

ORDINANCE 2007-08

AN ORDINANCE ENACTING CHAPTER 21, WILDLAND/URBAN INTERFACE OVERLAY ZONE (WUI), OF THE TOOEELE COUNTY LAND USE ORDINANCE

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

SECTION I - PURPOSE. This ordinance is an overlay zone for the Wildland Urban Interface (WUI) in accordance with Section 6-20-15 of the Tooele County Code and Utah Code Annotated Section 17-27-403. The purpose of the WUI is to present minimum development criteria for the protection of life and property from a wildfire. The Erda, Pine Canyon, and Tooele County Planning Commissions held public hearings on the issue and recommend passage of this ordinance.

SECTION II - CHAPTER ENACTED. Chapter 21, Wildland/Urban Interface Overlay Zone (WUI), of the Tooele County Land Use Ordinance is hereby enacted to read as attached hereto, which attachment is, by this reference, made a part hereof.

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 Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION IV - 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 13th day of March 2007.

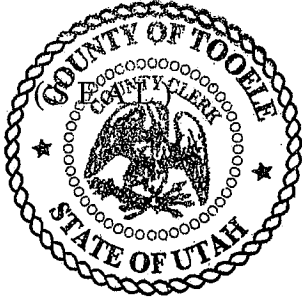
Ord. 2007-08

ATTEST:


MARILYN K. GILLETTE, Clerk


TOOELE COUNTY COMMISSION:


COLLEEN S. JOHNSON, Chairman



Commissioner Johnson voted aye
Commissioner Clegg voted aye
Commissioner Hurst voted aye

APPROVED AS TO FORM:


DOUG HOGAN
Tooele County Attorney

CHAPTER 21

WILDLAND/URBAN INTERFACE OVERLAY ZONE (WUI)

Part

- 21-1. General.
- 21-2. Development and Building Standards.

PART 21-2

DEVELOPMENT AND BUILDING STANDARDS

PART 21-1

GENERAL

Section

- 21-2-1. Development restrictions.
- 21-2-2. Alternative building materials or methods.
- 21-2-3. Special building construction regulations.
- 21-2-4. Area, width, frontage, yard, coverage, and height regulations.

Section

- 21-1-1. Purpose.
- 21-1-2. Conditional Uses.

21-1-1. Purpose.

(1) This chapter presents minimum development criteria for the protection of life and property from a wildfire. The provisions of this chapter shall apply to the development, construction, alteration, moving, repair, maintenance and use of any subdivision, building, structure or premises within the wildland/urban interface areas.

(2) Buildings or structures constructed, moved into or within the wildland/urban interface shall comply with the provisions of this chapter for new buildings or structures.

(3) This regulation is intended to mitigate the risk to life and structures from intrusion of fire from wildland fires, fire exposures from adjacent structures and to mitigate structure fires from spreading to wild lands.

(4) The unrestricted use of property in wildland/urban interface areas is a potential threat to life and property from fire and resulting erosion.

21-1-2. Conditional Uses.

Any uses allowed in the regular underlying district as a conditional use shall be subject to the granting of a conditional use permit.

21-1-3. Permitted Uses.

Any uses allowed in the regular underlying district as a permitted use shall remain as a permitted use subject to all applicable codes and laws unless modified by this chapter.

21-2-1. Development restrictions.

(1) All developments within the WUI zone shall comply with the provisions of Title 6, Chapter 20 in mitigation and construction standards. All developments that are proposed or amended shall make provisions for a fire suppression water supply system.

21-2-2. Alternative building materials or methods.

(1) All structures built or those parts modified in the WUI shall be those in the most current publication Chapter 5, Special Building Construction Regulations, Urban - Wildland Interface Code, ICC..

21-2-3. Special building construction regulations.

Regulations for special building construction standards shall be those in the most current publication Chapter 5, Special Building Construction Regulations, Urban - Wildland Interface Code, ICC.

21-2-4. Area, width, frontage, yard, coverage, and height regulations.

Regulations shall be the same as required for the underlying, regular district, unless modified in Title 6, Chapter 20 or in Chapter 5, Special Building Construction Regulations, Urban - Wildland Interface Code, ICC.