

## **Chapter 17.64 - RECREATION, FORESTRY AND MINING ZONE RFM**

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### **17.64.010 - Objectives and Characteristics of Zone**

The RF&M ~~recreation, forestry and mining~~ zone has been established as a district in which the primary use of the land is for recreation, forestry, grazing, wildlife and mining purposes. In general, this zone covers the mountainous portion of the unincorporated area of the county, and is characterized by naturalistic land areas, mountains, canyons, and high grazing lands interspersed by ranches, recreational camps and resorts, outdoor recreational facilities, ~~and~~ mines and facilities related thereto. Natural and manmade lakes are also characteristic of this zone. In order to accomplish the objectives and purposes of this title, and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the RF&M ~~recreation, forestry and mining~~ zone.

### **17.64.020 - Permitted Uses**

The following buildings, structures and uses of land shall be permitted in the RF&M ~~recreation, forestry and mining~~ zone, upon compliance with requirements as set forth in this title:

- A. The growing of crops and grazing and pasturing of animals, and buildings related thereto;
- B. Public parks and playgrounds;
- C. One-family dwellings of a permanent character placed in a permanent location, containing not more than one kitchen, and used by not more than one family, and accessory buildings used in connection therewith. Also, caretaker dwellings and lodging and rooming facilities, when incidental to and constructed and maintained in connection with the use of the land for other uses permitted in the zone;
- D. Residential facilities for the elderly in accordance with Utah Code Anotated, 17-27a-515 thru 518 and Chapter 17.92 of the Uintah County Code-zoning-ordinance;
- E. Residential facilities for persons with a disability in accordance with Utah Code Annotated, Titles 62A-2 and 26-2117-27a-519 and Chapter 17.90 of the Uintah County Code-zoning-ordinance.

### **17.64.030 - Conditional Uses**

The following conditional uses shall be permitted only when approved by the ~~planning commission land use authority~~, as outlined in Chapter 17.76:

- A. Natural resource extraction, in accordance with Section 17.116.250, including:
  1. Forest product industries and buildings related thereto;
  2. Oil and gas wells, mining and processing of minerals;
  3. Gravel, Sand and rock quarries, rock crushers;
  4. Reservoirs, dams, power plants, electric substations, oil and gas pipelines;
- B. Hot-road-mix plants on temporary basis for not more than six months;
- C. Ski resorts, recreation camps and uses incidental to such uses;
- D. Gas stations, cafes, resorts;
- E. Radio and television transmitter facilities, communication towers and wind mills.

### **17.64.040 - Area and Width Requirements**

The minimum building site for a dwelling, summer cottage, hunting and fishing cabin, or dude ranch, shall be ten (10) acres, except when included as part of an approved recreation camp, resort, ~~or~~ ski resort, ~~or~~ mountain home development. The minimum width of a lot or building site for dwellings and other residential facilities shall be one hundred (100) feet measured at the front setback line. Except, as may otherwise be provided, there shall be no width requirements for other uses.

#### **17.64.050 - Location Requirements**

- A. Front Setback. The minimum front setback for all buildings shall be thirty (30) feet from any public street right-of-way line or approved travel easement, except that on state and federally designated highways, the setback for all buildings shall be fifty (50) feet from the right-of-way line.
- B. Side Setback. The minimum side yard for any dwelling or building used for human habitation shall be twenty (20) feet. If the side yard of any building faces on a public street or approved travel easement or state or federal highway the setback shall be the same as for the front setback. All other building shall comply with setback regulations in the applicable adopted building code. state or federally designated highway, such side yard shall be not less than fifty (50) feet.
- C. Rear Setback. No requirements Shall comply with setback regulation in the applicable adopted building code.

#### **17.64.060 - Special Provisions**

- A. Construction near Waterways and Flood Channels. No building shall be constructed within the boundaries of any natural waterway. Where buildings are to be constructed within seventy-five (75) feet of the exterior boundaries of the high water mark of a flood channel existing at the effective date of the ordinance codified in this title, adequate measures must be taken, as determined by the board of county commissioners, to protect the building or structure from damage, due to floods, and so as not to increase the hazard to surrounding lands and buildings.
- B. Public Health Requirements. Domestic water supply and sewage disposal shall comply with the State of Utah Department of Environmental Quality (DEQ) and local health department regulations. No building used for human habitation shall be constructed, nor shall any building permit be issued ~~therefor~~therefore, until such approval shall have been obtained from the DEQ and the local health department.