

**Ordinance # 15-24**

**AN ORDINANCE AMENDING THE DAGGETT COUNTY  
PLANNING AND ZONING ORDINANCE TO INCLUDE REGULATIONS  
REGARDING TENSION MEMBRANE STRUCTURES**

**WHEREAS**, This ordinance should be enacted for the purpose of regulating the placement and appearance of any and all tension membrane structures over 200 square feet; and

**WHEREAS**, it is the intention of Daggett County to improve and maintain property values and aesthetics of the County in accordance with its Master Plan and Land Use Ordinances; and

**WHEREAS**, after giving notice and conducting a public hearing on October 21, 2015, the Planning and Zoning Commission has recommended to the Daggett County Commissioners to adopt an ordinance regarding tension membrane structures:

**NOW THEREFORE, BE IT ORDAINED BY THE DAGGETT COUNTY BOARD OF COMMISSIONERS  
AS FOLLOWS;**

**1. TENSION MEMBRANE STRUCTURES TO BE DEFINED AS FOLLOWS:**

Tensioned-membrane structure are defined as structures consisting of a metal or other frame covered by an architectural membrane, or guy ropes and stakes, that is placed under high tension or carries loads primarily through tensile stresses. Tension Membrane structures include structures known or commonly referred to as architectural membrane structures, tensioned-membrane structures, stressed membrane structures, frame supported tension structures, tensioned fabric structures, and all other similar structures such as a Yurt, Tent, or Hoop garage. The definition of tensioned-membrane structures does not include open-air canopies such as free-standing awnings, shade structures, shade gazebos, and walkway covers.

**2. Tensioned membrane structures are prohibited except as provided below. Tensioned membrane structures shall only be allowed in the following situations:**

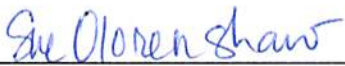
- a. Tensioned membrane structures are allowed in all Commercial and Industrial Districts as accessory structures and must meet all zoning regulations.
- b. Tensioned membrane structures are allowed in all other districts as an accessory structure and must comply with all other requirements applicable to accessory structures.
- c. A Tensioned membrane structure is allowed for a period of not more than sixty (60) days in connection with a temporary special event such as a circus, carnival or fair, provided that the tensioned membrane structure complies with all other applicable ordinances. See Article VI, Section 621, Number 4.

3. Tension membrane structures known as Yurts are allowed as follows:
  - a. In zones CS, CH, CG as other living quarters; Hotel; Motel with a Conditional Use Permit and must meet all zoning regulations.
  - b. In zones MU40, MU80, MU160, AG20, AG40, and RR10 as Dude Ranch; family vacation ranch with a Conditional Use Permit and must meet all zoning regulations.
4. All Tension Membrane Structures must meet current IBC, IRC, and IFC code.
5. A Daggett County Membrane Structure Permit application must be completed with an acceptable engineered set of plans, and turned into the Daggett County Planning and Zoning Administrator with all pages and data as described below.
  - a. Plot Plan-Drawn to scale showing
    1. Property lines with dimensions.
    2. All existing and proposed structures with dimensions.
    3. Proposed or existing wastewater system
    4. Twenty (20) feet minimum distance between all membrane structures and all other structures and property lines.
    5. Name and address of property owner.
  - b. Building Plans
    1. Intended use, the type of construction and the occupant load of each structure.
    2. NFPA 701 documentation ( yurts- fabric flame resistance certificate)
    3. Snow and Wind Load requirements.
    4. Water / Sewer connection or Wastewater Permit Verification Form, if applicable. If a well is to be used for water source, applicant must have appropriate State approvals.
    5. Authorization from the Daggett County Planning & Zoning stating that all zoning and set-back requirements have been met.
  - c. Projects not completed within 2 years of issuance must contact the Daggett County Planning & Zoning administrator for a building permit extension. You must contact the building inspector for inspections. Please allow at least 24 hours notice.

**PASSED, ADOPTED AND APPROVED** by the Governing Body of the County of Daggett Utah, this 8<sup>th</sup> day of December, 2015.

ATTEST:

DAGGETT COUNTY  
BOARD OF COMMISSIONERS:

  
\_\_\_\_\_  
Sue Olorenshaw  
Daggett County Clerk/Treasurer

  
\_\_\_\_\_  
Karen Perry, Chairman

  
\_\_\_\_\_  
Clyde Slaugh, Member

  
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Jack Lytle, Member

