILDINGS STRUCTURES

- 299 A. Accessory Building Structure Permit Requirement: Accessory buildings ~~(regardless of their use)~~
 300 over two hundred (200) square feet, must apply for a building permit ~~except as provided below:~~ in
 301 accordance with 16.01.07 unless specifically exempt through a provision of this Title.

302 ~~Agricultural buildings which are exempt under Utah Code 15A-1-204, as amended, from~~
 303 ~~receiving a building permit are also exempt from this section except they require a site plan~~
 304 ~~approval from the planning department. The site plan must include the location of the~~
 305 ~~structure on the property including dimension to all property lines and all existing and~~
 306 ~~proposed structures on the property and adjoining properties.~~

- 307 1. High Tunnels Greenhouses are exempt from regulations in accordance with Utah State
 308 Code 10-9a-525 for municipalities and any other updates to state code with the following
 309 stipulations:
 310 a. Building codes and land use codes do not apply.
 311 b. No permit or application shall be required.
 312 c. Setbacks shall be sufficient to maintain drainage on-site.
 313 d. Shall be located behind the rear façade in the rear yard if there is a dwelling on the
 314 site.
 315 e. Shall be out of any clear view area as defined by County code.
 316 f. Shall have a minimum of a 30' setback from any road.

- 317 B. Accessory Buildings Prohibited As Living Area Dwelling Unit: Living and sleeping
 318 quarters Dwelling Units, as defined in 16.04, shall not be permitted in any accessory building unless
 319 approved as a guest ADU or caretaker ADU.

- 320 C. Accessory Buildings; Time Of Construction: No accessory building may be constructed until a
 321 main dwelling, or primary structure in the case of a commercially zoned property, has been
 322 constructed thereon or a main structure ~~that~~ has received a building permit.

- 323 D. Detached Accessory Structure Setbacks: Accessory structures shall be separated from all primary
 324 dwellings or structures by a minimum of ten feet (10') and shall meet all setbacks applicable to the
 325 primary structure except as noted below: If accessory buildings are located in the front or side yard,
 326 the required setbacks as stated in the individual zone shall be required.

- 327 1. An accessory building that does not contain an ADU may be located in a rear yard ~~may be~~
 328 ~~located~~ ten feet (10') from the rear property line and/or side property line only if all roof
 329 drainage is retained on the subject lot or parcel.
 330 2. Structures Housing Animals: The distance from any accessory building that houses animals
 331 shall be a minimum of one hundred feet (100') from a road right of way, fifty feet (50')
 332 from all other property lines not adjacent to a road, and one hundred feet (100') from any
 333 existing dwelling ~~on or off-site~~.

- 334 D.E. Shipping Containers: Shipping containers are not allowed as accessory storage buildings,
 335 with except when the following requirements are met:

- 336 1. Shall be maintained with a neutral earth tone color.

- 337 2. Shall be on a lot with a minimum lot size of five (5) acres.
- 338 3. Shall meet all ~~setback~~-requirements for accessory structures listed herein, including, but
- 339 not limited to height, setbacks, and timing of construction standards.
- 340 4. Shall only be in the rear yard regardless of lot size.

341 ...

342 **16.21.11: HEIGHT OF BUILDINGS**

- 343 A. Minimum Height Of Buildings: No dwelling shall be erected which has a ceiling height of less than
- 344 eight feet (8') above the average level of the ground on which the dwelling is located.
- 345 B. Maximum Height:
 - 346 1. Churches: Churches are a conditional use in all zoning districts. In the event that a
 - 347 conditional use is granted for a greater height than is permitted in the zone, additional
 - 348 setbacks may be required.
 - 349 2. Structures Not For Human Occupancy: Chimneys, flagpoles, clock towers, church towers
 - 350 and similar structures not used for human occupancy or industrial uses, are excluded in
 - 351 determining height, except as specifically otherwise required in this title.
 - 352 3. Residential Structures: Height of residential structures are contained in the individual
 - 353 zones.
- 354 C. Compliance Statement: A statement on a building permit application or other form provided by the
- 355 County that actual construction will comply with applicable local ordinances and building codes,
- 356 or a statement substantially similar to that required under UCA 17-36-55 (2021, as amended), will
- 357 be interpreted as an affirmative statement that the structures applied for will comply with the height
- 358 restrictions under this title, and the setback restrictions under this title, in addition to other local
- 359 ordinances and building codes. It shall be signed by the responsible party as part of the building
- 360 permit application. The responsible party is responsible to make any changes to the improvements
- 361 necessary to correct violations of the compliance statement.

362 **16.21.12: PROCEDURES FOR BUILDING PERMITS WITH REGARD TO MAXIMUM**

363 **HEIGHT AND SETBACKSRESERVED**

364 ~~Compliance Statement: A statement on a building permit application or other form provided by the~~

365 ~~County that actual construction will comply with applicable local ordinances and building codes,~~

366 ~~or a statement substantially similar to that required under UCA 17-36-55 (2021, as amended), will~~

367 ~~be interpreted as an affirmative statement that the structures applied for will comply with the height~~

368 ~~restrictions under this title, and the setback restrictions under this title, in addition to other local~~

369 ~~ordinances and building codes. It shall be signed by the responsible party as part of the building~~

370 ~~permit application. The responsible party is responsible to make any changes to the improvements~~

371 ~~necessary to correct violations of the compliance statement.~~

372 ...

373 **16.21.16: EXTERIOR LIGHTING REGULATIONS**

374 ...

- 375 I. Lighting Standards:

376 ...

377 3. Lighting application illuminance limits:

- 378 a. Exterior lighting required by the version of the International Building Code (IBC)
- 379 version incorporated by reference in Section 7.04.01 as adopted in Wasatch County
- 380 Code Chapter 14.01, including but not limited to points of egress and along the
- 381 path of travel for the exit discharge from each exit to the public way, shall employ
- 382 illuminances that adhere to, but not exceed, the IBC-required values.

383 ...

384 **16.21.27: SINGLE-FAMILY DWELLINGS DESIGN STANDARDS**

- 385 A. Single-family dwellings shall be constructed on permanent foundations.
- 386 B. The roof of each single-family dwelling should be varied and articulated but may have the majority
- 387 of the roof flat as long as positive drainage is demonstrated during the building permit process.
- 388 There shall be an overhang at the eaves of not less than twelve inches (12"). ~~Parapet~~Parapet walls
- 389 are not permitted for single family residential homes.
- 390 C. Each single-family dwelling shall not be less than twenty feet (20') in depth at the narrowest point.
- 391 The depth shall be considered to be the lesser of the two (2) primary dimensions of the dwelling,
- 392 exclusive of attached garages, bay windows, room additions or other similar appendages.

393 ...

394 **16.21.38: PLATTED SUBDIVISION RESERVED**

~~Prior to commencing any construction work within a platted/recorded subdivision or development, an engineered plan shall be submitted for review and approval by the engineering, planning or other Wasatch County departments that are responsible for approving developments in the county.~~

398 ...

399 **16.21.42: SOLAR PANELS**

- 400 A. Purpose: The purpose of this section is to regulate the permitting of solar panels for personal use
- 401 and encourage renewable energy practices with minimal regulation while mitigating negative
- 402 effects.
- 403 B. Flush mounted roof solar panels are allowed as a permitted use in any zone as long as the panels
- 404 are mounted flush (or minimum parallel separation allowed for cooling) with the roof ~~and are a~~
- 405 ~~maximum of four feet (4') thick.~~
- 406 C. Structured roof mounted solar panels are a conditional use in any zoning district. "Structured
- 407 panels" are defined as a panel that does not mount flush with the roof, but has some type of structure
- 408 to change the angle of the panel.
- 409 D. Freestanding solar panel structures totaling under 300 square feet are a permitted use in any
- 410 residential zoning district, with the following regulations:
- 411 1. A maximum height of fifteen feet (15') from natural grade.
- 412 2. A maximum area of three hundred (300) square feet.
- 413 3. The solar panel structure shall meet all the setback requirements for an accessory structure
- 414 as required in section 16.21.08 of this title.

- 415 E. Free standing solar panel structures totaling larger ~~than~~ 300 square feet ~~as described in section~~
 416 ~~(4) above~~ shall be ~~as administrative~~ conditional use ~~(see section 16.23.03)~~ in any residential zone
 417 with the following additional regulations:
- 418 1. ~~In order to exceed the 300 square foot maximum in (4), t~~he lot will need to be at least 1
 419 acre in area.
 - 420 2. The structure is limited to a maximum height of fifteen feet (15') from natural grade.
 - 421 3. The solar panel structure shall meet all the setback and location requirements for an
 422 accessory structure as required in 16.21.08.
 - 423 4. There must be a main dwelling on the site.
 - 424 ~~5. The structure should be placed in the rear yard of the lot. Side yards, behinds the front~~
 425 ~~facade of the main dwelling, can be used if necessary for greater sun exposure.~~
 - 426 ~~6.5.~~ Structures and panels should be out of view from the street whenever possible and should
 427 not block sightlines or be a reflective nuisance.
 - 428 ~~7.6.~~ The structure should be appropriately sized to power only the structures on the
 429 property. Submittals need to include calculations of energy usage for the property and
 430 power output of the system.
 - 431 ~~8.7.~~ Where possible, panels should first be placed on the dwelling and accessory structures on
 432 the lot rather than free standing structures. All applications for free-standing solar panels
 433 shall include a detailed explanation of why the panels must be free-standing as opposed to
 434 being roof mounted on a dwelling or accessory structure.
- 435 F. Solar panels require a building permit in all cases.

436 ...

437 **16.21.46: INTERNAL ACCESSORY DWELLING UNITS (IADU), CARETAKER**
 438 **ACCESSORY DWELLING UNITS, AND, GUEST UNITS**

- 439 A. Purpose: the purpose of this section is to provide reasonable accommodations for family
 440 members, guests, caretaker employees or long term tenants of residents of the County that live in
 441 the main dwelling on the site. All stated uses are secondary to the main use and are not intended
 442 to significantly increase density, traffic, sewer and water impacts or other impacts to the
 443 neighborhood or greater community on a permanent basis. A single-family zoning district's
 444 primary use shall remain single-family. Regulations limiting square footage, aesthetics, parking
 445 and uses are intended to maintain the character of a single family neighborhood. ~~The allowance of~~
 446 ~~an IADU is intended to provide options for affordable housing and not additional short term~~
 447 ~~rental options. The intent of this ordinance allowing IADU's is for them to be within close~~
 448 ~~proximity to services and not in remote areas of the County. Remote areas of the County are not~~
 449 ~~primarily used for residential purposes and will not be allowed IADU's.~~
- 450 B. ...
- 451 C. Internal Accessory Dwelling Units (IADU's) IADUs are only allowed in compliance with the
 452 following restrictions. The allowance of an IADU is intended to provide options for affordable
 453 housing and not additional short term rental options. The intent of this ordinance allowing
 454 IADU's is for them to be within close proximity to services and not in remote areas of the County.
 455 Remote areas of the County are not primarily used for residential purposes and will not be
 456 allowed IADU's.
- 457 ...

458 9. A building permit issued by Wasatch County is required for any IADU.

- 459 ~~9-10.~~ The IADU must fit in with the neighborhood aesthetically, and the primary
 460 dwelling must appear to be single family detached dwelling. Impacts, if any, should not
 461 detract from the residential nature of the neighborhood.
- 462 ~~10-11.~~ A Guest ADU may be converted into an IADU, if it conforms to this section, ~~but~~
 463 ~~an IADU may not also be placed in a primary dwelling which has a Guest ADU.~~
- 464 ~~11-12.~~ The IADU shall not be rented for less than 30 consecutive days.
- 465 ~~12-13.~~ A business license shall be obtained by the primary owner of the property, unless
 466 they sign a legal declaration which states they are not renting the IADU, and will obtain a
 467 business license if they do start renting the IADU.
- 468 ~~13-14.~~ A deed restriction shall be filed by the applicant on a form provided by the
 469 county that prohibits the sale, condominiumization, subdivision, or separation of the
 470 IADU as a separate parcel of property (an illegal subdivision of property) prior to
 471 receiving a certificate of occupancy. It shall state the IADU will not be rented for periods
 472 of less than 30 consecutive days. It shall state and that the owner is required to maintain a
 473 business license at any time the IADU is rented. ~~The application must prove the~~
 474 ~~recorded deed restriction on a form provided by the County to the planning department~~
 475 ~~prior to occupancy being granted.~~
- 476 D. Guest Accessory Dwelling Units (Guest ADU's): Guest ADU's are only allowed upon issuance of
 477 a conditional use permit in the compliance with the standards of Chapter 16.23 and the following
 478 additional restrictions:
- 479 ~~1.~~ ~~The proposal must receive a conditional use permit.~~
- 480 ~~2-1.~~ Maximum size of an attached guest ADU if in a basement may be the full area of the
 481 basement or if above ground limited to one thousand (1,000) square feet in size. A
 482 detached guest ADU may be a maximum of (1,000) square feet or if placed within a
 483 larger accessory structure (such as a garage, barn, or arena) the living space of the guest
 484 ADU shall be limited to one thousand (1,000) square feet in size.
- 485 ~~3-2.~~ A guest ADU shall not be rented.
- 486 ~~4-3.~~ No more than one guest ADU may be permitted on a single lot or parcel, the parcel may
 487 not have an IADU or a caretaker ADU.
- 488 ~~5-4.~~ A guest ADU shall not be allowed on any parcel or subdivision that is considered non-
 489 conforming for any reason or lots that are considered non-conforming lots of record.
- 490 ~~6-5.~~ The minimum lot size for a guest ADU is one acre if on sewer and 5-acres if on septic
 491 unless the underlying zone requires a larger acreage.
- 492 ~~7-6.~~ Height of structure, setbacks, and location on property shall conform to all applicable
 493 county zoning codes.
- 494 ~~8-7.~~ A guest ADU must be connected to a public sewer system or an on-site septic system if
 495 5-acres or more. If connected to an on-site septic system, special conditions may be
 496 imposed by the Wasatch County health department to protect the surface water and
 497 groundwater quality from increased degradation above that of single residence on the
 498 property. This may include the use of an alternative on site system for nitrogen reduction,
 499 compliance with R317-4-4.2 method 1 for determining lot size, or other property specific
 500 requirements. The Health department may also not approve the additional load on the
 501 septic system, in which case the conditional use shall be denied.
- 502 ~~9-8.~~ Required utilities (water, sewer, power) shall be connected through the same connections
 503 and hookups as the main residence. No separate meters are allowed.
- 504 ~~10-9.~~ The guest ADU may not be sold or separated from the entire property unless the
 505 property is legally subdivided with official approval of the county.
- 506 ~~11-10.~~ A deed restriction shall be filed by the applicant on a form provided by the
 507 county that prohibits the rental, sale, condominiumization, subdivision, or separation of
 508 the guest ADU as a separate parcel of property (an illegal subdivision of property) prior

~~to receiving a certificate of occupancy. The applicant must provide the recorded deed restriction on a form provided by the County to the planning department prior to occupancy being granted.~~

~~12.11.~~ All parking for the guest ADU shall be provided on the property, and not on the public road.

~~13.12.~~ Applicants must ~~receive~~ provide a letter of approval ~~from the County water board and will need to submit approval~~ from the state engineer (for a private well) or public water provider (for public system) for additional water requirements.

~~14.13.~~ A building permit issued by Wasatch County is required for any guest ADU.

~~15.14.~~ Applications for detached guest ADU on a lot within a subdivision regulated by a homeowners' or property owners' association shall submit official written notice from said POA or HOA stating that the proposed guest ADU is allowed by subdivision regulations, covenants, and also submit approval from the HOA architectural committee if required.

~~16.15.~~ The exterior appearance of a newly constructed ADU shall fit in with the neighborhood aesthetically and comply with detached single family home requirements and any other applicable code requirements, and shall be structurally built using materials and designs similar to existing dwellings on the parcel though more modern materials may be used in the event that the materials used on existing dwellings cannot meet building code requirements.

E. Caretaker Accessory Dwelling Unit (Caretaker ADU's): Caretaker ADU's are only allowed upon issuance of a conditional use permit in compliance with the standards of Chapter 16.23 and the following additional restrictions:

~~1. The caretaker accessory dwelling unit must be clearly incidental to the main residence.~~

~~2. The caretaker ADU must receive a conditional use permit by the Planning Commission.~~

~~3.1.~~ There is no maximum size limit for the caretaker ADU, however, the caretaker ADU must clearly be incidental to the main use in size, location, and appearance.

~~4.2.~~ The parcel must be a minimum of 10 acres and in compliance with the underlying zone.

~~5.3.~~ Legally non-conforming lots or lots of record cannot have a caretaker dwelling.

~~6.4.~~ Approved transient lodges on 10 acres or more may have caretaker dwellings.

~~7.5.~~ A caretaker ADU may be placed within a larger detached accessory structure (such as a garage, barn, or arena, ~~etetc.~~).

~~8.6.~~ No more than one caretaker ADU may be permitted on a single lot or parcel.

~~9.7.~~ Height of structure, setbacks, and location on property shall conform to all applicable county zoning codes.

~~10.8.~~ A caretaker ADU must be connected to a public sewer system or an on-site septic system. If connected to an on-site septic system, special conditions may be imposed by the Wasatch County health department to protect the surface water and groundwater quality from increase degradation above that of a single residence on the property. This may include the use of an alternative on site system for nitrogen reduction, compliance with R317-4-4.2 method 1 for determining lot size, or other property specific requirements. The Health department may also not approve the additional load on the septic system. In which case the conditional use shall be denied.

~~9.~~ Required utilities (irrigation, water, sewer, power, gas) are encouraged to be connected through the same connections and hookups as the main dwelling unit. If possible no separate meters should be used for utilities, including water, gas or power unless required by the utility provider and approved by the planning commission and use authority as part of the conditional use.

~~11.10.~~ Impact fees will apply for a detached caretaker dwelling.

~~12.11.~~ The caretaker ADU may not be rented, leased, sold or separated from the entire property. A deed restriction shall be filed by the applicant on a form provided by the

560 county that prohibits the rental, sale, condominiumization, subdivision, or separation of
 561 the caretaker ADU as a separate parcel of property (an illegal subdivision of property).
 562 The deed restriction shall recite that in the event that the caretaker ADU is not used by a
 563 caretaker for farming or ranching operations, property maintenance, security, the
 564 caretaker ADU is rented, or the property is subdivided so the acreage is below the
 565 required 10 acre minimum the conditional use shall be forfeited. ~~The improvements~~
 566 ~~allowed by the conditional use shall be subject to the conditions of section 16.23.~~
 567 ~~13.12.~~ All parking for the caretaker ADU shall be provided on the property, and not on a
 568 public road, and shall be subject to any additional requirements of section 16.33.
 569 ~~14.13.~~ A caretaker ADU will need to submit for approval from the county water board
 570 for additional water requirements that may be necessary to supply water to the caretaker
 571 ADU.
 572 ~~15. A building permit issued by Wasatch County is required for any caretaker ADU.~~
 573 ~~16.14.~~ A main residential structure must accompany a caretaker ADU structure. A
 574 caretaker ADU may be constructed prior to the main structure with the following
 575 conditions:
 576 a. The main residential unit must start construction within 5-years of receiving a
 577 certificate of occupancy for the caretaker ADU.
 578 b. If the main residential structure has not started construction within the 5-year
 579 period, the conditional use shall be null and void and the applicant will need to
 580 apply for a new conditional approval under the current code.
 581 c. If the code at the time of the application does not allow for a caretaker dwelling,
 582 the unit on the property will be considered the main dwelling.
 583 ~~17.15.~~ Applications for a detached caretaker ADU on a lot within a subdivision
 584 regulated by a homeowners' or property owners' association shall submit official written
 585 notice from said POA or HOA stating that the proposed caretaker ADU is permitted by
 586 subdivision covenants and regulations, and also submit approval from the HOA
 587 architectural committee if required. The exterior appearance of a newly constructed
 588 caretaker ADU shall fit in with the neighborhood aesthetically. Caretaker dwellings shall
 589 comply with the standards for single family homes and all other ordinance regulations,
 590 and shall be structurally built using materials and designs similar to existing dwellings on
 591 the parcel though more modern materials may be used in the event that the materials used
 592 on existing dwellings cannot meet building code requirements.
 593 ~~18.16.~~ The planning commission must make a determination that the property proposed
 594 to have a caretaker ADU has a justification cause for the caretaker ADU for a use
 595 specifically allowed under this section 16.21.46.

596 ...

597 **16.27.15: GRADING ENGINEERING PERMITS**

598 A. A grading or subdivision construction permit shall not be issued for any on-site work of a
 599 proposed development, until such a time as the ~~planning commission~~ land use authority shall grant
 600 final approval for the development.
 601 A.B. Prior to commencing any construction work within a platted/recorded subdivision or
 602 development, an engineered plan shall be submitted for review and approval by the engineering,
 603 planning or other Wasatch County departments that are responsible for approving developments
 604 in the county.

605 ...

606 **16.27.16: FLAG LOT STANDARDS RESERVED**

607 ~~Flag lots are not encouraged, but may be approved as part of a development if the following standards are~~
 608 ~~met (see section 16.37.01, figure 1, of this title for flag lot example):~~

- 609 ~~A. Flag lots shall have a minimum of fifty feet (50') of frontage on a road built to county standards.~~
 610 ~~B.A. The acreage contained within the "flag" portion of the lot must meet the minimum lot~~
 611 ~~size requirements without considering the acreage contained within the "pole" area.~~
 612 ~~C.A. The length of the "pole" area may not exceed two hundred fifty feet (250'), and may~~
 613 ~~require special conditions relating to fire safety, including special fire turnaround areas, sprinklers~~
 614 ~~or other requirements set by the fire marshal for safety reasons.~~
 615 ~~D.A. Setback requirements for front setbacks must be counted only from the front edge of the~~
 616 ~~"flag" portion without considering any of the "pole".~~
 617 ~~E.A. Side setback requirements may be set as a condition considering whether the "pole" area~~
 618 ~~is likely to be needed as a road through the property to reach other properties or other roads. This~~
 619 ~~shall be considered at the time of creation of the lot itself, as well as at the time of the request for~~
 620 ~~the building permit.~~
 621 ~~F.A. The "pole" portion of the lot shall be part of the lot and not an easement.~~
 622 ~~G.A. A flag lot cannot be created from a illegally divided lot or an existing platted subdivision.~~
 623 ~~H.A. A maximum of ten percent (10%) of the overall development may be flag lots.~~
 624 ~~I.A. Flag lots are only allowed in areas where topography does not allow all lots to have the required~~
 625 ~~frontage on a road. Flag lots in flat areas will not be allowed.~~
 626 ~~J.A. Any land area contained within the "pole" that is not part of the access road must be landscaped~~
 627 ~~and maintained in an attractive manner. A plan must be submitted to the planning department and~~
 628 ~~approved as part of the conditional use request.~~
 629 ~~K.A. The shape of a flag lot must be approved by the planning department as part of the~~
 630 ~~conditional use approval. Doglegs and jagged, irregular shapes are not acceptable.~~
 631 ~~L.A. Driveways shall be a minimum of twenty feet (20') wide with compacted road base.~~

632 **16.27.17: SHAPE OF LOTS**

- 633 A. Lot lines shall generally be perpendicular with the street and run radially away from the street.
 634 Odd shaped lots will not be allowed except that the land use authority may allow lot lines to
 635 follow natural features such as ridgelines or stream channels so long as all other dimensional
 636 requirements are being met.
- 637 ~~B.A. Double fronted lots will not be allowed, except in situations where access is not allowed~~
 638 ~~onto a major collector, as described in the master street plan.~~
 639 ~~1. A lot is not considered double fronted if there is a minimum of a twenty (20) foot deep~~
 640 ~~open space area running the entire length between the rear property line of the lot and the~~
 641 ~~right of way. Open space areas shall conform to the requirements of 16.21.06.~~
- 642 B. Flag lots are not encouraged permitted, but may be approved at the discretion of the land use
 643 authority as part of a development if the following standards are met (see section 16.37.01, figure
 644 1, of this title for flag lot example):
- 645 1. Flag lots shall have a minimum of fifty feet (50') of frontage on a road built to county
 646 standards.
 - 647 2. The acreage contained within the "flag" portion of the lot must meet the minimum lot
 648 size requirements without considering the acreage contained within the "pole" area.

- 649 3. The length of the "pole" area may not exceed two hundred fifty feet (250'), and may
 650 require special conditions relating to fire safety, including special fire turnaround areas,
 651 sprinklers or other requirements set by the fire marshal for safety reasons.
 652 4. Setback requirements for front setbacks must be counted only from the front edge of the
 653 "flag" portion without considering any of the "pole".
 654 5. Larger Sside setback requirements may be set as a condition considering whether the
 655 "pole" area is likely to be needed as a road through the property to reach other properties
 656 or other roads. This shall be considered at the time of creation of the lot itself, as well as
 657 at the time of the request for the building permit.
 658 6. The "pole" portion of the lot shall be part of the lot and not an easement.
 659 7. A flag lot cannot be created from an illegally divided lot or an existing platted
 660 subdivision.
 661 8. A maximum of ten percent (10%) of the overall development may be flag lots.
 662 9. Flag lots are only allowed in areas where topography does not allow all lots to have the
 663 required frontage on a road. Flag lots in flat areas with a natural grade of less than 510%
 664 will not be allowed.
 665 10. Any land area contained within the "pole" that is not part of the access road must be
 666 landscaped as part of the development application and maintained in an attractive
 667 manner. A plan must be submitted to the planning department and approved as part of the
 668 conditional use request.
 669 11. The shape of a flag lot must be approved by the planning department as part of the
 670 conditional use approval. Doglegs and jagged, irregular shapes are not acceptable.
 671 12. Driveways shall be a minimum of twenty feet (20') wide with compacted road base. Hard
 672 surface pavement may be required if necessary for building or emergency services.

673 **16.27.18: FRONTAGE**

674 Every lot shall have frontage on a public road or private road built to county standards, for a distance as
 675 required by the zone in which the property is located, except as follows:

- 676 A. Cul-De-Sac Lots Or Lots On Inside Curves: Lots that front on the bulb of a cul-de-sac or an inside
 677 curve shall have a minimum frontage of seventy feet (70') at the right of way line, and the minimum
 678 lot width required for the particular zone or development type, at the required setback line. In order
 679 to qualify for this reduced frontage requirement, at least seventy five percent (75%) of the frontage
 680 of the lot must be contained within the bulb of the cul-de-sac, or inside curve. (See section 16.37.10:
 681 figure 10, of this title.)
 682 B. Double fronted lots will not be allowed, except in situations where access is not allowed onto a
 683 major or minor collector, arterial or state highway, or as described in the master street plan.
 684 1. A lot is not considered double fronted if there is a minimum of a twenty (20) foot deep
 685 open space area running the entire length between the rear property line of the lot and the
 686 right-of-way. Open space areas shall conform to the requirements of 16.21.06 and shall
 687 not be created solely for the intent of complying with this section.

688 ...

689 **16.27.21: BONDS GUARANTEEING CONSTRUCTION OF IMPROVEMENTS**

690 A. Definitions:

691 LANDSCAPING: Landscaping, as used in this section, is required landscaping that will be
 692

693 dedicated to and maintained by the County, or are associated with and proximate to trail
 694 improvements that connect to planned or existing public infrastructure.

695 PERFORMANCE BOND: An instrument, in a form approved by the county, with a sum not
 696 fixed as a penalty binding the developer to the county, to complete certain actions according to
 697 the standards in this code ~~and the Wasatch County standards handbook~~, and any other applicable
 698 regulation or condition imposed by the county as a condition of approval including any common
 699 amenities, improvements on development parcels or common area improvements or amenities
 700 approved that allowed additional density; conditioned, however, that the payment of the penalty
 701 may be avoided by the performance by the developer of the acts agreed to in the bond documents.
 702

703 WARRANTY BOND: An instrument, approved by the county, with a sum fixed guaranteeing the
 704 quality and/or conformance of completed and accepted improvements or other promised
 705 performance according to the standards in this code ~~the Wasatch County standards handbook~~,
 706 and any other applicable regulation or condition imposed by the county as a condition of
 707 approval.

- 708 B. Performance Bonding Required: For ~~subdivision construction permits, the performance bonding~~
 709 ~~requirements of 14.02.04 must be complied with. A~~ Subdivision Construction Permits, a
 710 performance bond shall be posted with Wasatch County prior to any final approved plat being
 711 released by the planning department for recording, or any development activity, recorded in a
 712 principal amount of one hundred percent (100%) of the total estimated cost of any improvement
 713 or other performance required by or promised to Wasatch County as part of the development,
 714 provided the improvements or other performance are not completed and accepted by Wasatch
 715 County prior to any final approved plat being ~~released by the planning department for~~
 716 ~~recording~~ recorded. The bond must include protection for the county legislative body, must meet
 717 county standards or and county code. The bond shall consist of cash, and the bond agreement
 718 shall be on a form approved by the ~~county attorney~~ County Attorney. The Bond Agreement shall
 719 require the infrastructure improvements necessary for building codes and fire codes to be met and
 720 continue to be met using standard ~~maintenance management~~ practices and frequency in the
 721 Wasatch Back, to be completed before building permits can be issued. The County Manager, in
 722 his sole discretion, may accept a letter of credit from an FDIC insured financial institution, or an
 723 escrow as approved by the County. Any letter of credit must expire not less than 1 year after the
 724 reasonably anticipated completion date of the improvements, ~~at as determined in~~ the discretion of
 725 the county engineer/planning director. If the performance bond remains in effect for more than a
 726 year, the developer shall annually provide an updated cost estimate, and shall bond for any
 727 additional costs. The bond, including any ~~escrow or~~ letter of credit, must be subject to the laws of
 728 the State of Utah and Wasatch County, and must provide the ~~forum form~~ of Wasatch County. The
 729 bond may name the developer or the contractor as the "principal". Each bond shall be
 730 accompanied by a bond agreement between the developer, contractor, county and financial
 731 institution (if applicable and necessary). In no event shall the County be responsible to complete
 732 bonded for improvements, in part, because the Utah Code has limited the ability of the County to
 733 adequately ensure the completion assurance will be adequate to complete the bonded for
 734 improvements, though the County may, in its sole discretion, complete bonded for improvements.
 735 The estimated cost shall be based upon the estimate of the ~~county engineer (typically for~~
 736 ~~infrastructure) or the~~ planning director (typically for landscaping), who shall take into account
 737 some or all of the following factors when making his-their estimate:
- 738 1. The developer's ~~engineering estimate or~~ landscaping estimate;
 - 739 2. The estimate of any reviewing ~~engineer/landscape architect~~ or other qualified reviewer;
 - 740 3. The average cost paid for the same type of performance in Wasatch County in the past;
 - 741 and

- 742 4. Any other relevant information. ~~If the performance bond remains in effect for more than~~
 743 ~~a year, the developer shall annually provide an updated cost estimate, and shall bond for~~
 744 ~~any additional costs.~~
- 745 C. Failure Of Performance, Extension Of Time: In the event that any performance required by a
 746 performance bond is not completed within the time period allowed for under the performance
 747 bond, the developer may petition the county for an extension of time in which to complete the
 748 required performance. A one year extension of time may be granted by the county upon
 749 application by the developer and upon a showing of good cause and diligent effort by the
 750 developer to complete the required improvements within the required period, provided such
 751 application is submitted at least sixty (60) days prior to the expiration of the performance bond,
 752 and the issuer of the bond is willing to extend the time of the assurance. ~~The bond amount shall~~
 753 ~~be increased ten percent (10%) for each year extension granted by the county.~~ If at the end of the
 754 performance bond term, the county determines that the required improvements or other promised
 755 performance has not been completed according to Wasatch County standards and other
 756 requirements placed upon the developer, the county, in its sole discretion may:
- 757 1. Refuse to accept the improvements or other performance and require the developer to
 758 bring the improvements or other performance to county standards; and
 - 759 2. Receive any part of the bond which is necessary to complete the promised performance
 760 or to repair any inadequate performance and proceed with work to bring the performance
 761 to county standards.
- 762 D. Warranty Bonding: ~~A warranty bond in the amount of~~ ten percent (10%) ~~warranty bond of either~~
 763 ~~the county planning director's approved estimate of completion, or the actual cost of completing~~
 764 ~~the Landscaping,~~ is required for the County to accept or approve any required improvement, ~~or~~
 765 ~~prior to allowing a final plat to be recorded that includes required Landscaping.~~ The warranty
 766 bond shall be cash. The bond shall be valid for a period of one year from the time of final
 767 acceptance ~~or approval of the improvements construction~~ to guarantee compliance with the
 768 requirements of this chapter, but may be for up to two years ~~for infrastructure improvements~~ if
 769 the County Manager or ~~engineering coordinator~~ planning director finds good cause. The bond
 770 shall be released upon approval of the ~~engineering coordinator and the County Manager (typically~~
 771 ~~for an infrastructure improvement), or by the~~ planning director ~~(typically for landscaping)~~. The
 772 warranty bond shall be on a form approved by the County Attorney. In some cases, the warranty
 773 bond will be on the same document as the performance bond. The warranty bond must provide
 774 that in the event the completed and accepted improvements or other promised performance
 775 covered by the bond fail, are not structurally sound, or are found to be less than the accepted
 776 standard during the term of the bond, that the county has the right to require repair and/or
 777 replacement, and in the event of failure by the developer to adequately respond, the county shall
 778 have the right to recover against the warranty bond and repair or replace the covered
 779 improvements or other promised performance. ~~The warranty bond shall be in the amount of ten~~
 780 ~~percent (10%) of the lower of: i) the actual cost of the required improvement or other promised~~
 781 ~~performance, or ii) the county engineer's original estimated cost of completion.~~ In the event the
 782 performance and warranty bond are on the same document, the performance bond may not be
 783 released for an amount lower than the amount required for the warranty bond.
- 784 E. Partial Release Of Bonds (Bond Reduction): ~~+~~ The county may approve partial bond releases
 785 (bond reductions) of the performance bond prior to final release. Each release must be approved
 786 by ~~all of the following: the~~ county planning director, ~~county engineering director,~~ county manager
 787 and county attorney. ~~When the number of releases exceed two (2),~~ Partial releases shall be
 788 assessed a two hundred dollar (\$200.00) fee ~~will be assessed~~ for each release ~~thereafter~~ to cover
 789 any administrative costs. The releases approved by the county shall not exceed the contractor's
 790 bond and shall not exceed the percentage of work completed and, at no time prior to final
 791 acceptance or approval of the improvements by the county, may the total amount of the bond be
 792 allowed to be reduced lower than the greater of: a) one hundred ten percent (110%) of the value

793 of the county manager or ~~engineering coordinator's estimate of the incomplete infrastructure~~
794 ~~improvements~~ or the planning director's estimate of other promised performance; or b) the
795 amount required by the warranty bond in the event the performance bond and warranty bond are
796 on the same document. Until complete, the County shall maintain a balance of a minimum of
797 25% of the total bond amount.

798 F. Approval Of Bonds: Any bond submitted to the county pursuant to this section must be on a form
799 approved by the county, ~~which form will be available from the county~~ attorney's office, submitted
800 to the county department requesting the bond and approved by the county as meeting the
801 requirements of this code. Property bonds will not be acceptable in any form.

802 G. Required Time Period For Performance: All improvements must be completed by the date set in
803 the bond according to county approved plans and specifications unless the ~~county manager or~~
804 ~~engineering coordinator for infrastructure improvements, or the planning director for other~~
805 ~~improvements~~, agrees in writing to extend the duration. Any ~~escrow, or~~ letter of credit shall be
806 extended to match the revised anticipated completion date, and in no event shall expire prior to
807 the bonded for improvements being completed and approved by the county. It is the express
808 obligation of the developer and/or contractor to either complete the improvements before the
809 performance bond expires, or, in the case of a warranty bond, to repair and/or replace the
810 substandard improvements before the warranty bond expires, or to provide the county with a new
811 bond and bond agreement approved by the county to guarantee and/or warrant the improvements.
812 The new bond and bond agreement must be provided to the county one year in advance of the
813 expiration of the performance bond, or one month before the expiration of the warranty bond. It
814 shall not be a defense to the validity of the bond or bond agreement that the time to perform as
815 listed in the bond or bond agreement has expired. The obligations in the bond and bond
816 agreement shall continue until such time as the applicable statute of limitation expires under Utah
817 law.

818 H. Supervision And Inspection: A representative of the county may, from time to time, enter onto
819 the property to inspect or cause to be inspected all work done which is covered by a performance
820 or warranty bond. No advance notification is required to be given to the developer and/or
821 contractor. If the developer/contractor requests that the county inspect the project, notification
822 shall be given to the inspector at least forty eight (48) hours prior to the request. The performance
823 or warranty bond shall not be released without an inspection by the county to determine whether
824 the improvements are complete, meet county standards, are structurally sound, and need to be
825 repaired or replaced and whether all applicable provisions of this title are satisfied.

826 I. Improvements Covered By Bonds: Bonds may be requested for any improvements required by
827 Wasatch County standards, this code, the development review committee, planning staff, the
828 county engineer, the weed control board, the planning commission ~~and or~~ the county council.
829 These improvements may include ~~on-on~~-site and ~~off-off~~-site improvements, including, but not
830 limited to, roads, curb and gutter, storm drains, sewer, water, street lighting, signs, sidewalks,
831 landscaping, open space, fencing, amenities, weed control, parks and trails.

832 J. No Third Party Rights: All performance and warranty bonds and agreements are between the
833 county, developer (or contractor if applicable) and financial institution. No other party shall be
834 deemed a third party beneficiary or have any rights under this section or any bond or agreement
835 entered into pertaining to performance and warranty bonds. Any other person or entity, including,
836 but not limited to, owners of individual units or lots, shall have no right to bring any action under
837 and performance or warranty bond or agreement as a third party beneficiary or otherwise.

839 **16.27.29: ROADS AND INTERSECTIONS**

840 A. New Streets To Be Dedicated: All new streets which are to be dedicated and accepted by the
 841 county or which are required as a condition of approval for any development must be built to
 842 current county road standards. Streets shall be planned as public streets unless approval is given
 843 for a private street as part of the approval for the development. Private streets will rarely be
 844 approved for purposes of gating a community for exclusivity. Private streets may only be
 845 approved when the findings show a valid purpose that serves the general public as a whole.
 846 Private streets shall be dedicated to the homeowners' association.

847 ~~B. Street/Block Length/Through Street Requirements: Maximum block lengths shall be one~~
 848 ~~thousand three hundred feet (1,300') and minimum block lengths shall be four hundred feet~~
 849 ~~(400'). Block lengths shall be measured from existing streets center of intersection to center of~~
 850 ~~intersection. Street Lengths: If permitted, Cul-de-sacs shall not exceed one thousand three~~
 851 ~~hundred feet (1,300') in length and shall have a turnaround with a diameter of eighty feet (80').~~
 852 ~~Dead ends or cul-de-sacs are not intended to be longer than one thousand three hundred feet~~
 853 ~~(1,300') without joining with another street to create a block that allows a separate ingress and~~
 854 ~~egress. The length of a cul-de-sac shall be measured from centerline of intersection to center of~~
 855 ~~the turnaround.~~

856 ~~C. Through Street Requirements: Developments that are required to provide a through street shall~~
 857 ~~build the street to the required public standard and as a through street even if the development is~~
 858 ~~proposed to be private or gated. Through streets shall connect higher classification streets and~~
 859 ~~provide a traffic network. Through streets will not be required if due to topography a through~~
 860 ~~street is not feasible. Cul-de-sacs and non-through streets are discouraged, but may prohibited,~~
 861 ~~except that the land use authority may allow cul-de-sacs to be used only where unusual drainage,~~
 862 ~~topography or land ownership configurations exist which make other designs undesirable or~~
 863 ~~impossible, and where review of the conceptual connectivity plan or other street plans for the~~
 864 ~~area do not require through circulation.~~

865 ~~B.D. Private, Gated Communities: Private gated communities shall only be considered when~~
 866 ~~the following apply to the development:~~
 867 ~~1. The project does not have a required through street within the project as noted in section~~
 868 ~~16.27.28 of this chapter.~~
 869 ~~2. Due to topography, streets stubbed out to adjoining properties are not possible.~~
 870 ~~3. Every gated entrance shall be required to provide a knox box lock, or an electronic~~
 871 ~~system that can be activated by emergency sirens.~~

872 ~~C.E. Clear Visibility At Intersecting Streets: In all zones, no obstruction to view in excess of~~
 873 ~~three feet (3') in height above road grade shall be placed on any corner lot within a triangular area~~
 874 ~~formed by the streets at the property line and a line connecting them at points twenty five feet~~
 875 ~~(25') from the intersection of the street lines (see section 16.37.05, figure 506, of this title), except~~
 876 ~~a reasonable number of trees pruned enough to permit automobile drivers an unobstructed view.~~
 877 ~~This shall not require changes in the natural grade on the site. If a sign is proposed to be placed~~
 878 ~~near an intersection, different standards may apply. See chapter 16.26 of this title regarding signs.~~

879 ~~D.A. Street Lengths: Cul-de-sacs shall not exceed one thousand three hundred feet (1,300') in~~
 880 ~~length and shall have a turnaround with a diameter of eighty feet (80'). Dead ends or cul-de-sacs~~
 881 ~~are not intended to be longer than one thousand three hundred feet (1,300') without joining with~~
 882 ~~another street to create a block that allows a separate ingress and egress.~~

883 ...

884 **16.27.32: CUL-DE-SACSRESERVED**

885 ~~Cul de sacs are discouraged, but may be used only where unusual drainage, topography or land~~
 886 ~~ownership configurations exist which make other designs undesirable or impossible; and where street~~
 887 ~~plans for the area do not require through circulation.~~
 888 ...

889 **16.28.07: EROSION CONTROLRESERVED**

890 ~~A. Maximum Area Of Disturbance Applicable In Mountain Zone (M), Preservation Zone (P-160) And~~
 891 ~~Strawberry Recreation Zone (SRZ):~~

892 ~~1. For lots or parcels less than one acre in size, the limits of disturbance for an individual~~
 893 ~~single family use and any accessory structure shall not exceed ten thousand (10,000) square~~
 894 ~~feet, unless significant existing site vegetation is retained or remedial revegetation and land~~
 895 ~~reclamation improvements which substantially advance the purposes of this chapter have~~
 896 ~~been proposed and will be implemented on the site in accordance with a revegetation and~~
 897 ~~land reclamation plan. In such cases, the limits of disturbance for lots or parcels less than~~
 898 ~~one acre in size may be increased up to, but not to exceed, fifteen thousand (15,000) square~~
 899 ~~feet.~~

900 ~~2. For lots or parcels one acre in size or greater, the LOD for an individual single family use~~
 901 ~~and any accessory structure shall not exceed twelve thousand (12,000) square feet unless~~
 902 ~~the conditions above are satisfied, in which case the LOD may be increased to eighteen~~
 903 ~~thousand (18,000) square feet.~~

904

905 ~~Note: This section has been moved to 14.02.04~~

906 ...

907 **16.33.08: PARKING DESIGN STANDARDS**

908 All off-street parking facilities shall be built ~~consistent with figures 16.33.14, 16.3315, and~~ in conformance
 909 with the following design standards:

910 A. Each ~~off-off~~-street parking space shall be not less than nine feet by twenty feet (9' x 20') for diagonal
 911 or ninety degree (90°) spaces, or nine feet by twenty two feet (9' x 22') for parallel spaces, exclusive
 912 of access drives or aisles. The planning department may consider allowing up to a two foot (2')
 913 reduction in the length of diagonal or ninety degree (90°) parking spaces if bumper guards are
 914 placed so that a vehicle can extend over a landscaped area without interfering with the plants or
 915 pedestrian passage. No vehicle may protrude over any sidewalk or into the drive aisle. Handicap
 916 stalls shall be in accordance with (ADA) Americans with Disabilities Act requirements.

917 1. Notwithstanding the above provisions, commercial and industrial parking lots may have
 918 not more than five percent (5%) of the parking spaces designated for motorcycles, which
 919 shall measure at least four feet by eight feet (4' x 8').

920 B. Parking located adjacent to walls or other similar obstructions must be one (1) foot wider to
 921 accommodate door opening clearance and vehicle maneuverability.

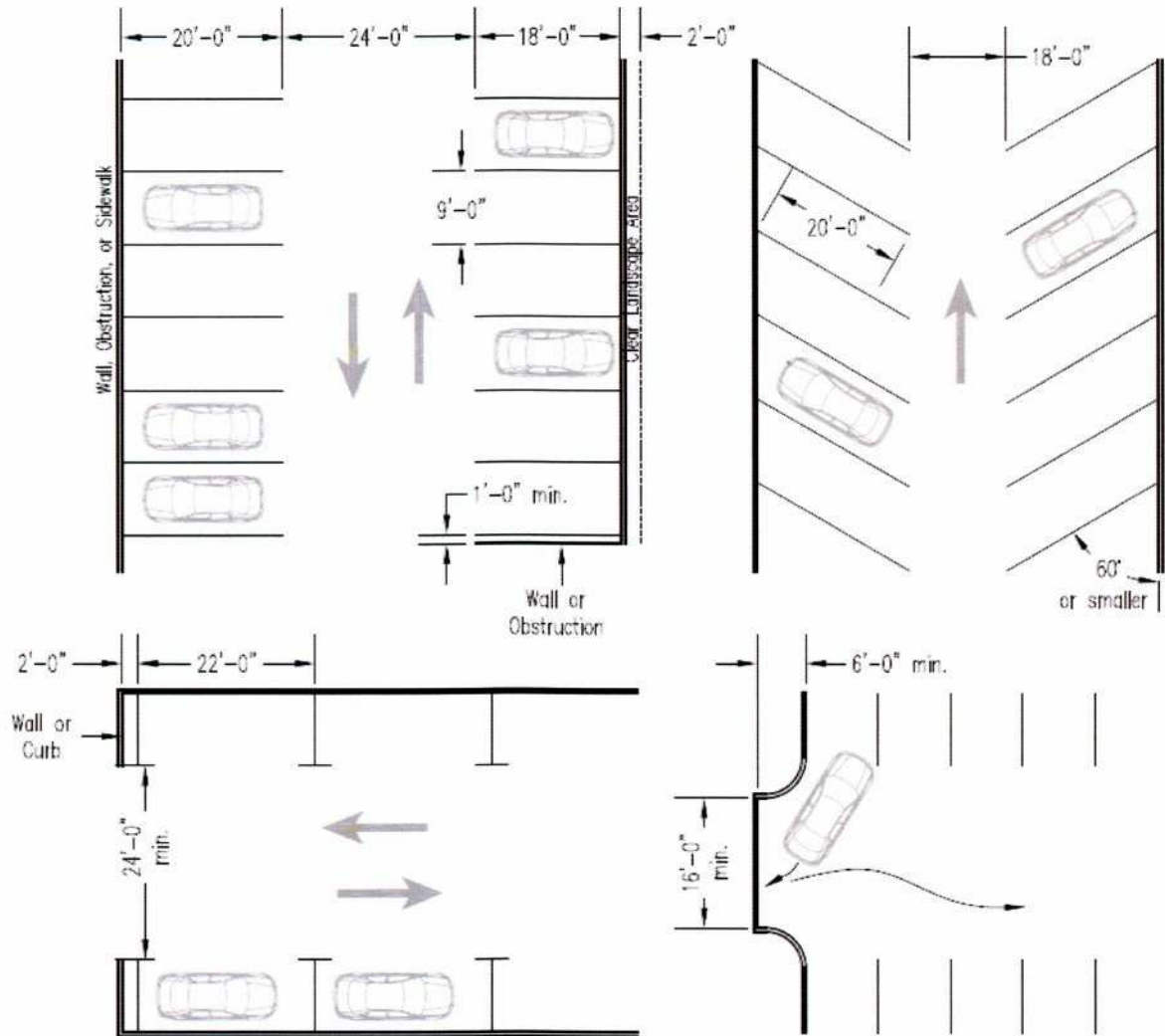
922 C. Additional back-up areas, such as hammerhead, shall be provided at the end of a dead-end parking
 923 aisle.

924
925
926

D. All bicycle parking facilities shall be built consistent with the Association of Pedestrian and Bicycle Professionals' Essential of Bike Parking guide. In no case shall any bicycle parking be place in a manner that obstructs pedestrian movements, ADA accessibility, or blocks doors.

927

16.33.08 Figure 1

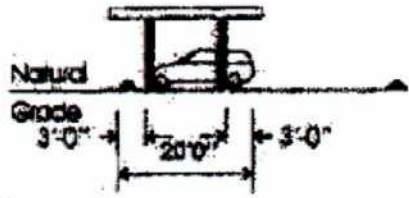


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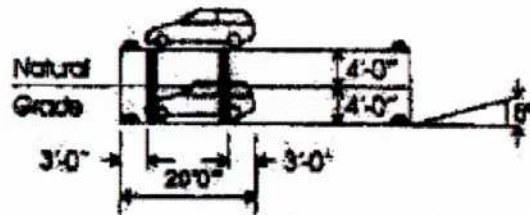
929 ...

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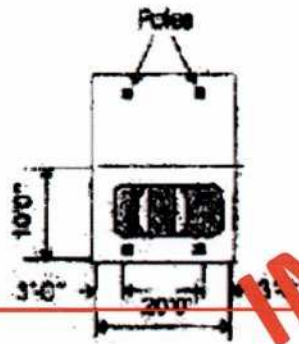
16.33.14: PARKING STRUCTURE DRAWINGS RESERVED



Side view of carports and poles



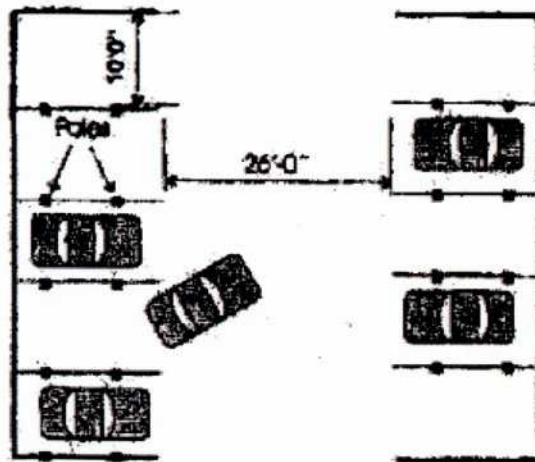
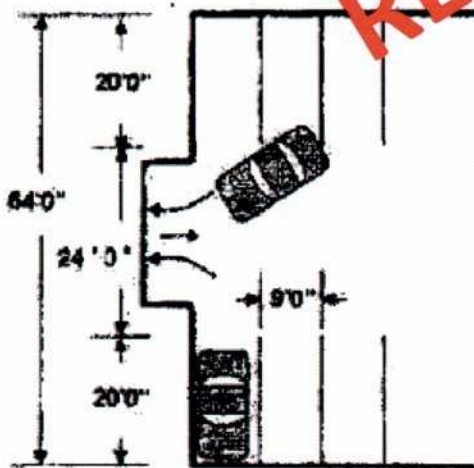
Side view of parking structure and poles



Top view carport, poles



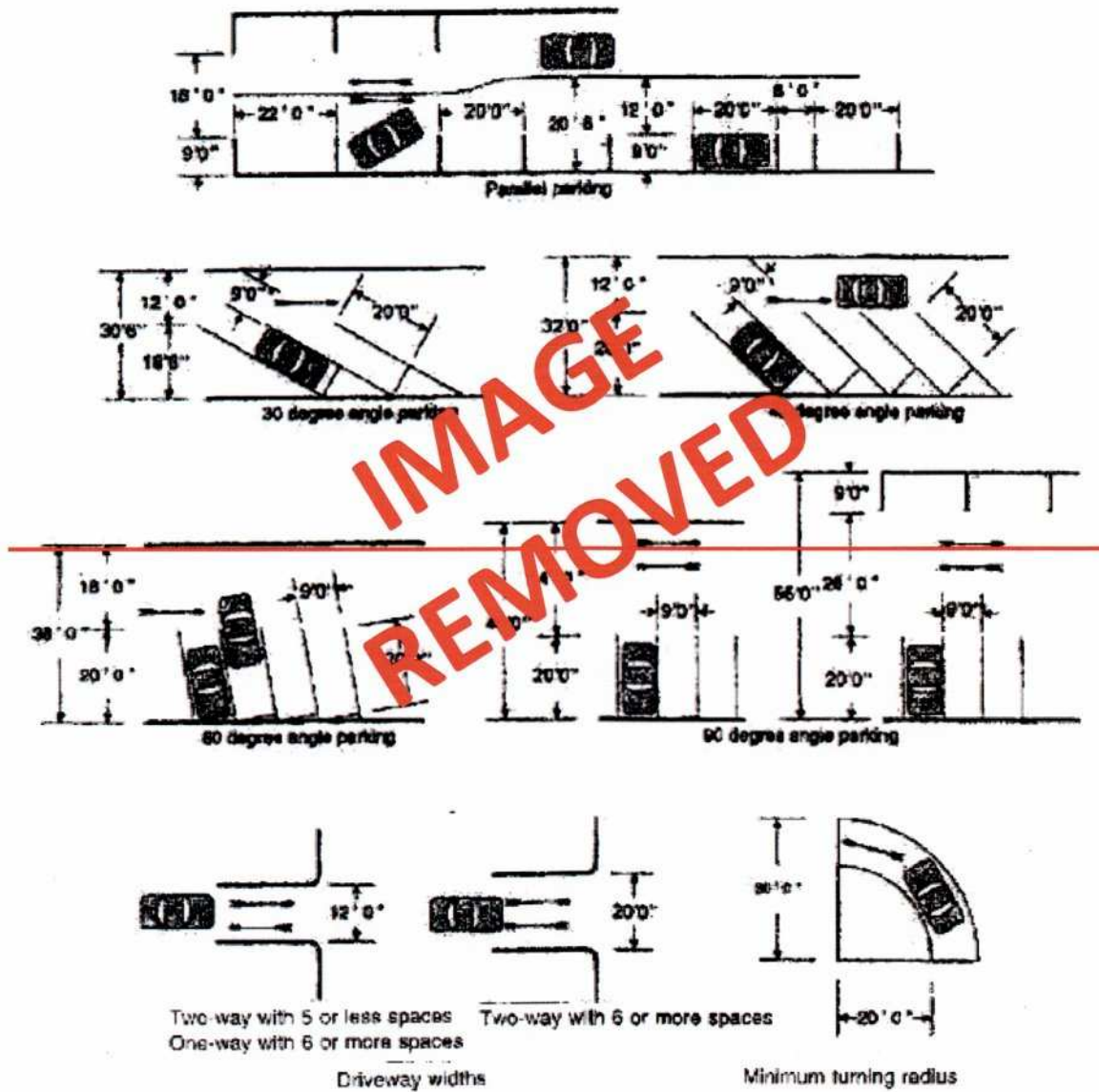
Top view parking structure, poles



931

932

16.33.15: PARKING SURFACE DRAWINGS RESERVED

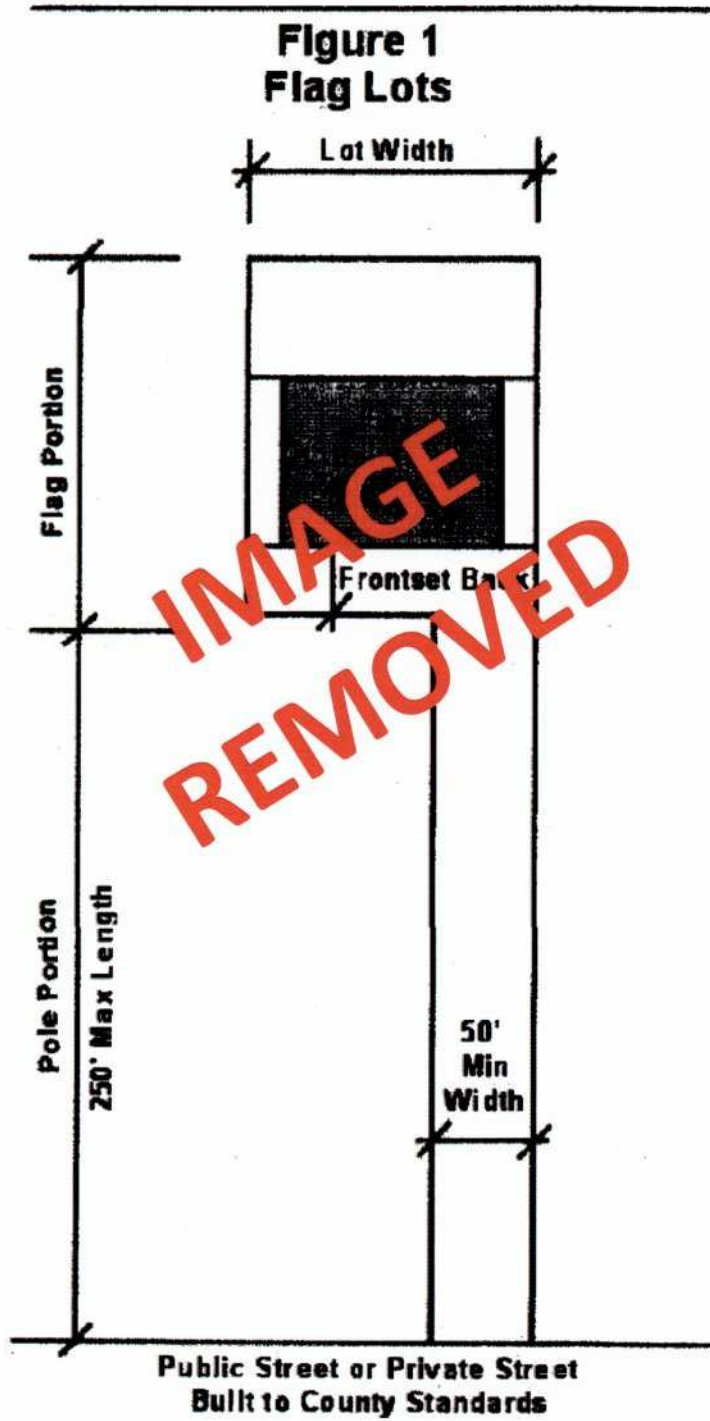


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934

935 Chapter 16.37: APPENDIX 2, ILLUSTRATIONS FIGURES AND TABLES

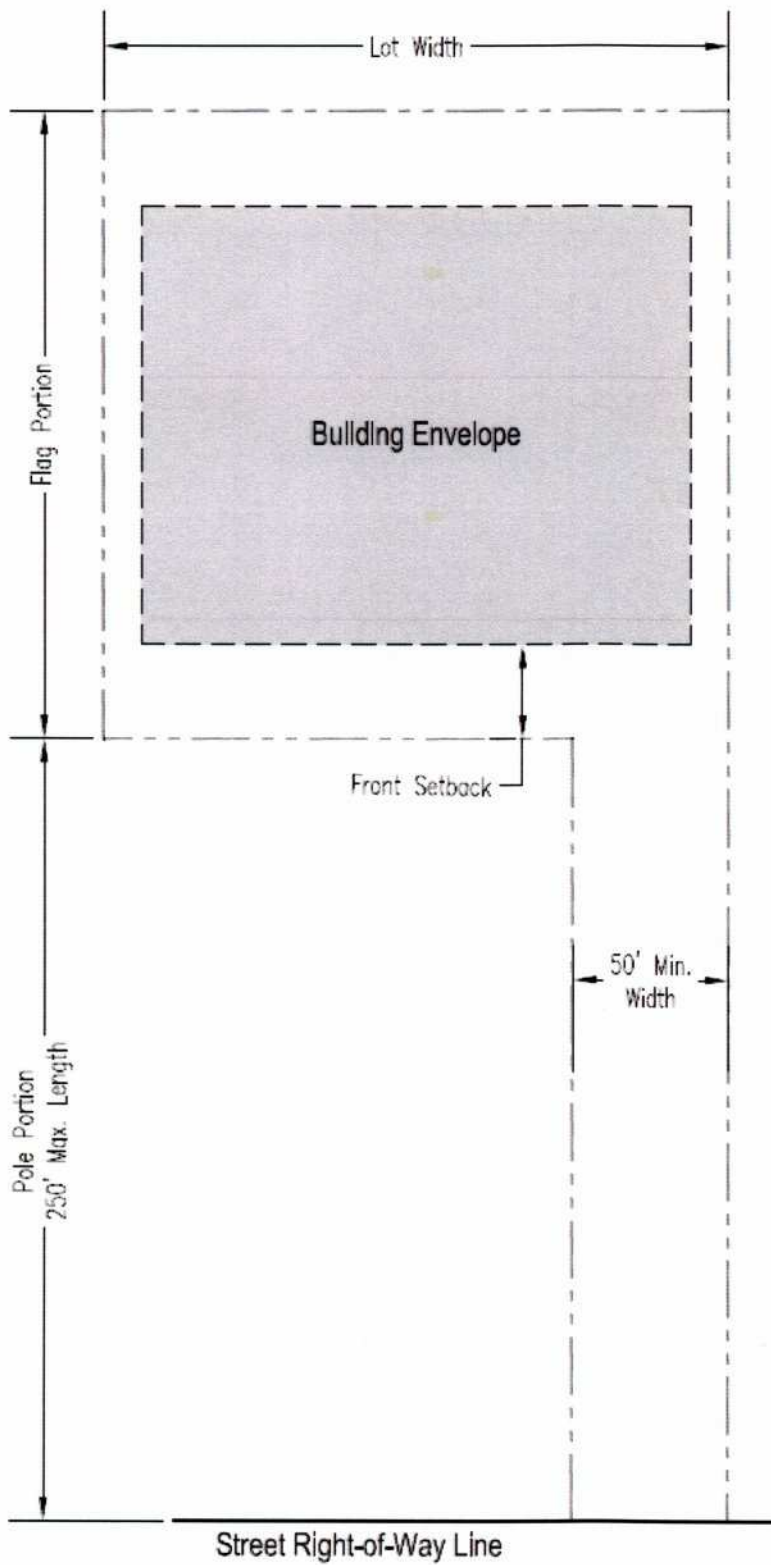
936 16.37.01: FLAG LOT



937

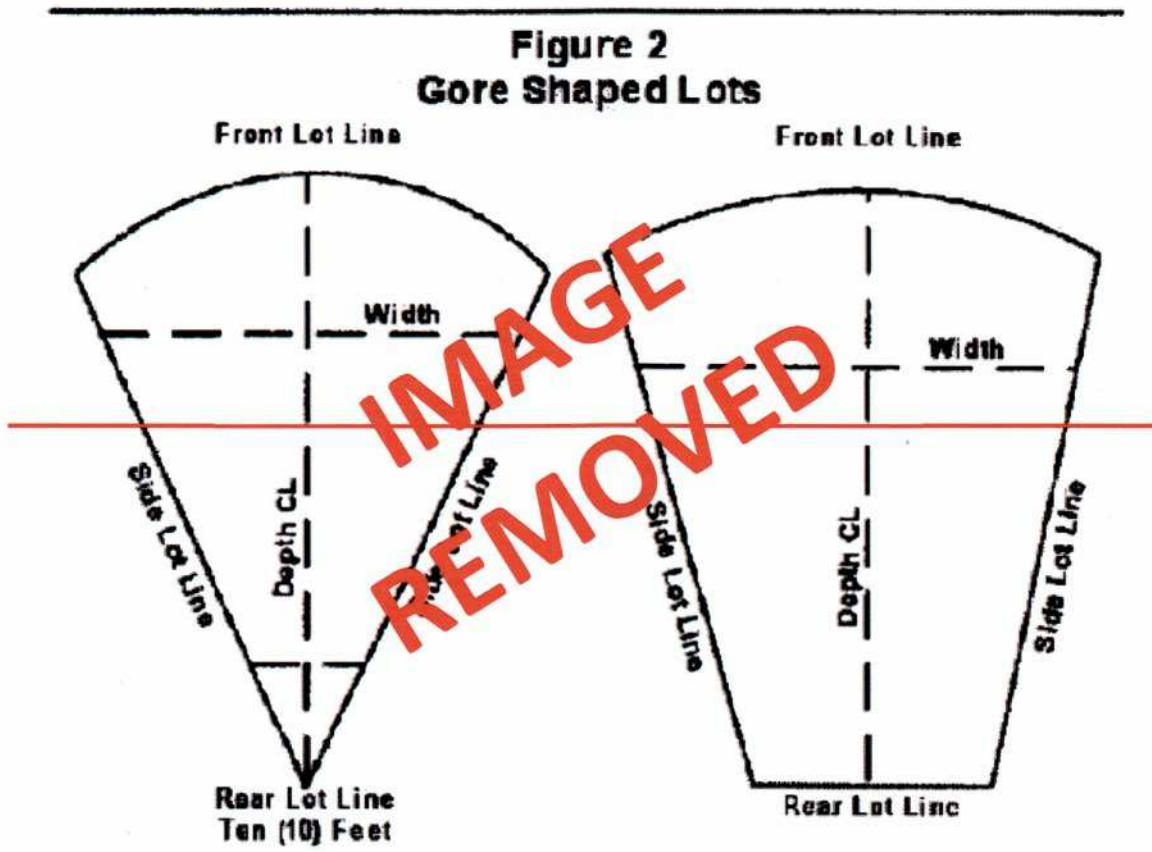
938

[Note to Editor: The following image is added]



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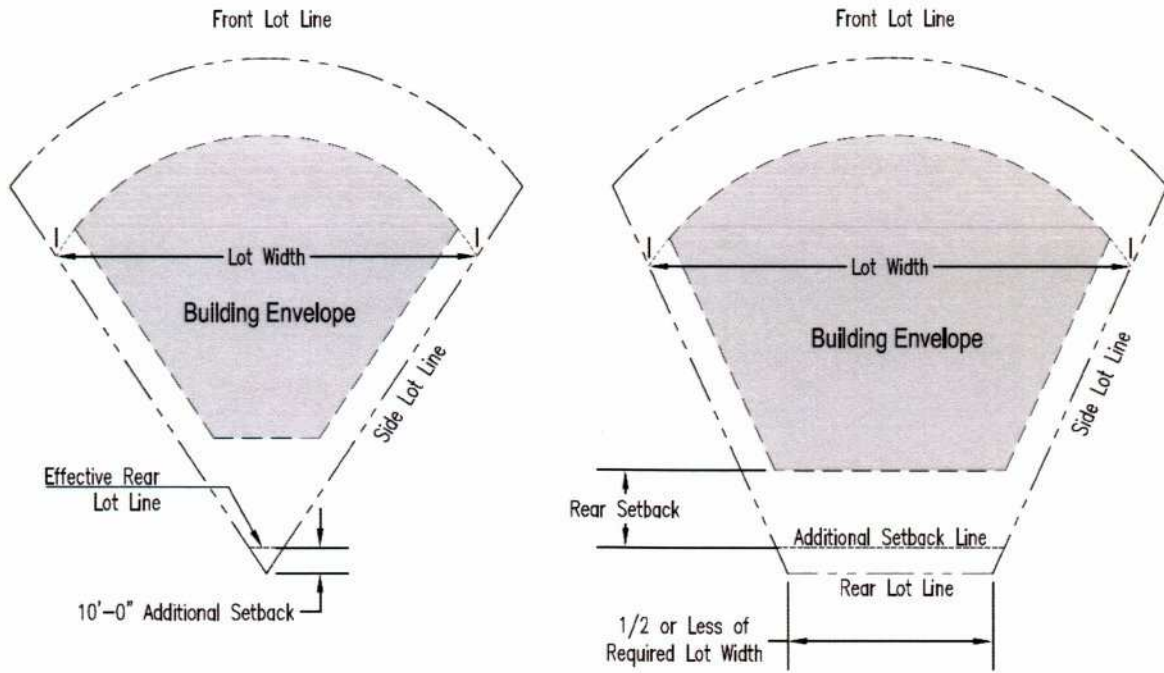
940 16.37.02: GORE SHAPED LOTS



941

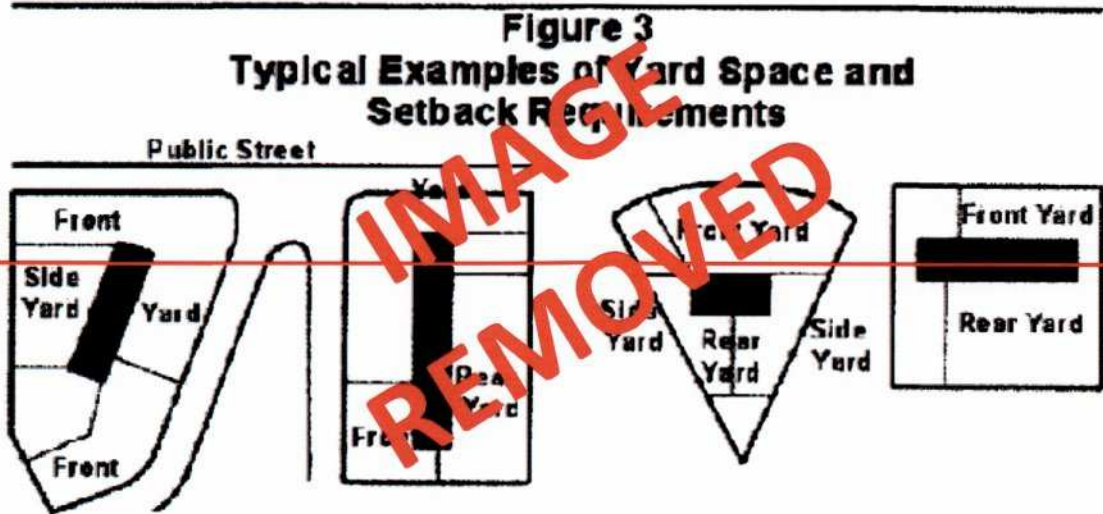
942

[Note to Editor: The following image is added]



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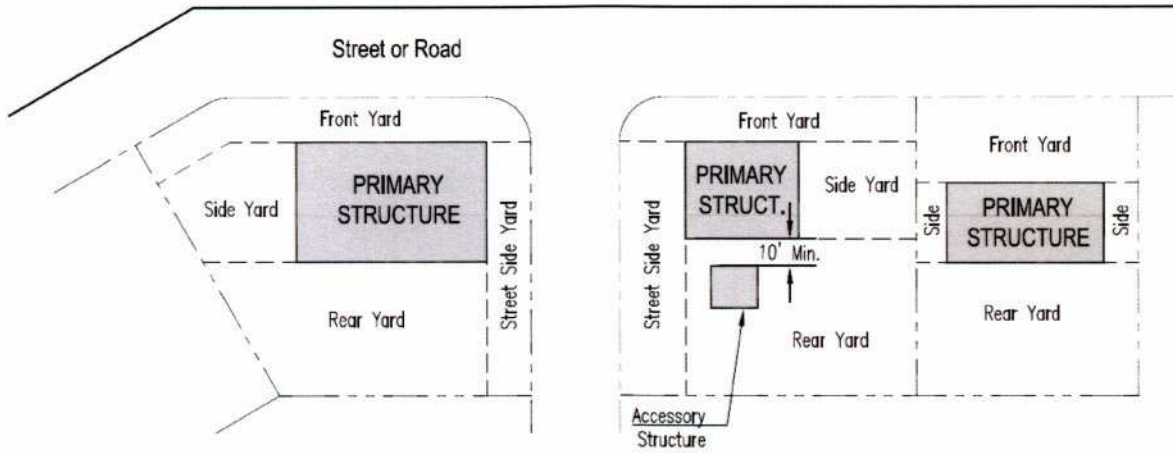
944 **16.37.03: TYPICAL EXAMPLES OF YARD SPACE AND SETBACK REQUIREMENTS**



945

946

[Note to Editor: The following image is added]



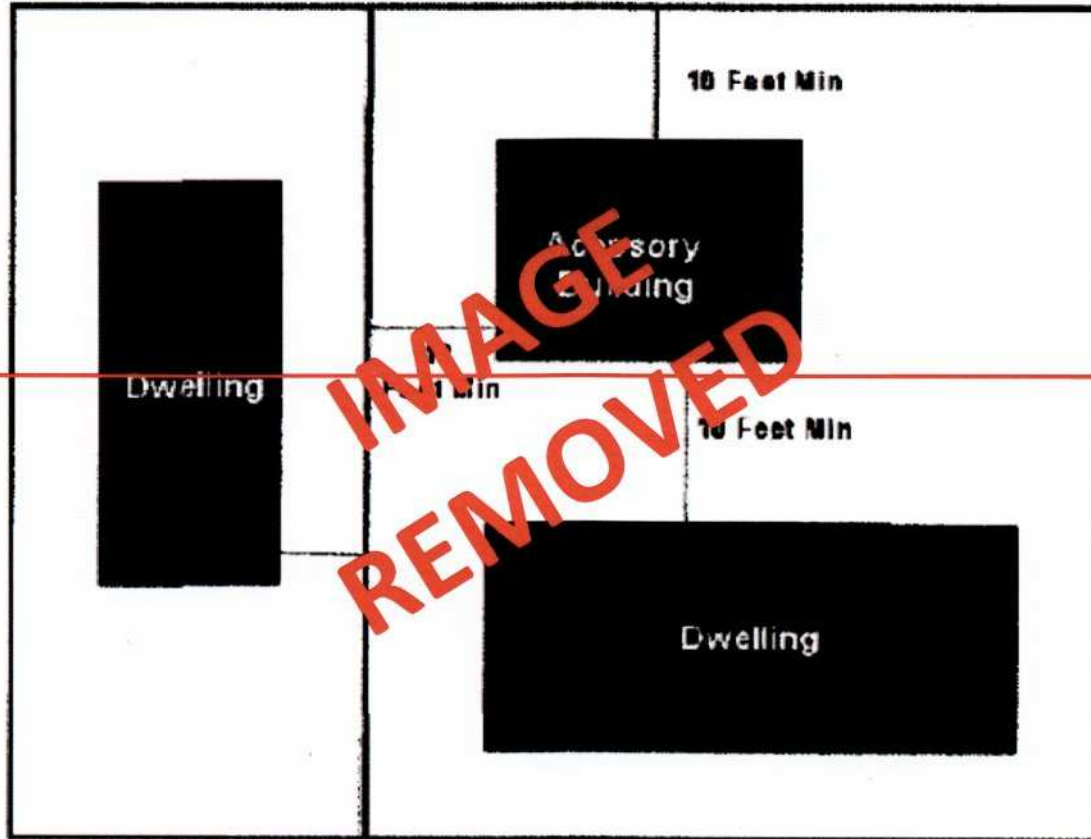
Note: The yard lines shown here are not the same as required minimum setback lines. The yard lines are determined by the structure.

947

948

16.37.04: ACCESSORY BUILDING RESERVED

**Figure 4
Accessory Building**

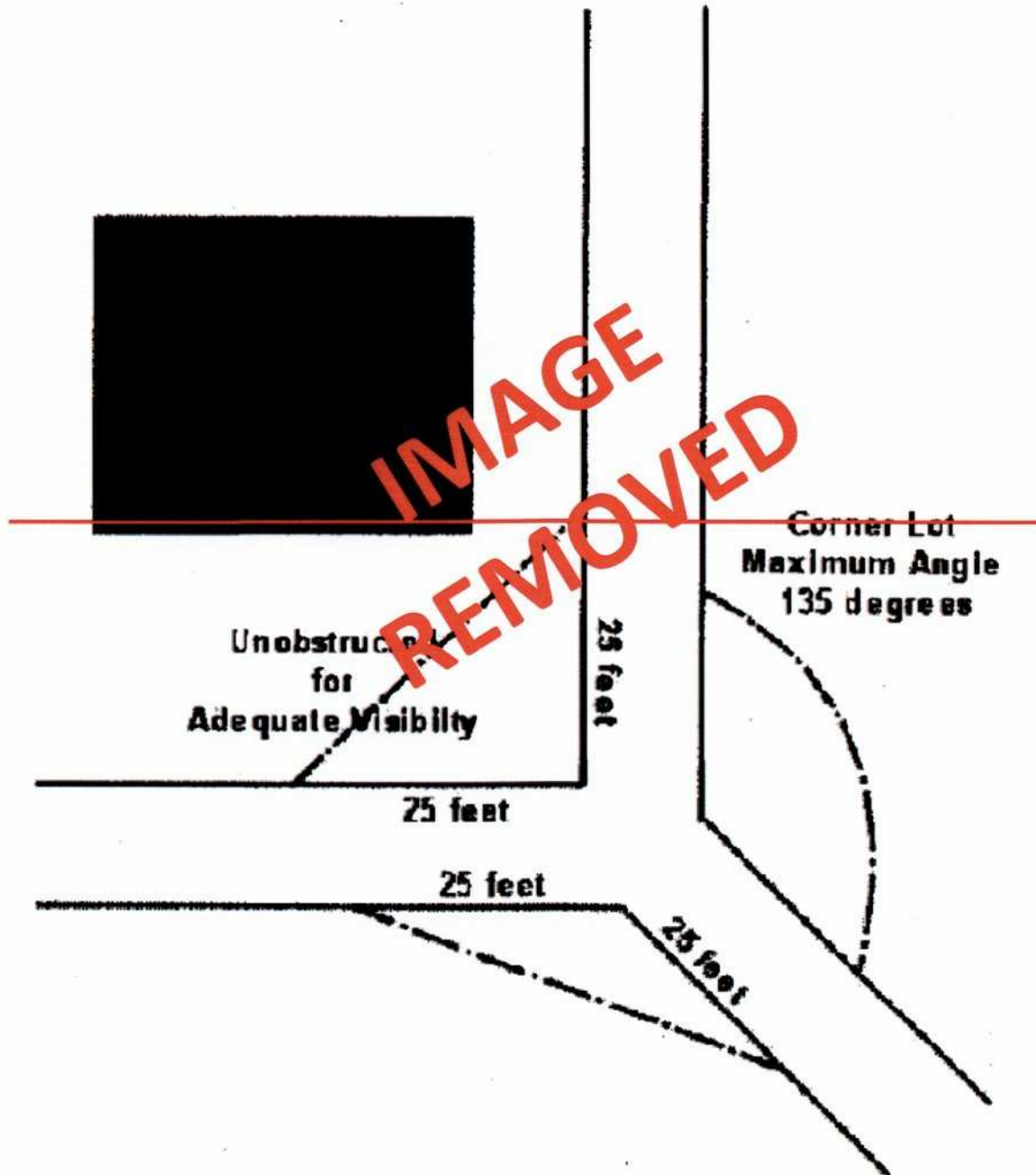


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16.37.05: CORNER CLEAR VIEWS RESERVED

**Figure 5
Corner Clear Views**



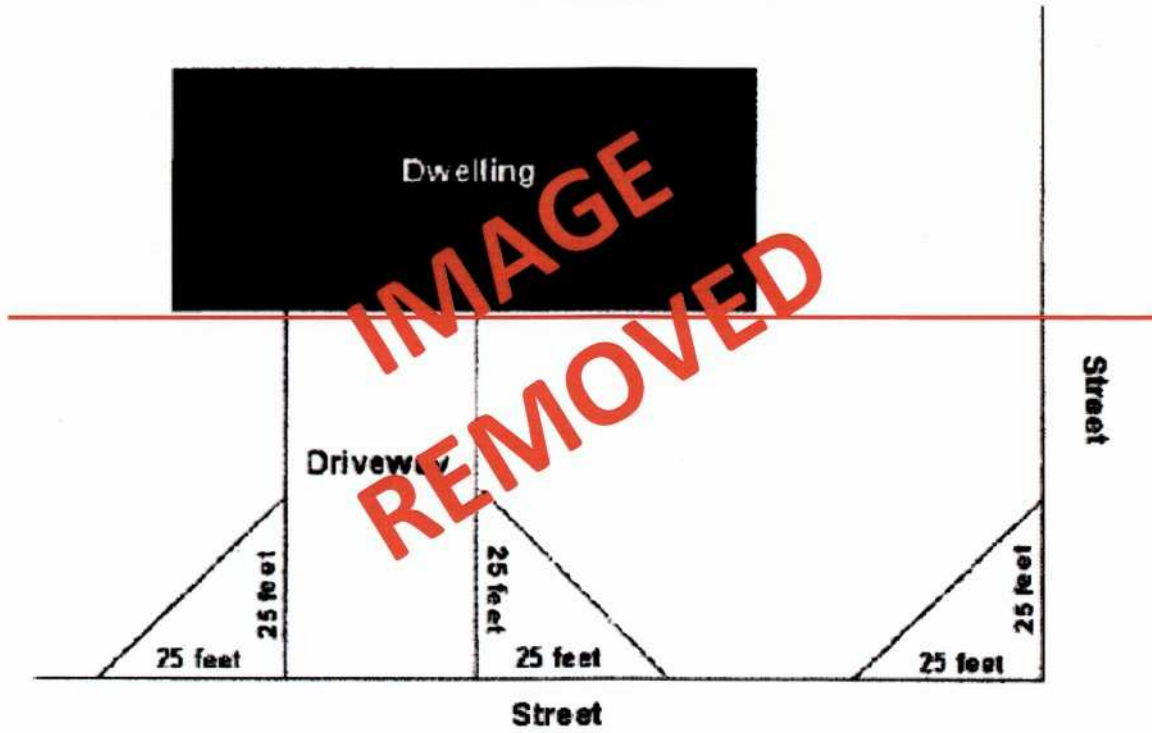
951

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953

16.37.06: CLEAR VIEW AND DRIVEWAY REQUIREMENTS

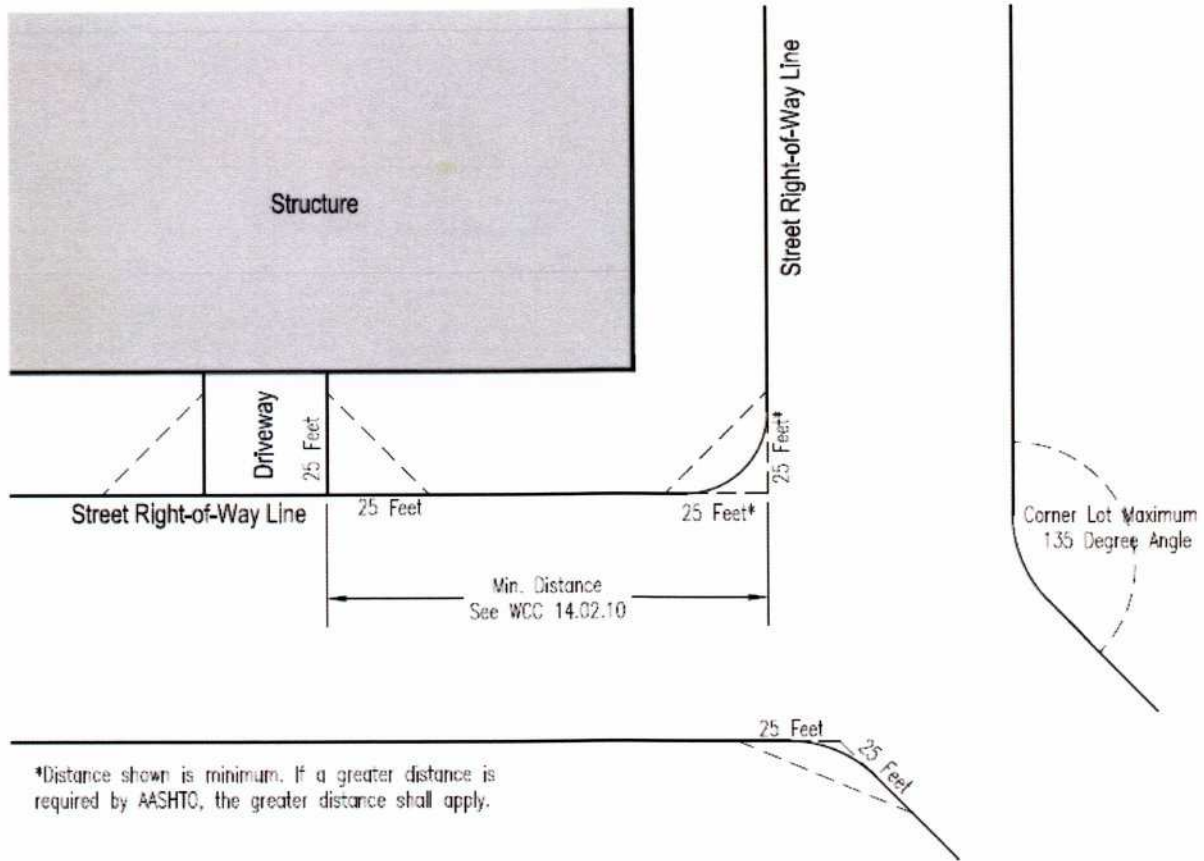
**Figure 6
Clear View Requirements**



954

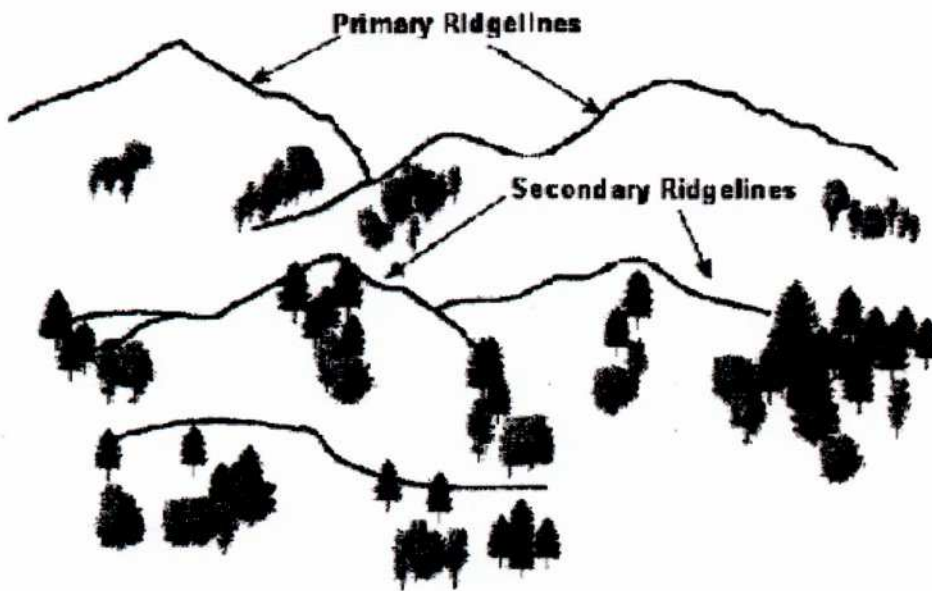
955

[Note to Editor: The following image is added]



*Distance shown is minimum. If a greater distance is required by AASHTO, the greater distance shall apply.

Figure 7
Primary and Secondary Ridgelines



959

16.37.08: RECOMMENDED PLACEMENT RESERVED

Figure 8
Recommended Placement



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961

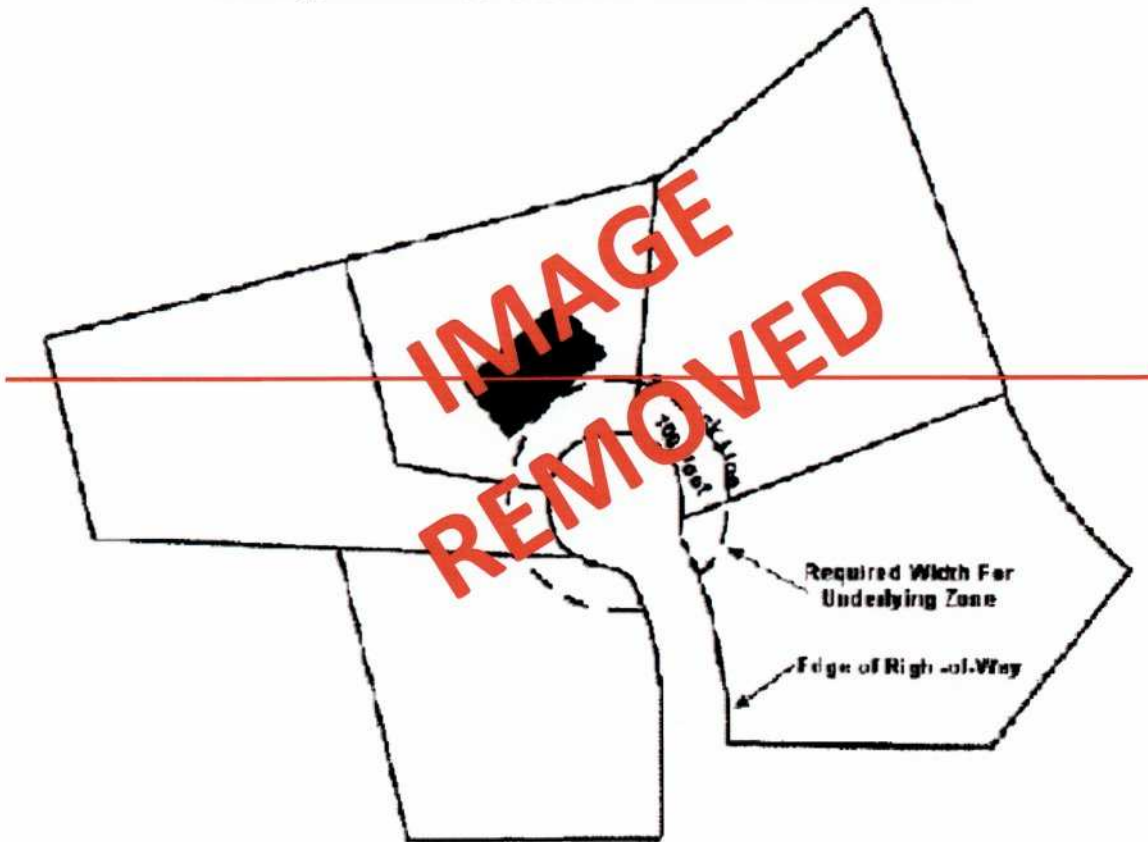
962 16.37.09: RESERVED

963

964

16.37.10: FRONTAGE ON CUL-DE-SAC LOTS OR LOTS IN INSIDE CURVES

Figure 10
Frontage on Cul-de-sac lots or lots on inside Curves



965

966

[Note to Editor: The following image is added]



967

968 ...

969 **Chapter 16.40: APPENDIX 5, STORM DRAINAGE AND EROSION CONTROL, SITE**
970 **DEVELOPMENT RESERVED**

971 *[Note to Editor: 16.40.01 is being moved to a new 14.02.14]*

972 **16.40.0114.02.14: APPENDIX F, DRAINAGE DESIGN CRITERIA SUMMARY**
973 **(SEPTEMBER 15, 2004)**

974 Storm drainage and erosion control ~~planning submittal~~ requirements are outlined in this chapter. Criteria
975 can also be found in the "Wasatch County - A Guide For Erosion And Sediment Control" (1996).

976 A. Planning-Land Use Application and Engineering Permit Submittal Requirements: Unless
977 provided otherwise, the criteria and methods presented in the following references should be used
978 in planning and design of the drainage system:

979 ...

980 E. Water Quality/Detention Basins Maintenance Requirements: Key components include
981 nonplugging outlets design, maintenance access design, and pond side slope erosion protection
982 design.

- 983 1. Detention basin outlets should be designed to be non-plugging as much as possible. A
984 possible option for the water quality capture volume discharge orifice is to provide an orifice
985 (set with the orifice invert at the bottom of the water quality capture volume level) with a
986 connected pipe inlet placed a minimum of six inches (6") below the water level at which
987 water begins to discharge. Outlet pipes should be protected by inlet grates which are sized,
988 spaced, and oriented such as to minimize plugging of the outlets.
- 989 2. Maintenance access to the ponds should be provided. Required access includes access with
990 heavy equipment to the pond floor (generally 15 inches-feet minimum width with 15 percent
991 maximum slope) and all weather access should be provided to the pond outlet facilities.
992 Access and maintenance easements shall be provided.

993 ...