

ORDINANCE 2001-32

**AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE
OF TOOELE COUNTY; AMENDING CHAPTERS 2 AND 4; SETBACKS**

**THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF TOOELE
ORDAINS AS FOLLOWS:**

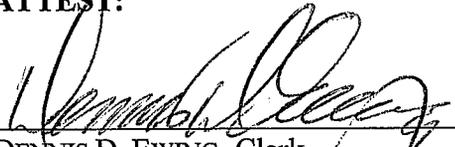
SECTION I - CHAPTER AMENDED. Chapters 2 and 4 of the Uniform Zoning Ordinance of Tooele County are hereby amended by changing the setbacks so they are measured to the building line rather than the eaves, to read as attached hereto, which attachment is by this reference made a part hereof.

SECTION II - REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION III - EFFECTIVE DATE. This ordinance shall take effect fifteen (15) days after its passage, provided the same has been published, with the name of the members voting for and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

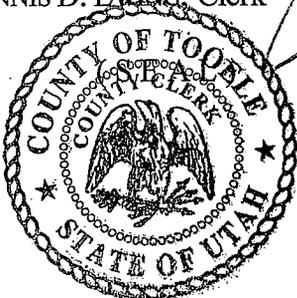
IN WITNESS WHEREOF, the legislative body of Tooele County passed, approved and enacted this ordinance this 4th day of September 2001.

ATTEST:


DENNIS D. EWING, Clerk

TOOELE COUNTY COMMISSION


DENNIS L. ROCKWELL, Chairman



Ord. 2001- 32

Commissioner Rockwell voted aye
Commissioner Hunsaker voted absent
Commissioner White voted aye

APPROVED AS TO FORM:



DOUGLAS J. AHLSTROM
Tooele County Attorney

Chapter 2

DEFINITIONS

2 - 1 Definitions¹

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in the present tense include the future; the singular number shall include the plural, and the plural the singular; "building" shall include the word "structure"; the words "used" or "occupied" shall include arranged, designed, constructed, placed, located, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; the word "lot" includes the words plot, or parcel. Words used in this Ordinance but not defined herein shall have the meaning as defined in any other Ordinance adopted by the County Commission.

- (1) **"A" Frame Sign** - Temporary and/or movable sign constructed with two sides attached at the top so as to allow the sign to stand in an upright position.
- (2) **Abandoned Sign** - A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.
- (3) **Accessory Use or Building** - A use or building on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or building.
- (4) **Agent or Owner** - Any person who can show written proof that he is acting for the property owner and with the property owner's knowledge and permission.
- (5) **Agriculture** - The cultivating of the soil, raising of crops, horticulture and

¹ Revised, Ordinance 95-8, March 21, 1995

gardening; breeding, grazing and keeping or raising of domestic animals and fowl, except household pets; and not including any agricultural industry or business.

- (6) **Agricultural Industry or Business** - An industry or business involving agricultural products in manufacturing, packaging, treatment, sales, intensive feeding, or storage, including but not limited to commercial greenhouses, feed yards, fruit stands, fur farms, food packaging or processing plants; commercial poultry or egg production, and similar uses as determined by the Planning Commission; provided, that any such use is of a substantial commercial or industrial character as determined by standards developed by the Planning Commission and approved by the County Commission.
- (7) **Airport** - Any area of land or water designed and set aside for the landing and the taking off of aircraft.
- (8) **Airport Area** - The area covered by airport approach zones, horizontal zones, conical zones, and transition zones, as defined herein.
- (9) **Airport Elevation** - The established elevation of the highest point on the usable landing area, measured in feet from mean sea level.
- (10) **Airport Hazard** - Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to, the flight of aircraft in landing or takeoff at an airport.
- (11) **Airport Reference Point** - The approximate geographical center of an airport as established by the airport authority, and so designated.
- (12) **Alley** - A public access-way or thoroughfare less than sixteen (16) feet but not less than ten (10) feet in width, which is dedicated or deeded to the public for public use and is designed to give secondary access to lots or abutting properties; an alley shall not be considered a street, for the purpose of this Ordinance.
- (13) **Alterations, Sign** - A change or rearrangement in the structural parts or design whether by extending on a side; increasing in area or height; or by relocation or changing the position of a sign.
- (14) **Alterations, Structural** - Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

(15) **Amusement Park** - Any place of organized amusement activity not conducted wholly within a completely enclosed building.

(16) **Animated Sign** - (see also and note the difference from changeable sign) A sign or display manifesting either kinetic or illusionary motion occasioned by natural, manual, mechanical, electrical, or other means. Animated signs include the following types:

a. **Naturally Energized** - Signs whose motion is activated by wind or other atmospheric impingement. Wind-driven signs include flags, banners, pennants, streamers, metallic disks, or other similar devices designed to move in the wind.

b. **Mechanically Energized** - Signs manifesting a repetitious pre-programmed physical movement or rotation in either one or a series of planes activated by means of mechanical based drives.

c. **Electrically Energized** - Illuminated signs whose motion or visual impression of motion is activated primarily by electrical means. Electrically energized animated signs are of two types:

1. **Flashing Signs** - Illuminated signs exhibiting a preprogrammed repetitious cyclical interruption of illumination from one or more sources in which the duration of the period of illumination (on phase) is either the same as or less than the duration of the period of darkness (off phase), and in which the intensity of illumination varies from zero (off) to 100 percent (on) during the programmed cycle.

2. **Illusionary Movement Signs** - Illuminated signs exhibiting the illusion of movement by means of a pre-programmed repetitious sequential switching action in which illuminated elements of the sign are turned on or off to visually simulate the impression of motion characteristic of chasing, running, blinking, oscillating, twinkling, or expanding and contracting light patterns.

(17) **Approach Zone** - Areas extending from each end of an airport runway, having a width of one thousand (1000) feet for instrument runways and five hundred (500) feet for non-instrument runways at a distance for two hundred

feet (200) beyond the end of the runway, widening and extending thereafter uniformly to a width of two thousand five hundred (2,500) feet for non-instrument runways and four thousand (4,000) feet for instrument runways at a distance of ten thousand two hundred (10,200) feet beyond the end of the runway, the center line being in continuation of the center line of the runway. The elevation slope of the approach surface of this portion of the approach zone shall be 40:1 for non-instrument runways and 50:1 for instrument runways. Beyond this point the approach zones shall extend an additional forty thousand (40,000) feet, flaring uniformly to a total width of sixteen thousand (16,000) feet and with an elevation slope of the approach surface of 40:1.

- (18) **Architectural Projection** - Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but not including signs.
- (19) **Area, Sign** - (see "Sign, Area Of")
- (20) **Automatic Car Wash** - A facility for automatic or self-service washing and cleaning of automobiles and small trucks not exceeding one and one-half (1 1/2) tons capacity.
- (21) **Automobile Paint and Body Shop** - A facility for the painting and body repair of automobiles, trucks, trailers, boats, or other travel or recreation vehicles or units.
- (22) **Automobile Sales Area** - An open area used for display, sale, or rental of new or used motor vehicles in operable condition.
- (23) **Automobile Repair Facility or Service Station** - A place where gasoline, or any other motor fuel, lubricating oil or grease for operating motor vehicles is offered for sale to the public and repair services performed may include tube and tire repair, battery charging, storage of merchandise, lubricating of automobiles, replacement of spark plugs, lights, fans and other small parts, including major auto repair.
- (24) **Average Per Cent of Slope** - An expression of rise or fall in elevation along a line perpendicular to the contours of the land to the lowest point of land within an area or within a lot. A vertical rise of one hundred (100) feet between two points one hundred (100) feet apart, measured on a horizontal plane is a one hundred (100) percent slope.

- (25) **Awning** - A shelter projecting from and supported by the exterior wall of a building constructed of non rigid materials on a supporting framework. (Compare "Marquee")
- (26) **Awning Sign** - A sign painted on, printed on, or attached flat against the surface of an awning.
- (27) **Back Lit Awning** - (see "Electric Awning Sign")
- (28) **Banner Sign** - A sign made of fabric or any nonrigid material with no enclosing framework.
- (29) **Basement** - A story whose floor is more than twelve (12) inches below the average level of the adjoining ground, but where no more than one-half (1/2) of its floor-to-ceiling heights is below the average contact level of the adjoining ground. A basement shall be counted as a story for purposes of height measurement, and as a half-story for the purpose of side-yard determination.
- (30) **Basement House** - A residential structure without a full story structure above grade.
- (31) **Beginning of Construction** - The pouring of concrete footing for a building or structure.
- (32) **Billboard** - (see "Off-premise Sign")
- (33) **Blade Sign** - (see "Ground Sign")
- (34) **Block** - The land surrounded by streets or other rights-of-way, other than an alley, or land which is designed as a block on any recorded subdivision plat.
- (35) **Boarding House** - A dwelling where, for compensation, meals are provided for at least three (3) but not more than fifteen (15) persons.
- (36) **Body and Fender Shop** - A facility for major automobile, truck, mobile home, recreational coach or recreation vehicle repairs to the body, or fenders, and including major rebuilding.
- (37) **Buildable Area** - The portion of a lot remaining after required yards have been provided, except that land with an average grade exceeding twenty (20) percent shall not be considered buildable area unless it is approved by

conditional use permit for construction, after study by a geologist, soils engineer, or sanitarian as required by the planning commission.

- (38) **Building** - Any structure used or intended to be used for the sheltering of any use or occupancy, or enclosure of persons, animals, or property.
- (39) **Building, accessory** - A building which is subordinate to, and the use of which is incidental to, that of the main building or use of the same lot.
- (40) **Building, height of** - The vertical distance from the average finished grade surface to the highest point of the building roof or coping.
- (41) **Building Inspector** - The official designated as the building inspector for Tooele County.
- (42) **Building Line** - The line of the building that defines the space for that building's occupancy.
- (43) **Campground** - A public area designated by a public agency for camping, or a private area licensed by the county for camping.
- (44) **Camping** - A temporary establishment of living facilities such as tents or recreational coaches for a period not to exceed fourteen days as regulated by this Ordinance.
- (45) **Canopy (Building)** - A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by a building at one or more points or extremities and by columns or posts embedded in the ground at other points or extremities. (compare "Marquee")
- (46) **Canopy (Freestanding)** - A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by columns or posts embedded in the ground.
- (47) **Canopy Sign** - A sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy.
- (48) **Carport** - A private garage with no more than one wall and no overhead door. For the purposes of this Ordinance, a carport shall be subject to all the regulations prescribed for a private garage.

- (49) **Cellar** - A room or rooms wholly under the surface of the ground, or having more than fifty (50) percent of its floor to ceiling height under the average level of the adjoining ground. A cellar access shall be outside and not enter directly into another building or dwelling.
- (50) **Changeable Sign** - A sign whose informational content can be changed or altered by manual or electric, electro-mechanical, or electronic means. Changeable signs include the following types:
- a. **Manually Activated** - Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered by manual means.
 - b. **Electrically Activated** - Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. Includes the following two types:
 - 1. **Fixed Message Electronic Signs** - Signs whose basic informational content has been pre-programmed to include only certain types of information projection, such as time, temperature, predictable traffic conditions, or other events subject to prior programming.
 - 2. **Computer Controlled Variable Message Electronic Signs** - Signs whose informational content can be changed or altered by means of computer-driven electronic impulses.
 - c. **Mobile, Changeable Copy Sign** - A sign mounted on a trailer; frame or legs, lighted or unlighted, box or "A" frame and shall have changeable lettering.
- (51) **Child Nursery** - An establishment for the care and/or the instruction of five (5) or more children, for compensation, other than for members of the family residing on the premises, but not including a public school. A child nursery may be operated as a secondary use in a residential dwelling or in a building designed for a commercial operation as is permitted in the zoning district.
- (52) **Church** - A building, together with its accessory buildings and uses, maintained and controlled by a duly-recognized religious organization where persons regularly assemble for worship.

- (53) **Clearview Zone** - The area of a corner lot closest to the intersection which is kept free of impairment to allow full view of both pedestrian and vehicular traffic. Such area is established by marking a point at which the two curb lines intersect, measuring back forty (40) feet along each street, and drawing a line between the two back points to form a triangular area.
- (54) **Clinic, Dental or Medical** - A building in which a group of dentists, physicians, and allied professional assistants are associated for the conduct of their professions. The clinic may include a dental and/or a medical laboratory and an apothecary, but it shall not include in-patient care or operating rooms for major surgery.
- (55) **Club, Social** - Any organization, group, or association supported by its members where the sole purpose is to render a service to its members and their guests. Includes private non-profit locker clubs.
- (56) **Common Area** - Any area or space designed for joint use of residents of a mobile home park, condominium, apartment complex, etc.
- (57) **Community Management** - The person or persons who own or has charge, care or control of a mobile home park, condominium, apartment complex, etc.
- (58) **Comprehensive Plan** - See General Plan
- (59) **Conditional Use** - A use of land for which a conditional use permit is required, pursuant to this Ordinance.
- (60) **Condominium** - A project of two or more units where an individual owns the air space in a single unit together with undivided interest in common in the buildings, common areas and facilities of the property.
- (61) **Conical Zone (Airport)** - The area which slopes upward and outward at a rate of twenty (20) feet horizontally for each foot vertically beginning at the periphery of the horizontal zone, and at one hundred and fifty (150) feet above the airport elevation, and then extending to a height of three hundred fifty (350) feet above the airport elevation.
- (62) **Conservation Standards** - Guidelines and specifications for soil and water conservation practices and management, enumerated in the Technical Guide prepared by the USDA Soil Conservation Service, adopted by the Soil and Water Conservation District supervisors, and containing suitable alternatives

for the uses and treatment of land based upon its capabilities, from which the land-owner selects that alternative which best meets his needs in developing his soil and water conservation plan.

- (63) **Construction Sign** - A temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.
- (64) **Convenience Store** - A one story commercial retail operation containing less than 2,500 square feet of gross floor area, designed and stocked to sell primarily food, beverages, limited variety of goods for personal consumption, and other household supplies to retail customers who purchase only a relatively few items as well as gasoline and car care items.
- (65) **Copy, Sign** - The graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic, or alphabetic form.
- (66) **Corral** - A space, other than a building, less than one (1) acre in area, or less than one hundred (100) feet in width, used for the confinement of animals or fowl.
- (67) **Court, Building** - An open, unoccupied space, other than a required yard, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such building or buildings.
- (68) **Coverage, Building** - The percent of the total site area covered by buildings.
- (69) **Crosswalk or Walkway** - A right-of-way to facilitate pedestrian access through a subdivision block; designed for use by pedestrians and not for use by motor vehicles; may be located within or without a street right-of-way, or separated from vehicular traffic.
- (70) **Dairy** - A commercial establishment for the manufacture, processing or packaging of dairy products, and their sale; for purpose of this definition, the production of milk on a farm for wholesale marketing off the premises shall not be classified as a dairy.
- (71) **Density** - The number of persons, units, apartments, dwellings, mobile homes or mobile home stands per acre of gross area.
- (72) **Design, Subdivision** - The design includes; alignment, grade and width for easements and rights-of-way for utilities; the grading and general layout of

lots and streets within the area; location of land to be dedicated for park and/or recreational purposes; and, such specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of applicable general or specific plans.

- (73) **Diagonal Tie** - Any tiedown designed to resist horizontal or shear forces and which deviates not less than 30 degrees from a vertical direction.
- (74) **Direction/Information Sign** - An on-premise sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment, but no advertising copy, e.g., parking or exit and entrance signs. May contain logo provided that the logo may not comprise more than 20% of the total sign area. May include information about sales of agricultural products **produced** upon the premises.
- (75) **District, Zoning** - A portion of the unincorporated territory of Tooele County, established as a zoning district by this Ordinance, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance; also includes "zone" and "zoning district".
- (76) **Double-Faced Sign** - A sign with two faces diverged from a common angle of not more than 45 degrees or back-to-back.
- (77) **Driveway** - A private right-of-way, providing access to only one parcel or facility the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which the driveway is located.
- (78) **Dwelling** - Any building or portion thereof which contains not more than two dwelling units, designed or used as the more or less permanent residence or sleeping place of one persons or family, but not including a tent, recreational coach, hotel, motel, hospital, or nursing home.
- (79) **Dwelling, Farm or Ranch Housing** - Dwelling units constructed to provide housing for migratory or temporary farm workers, or for persons or families permanently working on a farm or a ranch.
- (80) **Dwelling, Mobile Homes** - (See "Mobile Homes")
- (81) **Dwelling, Single-family** - A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit.

- (82) **Dwelling, Two-family** - A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units.
- (83) **Dwelling, Three-family** - A building arranged or designed to be occupied by three (3) families, the structure having only three (3) dwelling units.
- (84) **Dwelling, Four-family** - A building arranged or designed to be occupied by four (4) families, and having more than four (4) dwelling units.
- (85) **Dwelling, Multiple-family** - A building arranged or designed to be occupied by more than four (4) families, and having more than four (4) dwelling units.
- (86) **Dwelling Group** - A group of two (2) or more detached buildings used as dwellings, located on a lot or parcel of land.
- (87) **Dwelling Unit** - One or more rooms in a dwelling, apartment hotel or apartment motel, which contains not more than one (1) kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units. It is designed for occupancy of not more than one (1) family, or a congregate residence for 4 or less persons.
- (88) **Easement** - That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner of said property. The easement may be for use under, on or above said lot or lots. A vested or acquired right to use land, other than as a tenant, for a specific purpose; such right being held by someone other than the owner who holds title to the land.
- (89) **Elderly Residential Facility** - A single family or multiple family dwelling unit that meets the requirements of Utah Code Annotated Title 17-27-501 and any ordinance adopted under authority of that part. A elderly residential facility does not include a health care facility as defined by Utah Code Unannotated Section 26-21-2.
- (90) **Electric, Mobile Home Park** - All of the electrical wiring, fixtures, equipment and appurtenances related to electrical installations within a mobile home park feeder assembly.
- (91) **Electric Awning Sign (also "Back Lit Awning")** - An internally illuminated fixed space-frame structure with translucent, flexible reinforced covering designed in awning form and with graphics or copy applied to the visible surface of the awning.

- (92) **Electrical Sign** - A sign or sign-structure in which electrical wiring, connection, or fixtures are used.
- (93) **Electronic Message Center** - (see "Changeable Signs, Electrically Activated")
- (94) **Essential Facilities** - Utilities or sanitary and public safety facilities provided by a public utility or other governmental agency for overhead or surface or underground services. Any building, electrical sub-station or transmission line of fifty (50) KV or greater capacity, requires a conditional use permit.
- (95) **Facade** - The entire building front including the parapet.
- (96) **Face of a Sign** - The area of a sign on which the copy is placed.
- (97) **Family** - An individual, or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than four (4) persons (excluding servants) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities.
- (98) **Family Food Production** - The keeping of not more than 4 domestic animals and/or 10 fowl for the production of food for the sole use of the family occupying the premises.
- (99) **Farm or Ranch** - A farm is a parcel of land in an Agricultural zoning district which is used primarily for horticultural or farming purposes, such as the growing of crops or other vegetative, or fruit agricultural uses. A ranch is a parcel of land in an Agricultural zoning district which is used primarily for ranching purposes, such as grazing of livestock or other non-vegetative or fruit agricultural use.
- (100) **Feed Yard** - A building or open enclosure where horses, cattle, sheep, goats, hogs, turkeys, ducks, geese, or guinea hens are kept in a relatively restricted area for intensive feeding in preparation for being sold or slaughtered as contrasted to open pasturage, provided that any such use is of a substantial commercial or industrial character as determined by standards developed by the Planning Commission and adopted by the County Commission.
- (101) **Feeder Assembly** - The overhead or under-chassis feeder conductors, including the grounding conductor, together with the necessary fittings and equipment, or a power supply cord listed for mobile home use, designed for

the purpose of delivering energy from the source of electrical supply to the distribution panel board within the mobile home.

- (102) **Festoons (Sign)** - A string of ribbons, tinsel, small flags, or pinwheels.
- (103) **Final Plat** - A subdivision map prepared in accordance with the provisions of this Ordinance, which is designed to be placed on record in the office of the County Recorder.
- (104) **Fire Protection** - Such water supply, water lines, fire hydrants and other protective devices as may be required in accordance with the provisions of this Ordinance.
- (105) **Flashing Sign** - (see "Animated Sign, Electrically Energized")
- (106) **Flood Hazard** - A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.
- (107) **Floodlighted Sign** - (see "Illuminated Sign")
- (108) **Floodplain** - Any land area susceptible to be inundated by water from the base flood. As used in this ordinance, the term refers to that area designated as subject to flooding from the base flood (100 year flood).
- (109) **Floodway** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- (110) **Floor Area** - Area included within surrounding walls of a building or portion thereof, exclusive of vents, shafts, and courts.
- (111) **Forest Industry** - An industry which uses forest products, such as sawmill, pulp or paper plant, wood products plant, and similar uses.
- (112) **Freestanding Sign** - A sign supported permanently upon the ground by poles or braces and not attached to any building.
- (113) **Front Yard Setback** - That part of a lot, extending the full width of the lot, which is between the front property line and the front building line. The depth of the front yard is measured from the front lot line to the building line

of the building. If the property line falls within the easement of a prescriptive use right-of-way, a substitute front lot line shall be established by finding the centerline of the road, measuring thirty feet from that centerline and then measuring the front setback from there. Unenclosed stoops (porches) of thirty-six square feet or less are not considered the front line of a building.

- (114) **Frontage, Block** - All property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end streets, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts or that common line between a lot and a public street.
- (115) **Frontage, Building** - The length of an outside building wall on a public right-of-way or an approved private road.
- (116) **Frontage, Lot** - The lineal measurement of the front lot line.
- (117) **Garage, Private** - A detached accessory building, or a portion of a main building, used or intended to be used for the storage of motor vehicles, recreational coaches, boats, snow mobiles, or other recreational vehicles.
- (118) **Garage, Repair** - A structure or portion thereof, other than a private garage, used for the repair of self-propelled vehicles, trailers, or boats, including general repair, rebuilding or reconditioning of engines, motor vehicles, recreational coaches, and minor collision service, but not including major body, frame or fender repairs or overall automobile or truck painting, except by conditional use permit. A repair garage may also include incidental storage, care, washing, or sale of automobiles.
- (119) **General Plan (or Master Plan)** - A long range generalized plan adopted by the Board of County Commissioners for Tooele County, Utah.
- (120) **Geological Hazard** - A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to the movement, failure, or shifting of the earth. Such hazards also include rock fall or avalanche.
- (121) **Grade** - The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five (5) feet from the building, between the building and a line five feet from the building.

- (122) **Governing Body** - The Board of County Commissioners of Tooele County, Utah, also referred to as County Commission.
- (123) **Government Sign** - Any temporary or permanent sign erected and maintained by the city, county, state or federal government for traffic direction, or designation to any school, hospital, historical site, or public service, property, or facility.
- (124) **Ground Anchor** - Any device at the mobile home stand designed for the purpose of securing a mobile home to the ground.
- (125) **Ground Sign (also "Blade Sign")** - A sign which is anchored to the ground similar to a pylon or freestanding sign, but which has a monolithic or columnar line and which maintains essentially the same contour from grade to top. Height and setbacks are to be the same as for freestanding signs.
- (126) **Handicapped Residential Facilities** - A single family dwelling or multiple-family dwelling unit that meets the requirements of Part 6 and any ordinance adopted under authority of that part.
- (127) **Height (of a Sign)** - The vertical distance measured from the highest point of the sign, excluding decorative embellishment, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less. (compare "Clearance")
- (128) **Home Occupation** - Any use conducted entirely within a dwelling and carried on by persons residing in the dwelling unit and no more than one employee hired outside of the home who will work within the home, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof and in connection with which there is no advertising, except as otherwise permitted herein, no public display outside of the dwelling unit, and no noise created which is audible at the boundaries of the premises. The intent of this definition is that the conditional use permit approving any home occupation shall assure that the character of the premises and of the neighborhood will remain in harmony with the general intent of the zoning district and that, where uncertainty exists, neighborhood residential values shall be considered paramount.
- (129) **Horizontal Zone** - The horizontal zone is hereby established by swinging arcs of ten thousand (10,000) feet radii from the center of each end of the primary surface of each runway, and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include

the approach and transitional zones. The horizontal zone surface elevations is the airport elevation of four thousand, five hundred seven (4,507) feet plus one hundred fifty (150) feet, or four thousand, six hundred fifty seven (4,657) feet above mean sea level.

- (130) **Hospital** - Institution for the diagnosis, treatment and care of human illness or infirmity, but not including sanitariums, clinics and instant care facilities.
- (131) **Hotel** - A building designed for or occupied on a temporary basis by sixteen (16) or more individuals who are, for compensation, lodged, with or without meals.
- (132) **Household Pets** - Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries, but no more than two dogs shall be kept on a residence as house hold pets. Household pets shall not include the keeping of inherently or potentially dangerous animals, such as lions or tigers, etc.
- (133) **Identification Sign** - A sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.
- (134) **Illegal Sign** - A sign which does not meet the requirements of this code and which has not received non-conforming status.
- (135) **Illuminated Sign** - A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.
- (136) **Improvement** - May include, but is not limited to, street construction, water systems, sewer systems, sidewalks, curbs and gutters, drainage facilities, on site, street trees, street signs, street lights, traffic control or safety devices, fire hydrants, and such other facilities, utilities, or construction as is required by the Subdivision Chapter, Regulations or the Planning Commission and/or County Commission.
- (137) **Incidental Sign** - A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business.
- (138) **Inoperative Vehicle or Trailer** - Any vehicle or trailer that due to mechanical, electrical, structural problems, or lack of maintenance, can not operate as it was originally constructed and designed to do or should not be

operated due to conditions rendering it as unsafe. This includes any vehicle or trailer that is not currently licensed or which its operation is in violation of local, state and federal laws.

- (139) **Instrument Runway** - A runway equipped or to be equipped with a precision or non-precision electronic navigational aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by approach to landing under restricted visibility conditions.
- (140) **Interior Sign** - A sign located within a building so as to be visible only from within the building in which the sign is located.
- (141) **Inundation** - Ponded water or water in motion of sufficient depth or velocity to damage property, due to the presence of the water or to the deposit of silt.
- (142) **Junk** - Any salvaged or scrap copper, brass, iron steel, metal, rope, rags, batteries, paper, wood, trash, plastic, rubber, tires, waste, or other articles or materials commonly designated as junk. Junk shall also mean any dismantled, wrecked or inoperable motor vehicles or parts thereof which remain in such condition for a period of time in excess of sixty days. An automobile, truck or bus shall be considered as inoperable if it is parked or stored on property outside of an enclosed garage and is not currently registered and licensed in this state or another state.
- (143) **Junk Yard** - The use of any lot, portion of a lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof; provided that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.
- (144) **Kennel** - Any premises where three (3) or more dogs older than four (4) months are kept, except that more than three (3) of such dogs may be kept in the agricultural, and multiple-use districts as an accessory to permitted and conditional uses allowed in that zoning district, examples are: sheep dogs on a ranch, seeing eye dogs in a handicapped residential facilities, etc.
- (145) **Landing Area (Airport)** - The area of the airport used for the landing, taking off, or taxiing of aircraft.
- (146) **Lateral Sewer** - A sewer which discharges into another sewer and has only sewer inlets from buildings and structures tributary into it.

- (147) **Light Vehicle or Equipment Maintenance** - The performance of routine maintenance tasks such as; Changing the oil, checking tire pressure, replacing water hoses, etc., which do not involve the removal, repair or replacement of major mechanical, electrical, hydraulic, pneudralic, or components of the vehicle.
- (148) **Local Attorney** - The County Attorney or any other attorney officially representing Tooele County, Utah.
- (149) **Local Building Inspector** - The building inspector employed by or officially representing Tooele County, Utah.
- (150) **Local Engineer** - The engineer employed by or officially representing Tooele County, Utah.
- (151) **Local Governing Body** - (See Governing Body)
- (152) **Local Health Officer** - The health officer or department employed by or officially representing Tooele County Department of Health.
- (153) **Local Jurisdiction** - Tooele County, Utah
- (154) **Local Planner** - The planner employed by or officially representing Tooele County, Utah.
- (155) **Local Surveyor** - The County surveyor or any other surveyor officially representing Tooele County, Utah.
- (156) **Lodging House** - A dwelling with not more than ten (10) guest rooms where, for compensation, lodging is provided for at least three (3) but not more than fifteen (15) persons, but not including motels or hotels.
- (157) **Lot** - A parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership, either as an undeveloped or developed site, or a parcel or unit of land shown as a lot, plat, or parcel on a recorded subdivision map, or shown on a plat used in the lease or sale or offer of lease or sale of land resulting from the division of a larger tract into two (2) or more smaller units.
- (158) **Lot Area** - The total area reserved for exclusive use of the occupants of a mobile home.

- (159) **Lot, Corner** - A lot abutting upon two (2) or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five degrees.
- (160) **Lot Depth** - The horizontal distance between the front and the rear lot lines measured in the main direction of the side lot lines.
- (161) **Lot Frontage** - The lot frontage required is the length of the front lot line which, is coterminous with the front street lines.
- (162) **Lot, Interior** - A lot other than a corner lot.
- (163) **Lot Line** - The property lines bounding the lot. A line bounding the lot as shown on the accepted plot plan.
- (164) **Lot Line, Front** - To an interior lot, the lot line adjoining the street; for a corner lot or through lot, the lot line adjoining either street, as elected by the lot owner.
- (165) **Lot Line, Rear** - Ordinarily, that line of a lot which is opposite and most distant from the front line of the lot. In the case of a triangular or gore-shaped lot, a line ten (10) feet in length within the parcel parallel to and at the maximum distance from the front line. In cases where these definitions are not applicable, the zoning officer or building inspector shall designate the rear lot line.
- (166) **Lot Line, Side** - Any lot boundary line not a front or rear lot line. A side lot line separating a lot from another lot or lots is an interior side lot line; a side lot line separating a lot from a street is a street side lot line.
- (167) **Lot, Restricted** - A lot having an average slope of twenty-five (25) percent or more or which does not contain a buildable area of at least seventy-five (75) feet by one hundred (100) feet with an average slope of less than twenty (20) percent, such lot being prohibited as a building site, or being required to be increased in area and width, and regulated and allowed to be developed only as approved by the Planning Commission.
- (168) **Lot Right-of-Way** - A strip of land of not less than sixteen (16) feet in width connecting a lot to a street for use as private access to that lot.

- (169)² **Lot Width** - The minimum lot width for each zoning district shall either remain consistent or expand larger from the front to the rear setback.
- (170) **Lot, unrestricted** - A lot having an average slope of less than twenty-five (25) percent and containing a buildable area of at least seventy-five (75) feet by one hundred (100) feet with an average slope of less than twenty (20) percent, which buildable area is designated as such on the subdivision plat in which the lot is located, if the average slope of the lot is greater than twenty (20) percent.
- (171) **Low Profile Sign (also "Monument Sign")** - A sign mounted directly to the ground with maximum height not to exceed six (6) feet.
- (172) **Maintenance, Sign** - For the purposes of this Ordinance, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.
- (173) **Maintenance, Vehicle or Equipment** - The maintenance or repair of a vehicle or piece of equipment that is other than routine maintenance, which the result of is to make it operable or safe to operate. May involve; the removal and/or replacement of major mechanical, electrical, hydraulic, pneumatic or other components, modification in design, operation or structure.
- (174) **Mansard** - A sloped roof or roof-like facade architecturally comparable to a building wall.
- (175) **Manufactured Homes** - A transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards act of 1974 (HUD Code), in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. All manufactured homes constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

² Amended Ord. 99-9, March 9, 1999

- (176) **Marquee** - A permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building. (compare "Awning")
- (177) **Marquee Sign** - Any sign attached to or supported by a marquee structure.
- (178) **Mine** - A site from which ore, gravel, rock, minerals, precious metals or natural substances, that are other than plant or animal organisms, can be extracted. It includes the site of the mine with its surface buildings, structures, elevator shafts, and equipment.
- (179) **Mining** - The process or business of extracting ore, gravel, rock, minerals, precious metals or natural substances from the surface and/or below the surface of the earth.
- (180) **Mobile Home** - A transportable factory built housing unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to the Federal Manufactured housing and Safety Standards Act (HUD Code). Designed to be a long term residential dwelling unit, with or without a permanent foundation, and originally constructed as a complete package which includes major appliances, plumbing, and electrical facilities prepared for appropriate connections.
- (181) **Mobile Home Lot** - A lot within a mobile home subdivision, designed and to be used for the accommodation of one (1) mobile or manufactured home and its accessory buildings or structures, for the exclusive use of the occupants.
- (182) **Mobile Home Park** - A space designed and approved by the planning commission for occupancy by mobile homes, to be under a single ownership or management, and meeting all requirements of the zoning ordinance and mobile home park ordinance for mobile home parks.
- (183) **Mobile Home Service Equipment** - That equipment containing the disconnecting means, over current protective devices, and receptacles or other means for connecting a mobile home feeder assembly.
- (184) **Mobile Home Space** - A space within a mobile home park, designed and to be used for the accommodation of one (1) mobile or manufactured home.
- (185) **Mobile Home Stand** - That part of the mobile home space which has been reserved for the placement of the mobile or manufactured home and its appurtenant structures or additions.

- (186) **Mobile Home Subdivision** - A subdivision designed and intended for residential use where the lots are to be individually owned or leased, and occupied by mobile or manufactured homes exclusively.
- (187) **Modular Home** - A permanent dwelling structure built in prefabricated units, which are assembled and erected on the site, or at another location and brought as a unit to the site; said modular home is classed as a mobile home until it is placed on a permanent foundation and complies with all applicable building codes.
- (188) **Monument Sign** - (see "Low Profile Sign")
- (189) **Motel** - A building or group of buildings for the drive-in accommodation of transient guests, comprising individual sleeping or living units, and designed and located to serve the motoring public.
- (190) **Multiple-face Sign** - A sign containing three (3) or more faces, not necessarily in back-to-back configuration.
- (191) **Nameplate (Sign)** - A nonelectric on-premise identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.
- (192) **National Cooperative Soil Survey** - The soil survey conducted by the U. S. Department of Agriculture in cooperation with the State Agricultural Experiment Station and other Federal and/or Utah State agencies.
- (193) **Non-conforming Building or Structure** - A building or a structure which does not conform to the regulations for height, coverage or yards of the district in which it is situated, but which was in conformity with applicable regulations, if any, at the time of its erection.
- (194) **Nonconforming Sign** -
- a. A sign which was erected legally, but which does not comply with subsequently enacted sign restrictions and regulations.
 - b. A sign which does not conform to the sign code requirements, but for which a conditional use permit has been issued.
- (195) **Non-conforming Use** - The use of a building or structure or land which does not conform to use regulations for the district in which it is situated, but which was in conformity with applicable regulations, if any, at the time of its

establishment.

- (196) **Non-instrument Runway** - A runway other than a instrument runway.
- (197) **Nursing Home** - An institution, other than a hospital, for the care of human illness or infirmity in which care, rather than diagnosis or treatment, constitutes the principal function. The term "nursing home" shall also include "rest home" and "convalescent home".
- (198) **Occupancy** - The portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.
- (199) **Occupied Area** - The total of all of the lot area covered by a mobile home and its accessory buildings on a mobile home lot.
- (200) **Official Map** - A map of proposed streets that has the legal effect of prohibiting development of the property until the county develops the proposed street.
- (201) **Off-Premise Sign (also "Billboard")** - A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g., "billboards" or "outdoor advertising".
- (202) **Off-Site Directional Sign** - A sign which provides directional assistance to access an establishment conveniently and safely. Such signs shall be limited by the Zoning Administrator in size, height, and placement as justified.
- (203) **Off-Street Parking Space** - The space required to park one (1) passenger vehicle, which space shall meet the requirements of this Ordinance.
- (204) **Off-Site Improvements** - Improvements not on individual lots but generally within the boundaries of the subdivision which they serve, and as further outlined in this Ordinance.
- (205) **On-Site Improvements** - Construction or placement of the dwelling and its appurtenant improvements on a lot.
- (206) **On-Premise Sign** - A sign which pertains to the use; product or commodity sold; service performed on the premises and/or property on which it is located.

- (207) **Open Space** - The area reserved in parks, courts, playgrounds, golf courses, and other similar open areas to meet the density requirements of planned unit developments.
- (208) **Open Space, Usable** - Usable open space shall be any portion of a lot or building which meets all the following conditions:
- a. The space shall be open to the sky or shall be open to view in at least two sides.
 - b. The space shall be readily accessible by foot traffic from the building to which it is accessory.
 - c. The space shall not be provided from any required front or side yard, parking area, or driveway space.
- (209) **Owner** - The holder of the fee title to land or buildings or to property, whether a person, partnership, corporation, or other entity recognized by law, and his or its lessees, permittees, assignees, or successors in interest.
- (210) **Overhanging Sign** - (see "Mansard, Roof Sign")
- (211) **Package Agency** - A retail liquor location operated under a contractual agreement with the Alcoholic Beverage Control Department, by a person other than the state, who is authorized by the Alcoholic Beverage Control Commission to sell package liquor for consumption off the premises of the agency.
- (212) **Painted Wall Sign** - Any sign which is applied with paint or similar substance on the surface of a wall.
- (213) **Parapet** - The extension of a false front or wall above a roofline.
- (214) **Parcel of Land** - (See "Lot")
- (215) **Parking Lot** - An open area, other than a street, used for the parking of automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.
- (216) **Pedestal Sign** - A temporary and/or movable sign supported by a column(s) and a base so as to allow the sign to stand in an upright position.

- (217) **Pedestrian-way** - (See "Cross-walk")
- (218) **Permanent Monument** - Any structure of concrete, masonry and/or metal permanently placed on or in the ground, including those expressly placed for surveying reference, which meets the requirements of Tooele County and/or the State of Utah for permanent monuments.
- (219) **Person** - Any individual, corporation, association, firm, partnership, or similarly defined interest.
- (220) **Planned District** - A zoning district, the boundaries of which are to be shown on the zoning map, but the regulations for which shall be determined by a general development plan to be adopted by the County Commission as part of the zoning ordinance, after public hearing, as required for other zoning districts.
- (221) **Planned Unit Development (PUD)** - An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements.
- (222) **Plat** - Any map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.
- (223) **Plot** - A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or metes and bounds.
- (224) **Plot Plan** - A plat of a lot, drawn to scale, showing its actual measurements, the size and location of any existing buildings and/or structures or buildings and/or structures to be erected, the location of the lot in relation to abutting streets, and such other information as may be required by the Planning Commission.
- (225) **Point of Purchase Display** - Advertising of a retail item accompanying its display, e.g., an advertisement on a product dispenser, tire display, etc.
- (226) **Pole Cover (Sign)** - Cover enclosing or decorating poles or other structural supports of a sign.
- (227) **Political Sign** - A temporary sign used in connection with a local, state, or

national election or referendum.

- (228) **Portable Sign** - Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.
- (229) **Prefabricated Housing** - (See Modular Home)
- (230) **Premises** - A parcel of land with its appurtenances and buildings which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate for that zoning district.
- (231) **Preliminary Plat** - A drawing, to scale, representing a proposal to subdivide a tract, lot or parcel of land, and meeting the preliminary plat requirements of this ordinance.
- (232) **Pre-sectioned Home** - (See Modular Home)
- (233) **Primary Surface** - A surface longitudinally centered on an runway. When the runway has a specially prepared hard surface, the primary surface extends two hundred (200) feet beyond each end of that runway; but when the runway has no specially prepared surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface of a runway will be that width prescribed in Part 77 of the Federal Aviation Regulations (FAR) for the most precise approach existing or planned for either end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
- (234) **Private Non-profit Locker Club** - A social, recreational, or athletic club, or kindred association, incorporated under the provisions of the Utah Non-profit Corporation and Cooperation Act, which maintains or intends to maintain premises upon which liquor is or will be stored, consumed, or sold.
- (235) **Private Non-profit Recreational Grounds and Facilities** - Non-profit recreational grounds and facilities operated by a non-profit corporation, association, or group.
- (236) **Private Street** - A private owned way or lane which affords principal means of access to abutting individual mobile homes, condominiums, community service buildings or apartments.
- (237) **Process or Processing** - The act, business or procedure of taking raw,

extracted or pre-processed material and adding to or taking away from it, to produce a product that is purer, used, marketed, or uniquely different than the original raw material or product before the procedure was enacted.

- (238) **Projecting Sign** - A sign, other than a flat wall sign which is attached to and projects from a building wall or other structure not specifically designed to support the sign.
- (239) **Property Sign** - A sign related to the property upon which it is located and offering such information as the address, the property, warning against trespassing, any hazard, or other danger on the property. (see "Identification Sign")
- (240) **Protection Strip** - A strip of land between the boundary of a subdivision and a street within the subdivision, for the purpose of controlling the access to the street by property owners abutting the subdivision.
- (241) **Public Street** - A public way which affords principal means of access to abutting properties.
- (242) **Public System (Water or Sewage)** - A system which is owned and operated by a local governmental authority or by an established public utility company which is adequately controlled by a governmental authority. Such systems are usually existing systems serving a municipality, a township, an urban county, or a water or sewer district established and directly controlled under the laws of the state of Utah.
- (243) **Real Estate Sign** - A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.
- (244) **Rear Yard Setback** - That part of a lot between the rear building line and the rear lot line, and extending the full width of the lot. The depth of the rear yard is measured from the rear lot line to the building line of the building. Unenclosed stoops of thirty- six square feet or less are not considered the rear line of a building.
- (245) **Recreational Coach** - A vehicle, such as a travel trailer, tent camper, camp car or other vehicle with or without motive power, designed and/or constructed to travel on the public thoroughfare in accordance with the provisions of the Utah Vehicle Code, and designed for use as a human habitation for a temporary and recreational nature.

- (246) **Recreational Coach Park** - Any area or tract of land or a separate designated section within a mobile home park where lots are rented or held out for rent to one or more owners or users of recreational coaches for a temporary time not to exceed thirty (30) days. Such park may also be designated as "Overnight Park."
- (247) **Recreational Coach Space** - A plot of ground within a recreational coach park designated and intended for the accommodation of one (1) recreational coach.
- (248) **Right-of-Way** - The area, either public or private, over which the right-of-passage exists.
- (249) **Roofline** - The top edge of a roof or building parapet, whichever is higher, excluding any mansards, cupolas, pylons, chimneys or minor projections.
- (250) **Roof Sign** - Any sign erected partly or wholly over or on the roof of a building. A structure having main supports embedded in the ground shall not be considered to be a roof sign even if the sign's supports pass through a roof, canopy, or parapet of a building. (compare "Mansard, "Wall Sign")
- (251) **Rotating Sign** - (see "Animated Sign, Mechanically Energized")
- (252) **Runway (Airport)** - A defined area on an airport prepared for landing and takeoff of aircraft.
- (253) **Salt** - Any component, solid or liquid, of the Sodium elements, such as Sodium Chloride, Potash, Sodium Hydroxide, Brine, etc.
- (254) **School, Private** - A school which is operated by a quasi-public or private group, individual, or organization, and which has curriculum similar to that provided in any public school in the state of Utah. Private schools may be non-profit, or profit-making establishments.
- (255) **School, Public** - A school operated by a school district or other public agency in the State of Utah.
- (256) **Sewer Connection** - A connection consisting of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewage system serving the mobile home development.

- (257) **Sewer Riser Pipe** - That portion of the sewer which extends vertically to at least ground elevation and terminates at each mobile home stand.
- (258) **Side Yard Setback** - That part of a lot between the side building line and the side lot line, and extending from the Front Yard setback to the Rear Yard setback. The width of the side yard is measured from the side lot line to the building line of the building. Unenclosed stoops of thirty-six square feet or less are not considered the side line of a building.
- (259) **Sign** - Any device, structure, fixture, or placard using graphics, symbols, and/or written copy for the primary purpose of identifying, providing directions, or advertising any establishment, person, entity, interest, product, goods, or services. It includes any structural supports, lighting systems, attachments, ornaments or other features.
- (260) **Sign, Area of** -
- a. **Projecting and Freestanding** - The area of a freestanding or projecting sign shall have only one side of any double or multiple-faced sign counted in calculating its area. The area of the sign shall be measured as follows if the sign is composed of one (1) or more individual cabinets:
 1. A rectilinear line of not more than eight (8) sides shall be drawn around and enclosing the perimeter of each cabinet or module. The area shall then be summed and totaled to determine total area. The perimeter of measurable area shall not include embellishments such as pole covers, framing, decorative roofing, support structures, etc., provided that there is no written advertising copy on such embellishments.
 - b. **Wall Sign** - The area shall be within a single, continuous perimeter composed of any rectilinear line, geometric figure which encloses the extreme limits of the advertising message. If the sign is composed of individual letters or symbols using the wall as the background with no added decoration, the total sign area shall be calculated by measuring the area within the perimeter of each symbol or letter. The combined areas of the individual figures shall be considered the total sign area.
- (261) **Sign Clearance** - The smallest vertical distance between the grade of the adjacent street, highway, or street curb and the lowest point of any sign, including framework and embellishment, if extended over that grade.

- (262) **Sign, Electronic Message** - (see "Animated Sign, Electrically Energized")
- (263) **Sign, Free-standing** - (see "Freestanding Sign")
- (264) **Sign Identification and Information** - (see "Identification Sign")
- (265) **Sign, Illuminated** - (see "Illuminated Sign")
- (266) **Sign, Marquee** - (see "Marquee Sign")
- (267) **Sign Setback** - The minimum distance that any portion of a sign or sign structure shall be from any street right-of-way line and yard line coterminous with a street or road.
- (268) **Site Plan** - A plan required by, and providing the information required by this ordinance.
- (269) **Sketch Plan** - A generalized layout of a proposed subdivision or development, with accompanying general proposals and intentions of the subdivider or developer, and relating the proposed subdivision or development to its area, public utilities, facilities, services, and to special problems which may exist in the area.
- (270) **Snipe Sign** - A temporary sign or poster affixed to a tree, fence, etc.
- (271) **Special Event** - Circuses, fairs, carnivals, festivals, or other types of special events that: (1) run for longer than eight (8) hours but not longer than 6 months, (2) are intended to or likely to attract substantial crowds, and (3) are unlikely the customary or usual activities generally associated with the property where the special event is to be located.
- (272) **Spot Zone** - A zoning amendment which singles out a relatively small parcel for a use classification totally different from that of the surrounding area, for the benefit of the owner of such property, which is invalid because it is not in accordance with a comprehensive plan.
- (273) **Stable, Private** - A detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for hire, enumeration or sale.
- (274) **Stable, Public** - Any stable where horses are boarded and/or kept for hire.

(275) **State Store** - A facility for the sale of package liquor located on premises owned or leased by the state of Utah and operated by state employees. State store does not apply to any licensee, permittee, or to package agencies.

(276) **Story, Half** - A partial story under a gable, hip, or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls do not extend more than four (4) feet above the floor of such story, and the floor area does not exceed two-thirds (2/3) of the floor area immediately below it.

(277) **Street and Road Systems**

- a. **Arterial** - A street or road that serves a large area. It is more heavily traveled route connecting urban areas, cities and major traffic generators.
- b. **Collector** - Collectors serve smaller areas. This classification collects traffic from a local low volume road or street and channels the traffic into the arterial system.
- c. **Local** - A local low volume road or street that serves traffic-generating points or terminal points. It provides direct access to the land or residence and has relatively light traffic volumes.
- d. **Minimum Maintenance** - A rural route designated by the county open to the public, requiring minimal maintenance.
- e. **Frontage Street, or Frontage Road** - A minor street or road which is parallel to and adjacent to a limited access, principal, arterial, major collectors, minor collectors or minor arterial streets and roads, which provides access to abutting properties and protection from through traffic.
- f. **Cul-de-sac** - A street which is designed to remain permanently closed at one end with the closed end terminated by a vehicular turnaround. For the purposes of these regulations, the length of a cul-de-sac street shall be measured from the center line of the intersecting street along the centerline of the cul-de-sac and terminates at the center of the turnaround.
- g. **Half Street** - A street parallel and contiguous to a property line and of lesser right-of-way width than will eventually be required; the

additional needed right-of-way with to be obtained in the future from abutting property owners prior to development as frontage.

- h. Public Street** - A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than sixteen (16) feet wide which has been accepted by the public, and which affords the principal access to abutting properties.
- i. Stub Street** - A street or road extending from within a subdivision boundary and temporarily terminating with no permanent vehicular turnaround. Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to the extended connecting street system.

(278) Structure - Anything constructed, the use of which requires fixed location on the ground, or attachment to something having a fixed location upon the ground; includes "building", towers, smokestacks, and overhead transmission lines, flag poles, antennas, etc.

(279) Subdivider - Any person, firm, corporation, partnership or association who causes land to be divided into a subdivision for himself or others.

(280) Subdivision - Any land that is divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. It includes the division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument. It does not include a bona fide division or partition of agricultural land for agricultural purposes or of commercial, manufacturing, or industrial land for commercial, manufacturing or industrial purposes.

(281) Subdivision, Cluster - A subdivision of land in which the lots have areas less than the minimum lot area of the district in which the subdivision is located, but which complies with the cluster subdivision provisions of this Ordinance and in which a significant part of the land is privately reserved or dedicated as permanent common open space to provide low-density character for the residential lots in the subdivision.

(282) Subdivision Identification Sign - A freestanding or wall sign identifying a

recognized subdivision, condominium complex, or residential development.

- (283) **Subdivision, Minor, Mini or Small** - The division of a track of parcel of land into fewer than ten (10) building sites, tracks, or lots, each accessible by an existing public road and meeting all other requirements of a minor subdivision herein.
- (284) **Subdivision Vacation** - The process of removing from record a section of land that was subdivided into plats for development or sale, lease or to offer for sale. The subdivision area vacated ceases to exist, and the land is one parcel, and must be re-subdivided to sell in smaller sections.
- (285) **Temporary Sign** - A sign not constructed or intended for long-term use, with a maximum time period of ninety (90) days.
- (286) **Tiedown** - Any device designed for the purpose of anchoring a mobile home to ground anchors.
- (287) **Transitional Zones (Airports)** - Slopes upward and outward seven (7) feet horizontally for each foot vertically, beginning at the sides of and at the same elevation as the primary surface and the approach zones, and extending to a height of one hundred fifty (150) feet above the airport elevation which is four thousand, five hundred seven (4,507) feet above mean sea level. In addition to the foregoing, there are established height limits sloping upward and outward seven (7) feet horizontally for each foot vertically, beginning at the sides of and at the same elevation as the approach zones, and extending to where the instrument runway approach zone projects beyond the conical zone, height limits sloping upward and outward seven (7) feet horizontally for each foot vertically shall be maintained, beginning at the instrument runway approach surface, and extending to a horizontal distance of five thousand (5,000) feet measured at 90 degree angles to the extending runway centerline.
- (288) **Under-Canopy Sign** - A sign suspended beneath a canopy, ceiling, roof, or marquee.
- (289) **Unlicensed Motor Vehicles** - Any vehicle which initially was designed or constructed to be self-propelled and which is not currently registered or licensed by the State of Utah, but does not include vehicles exempt from registration under Section 41-22-9, Utah Code Annotated, 1953, as amended. "Unlicensed Motor Vehicle" does not include any motor vehicle kept or stored at an approved impound lot or commercial storage yard.

- (290) **Use** - The purpose for which a building, lot, sign or structure is intended, designated, occupied, or maintained.
- (291) **"V" Sign** - A sign consisting of two (2) essentially equal faces, positioned at an angle subtending less than one hundred seventy-nine (179) degrees.
- (292) **Vacation Plat** - A plat submitted for the purpose of removing a subdivision from the records of the County Recorder and the County Assessor. The plat shows the area that is to return to its original state. No plats exist in the area, the land is one parcel after approval.
- (293) **Vicinity Plan** - A map or drawing, to scale, showing the physical relationships of the proposed development to existing or proposed streets, buildings and utilities; other relevant information such as special terrain or surface drainage, and existing zoning classifications of all land within three hundred (300) feet of the property proposed for development.
- (294) **View-obscuring fence, wall or hedge** - A fence, wall, or hedge of vegetation growth which prevents full view of property on one side by a viewer standing on the other side.
- (295) **Wall Sign** - A sign attached essentially parallel to and extending not more than twenty-four (24) inches from the wall of a building with no copy on the sides or edges. This definition includes painted, individual letters, and cabinet signs, and signs on a mansard.
- (296) **Water Connection** - A connection consisting of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the dwelling.
- (297) **Water Riser Connection** - That portion of the water supply system which extends vertically to at least ground elevation and terminates at the water inlet pipe for each mobile home lot or dwelling.
- (298) **Window Sign** - A sign installed inside a window and intended to be viewed from outside the building.
- (299) **Yard** - A required open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as permitted elsewhere in this Ordinance.
- (300) **Yard, Front (See: Front Yard Setback)**

- (301) **Yard, Rear (See: Rear Yard Setback)**
- (302) **Yard, Side (See: Side Yard Setback)**
- (303) **Zone** - (see "district, zone")
- (304) **Zoning Administrator** - The local official designated by the County Commission to enforce the regulations of the Ordinance.
- (305) **Zoning Ordinance** - The Uniform Zoning Ordinance of Tooele County, Utah.

(Reserved)

CHAPTER 4

SUPPLEMENTARY AND QUALIFYING REGULATIONS

- Section**
- 4-1 Effect of chapter.
 - 4-2 Substandard lots at time of ordinance passage.
 - 4-3 Lot standards.
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 - 4-13 Minimum height of main building.
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 - 4-22 Disconnection or disincorporation of property.
 - 4-23 Animal and fowl restrictions.
 - 4-24 Off-site improvements.
 - 4-25 Commercial renting of dwellings prohibited.
 - 4-26 Temporary residences for emergency construction or repair.

4-1 Effect of chapter.

The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the regulations of any zoning district appearing elsewhere in the Uniform Zoning Ordinance of Tooele County.

4-2 Substandard lots at time of ordinance passage.

(1) Any legal substandard lot created prior to January 10, 1975, or having been granted a special exception by the board of adjustment pursuant to Tooele County Code 13-6-2, and having less than the requirements for lot area or width for the zoning district in which it is located, may be used for a single family

dwelling if it is located in a zoning district that permits single family dwellings.

(2) The method for determining side yard setback distances for lots described in Subsection (1) is to:

- (a) determine the area of the lot;
- (b) determine the equivalent zone by using Table 4-A;
- (c) compare the actual front width with the equivalent zone frontage requirement;
- (d) if the actual frontage equals or exceeds the equivalent zone frontage, use the setback distance of the equivalent zone; and
- (e) if the actual frontage is less than the equivalent zone frontage, then use Table 4-B to determine the adjusted side yard setback.

(3) All setbacks other than side yard setbacks shall remain as stated in the equivalent zone.

(4) Notwithstanding anything to the contrary in this section, side yard setbacks in lots described in Subsection (1) shall not be less than eight feet.

Table 4-A	
Area of Lot:	Equivalent Zone:
Over 120 acres	MU-160
Over 60 acres, up to 120 acres	MU-80
Over 50 acres, up to 60 acres	MU-40
Over 15 acres, up to 50 acres	A-20
Over 7 acres, up to 15 acres	RR-10
Over 3 acres, up to 7 acres	RR-5
Over 0.75 acres, up to 3 acres	RR-1
Over 17,000 square feet, up to 32,670 square feet	R-1-21
Over 11,000 square feet, up to 17,000 square feet	R-1-12
Over 9,000 square feet, up to 11,000 square feet	R-1-10

Up to 9,000 square feet	R-1-8
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Table 4-B		
(Actual Width x Side Yard Multiplier = Adjusted Side Yard)		
Equivalent Zone		Side Yard Multiplier
R-1-8	=	0.0857
R-1-10	=	0.1000
R-1-12	=	0.1250
R-1-20	=	0.1000
RR-1	=	0.1200
RR-5	=	0.1000
RR-10	=	0.0758
A-20	=	0.0909
A-40	=	0.0909
MU-40	=	0.0454
MU-80	=	0.0227
MU-100	=	0.0227

4-3 Lot standards.

(1) Except for planned unit developments and cluster subdivisions or as otherwise provided in this Uniform Zoning Ordinance of Tooele County, every lot shall have such area, width and depth as is required by for the zoning district in which such lot is located. Lots shall have frontage upon a dedicated or publicly-approved street before any building permit may be issued, except residential lots may front upon private roads approved by the planning commission, subject to Tooele County Code §15-2-6. Seasonal cabin lots require no public street or private road frontage.

(2) In the residential and rural residential zoning districts, no lot shall be created which is more than three times as deep as it is wide. In rural residential zoning districts, a special exception thereto may be granted by the board of adjustment if it can be shown by the applicant that a deeper lot represents the most judicious configuration of the property, but in no case shall the exception be granted for more than five lots in any subdivision, neither shall it create a lot more than five times as deep as it is wide.

4-4 Every dwelling to be on a lot - Exceptions.

(1) Except as otherwise stated herein, every dwelling shall be placed and maintained on a separate lot.

(2) Group and cluster dwellings, condominiums and

other multi-structure dwelling complexes with single ownership and management may occupy one lot for each such multi-structure complex.

4-5 Yard space for one building only.

No required yard or other open space around an existing building or that is hereafter provided around any building shall be considered as providing a yard or open space for another building, nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.

4-6 Private garage with side yard - Reduced yards.

(1) On any interior substandard lot where a private garage containing a sufficient number of parking spaces to meet the Uniform Zoning Ordinance of Tooele County has a side yard equal to the minimum side yard required for a dwelling in the same zoning district, the width of the other side yard for the dwelling may be reduced to equal that of the minimum required side yard for a recognized substandard lot.

(2) On any substandard lot where such a garage has a side yard as mentioned before, the rear yard of the dwelling may be reduced to 15 feet, provided the garage also has a rear yard of at least 15 feet.

4-7 Sale or lease of required space.

No space needed to meet the width, yard, area, coverage, parking or other requirements of the Uniform Zoning Ordinance of Tooele County for a lot or building may be sold or leased away from such lot or building.

4-8 Sale of lots below minimum space requirements.

No parcel of land may be divided or subdivided from a larger parcel of land which creates a lot that has less than the minimum width and area requirements for the zoning district in which it is located. This regulation applies whether the intent of the division or subdivision may or may not be for the purpose, whether immediate or future, of building, development or any other land use.

4-9 Yards to be unobstructed - Exceptions.

(1) Every part of a required yard shall be unobstructed and open to the sky, except for:

- (a) accessory buildings in a rear yard;
- (b) the ordinary projections of eaves, skylights, sills, belt courses, cornices, chimneys, flues, and like features which project into a yard not more than two and one-half feet; and
- (c) projections allowed by the building or fire codes

for fire safety purposes shall be allowed to extend into a yard not more than five feet.

(2) In no case shall a stoop, cantilever, eave, or other projection extend into any designated easement for public utilities, drainage, access, etc.

4-10 Area of accessory buildings.

No accessory building or group of accessory buildings in any residential district shall cover more than 25% of the rear yard.

4-11 Repealed.

4-12 Exceptions to height limitations.

All buildings and structures must conform to the height limit of the zoning district in which they are located. No space above the height limit shall be allowed for purposes of providing additional floor space. The following are the only exceptions which shall be allowed by conditional use permit to the height limits in any zoning district:

- (1) penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building;
- (2) fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos, or similar structures; and
- (3) public and quasi-public utility buildings. (Ord.2000-19, 6/06/2000)

4-13 Minimum height of main building.

No dwelling shall be erected to a height less than one story above grade.

4-14 Maximum height of accessory buildings.

No accessory building to a one-, two-, three- or four-family dwelling shall contain more than one story or exceed 20 feet in height.

4-15 Clear view of intersecting streets.

(1) In all districts requiring a front yard, no obstruction to view in excess of two feet in height or twelve inches in width shall be placed on any corner lot within the clear view zone. Pole signs and a reasonable number of trees pruned to at least ten feet clearance to grade to permit unobstructed vision to automobile drivers and pedestrians are permitted.

(2) Signs or other advertising structures shall not be erected at the intersection of any street or driveway in such a manner as to obstruct free and clear vision. They

shall not be erected at any location where by reason of the position, shape or color, they may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal device, or make use of the words, "Stop," "Drive-in," "Danger," or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse vehicle operators.

4-16 Maximum height of fences, walls and hedges.

(1) Fences, walls and hedges may be erected to permitted building height for the zoning district in which they are located when within the buildable area, provided that any such structure over six feet high requires a building permit.

(2) View-obscuring fences, walls, and hedges may not exceed three feet in height within any required front yard.

(3) Notwithstanding any other provisions herein, no view-obscuring fence, wall, or hedge exceeding three feet in height shall be erected or allowed closer to any street line than the required building setback line.

(4) Where a fence, wall, or hedge is located along a property line separating two lots and there is a difference in the grade of the properties on the two sides of the property line, the fence, wall, or hedge may be erected or allowed to the maximum height permitted on either side of the property line.

4-17 Water and sewerage requirements.

In all cases where a proposed building or proposed use will involve the use of sewerage facilities and a connection to a public sewer system as defined by the Utah State Department of Environmental Quality is not available, and in all situations where a connection to a public water system approved by the Utah State Department of Environmental Quality is not available the sewage disposal and the domestic water supply shall comply with the requirements of Tooele County Health Department. The application for a building permit shall be accompanied by a certificate of approval from the Tooele County Health Department.

4-18 Curbs, gutters and sidewalks.

The installation of curbs, gutters and sidewalks of a type approved by the director of the Tooele County Department of Engineering may be required on any existing or proposed street adjoining a lot on which a building is to be constructed or remodeled, or on which a new use is to be established. Such curbs, gutters or sidewalks may be required as a condition of a building permit or a use permit approval.

4-19 Effect of official map.

Wherever a front yard is required for a lot facing on a street for which an official map has been recorded, the depth of such front yard shall be measured from the mapped street line.

4-20 Lots on private streets.

Lots with frontage only on private streets shall only be allowed by conditional use permit or planned unit development. They are subject to all applicable requirements of this Uniform Zoning Ordinance of Tooele County.

4-21 Lots divided by a zone boundary.

A lot divided by a zone boundary shall be subject to the following special regulations:

(1) A use allowed in the less restrictive zone but not allowed in the more restrictive zone may be allowed to extend into the more restrictive zone but not more than 50 feet by approval of the board of adjustment, if the Board finds that the extension is required for the reasons of justice and equity and will not be harmful to neighboring property or human values.

(2) A standard lot may have area added from a legally-existing, legally-created, or existing standard lot through a subdivision approval or by a variance issued by the board of adjustment if the total lot area would not equal the minimum lot area of the zone, as long as the creation of the new lot or lots, or the addition of land to an existing lot:

(a) would not create undesirable land patterns or prevent desirable subdivision designs in the area;

(b) would not be detrimental to the development of required or desirable streets, utilities, or other public facilities or service; and

(c) would provide a usable and desirable lot for the uses and densities allowed.

(3) The uses allowed on any portion of the new lot shall only be those allowed in the district in which such portion of the lot is located.

(4) Any such enlarged lot shall not be re-subdivided except through submission and approval of a subdivision plat.

4-22 Disconnection or disincorporation of property.

Any parcel of property that becomes part of the unincorporated area of Tooele County because of disconnection from a municipality or disincorporation of a municipality shall be designated in the same county zoning district as the adjoining zone.

4-23 Animal and fowl restrictions.

No animal or fowl shall be kept or maintained closer than 40 feet to any dwelling on an adjacent parcel of land, and no barn, stable, coop, pen or corral shall be kept closer than 40 feet to any street, except that in the RR-10, A-20, A-40, MU-40, MU-80 and MU-160 zoning districts, no corral or stable for the keeping of horses may be located closer to a public street or to any dwelling on an adjacent parcel of land than one hundred feet. No animal or fowl other than horses, cattle, sheep, poultry, swine or mink shall be kept on a parcel with out first obtaining a conditional use permit to insure the welfare, safety and mitigation of nuisances arising from maintaining such animals.

4-24 Off-site improvements.

(1) The applicant of a building in an approved subdivision shall provide curb, gutter and sidewalk along the entire property line abutting any public street for all dwellings, commercial/industrial structures, public and quasi-public buildings in locations where it has been determined as being required, at Tooele County standards. Vehicular entrances to the property shall be provided as required in Chapter 6 and Chapter 23 of the Uniform Zoning Ordinance of Tooele County. Height, location, structural specifications and maximum roadway approach angles to the centerline of the street are subject to approval from the Department of Engineering.

(2) A fee may be paid in lieu of improvements when conditions exist which make it unfeasible or impractical to install such curb, gutter and sidewalk. In such circumstances approved by the planning commission, the applicant shall pay Tooele County a fee equal to the cost of such improvements, as estimated by the director of the Department of Engineering. Upon payment of such fee, Tooele County shall assume responsibility for future installation of such improvements. The auditor shall deposit such fees in the special account established to hold such fees and shall credit to such account a proportionate share of interest earned from investment of county moneys. Records relating to the identification of properties for which such fees have been collected, fee amounts collected for such properties, and money transfer requests shall be the responsibility of the Department of Engineering.

(3) The planning commission may grant an exception to installation of the sidewalk in industrial areas where it determines that the sidewalk is not necessary to serve the public need and the elimination of the sidewalk does not jeopardize the public health, safety and welfare.

(4) The planning commission may grant an exception to the installation of curb, gutter and sidewalk in rural or estate areas where topographic or other exceptional conditions exist, provided that the public health, safety and welfare is preserved.

4-25 Commercial renting of dwellings prohibited.

It shall be deemed a commercial use and unlawful to rent or lease any dwelling or portion thereof within any residential, agricultural or multi-use zoning district for lodging or accommodation purposes for a period of less than 30 days except as specifically allowed in the zoning district regulations.

4-26 Temporary residences for emergency construction or repair.

If for reason of emergency construction or major repair there is need for a temporary residence on construction sites of non-residential premises in the remote areas of the county where travel would exceed one hour at posted speed limits to a residence or a trailer park, a temporary use permit shall be considered to allow temporary placement of mobile homes, manufactured homes or the use of recreational vehicles to provide temporary housing. Any such use must be approved by the director of the Department of Engineering with the following terms and conditions:

(1) The temporary use approval of the structure, recreational vehicle, mobile home, or manufactured housing is temporary and is not to exceed six months, with the exception that the owner can apply for a six month extension, provided that substantial progress of the emergency, construction or repair is demonstrated. There shall be no more than three extensions granted for any temporary use permit or any lot, parcel or property.

(2) The temporary structure, mobile home, manufactured housing, or recreational vehicle shall be constructed or placed in accordance with the Uniform Building Code and the Uniform Zoning Ordinance of Tooele County and shall be required to have a permit from the Tooele County Health Department in regard to sanitation facilities and a building permit issued before commencement of construction or placement of the temporary structure.

(3) The temporary structure, mobile home, manufactured home, or recreational vehicle shall be removed:

(a) immediately following completion of the project, construction or repairs, or

(b) immediately upon the expiration of the term of the temporary use permit.

(4) The Department of Engineering and its employees may review the temporary use permit or the structures on the property to insure compliance and substantial progress.

(5) Mobile and manufactured homes will be placed in accordance with Chapter 10 of the Uniform Zoning Ordinance of Tooele County with the following exceptions:

(a) They shall leave the running gear intact.

(b) The skirting shall be of a temporary construction, not of masonry material.

(6) The temporary structure, mobile home, manufactured housing or recreational vehicle shall not be issued a building permit, placed, stored, located, or constructed on the property until a temporary use permit has been issued.

