

ORDINANCE 2004-31

AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE OF TOOELE COUNTY, CHAPTER 2, ADDING A DEFINITION FOR OFF-PREMISES OUTSIDE SELF-SERVICE STORAGE

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I - AMENDMENT. The Uniform Zoning Ordinance of Tooele County, Chapter 2, is hereby amended to read as attached hereto.

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 Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION III - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date, if more than 15 days after passage.

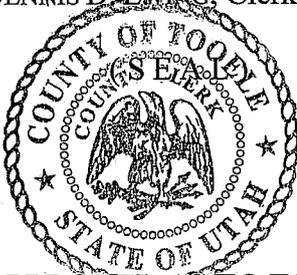
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 2nd day of November 2004.

ATTEST:

TOOELE COUNTY COMMISSION

Dennis D. Ewing
DENNIS D. EWING, Clerk

Dennis Rockwell
DENNIS ROCKWELL, Chairman



Commissioner Rockwell voted aye
Commissioner White voted aye
Commissioner Lawrence voted aye

APPROVED AS TO FORM:

Douglas J. Ahlstrom
DOUGLAS J. AHLSTROM
Tooele County Attorney

CHAPTER 2

DEFINITIONS

Section

2 - 1 Definitions.

2 - 1 Definitions.

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of the Uniform Zoning Ordinance of Tooele County. 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, 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, and parcel. Words used in the Uniform Zoning Ordinance of Tooele County but not defined herein shall have the meaning as defined in any other chapter of the Tooele County Code.

(1) "A" frame sign" means a temporary or a 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" means a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, or for which no legal owner can be found.

(3) "Accessory use or building" means a use or building on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or building. It does not include garages, decks or fences.

(4) "Agent" or "owner" means any person who can show written proof that he is acting for another and with the such person's knowledge and permission.

(5) "Agriculture" means the cultivation of soil, raising of crops; horticulture and gardening; breeding, grazing, keeping or raising of domestic animals and fowl, except household pets; and not including any agricultural industry or business.

(6) "Agricultural industry or business" means an industry or business involving agricultural products in manufacturing, packaging, treatment, sales, intensive feeding, or storage, such as commercial greenhouses, feed yards, fruit stands, fur farms, food packaging or processing plants; and commercial poultry or egg production.

(7) "Agricultural protection area" means a geographic area created under the authority of Title 17, Chapter 41,

Utah Code Annotated.

(8) "Airport" means an area designed and set aside for the landing and the taking off of aircraft.

(9) "Amusement park" means a commercially operated park with a predominance of outdoor games and activities for entertainment, which may include motorized rides, water slides, miniature golf, batting cages, and the like.

(10) "Architectural projection" means a projection from a building that is necessary for the shading of a building or features, such as eaves, platforms, porches, sills, cornices, and chimneys, but not including signs attached to and extending from the building.

(11) "Automatic car wash" means a facility for automatic or self-service washing and cleaning of vehicles.

(12) "Automatic teller machine" (ATM) means an automated device that performs banking or financial functions at a location remote from the controlling financial institution.

(13) "Automobile dealership" means a retail business characterized by the selling, leasing, and maintaining an inventory of new or used automobiles, light trucks, vans, trailers, recreational vehicles, boats, motorcycles, off-highway-vehicles (OHV) or other similar motorized transportation vehicles; and may provide on-site facilities for the repair and service of vehicles.

(14) "Automobile impound facility" means a facility for the temporary storage of vehicles that are to be claimed by the owners or their agents.

(15) "Automobile mall" means a single location that provides sales space and centralized services for a number of automobile dealers and that may include such related services as auto insurance dealers and credit institutions that provide financing opportunities.

(16) "Automobile parts/supply, retail" means the display and sale of new and used parts for automobiles, trucks, trailers, boats, or other travel or recreation vehicles.

(17) "Automobile repair facility" or "service station" means a place where gasoline, or 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.

(18) "Average per cent of slope" means 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 100 feet between two points 100 feet apart measured on a horizontal plane is a 100 percent slope.

(19) "Awning" means a shelter of non rigid materials on a supporting framework projecting from and supported by the exterior wall of a building. Compare "Marquee."

(20) "Awning sign" means a sign painted on, printed on, or attached flat against the surface of an awning.

(21) "Banner sign" means a sign having characters, letters or illustrations applied to cloth, paper, flexible plastic or fabric of any kind with only such material for backing.

(22) "Basement" means a story whose floor is more than 12 inches below the average level of the adjoining ground, but where no more than 1/2 of its floor-to-ceiling height is below the average contact level of the adjoining ground.

(23) "Basement house" means a residential structure without a full story structure above grade.

(24) "Beginning of construction" means the pouring of concrete footing for a building or structure.

(25) "Billboard" see "Off-premise sign."

(26) "Block" means 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.

(27) "Boarding house" means a dwelling where, for compensation, meals are provided for at least three but not more than 15 persons.

(28) "Body and fender shop" means a facility for major automobile, truck, mobile home, recreational coach or recreation vehicle repairs to the body, or fenders, and including major rebuilding.

(29) "Buildable area" means the portion of a lot remaining after required yards have been provided.

(30) "Building" means any structure used or intended to be used for the sheltering of any use or occupancy, or enclosure of persons, animals, or property.

(31) "Building, accessory" See "Accessory use or building."

(32) "Building, height of" means the vertical distance from the average finished grade surface to the highest point of the building roof or coping.

(33) "Building inspector" means the official designated as the building inspector for Tooele County.

(34) "Building line" means the inner edge of any required yard or setback, and the corresponding outer edge of the buildable area.

(35) "Campground" means a public area designated by a public agency for camping, or a private area licensed by the county for camping.

(36) "Camping" means a temporary establishment of living facilities such as tents or recreational coaches for a period of days as regulated by this Ordinance.

(37) "Canopy, building" means a rigid multi-sided structure 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 "Awning."

(38) "Canopy, freestanding" means a rigid multi-sided structure covered with fabric, metal or other material and supported by columns or posts embedded in the ground.

(39) "Canopy sign" means a sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy.

(40) "Carport" means a private garage with no more than one wall and no overhead door.

(41) "Cellar" means a room or rooms wholly under the surface of the ground, or having more than 50 percent of its floor to ceiling height under the average level of the adjoining ground with an access from the outside and not entering directly into another building or dwelling.

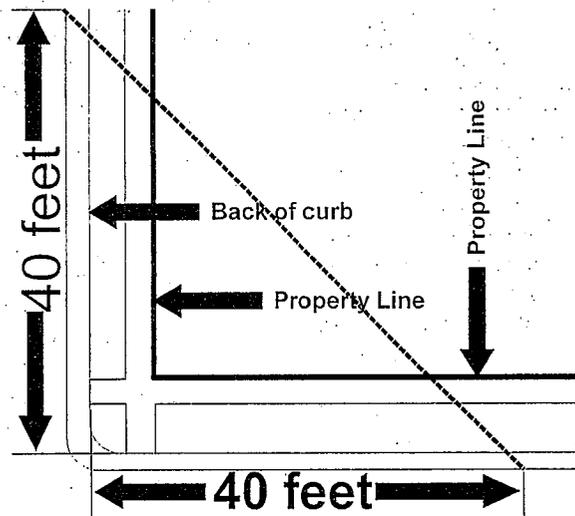
(42) "Child care" means continuous care of and supervision of five or more children under 18 years of age for a portion of the day that is less than 24 hours, in lieu of care ordinarily provided by parents in their own home, for direct or indirect compensation.

(43) "Church" means a building, together with its accessory buildings and uses, maintained and controlled by a religious organization where persons regularly assemble for worship.

(44) "Clearance, of a sign" means the vertical distance from the established grade level to the bottom of the sign or sign cabinet.

(45) "Clearview zone" means the area of a corner lot closest to a street intersection or a street and railroad intersection which is kept free of visual impairment to allow full view of both pedestrian and vehicular traffic.

(a) For street intersections such area is established by marking a point at which the two curb lines intersect, measuring back 40 feet along each street, and drawing a line between the two back points to form a triangular area.



(b) For street and railroad intersections, such area is established by marking a point at which the edge of the street pavement and the closest railroad track intersect, measuring back 40 feet along the edge of the street and railroad track, then drawing a line between the two back points to form a triangular area.

(46) "Clinic, dental or medical" means a building in which a group of dentists, physicians, and professional assistants are associated for the conduct of their professions and may include a laboratory or apothecary, but it shall not include in-patient care or operating rooms for major surgery.

(47) "Club, social" means any organization, group, private nonprofit locker club, or association supported by its members where the sole purpose is to render a service to its members and their guests.

(48) "Common area" means any space designed for joint use of residents of a condominium, apartment complex, etc.

(49) "Community management" means the person who own or has charge, care or control of a condominium, apartment complex, etc.

(50) "Comprehensive plan" means general plan.

(51) "Conditional use" means a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

(52) "Condominium" means the ownership of a single residential unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property.

(53) "Condominium project" means a plan or project whereby two or more units, whether contained in existing or proposed apartments, commercial or industrial buildings or structures, or otherwise, are separately offered or proposed to be offered for sale. Condominium project also means the property when the context so requires.

(54) "Condominium unit" means a residential unit of a condominium project together with the undivided interest in the common areas and facilities appertaining to that unit, including both a physical unit together with its appurtenant undivided interest in the common areas and facilities and a time period unit together with its appurtenant undivided interest, unless the reference is specifically limited to a time period unit.

(55) "Conservation standards" means guidelines and specifications for soil and water conservation practices and management, enumerated in the Technical Guide prepared by the USDA Natural Resources Conservation Services, 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 landowner selects that alternative which best meets his needs in developing his soil and water conservation plan.

(56) "Construction sign" means a temporary sign identifying an architect, contractor, subcontractor, or material supplier participating in construction on the property on which the sign is located.

(57) "Convenience store" means 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.

(58) "Copy, sign" means the graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic, or alphabetic form.

(59) "Corral" means a space, other than a building, less than one acre in area used for the confinement of animals or fowl.

(60) "Court, building" means an open 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.

(61) "Coverage, building" means the percent of the total site area covered by buildings.

(62) "Crosswalk" means a right-of-way to facilitate pedestrian access and not for use by motor vehicles; it may be located within or without a street right-of-way.

(63) "Curb" means a stone or concrete boundary usually marking the edge of a roadway or paved area used to channel water and preserve the edge of the pavement.

(64) "Curb cut" means the provision for ingress and egress between property and an abutting road or street.

(65) "Curb return" means a curved segment of curb used at each end of an opening the roadway curb.

(66) "Dairy" means a commercial establishment for the manufacture, processing or packaging of dairy products, and their sale; however, the production of milk on a farm for wholesale marketing off the premises shall not be classified as a dairy.

(67) "Density" means the number of persons or dwelling units per acre of gross area.

(68) "Design, subdivision" means the alignment, grade and width for easements and rights-of-way for utilities; the final grade or contouring and general layout of lots and streets within the area; location of land to be dedicated for park 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.

(69) "Direction or instructional sign" means 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.

(70) "Disability" is defined in Section 57-21-2 UCA.

(71) "District, zoning" means a portion of the unincorporated territory of Tooele County, established as a zoning district by this ordinance, within which certain uniform regulations and requirements apply; also includes "zone."

(72) "Double-faced sign" means a sign with two faces diverged from a common angle of not more than 45 degrees or back-to-back.

(73) "Driveway" means a private entryway that may be used by a single parcel or shared with more than one parcel to provide access from a public or private road.

(74) "Dwelling" means a building or part of a building, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy for residential purposes by one family as a single unit. It does not include a motor home, trailer coach, accessory building, automobile, truck, shed, garage, tent, or recreational vehicle.

(75) "Dwelling, single-family" means a dwelling arranged or designed to be occupied by one family, the structure having only one dwelling unit.

(76) "Dwelling, two-family" means a dwelling arranged or designed to be occupied by two families, the structure having only two dwelling units.

(77) "Dwelling, three-family" means a dwelling arranged or designed to be occupied by three families, the structure having only three dwelling units.

(78) "Dwelling, four-family" means a dwelling arranged or designed to be occupied by four families, and having more than four dwelling units.

(79) "Dwelling, multiple-family" means a dwelling arranged or designed to be occupied by more than four families and having more than four dwelling units.

(80) "Dwelling group" means two or more detached buildings used as dwellings, located on a lot or parcel of land.

(81) "Dwelling unit" means one or more rooms in a dwelling, apartment hotel or apartment motel, which contains not more than one 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 family, or a congregate residence for four or less persons.

(82) "Easement" means a non-possessory interest in land of another; 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.

(83) "Elderly residential facility." See "Residential facility for elderly persons."

(84) "Electrical sign" means a sign in which electrical wiring, connection, or fixtures are used.

(85) "Electronic message center" means a sign where the copy is changed by computer or electronic methods using liquid crystal display, lights, cathode ray tubes, etc.

(86) "Emergency" means actions that must be undertaken immediately or within a time frame too short to allow full compliance with this ordinance to avoid an immediate threat to public health or safety; to prevent an imminent threat of serious environmental degradation.

(87) "Essential services" means services provided by public or private utilities, including underground, surface or overhead gas, electrical, steam, water, sanitary sewer, storm-water drainage, and communication systems and accessories such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings used or intended to be used for human habitation.

(88) "Facade" means the entire area of a building facing or side extending from the roof or parapet to the ground and from one corner of the building to another but does not include any structural or nonstructural elements which extend beyond the roof of a building.

(89) "Farm" or "ranch" means a parcel of land which is used primarily for commercial horticultural or farming purposes, such as the growing of crops or other vegetative, or fruit agricultural uses, grazing of livestock or other agricultural use.

(90) "Farm or ranch hand housing" means a dwelling located on a farm or ranch for the purpose of housing an employee of that operation and his / her family including multi-family dwellings for seasonal employees in connection with an agricultural use which relies on seasonal employees.

(91) "Flood hazard" means 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.

(92) "Flood plain" means any land area susceptible to be inundated by water from the base flood, including that area designated as subject to flooding from the base flood or 100 year flood.

(93) "Flood way" means a channel of a 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.

(94) "Floor area" means the area included within surrounding walls of a building or portion thereof, exclusive of vents, shafts, and courts.

(95) "Floor area ratio" means the total floor area of all buildings or structures on a parcel or lot divided by the

area of the parcel or lot, used to measure the intensity of a use on land.

(96) "Forest industry" means an industry which uses forest products, such as sawmill, pulp or paper plant, wood products plant, and similar uses.

(97) "Freestanding sign" means a sign supported permanently upon the ground by poles or braces and not attached to any building.

(98) "Front yard setback" means that part of a lot, extending the full width of the lot, which is between the front property line and the front building line.

(99) "Frontage, building" means the length of an outside building wall on a public right-of-way or an approved private road.

(100) "Frontage" means the horizontal distance between the side lot lines measured at the point where the side lot lines intersect the street right-of-way. All sides of a lot that abuts a street shall be considered frontage. On curvi-linear streets, the arc between the side lot lines shall be considered the lot frontage.

(101) "Garage" means 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.

(102) "General plan" means a document that sets forth general guidelines for proposed future development of the land within the county, as set forth in Sections 17-27-301UCA and 17-27-302 UCA adopted by the Board of County Commissioners for Tooele County, Utah, also commonly referred to as a "master plan."

(103) "Governing body" means a The Board of County Commissioners of Tooele County, Utah, also referred to as the county commission.

(104) "Grade" means the lowest point of elevation of the finished surface of the ground, paving or sidewalk within a line five feet from the building.

(105) "Grade, finished" means the final elevation of the ground surface after man-made alterations, such as grading, grubbing, filling, excavating or contouring have been made on the ground surface.

(106) "Group home." See "Residential facility for persons with a disability."

(107) "Handicapped residential facilities." See "Residential facility for persons with a disability."

(108) "Height, sign" means 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.

(109) "Home occupation" means 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 dwelling who will work

within the dwelling, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character.

(110) "Hospital" means an institution for the diagnosis, treatment and care of human illness or infirmity, but not including sanitariums, clinics and instant care facilities.

(111) "Hotel" means a building designed for or occupied on a temporary basis for compensation.

(112) "Household pets" means animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, canaries, and shall not include the keeping of inherently or potentially dangerous animals, such as lions or tigers, etc.

(113) "Identification sign" means a sign whose copy is limited to the name and address of a building, institution, or person or to the activity or occupation being identified.

(114) "Illegal sign" means a sign which does not meet the requirements of this ordinance and which has not received non-conforming status.

(115) "Illuminated sign" means a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

(116) "Improvement" means 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.

(117) "Inoperative vehicle or trailer" means 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.

(118) "Interior sign" means a sign located within a building so as to be visible only from within the building in which it is located.

(119) "Junk" means 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.

(120) "Junk yard" means 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; but does not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

(121) "Kennel" means any premises where three or more dogs older than four months are kept.

(122) "Lateral sewer" means a sewer which discharges into another sewer and has only sewer inlets from buildings and structures tributary into it.

(123) "Local attorney" means the county attorney or any other attorney officially representing Tooele County, Utah.

(124) "Local building inspector" means the building inspector employed by or officially representing Tooele County, Utah.

(125) "Local engineer" means the engineer employed by or officially representing Tooele County, Utah.

(126) "Local governing body" means the Board of County Commissioners of Tooele County.

(127) "Local health officer" means the health officer employed by or officially representing Tooele County Department of Health.

(128) "Local jurisdiction" means Tooele County, Utah.

(129) "Local planner" means the planner employed by or officially representing Tooele County, Utah.

(130) "Local surveyor" means the county surveyor or any other surveyor officially representing Tooele County, Utah.

(131) "Lot" means a parcel or unit of land described by metes and bounds or as described on a subdivision plat 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 or more smaller units.

(132) "Lot area" means the horizontal area within the exterior lines of the lot, exclusive of any area in a public or private open to public uses.

(133) "Lot, corner" means a lot abutting upon two 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.

(134) "Lot depth" means the average horizontal distance between the front and the rear lot lines measured in the main direction of the side lot lines.

(135) "Lot frontage" means that portion of a lot that is the length of the front lot line which is coterminous with the front street lines.

(136) "Lot, interior" means a lot other than a corner lot.

(137) "Lot line" means the property line bounding the lot.

(138) "Lot line adjustment" means the relocation of the property boundary line between adjoining lots with the consent of the owners of record.

(139) "Lot line, front" means the lot line adjoining the street for an interior lot; for a corner lot or through lot, the lot line adjoining either street, as elected by the lot owner.

(140) "Lot line, rear" means 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 feet in length within the parcel parallel to and at the maximum distance from the front line.

(141) "Lot line, side" means 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.

(142) "Lot, restricted" means a lot or parcel having an average slope of 30 percent or more or which does not contain a buildable area of at least 75 feet by 100 feet, such lot being prohibited as a building site.

(143) "Lot width" means the minimum lot width for each zoning district measured from the front setback line.

(144) "Lot, unrestricted" means a lot having an average slope of less than 30 percent and containing a buildable area of at least 75 feet by 100 feet.

(145) "Main building" means a structure in which the primary use of the land, lot or parcel is conducted.

(146) "Maintenance, sign" means 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.

(147) "Mansard" means a sloped roof or roof-like facade architecturally comparable to a building wall.

(148) "Manufactured home" means 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.

(149) "Marquee" means a permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building.

(150) "Marquee sign" means any sign attached to or supported by a marquee structure.

(151) "Medical clinic" means a facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, training, administration and services to outpatients, employees, or visitors. Compare "Clinic dental or medical."

(152) "Mine" means a site from which ore, gravel, rock, minerals, precious metals or natural substances other

than plant or animal organisms, can be extracted. "Mine" includes the site of the mine with its surface buildings, structures, elevator shafts, and equipment.

(153) "Mining" means the process or business of extracting ore, gravel, rock, minerals, precious metals or natural substances from the surface or below the surface of the earth.

(154) "Mobile home" means 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) and which was 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.

(155) "Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the county statistical area for households of the same size.

(156) "Modular home" means 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 and which is classed as a mobile home until it is placed on a permanent foundation and complies with all applicable building codes.

(157) "Monument sign" means a sign mounted directly to the ground with maximum height not to exceed six feet.

(158) "Motel" means 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.

(159) "Multiple-face sign" means a sign containing two or more faces, not necessarily in back-to-back configuration.

(160) "National Cooperative Soil Survey" means the soil survey conducted by the U. S. Department of Agriculture in cooperation with the State Agricultural Experiment Station and other Federal or Utah State agencies.

(161) "Nonconforming building or structure" means a building or a structure which does not conform to the regulations for height, coverage, use 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.

(162) "Nonconforming sign" means a sign which was erected legally but which does not comply with subsequently enacted sign restrictions and regulations.

(163) "Nonconforming use" means 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.

(164) "Occupancy" means the portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.

(165) "Official map" means a map drawn by Tooele County and recorded in the county recorder's office that:

(a) shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities;

(b) provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and

(c) is adopted as an element of the general plan, pursuant to Title 17, Chapter 27, Part 3.

(166) "Off-premise outside self service storage" means an exterior depository or safekeeping of equipment, goods, materials, products, vehicles, trailers, and the like, which are in operable condition and which are not being specifically displayed as merchandise or offered for sale. Outside storage may be enclosed by a structure that includes a roof and no more than one side wall.

(167) "Off-premise sign" or "billboard" means a sign advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located.

(168) "Off-street parking space" means the space required to park one passenger vehicle off the public right-of-way.

(169) "Off-site improvements" means improvements not on individual lots but generally within the boundaries of the subdivision which they serve.

(170) "On-site improvements" means the construction or placement of structures and its appurtenant improvements on a lot.

(171) "On-premise sign" means a sign which pertains to the use, product or commodity sold; service performed on the premises or property on which it is located.

(172) "Open space" means the area reserved in fields, pastures, parks, courts, schools, playgrounds, golf courses, and other similar open areas.

(173) "Open space, usable" means any portion of a lot or building which:

(a) is open to the sky or is open to view in at least two sides.

(b) is readily accessible by foot traffic from the building to which it is accessory.

(c) is not provided from any required front or side yard, parking area, or driveway space.

(174) "Owner" means the holder of fee title to land or buildings or to property, whether a person, partnership,

corporation, or other entity recognized by law, including any lessee, permittee, assignee, or successor in interest.

(175) "Package agency" means 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.

(176) "Parapet" means the extension of a false front or wall above a roofline.

(177) "Parcel of land." See "Lot"

(178) "Parking lot" means an open area other than a street, used for the parking of automobiles and available for public use.

(179) "Pedestrian-way." See "Cross-walk"

(180) "Permanent monument" means any structure of concrete, masonry or metal permanently placed on or in the ground, including those expressly placed for surveying reference, which meets the requirements of Tooele County or the State of Utah for permanent monuments.

(181) "Person" means any individual, corporation, association, firm, partnership, or similarly defined interest.

(182) "Personal agriculture" means the keeping of not more than four domestic animals or ten fowl for the production of food for the sole use of the persons occupying the premises.

(183) "Planned unit development (PUD)" means 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.

(184) "Plat" means any map, plan or chart of a township, section or subdivision, indicating the location and boundaries of individual properties.

(185) "Plot" means 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.

(186) "Political sign" means a temporary sign used in connection with a local, state, or national election or referendum.

(187) "Portable sign" means any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

(188) "Premises" means 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.

(189) "Preliminary plat" means 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.

(190) "Private garage." See "Garage"

(191) "Private non-profit locker club" means a social, recreational, or athletic club, or kindred association, incorporated under the provisions of the Utah Revised Nonprofit Corporation Act, which maintains or intends to maintain premises upon which liquor is or will be stored, consumed, or sold.

(192) "Private recreational grounds and facilities" means recreational grounds and facilities operated by a person, corporation, association, or group other than the State or political subdivision thereof.

(193) "Private road" means a private owned road which affords principal means of access to abutting parcels or lots.

(194) "Process" or "processing" means 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.

(195) "Projecting sign" means 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.

(196) "Protection strip" means 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.

(197) "Public recreational facility" means a publicly owned or operated indoor or outdoor facility whose main purpose is to provide the general public with amusement or an entertainment activity, including fair grounds, riding stables, picnic and camping, water slides, pools, baseball fields, soccer fields, museums, arenas.

(198) "Public road" means a public way which affords a means of access to abutting properties.

(199) "Public water system" or "public sewage system" means 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.

(200) "Quasi-public use" or "quasi-public facility" means a use conducted by, or a facility or structure owned by, a nonprofit, religious, or eleemosynary institution that provides educational, cultural, recreational, religious, institutional, medical, community service or other similar types of public services, and includes private hospitals, medical offices and cemeteries.

(201) "Real estate sign" means a temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

(202) "Rear yard setback" means 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 which yard is measured from the rear lot line to the building line of the building.

(203) "Recreational coach" means a vehicle, such as a travel trailer, tent camper, camp car or other vehicle designed or constructed to travel on the public thoroughfare in accordance with the provisions of the Utah Motor Vehicle Act, and designed for use as a human habitation for a temporary and recreational nature.

(204) "Recreational coach park" or "overnight park" means any area or tract of land where lots are rented or held out for rent to owners or users of recreational coaches for a temporary time not to exceed 30 days.

(205) "Recreational coach space" means a plot of ground within a recreational coach park designated and intended for the accommodation of one recreational coach.

(206) "Residential facility for elderly persons" means a residence in which more than one elderly person resides, not including a health care facility as defined by Section 26-21-2 UCA.

(207) "Residential facility for persons with a disability" means a residence in which more than one person with a disability resides; and

(a) is licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or

(b) is licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.

(208) "Riding academy" means a structure or land use where people pay to be trained in riding equines.

(209) "Right-of-way" means the area, either public or private, over which the right-of-passage exists.

(210) "Roofline" means the top edge of a roof or building parapet, whichever is higher, excluding any mansards, cupolas, pylons, chimneys or minor projections.

(211) "Roof sign" means any sign erected partly or wholly over or on the roof of a building; however, 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.

(212) "Runway" means a defined area on an airport prepared for landing and takeoff of aircraft.

(213) "Salt" means any component, solid or liquid, of the sodium elements, such as sodium chloride, potash, sodium hydroxide, brine, etc.

(214) "School, private" means 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.

(215) "School, public" means a school operated by a school district or other public agency.

(216) "Self-service storage facility" means a building or group of buildings divided into separate units leased to individuals and organizations, or businesses for self-service storage of personal property.

(217) "Side yard setback" means 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.

(218) "Sign" means any device, structure, fixture, or placard using graphics, symbols, 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.

(219) "Sign, abandoned" means a sign that advertises a business, lessor, owner, product, service, or activity that is no longer located on the premises where the sign is located, or advertises a product or service no longer available, or a sign where the advertising copy is no longer readable.

(220) "Sign alterations" means 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.

(221) "Sign, area" means the entire face of a sign including the advertising surface and any framing, trim, or molding.

(222) "Sign, community" means a sign that contains information appurtenant to non-commercial activities and interests within the community, but do not advertise any function or service that will create a gain for the advertiser.

(223) "Sign face" means the part of the sign that is or can be used to identify, advertise, or communicate information or for visual representation that attracts the attention of the public for any purpose, including the frame or structural members if they are designed with lighting or other ornamentation that is incorporated for the sign design.

(224) "Site plan" means a plat of a lot, drawn to scale, showing its actual measurements, the size and location of any existing buildings or structures, and those yet 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) "Snipe sign" means a temporary sign or poster affixed to trees, fences, poles, stakes, building supports, other signs or sign structures, building facades, or any other object not specifically designed for the posting of signs.

(226) "Special event" means circuses, fairs, carnivals, festivals, or other types of special events that:

(a) run for longer than eight hours but not longer than six months;

(b) are intended to or likely to attract substantial crowds; and

(c) are unlike the customary or usual activities generally associated with the property where the special event is to be located.

(227) "Spot zone" means 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 the general plan.

(228) "Stable, commercial" means a structure and / or land use where equines and / or livestock are kept for sale or hire, boarded, or trained.

(229) "Stable, private" means a accessory building for the keeping of horses or livestock owned by the occupants of the premises and not kept for hire, enumeration or sale.

(230) "Stable, public" means any stable where horses are boarded or kept for hire.

(231) "State store" means a facility for the sale of package liquor located on premises owned or leased by the State of Utah and operated by state employees, but does not apply to any licensee, permittee, or to package agencies.

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

(233) "Structure" means anything constructed, the use of which requires fixed location on the ground, or attachment to something having a fixed location upon the ground, including a building, tower, smokestack, and overhead transmission line, flag pole, antenna.

(234) "Structural alterations" means any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

(235) "Subdivider" means any person who causes land to be divided.

(236) "Subdivision" means:

(a) any land that is divided, re-subdivided or proposed to be divided into two 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.

(b) the division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument.

(c) "Subdivision" does not include:

(i) a bona fide division or partition of agricultural

land for agricultural purposes;

(ii) a recorded agreement between owners of adjoining properties adjusting their mutual boundary if:

1. no new lot is created; and

2. the adjustment does not result in a violation of applicable zoning ordinances;

(iii) a recorded document, executed by the owner of record, revising the legal description of more than one contiguous parcel of property into one legal description encompassing all such parcels of property; or

(iv) a bona fide division or partition of land for the purpose of siting, on one or more of the resulting separate parcels:

1. an unmanned facility appurtenant to a pipeline owned or operated by a gas corporation, interstate pipeline company, or intrastate pipeline company; or

2. an unmanned telecommunications, microwave, fiber optic, electrical, or other utility service regeneration, transformation, retransmission, or amplification facility.

(v) The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" under this Subsection (i) as to the unsubdivided parcel of property or subject the unsubdivided parcel to the county's subdivision ordinance.

(237) "Subdivision, cluster" means 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 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.

(238) "Subdivision vacation" means the process of removing from record a section of land that was subdivided.

(239) "Substandard lot" means a lot created prior to January 10, 1975 or having been granted a special exception by the board of adjustment and which has less than the required lot area or width for the zoning district in which it is located.

(240) "Temporary sign" means a sign not constructed or intended for long-term use, with a maximum time period of 90 days.

(241) "Unlicensed motor vehicle" means 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, or any motor vehicle kept or stored at an approved impound lot or commercial

storage yard.

(242) "Use" means the purpose for which a parcel, building, lot, sign or structure is intended, designated, occupied, or maintained.

(243) "Vacation plat" means a plat submitted for the purpose of removing a subdivision from the records of the county recorder and the county assessor which shows the area that is to return to its original state.

(244) "Vicinity plan" means 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 300 feet of the property proposed.

(245) "View-obscuring fence, wall or hedge" means 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.

(246) "Wall sign" means a sign attached essentially parallel to and extending not more than 24 inches from the wall of a building with no copy on the sides or edges, including painted, individual letters, and cabinet signs, and signs on a mansard.

(247) "Window sign" means a sign installed inside a window and intended to be viewed from outside the building.

(248) "Yard" means a required open space on a lot, other than a court, unoccupied and unobstructed from the ground upward.

(249) "Yard, front." See "Front yard setback."

(250) "Yard, rear." See: "Rear yard setback."

(251) "Yard, side." See: "Side yard setback."

(252) "Zone." See "District, zone"

(253) "Zoning administrator" means the local official designated by the county commission to enforce the regulations of the ordinance.

(254) "Zoning ordinance" means the Uniform Zoning Ordinance of Tooele County, Utah. (Ord.2003-23, 10/14/2003)