

Chapter 7
FORESTRY AND RECREATION ZONES - FR-0.5 -FR-1, FR-50

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Section 22-7-1 PURPOSE. The purpose of the Forestry, Recreation, and Residential Zones set forth in this chapter is to allow for uses of certain areas of the Town of Alta which will be compatible with one another and with the natural, scenic beauty of the Town and the nearby mountain vistas. No interest in a residential unit, dwelling, or project of any type whatsoever to be located in a Forestry, Recreation, and Residential shall be conveyed or transferred by deed or contract for a specified period of time of less than thirty, (30), days. A major purpose of this zone is to increase the period of ownership and occupancy of its residents.

Section 22-7-2 PERMITTED USES. All permitted uses are subject to Sections 22-7-4 through and including 22-7-9.

1. Single Family Dwellings.
2. Accessory uses and structures customarily incidental to a permitted use.

Section 22-7-3 CONDITIONAL USES. All conditional uses are subject to Sections 22-7-4 through and including 22-7-9 except that the regulations of Sections 22-7-4 through 22-7-9 may be modified by the Town Council as they relate to mineral extraction and processing and public uses as by law defined.

1. Accessory uses and structures customarily incidental to a conditional use.
2. Commercial and private recreation.
3. Living quarters for persons employed on the premises of any main use.
4. Logging and lumber processing.
5. Mineral extraction and processing.
6. Offices incidental to main use.
7. Planned Unit Development as defined in Chapter 9.
8. Public and quasi-public uses.
9. Temporary structures.

Section 22-7-3A COMMERCIAL RENTAL PROHIBITED. It shall be deemed to be prohibited commercial use in all FR zones to issue or rent any dwelling or other structure, or portion thereof, for lodging purposes for a period of thirty, (30), days or less.

Section 22-7-4 LOT AREA, LOT WIDTH, AND SLOPE REOUIREMENTS.

<u>District</u>	<u>Minimum Lot Area (net developable acreage)</u>	<u>Minimum Lot Width</u>
FR-0.5	1/2 acre	100 feet
FR-1	1 acre	200 feet
FR-5	5 acres	300 feet
FR-20	20 acres	300 feet
FR-50	50 acres	300 feet
FR-100	100 acres	300 feet

The term "net developable acreage" as used in this Chapter shall be deemed to be defined as set forth in Section 22-1-6(52) of this Title.

In all FR zones as delineated above, no construction shall be permitted on any lot or portion thereof where the ground slope exceeds thirty percent, (30%), in grade. Where exceptional and extraordinary conditions exist, resort may be made to the Board of Adjustment.

Section 22-7-5 YARD REGULATIONS. Because of the unique nature of topography and climatic conditions within the Town, the side, rear, and front yard requirements will be determined on an individual basis by the Town Council, acting upon the recommendation of the Planning Commission.

Section 22-7-6 HEIGHT REGULATIONS. No single family dwelling shall be erected to a height greater than three, (3), stories nor less than one, (1), story, and in no case to a height greater than thirty-five, (35), feet above the lowest finished grade adjacent to the perimeter of the structure.

Section 22-7-7 MAXIMUM COVERAGE REGULATIONS. The maximum coverage for the aggregate of all buildings, paved surfaces, and graded areas within a lot area based on total gross acreage shall be limited by the following schedule:

<u>Zone</u>	<u>Maximum Lot Coverage</u>
FR-0.5	25% of the net developable acreage
FR-1	25% of the net developable acreage
FR-5	10% of the net developable acreage
FR-20	5% of the net developable acreage
FR-50	2% of the net developable acreage
FR-100	1% of the net developable acreage

Section 22-7-8 SPECIAL REGULATIONS.

1. NATURAL HAZARDS. Construction of permanent structures shall not be permitted, erected, established, or performed in such a manner as to place real and personal property and/or individuals at unreasonable risk of harm or injury from natural, geographic, or topographic hazards, namely, floods, landslides, avalanches, a high water table, or inordinant soil erosion. In addition to compliance with the provisions of the Building Code governing topographic, structural, construction, and design standards necessary to meet the maximum foreseeable risk of such hazards, persons developing, improving, managing, or owning such property shall have the obligation and bear the burden of so developing and/or improving the property in such a manner that the property and/or the general public are safeguarded from unreasonable risk of harm or injury from such natural hazards to the satisfaction of the Planning Commission and the Building Official.

2. BOARD OF HEALTH APPROVAL. Prior to issuance of a Conditional Use Permit by the Planning Commission or the Town Council or issuance of a Building Permit by the Building Official, approval of all uses, regardless of size or number of units, shall be given in writing by the Salt Lake City/County Health Department, who shall certify as to the adequacy of the culinary water system and the sewage system. The approval of all culinary water and sewage facilities shall be in accordance with the regulations of the Salt Lake City/County Health Department and the Utah State Division of Health.

3. SEWAGE SYSTEM. Site plan approvals, Conditional Use Permits, or Building Permits shall not be issued until the complete sewage system design and specifications have been approved in writing by all appropriate governmental agencies with jurisdiction.

4. BUILDING MATERIALS. Buildings shall be designed to preserve the natural beauty of the canyon area. Only those building materials which will blend harmoniously into the natural environment shall be permitted. The use of wood and stone and other harmonious materials is encouraged.

5. GRADING. To reduce the possibility of erosion and eliminate unsightly scars on the mountain slopes, all excavation, grading, and cut and fill operations shall be done under the strict control and approval of the Building Official. All areas disturbed by construction activities shall be revegetated and maintained in accordance with an approved plan. No Certificate of Occupancy for any project shall be issued by the Building Official until all revegetation is complete.

6. NATURAL VEGETATION. All existing and proposed vegetation shall be shown on the approved site plan and existing vegetation shall not be removed except as shown thereon. The design of the project shall be such as to retain as much of the existing natural vegetation as possible.

7. STREAM REGULATIONS. No building, structure, improvement or appurtenance shall be constructed, raised, or established the nearest point of which is closer than fifty, (50), feet from the nearest high water line of any natural waterway as defined in Section 22-1-6(51). The approved site plan shall also indicate the extent and specific design of the proposed method of control of erosion during and after construction activities. The complete, approved erosion control system shall be installed and approved by the Building Official prior to commencement of any construction activities on any site.

8. REHABILITATION OF EXISTING LANDSCAPE SCARS. In conjunction with submission of plans and documents for building permit plan or conditional use approval, the applicant shall submit for approval a detailed program for rehabilitation of existing scars on the landscape, if any, caused by unused roads, mine dumps, excavation, construction, or other causes. A bond, in an amount determined by the Building Official, covering such rehabilitation program shall be deposited with the Town to insure that such rehabilitation will be completed. No Certificate of Occupancy shall be issued by the Building Official until all approved rehabilitaton work is complete.

9. PARKING REQUIREMENTS. The Planning Commission shall determine the number of parking spaces required. However, the minimum requirements of Chapter 11 of this Title shall be satisfied. Covered parking is encouraged.

10. UTILITIES. All utilities shall be placed underground.

Section 22-7-9 CONSTRUCTION DOCUMENTS APPROVAL. In order to determine compliance with this Title and to promote orderly and harmonious development of canyon areas, construction documents for all projects shall be approved by the Building Official prior to the issuance of any building permits. Applications for Building Permit shall be accompanied by plans, specifications, and other documents with sufficient data and at a reasonable scale to describe all existing and proposed conditions including, but not limited to, topography, grading, roads and walks, buildings, utilities, vegetation, exterior materials, color schedules, and other such information as may be required to insure compliance with the provisions of this Title. The Building Official may seek the recommendation of the Planning Commission prior to approval of any project. Applications may be approved as submitted, approved subject to conditions, or disapproved. Appeal of any decision of the Building Official may be made to the Town Council by filing a written notice of such affect with the Clerk of the Town Council within twenty, (20), days of the date of the written notice of such determination. The Town Council shall thereupon promptly hear such appeal at the next regular meeting of the Town Council or at a special meeting, upon call of the Mayor, and the matter shall be reviewed *de novo*.

Section 22-7-10 PETITIONS TO REZONE.

A. Any request to amend an existing zoning ordinance or to amend and change the zoning of any particular property within the Town shall be submitted to the Town Clerk in the form of a written and verified Petition. Said petition shall include the following elements:

1. The full name and address of the petitioner.
2. A statement of all legal, contractual, and equitable interest in the property as to which zoning amendment or change is sought, including the names and addresses of all such individuals.
3. A legal description by metes and bounds or otherwise, of the property as to which zoning amendment or change is sought.
4. A statement as to the reasons and basis for the amendment or change to any zoning ordinance or land use classification.
5. If real property is to be developed pursuant to the proposed amended and/or changed zoning ordinance, a statement in detail of the plans and documents relating to such development, including those elements as required in Sections 22-7-3 through and including 22-7-9. The petitioner shall attach two, (2), copies of plans, specifications, and other documents as may be necessary to fully describe in detail the nature, character, and extent of the proposed development as to which the Petition relates.
6. A statement as to the availability of all utility services.

B. At the time the petition is filed the applicant shall also pay to the Town Clerk all required fees as shown in Title 9 of the Code of Revised Ordinances of Alta.

C. Upon receipt of any Petition filed under this section and payment of all appropriate fees by petitioner, the Town Clerk shall forward forthwith such Petition and all attachments to the Chairman of the Town Planning Commission for review, analysis, and action by that Commission pursuant to law at the next regularly scheduled meeting of the Commission.