

FR-50 Conditional Use Requirements and Special Regulations

**10-6A-4: LOT AREA, LOT WIDTH AND SLOPE REQUIREMENTS:**

FR-50	50 acres	300 feet
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The term "Net Developable Acreage", as used in this article, shall be deemed to be defined as set forth in section [10-1-6](#) of this title. (Ord., 6-8-1989)

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%). Where exceptional and extraordinary conditions exist, resort may be made to the appeal authority. (Ord., 6-8-1989; amd. 2010 Code; Ord. 2021-O-1, 3-10-2021)

**10-6A-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. (Ord., 6-8-1989)

**10-6A-6: HEIGHT REQUIREMENTS:**

No single-family dwelling shall be erected to a height greater than three (3) stories, nor less than one story, and the maximum height of any single-family dwelling shall be thirty-five feet (35') above the lower of the Established Grade or Finished Grade. Any single-family dwelling which complied with the height requirements on March 10, 2021, and no longer complies with this section is a valid complying structure as to height. (Ord., 6-8-1989; Ord. 2021-O-1, 3-10-2021)

**10-6A-7: MAXIMUM LOT COVERAGE:**

- A. The maximum coverage for the aggregate of all buildings, structures, graded surfaces, paved areas, overhangs, driveways, decks, parking areas and walkways shall be limited by the following schedule.

Zone	Maximum Lot Coverage
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FR-50	2 percent of the net developable acreage
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- B. The following areas shall not be counted as coverage: Areas that may have been graded but remain vegetated and open to the sky, such as ski trails or lawn areas.

- C. The following areas shall be counted as coverage: Green or planted roofs shall be counted as coverage. (Ord., 6-8-1989; amd. Ord. 2021-O-1, 3-10-2021)

**10-6A-8: WASTEWATER SYSTEM UABPOZ:**

Prior to submittal for a building permit for any occupied structure in the UABPOZ applicant shall show and guarantee ability to connect to a public sewer system. This provision does not apply to dwellings located within the UABPOZ which legally existed at the time this chapter was passed. (Ord. 2021-O-1, 3-10-2021)

## **10-6A-9: SPECIAL REGULATIONS:**

A. Natural Hazards: Construction of permanent or temporary 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 inordinate 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.

B. 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 Valley 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 Valley health department and the state division of health.

C. 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.

D. 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.

E. 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.

F. 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.

### **G. Stream Regulations:**

1. No dwelling unit, structure, improvement or appurtenance shall be constructed, raised or established within fifty feet (50') from the high-water line of any Waterway or within the Top of Bank as determined by the building official.

2. Notwithstanding (1) above, in the Upper Albion Basin Protection Overlay Zone, no dwelling unit, structure, improvement or appurtenance shall be constructed, raised or established, within one hundred feet (100') from the high-water line of any Waterway or within twenty feet (20') from the Top of Bank as determined by the building official.

3. Notwithstanding (1) and (2) above, On U.S. Forest Service property, Structures which are not Buildings and are for Commercial Recreation ski area operation or campground operations, such as lift towers, signs, avalanche control devices, snowmaking equipment, picnic tables and fire pits, are exempt

from these setbacks so long as and only if, such structures comply with requirements of the regulatory bodies having jurisdiction, including US Forest Service , U.S. Army Corp Engineers, State Engineer's Office, Utah Division of Water Rights, Salt Lake Valley Health Department and the Salt Lake City Division of Public Utilities and such approval, if required by the regulatory bodies having jurisdiction, shall be submitted to the Building Official prior to the Structure being put in place. Written notification of the installation or construction of any Structure, whether or not an approval from the regulatory bodies is required, must be given to the Town Administration prior to the Structure being put in place or any site preparation for the structure.

4. The approved site plan shall depict the Waterway and Top of Bank setbacks and 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.

H. 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 ensure that such rehabilitation will be completed. No certificate of occupancy shall be issued by the building official until all approved rehabilitation work is complete.

I. Parking Requirements: The planning commission shall determine the number of parking spaces required; however, the minimum requirements of chapter 12 of this title shall be satisfied. Covered parking is encouraged.

J. Utilities: All utilities shall be placed underground.