

ORDINANCE NO. 76-1

AN ORDINANCE AMENDING THE DAGGETT COUNTY ZONING ORDINANCE
HAVING A RURAL RESIDENTIAL DISTRICT WITH A MINIMUM LOT SIZE
OF ONE-HALF ACRE.

THE BOARD OF COUNTY COMMISSIONERS OF DAGGETT COUNTY, UTAH ORDAINS AS
FOLLOWS:

SECTION I. PURPOSE. It is the purpose of this Ordinance to amend the Daggett County Zoning Ordinance so as to include therein a rural residential district authorizing minimum lots of one-half acre in size under certain circumstances.

SECTION II. This amendment is made pursuant to the provisions of Section 1-14 and 1-15 of the Daggett County Zoning Ordinance after there having been given 30 days public notice and a public hearing concerning the adoption of this Ordinance amending the Zoning Ordinance and after proposal and recommendation of the Daggett County Planning Commission.

SECTION III. Chapter 14 of the Daggett County Zoning Ordinance is hereby amended by adding thereto a rural residential district with a minimum lot size of one-half acre known and referred to herein as "RR1/2" to be allowed in areas determined by the Planning Commission which meet design standards for a sewage disposal system. The purposes and uses in said rural residential district shall be those set forth on Exhibit A attached hereto which Exhibit A shall be and is hereby incorporated into the Daggett County Zoning Ordinance. Three copies of this ordinance shall be filed for examination and use by the public in the office of the

Daggett County Clerk.

SECTION IV. In the opinion of the Board of County Commissioners of Daggett County, Utah, it is necessary for the preservation of the peace, health, and safety of the County and the inhabitants thereof that this ordinance take effect immediately upon its posting.

SECTION V. This Ordinance shall become effective on its posting.

Passed and adopted by the Board of County Commissioners, Daggett County, State of Utah, this 19th day of May, 1976.

COMMISSIONER, ALBERT NEFF /s/ Albert H. Neff voting yes

COMMISSIONER, CARL COLLETT /S/ CARL S. COLLETT voting _____

COMMISSIONER, MILTON BECK /S/ MILTON BECK voting yes

/s/ Albert H. Neff

CHAIRMAN, Board of County Commission
Daggett County, Utah

ATTEST;

Gene Briggs

County Clerk

First date of posting on the 19th day of May, 1976.

EXHIBIT A

14-1 Purpose

(3) Rural Residential Districts

To promote and preserve in appropriate areas conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities. These Districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

- a. R-R-1, Minimum Lot Size: 1 acre
- b. R-R-5, Minimum Lot Size: 5 acres
- c. R-R-10, Minimum Lot Size: 10 acres
- d. R-R-1/2, Minimum Lot Size: 1/2 acre. Allowed only in areas determined by the Planning Commission which meet the design standards for sewage disposal systems.

14-3 USES

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this ordinance.

RR- 1/2

- (1) Accessory buildings and uses customarily incidental to permitted uses..... P
- (2) Accessory uses and buildings customarily incidental to conditional uses..... C
- (3) Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work..... C
- (4) Agriculture and Forestry
 - a. Agriculture, except grazing and pasturing of animals..... P
 - b. Agriculture, including grazing and pasturing of animals..... C
 - c. Agriculture, Business or Industry.... -
 - d. Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises..... C

e. Nursery or green house, wholesale or retail.....	C
f. The tilling of the soil, the raising of crops, horticulture and gardening.	C
g. Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales.....	-
h. Forestry, except forest industry.....	P
i. Forest industry, such as a saw mill, wood products plant, or others.....	-
(5) Apiary.....	-
(6) Aviary.....	C
(7) Cluster subdivision of single family dwelling.	
a. Provided that the residential density is not increased by more than one hundred (100) per cent for the district.....	C
b. Provided that the area, in acres, of the parcel is not less than.....	5
(8) Dude Ranch; family vacation ranch.....	-
(9) Dwellings:	
a. Single-family dwellings.....	P
b. Two-family dwellings.....	-
c. Seasonal home or cabin.....	-
d. Farm or ranch housing.....	-
(10) Home occupation.....	C
(11) Household pets.....	P
(12) Kennel.....	-
(13) Mine, quarry, gravel pit, rock crusher, concrete batching plant, or asphalt plant, oil wells or steam wells.....	-
(14) Power generation.....	-
(15) Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory.....	-

- (16) Public stable, riding academy or riding ring, horse show barns or facilities.... -
- (17) Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school, church; dams and reservoirs; radio and television transmitting stations or tower, cemetery..... C
- (18) Signs
 - a. One identification sign, not to exceed sixteen (16) square feet in sign area..... P
 - b. One development sign, not to exceed eight (8) square feet in area..... P
 - c. One civic sign, not to exceed sixteen (16) square feet in sign area... P
 - d. One real estate sign, not to exceed eight (8) square feet in area..... P
 - e. One residential sign, not to exceed two (2) square feet in area..... P

14-4 Area Regulations

The minimum lot area in acres for any main use in the districts regulated by this chapter shall be..... 1/2

14-5 Width Regulations

The minimum width in feet for any lot in the districts regulated by this chapter, except as modified by planned unit-developments or cluster subdivisions, shall be:..... 100

14-6 Frontage Regulations

The minimum frontage in feet for any lot in the districts regulated by this chapter on a public street or a private street approved by the governing body shall be:..... 25

14-7 Front Yard Regulations

The minimum depth in feet for the front yard for main buildings in districts regulated by this chapter shall be:..... 30

Accessory buildings may have the same minimum front yard depth as main buildings, if they have the side yard required for main buildings, otherwise they shall be set back at least six (6) feet in the rear of the main building.... A

14-8 Rear Yard Regulations

The minimum depth in feet for the rear yard in the districts regulated by this chapter shall be:

for main buildings..... 30
for accessory buildings 5

14-9 Side Yard Regulations

The minimum side yard in feet for any dwelling other main or accessory buildings in districts regulated by this chapter shall be: 10

and a total width of the two (2) required side yards of not less than..... 25

Except on corner lots two (2) front and two (2) rear yards are required..... A

14-10 Height Regulations

The maximum height for all buildings and structures in districts regulated by this chapter shall be:

in feet..... 35
in number of stories.... 2 1/2

14-11 Coverage Regulations

The maximum coverage in per cent for any lot in the districts regulated by this chapter shall be..... 20