

BOARD OF COUNTY COMMISSIONERS OF UINTAH COUNTY, UTAH

**ORDINANCE NO. 06-15-2009, O2
MINING AND GRAZING ZONE MG-1 AREA REQUIREMENTS**

**AN ORDINANCE AMENDING TITLE 17, “ZONING” CHAPTER 17. 60
“MINING AND GRAZING ZONE MG-1” IN THE UINTAH COUNTY CODE;**

17.60.040 Area Requirements

Each dwelling shall be located on a lot containing at least five (5) acres of land.

17.60.050 Width Requirements

The minimum width of any building site for a dwelling shall be one hundred fifty (150) feet, measured at a distance of thirty (30) feet back from the front lot line.

17.60.060 Location Requirements

A. Any lot that has frontage along a road that runs along a section or quarter section line shall be set back a minimum of eighty-three (83) feet from the center of the road.

B. Front Setback

1. All buildings and structures shall be set back at least thirty-five (35) feet from the back of curb or fifty-six (56) feet from the center of the road.

C. Side Setback

1. All dwellings and other buildings shall be set back from the side property line a distance of at least ten (10) feet..

2. The minimum side setback for accessory buildings shall be the same as for main buildings, except that no side setback shall be required for accessory buildings located twelve (12) feet or more in back of the dwelling.

3. On corner lots, the side setback from the street for any building shall not be less than thirty (30) feet from back of curb or fifty-one (51) feet from the center of the road.

D. Rear Setback

1. All dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet except as outlined at subsection E of this section.

Accessory buildings shall be set back at least four feet from the rear property line.

E. Exceptions

1. Any lot that has frontage along a road that runs along a section or quarter section line and has an eighty-three (83) foot front setback may have a setback of ten (10) feet in the rear.

17.60.070 Height Requirements

Building height:

A. Minimum: none.

B. Maximum: thirty-five (35) feet. Towers, silos or other facilities, exceeding thirty-five (35) feet, used in connection with conditional uses and building permits shall be reviewed by the land use authority for height approval. All building heights, within FAA

jurisdiction, shall be subject to a lesser maximum height according to current FAA regulations

Section 4 Effective Date This ordinance shall take effect, fifteen (15) days after enactment, and after depositing of a copy in the Clerk-Auditor's Office and publication in a newspaper having general circulation in the County, as required by Utah Code Annotated section 17-53-208.

ENACTED this the Fifteenth (15th) day of June, 2009