

17.33.010 Use table.

- A. In this table the color green indicates a permitted use, the color yellow indicates a conditional use and no color indicates that the use is not permitted. Numbers in the table reference additional regulation found in Section 17.33.020 of this chapter. The use table appendix identifies additional specific uses that are included with the uses shown in the use table. The use table appendix can be found in Section 17.33.040 of this chapter.
- B. "HB" denotes a use allowed as a home based business. Businesses must comply with the requirements of item #6 below.
- C. NOTE: This table must be printed or copied in color.

Hotel/Motel																		
In Home Professional Services ^{HB}	9	9	9	9	9	9	9	9	9			9	9	9	9	9		
Internal Accessory Dwelling Unit (IADU)	35	35	35	35	35	35	35	35	35	35		35	35	35	35	35		
Kennels Commercial ^{HB}	14	14	14					14	14			14	14	14	14			
Kennels Private ^{HB}	14	14	14	14								14	14	14	14			
Landfills, Private											23	23						
Laundromat																		
Large Concentrated Animal Feeding Operations (LCAFO)																		36
Linen Supply Service																		
Liquor Store																		
Livestock Feed Yard ^{HB}																		
Manufactured Home Park																		31
Manufactured/Modular Home Sales																		
Manufacturing, Heavy																		
Manufacturing, Light			20	20														20
Meat Processing Plants	20	20	20															20
Mortuaries																		
Multi-Family Dwellings (2)																		
Multi-Family Dwellings (3)																		
Multi-Family (4)																		
Multi-Family Dwellings (30+ units)																		
Multi-Family Dwellings (5—29 units)																		
Museum																		
Natural Resource Extraction and Excavation			3	3							3	3	3	3				3, 24
Nightclub																		
Nursery	27	27	27								27	27	27					
Off-Premises Signs																		

Oil Refinery																			
Outdoor Storage (Commercial)			20										20						
Parcel Delivery Service ^{HB}																			
Parking Garage																			
Pest Control, with Storage of Chemicals ^{HB}																			
Planned Unit Developments	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
Power Plants																			
Produce Stands ^{HB}	10	10	10	10															
Produced Water Disposal Facilities, Land Farms, and Evaporation Ponds												26	26						
Professional Office ^{HB}			20										20						
Public Parking Lots																			
Public Utility Substations	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29
Radio Stations																			
Reception Center, Indoor																			
Reception Center, Outdoor ^{HB}	41	41	41					41					41	41	41	41			
Golf Course																			
Recreation Camp		37	37						37	37			37	37					
Recreational Vehicle Storage			28						28	28	28	28	28						
Recycle Center																			
Rest Homes																			
Retail										27	27	27	27						
Sawmill		20	20																
Schools																			
Sewage Treatment Facilities																			
Sexually Oriented Business (SOB)																			
Single-Family Dwellings																			
Ski Resort																			
Small Engine Repair																			

Social Clubs/Lodges																	
Sports Arena																	
Storage Units	28	28	28	28	28	28	28	28	28	28		28				28	
Storage/Parking of Commercial Vehicles	1,25	1,25	1,25	1,25				2	2			1,25	1,25	1,25	1,25		
Taxicab Office																	
Taxicab/Transportation Services- Home Based Business	33	33	33	33	33	33	33	33	33			33	33	33	33	33	
Taxidermist/Seasonal Packing of Game ^{HB}																	
Temporary Uses and Structures ^{HB}	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
Tobacco Shop																	
Towers, Wind Turbines, and Other Structures	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	
RV Park		32	32					32	32	32		32	32			32	
Truck Stop																	
Upholstery-Home Based Business																	
Urban Livestock	11	11	11	11	11	11	11	11	11								11
Veterinary Clinic																	
Veterinary Hospitals																	
Warehouse Storage			20									20					
Water Reservoirs																	
Water Wells and other similar boring activities																	
Wholesaler Business																	
Wrecking/Salvage Yard											23	23					

(Ord. No. 12-18-2017, O1, § 3, 12-18-2017; Ord. No. 02-26-2018, O1, § 4, 2-26-2018; Ord. No. 04-23-2018, O1, § 4, 4-23-2018; Ord. No. 06-04-2018, O1, § 4, 6-4-2018; Ord. No. 6-10-2019, O5, § 3, 6-10-2019; Ord. No. 12-09-2019, O1, § 3, 12-9-2019; Ord. No. 03-08-2021, O8, § 3, 3-8-2021; Ord. No. 12-20-2021, O1, § 4, 12-13-21; Ord. No. 01-31-2022, O1, § 4, 1-31-2022; Ord. No. 04-04-2022, O1, § 3, 4-4-2022; Ord. No. 06-26-2023, O2, § 3, 8-1-2023)

17.33.020 Additional regulations.

The numbers in the section reference the numbers in the use table in Section 17.33.010 of this chapter.

1. Storage of Commercial Vehicles and Trailers and Construction Materials in Non-commercial and Non-industrial Zones.

For this section "Construction Materials" is defined as: Items generally used for the construction of residential, commercial, public or agricultural buildings and structures, excluding landscape materials, gravels, wood chips, ground coverings, road bases, dirt, soil and similar exterior materials. Construction materials do not include materials used for the construction of oil and gas wells or associated storage and distribution lines and tanks.

- A. The storage and/or parking of commercial vehicles and/or trailers and/or construction materials may be allowed by conditional use. After seven days mailed notice to property owners within one thousand feet of the boundaries of the subject property, the community development director or designee, at his or her discretion, may issue a conditional use permit administratively for the storage or parking of a commercial vehicle and/or equipment and/or construction materials in the listed zones under the following conditions:
 1. The applicant only proposes to store one commercial vehicle and one commercial trailer (or two commercial vehicles and two trailers in the A-4, RFM and MG-1 zones) and/or twenty-five percent of the property to be used for storage of construction materials. This includes construction materials stored inside of buildings.
 2. Commercial vehicles and/or commercial trailers and/or construction materials utilized in construction and/or demolition shall be allowed so long as the building permit issued in conjunction with the construction and/or demolition is in force.
 3. Under no circumstances shall a conditional use permit be authorized that allows the continuous parking and/or storage of commercial vehicles and/or commercial trailers and/or construction materials in the public right-of-way.
 4. All commercial vehicles and/or commercial trailers and/or construction materials shall be kept out of the public right-of-way or easement.
 5. The storage of commercial vehicles and trailers and/or construction materials in non-commercial and non-industrial zones shall not be permitted within recorded subdivisions (townsites exempted) where the average lot size is less than three acres.
 6. Commercial vehicles and trailers shall be stored a minimum of two hundred feet away from any dwelling not on the same parcel.
 7. The storage of commercial vehicles and trailers and/or construction materials in non-commercial and non-industrial zones shall not be permitted where access to the property utilizes a road(s) within a recorded subdivision, unless the requirements of item 5 are met.
 8. Stored construction materials must be behind a sight obscuring fence no taller than seven feet. Construction materials cannot be stacked or stored higher than the fence unless otherwise located inside a building.
 9. Conditional Use Permits for the storage of construction materials shall not be approved for more than two years in any three year period. All construction materials must be removed from the property by the date the conditional use permit expires.

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- B. Conditions may be placed on the permit, or the permit may be denied, due to anticipated nuisances from engine noise, brake noise, and storage location.
 - C. Conditions may be placed on the permit, or the permit may be denied, if the ingress/egress for the commercial vehicle or trailer or construction materials is deemed inadequate or unsafe. Conditions may be placed on the permit, or the permit may be denied, if the materials stored onsite or hauled by the commercial vehicle or trailer are considered flammable, hazardous, toxic, or are unsafe to be parked or stored in a residential area.
 - D. The community development director, or designee, reserves the right to refer any conditional use permit for the parking of a commercial vehicle or trailer and/or storage of construction materials to the county commission for a decision. In the case of denial of any application by the community development director, or designee, the application shall be forwarded to the board of county commissioners for final decision. For appeals refer to Uintah County Code Section 17.12.200.

2. Storage of up to Four Commercial Vehicles and Trailers in Commercial Zones.

- A. The storage or parking of up to four commercial vehicles and trailers in conjunction with an allowed use may be approved by conditional use permit.

3. Natural Resource Extraction and Excavation.

- A. A conditional use permit for natural resource extraction and excavation activities not within the Ashley Springs Protection zone may be approved administratively by the community development director or designee. The following are the general requirements for considering the use of land in the county for natural resource extraction and excavation. Additional regulations for natural resource extraction and excavation within the Ashley Springs Protection zone can be found in Chapter 17.24 of this title.
 - 1. Approval from the designated land use authority shall be obtained prior to beginning any operations.
 - 2. Development shall adhere to Uintah County Codes and Utah State regulations.
 - 3. Any fill to be used on the site will be clean fill, as defined in Chapter 17.08 of this title.
 - 4. All operations, access roads, and equipment shall be buffered, screened, or separated by distance from public buildings or dwellings to mitigate negative impacts.
 - 5. If an access road is located within one thousand (1,000) feet of any dwelling, a dust control plan will be required and the land use authority may require additional conditions to mitigate noise, dust and lights. These conditions may include location, road surface, screening, and maintenance requirements. These requirements may be reduced if a written waiver or permission is given by the dwelling owner.
 - 6. Where a private access meets a paved public road the access road shall be paved a minimum of twenty-five (25) feet in width and length measured from the paved surface of the public road. Construction shall meet the standards and requirements as approved by the county road department and the Utah Department of Transportation as applicable.
 - 7. All applications shall include an exterior lighting plan. The lighting plan shall:
 - a. Show all outdoor lighting fixtures with model type, location, and height.
 - b. Prevent glare onto adjacent properties and into the sky. All lighting shall be directed downward unless lighting a flag, sign or similar feature and is approved by the land use authority.

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- B. All applications for a natural resource extraction and excavation conditional use permit shall be accompanied by the following materials:
1. A completed application form.
 2. Evidence of ownership or control over the land and a legal description of the property where the extraction operation will be located.
 3. A site plan.
 4. An excavation operations plan.
 5. A written statement detailing how the proposed use complies with this title.
 6. A reclamation plan as needed based on the location of the site.
 7. A dust control plan as needed based on the location of the site.
- C. In addition to the requirements outlined in subsections B.1—7. of this section, an application for a gravel, sand, clay or topsoil pit or similar excavation must address and satisfy the following requirements:
1. A reclamation plan shall be approved. The site reclamation shall ensure the site is not hazardous or unsightly and that watersheds, drainages and air quality are not adversely affected. Slopes shall not be greater than 2:1. Any change to stormwater flows onto neighboring properties shall comply with Utah State Law.
 2. All rock crushers, screening equipment, and other fixed equipment shall not be closer than one thousand (1,000) feet to any dwelling unit, unless written permission is given by the owner of such dwelling unit.
 3. Excavation and/or extraction activities shall be Setback from property lines, roads, and canals/irrigation ditches a minimum distance of 50 feet. If the cut or excavation activity is deeper than 50 feet the setback shall be increased one (1) foot for each additional one (1) foot of depth, i.e. a 1:1 slope from feature to base of cut or excavation. This requirement may be waived upon submittal of a written agreement between property owners.
 4. Conditions imposed shall include a time limit stating how long the use can occur at that location.
- D. A conditional use permit for an oil or gas well may be approved administratively by the community development director or designee. The following conditions must be met for approval to be granted:
1. All gas and oil wells must meet the requirements outlined in subsections B.1—7. of this section.
 2. Gas and oil wells shall not be located closer than one thousand (1,000) feet to any dwelling unit, unless written permission is given by the owner of such dwelling unit.
 3. The impact to existing irrigation systems by gas and oil wells shall be mitigated to the extent possible so as not to have a negative effect on the systems.
 4. The use of electric engines is encouraged by the county, however, in the event that an electric engine cannot be used the applicant must demonstrate how engine noise will be controlled so has not to have a harmful effect on neighboring property owners. Hospital grade mufflers are required for all non-electric wells and the exhaust on mufflers shall be directed straight up or directly down.

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5. Location of any facilities for liquids, chemicals, explosives, flammable, hazardous or toxic materials shall be in compliance with all applicable federal and state laws, building codes, and fire codes.
 - E. Natural resource extraction and excavation, in accordance with subsection 3. of this title and this section, shall include, but not be limited to:
 1. Gravel, sand and rock quarries (including rock crushers);
 2. Gas and oil wells (see subsection D. of this section);
 3. Oil shale, tar sands, and other resources;
 4. The storage and processing of forestry products and other like resources;
 5. Gilsonite; and
 6. Coal and other minerals.
 - F. This section applies to all lands within Uintah County whether privately owned or owned or managed by governmental agencies, except as outlined in subsection G. of this section.
 - G. Exemption. Any gas or oil wells that are on land that is owned or managed by a governmental agency will not require a conditional use permit.

4. Barns, Corrals, Pens, Coops, and Feed Storage Buildings.

- A. Barns, corrals, pens, coops, and feed storage buildings for the keeping of animals and fowl, provided such structures for the care and keeping of livestock and fowl are located at least one hundred (100) feet in distance from any adjoining existing dwelling, public, or semipublic building on an adjoining parcel of land. This requirement shall not apply to urban livestock.

5. The Raising and Grazing of Animals and Fowl, Including the Supplementary or Full Feeding of Such Animals and Fowl, as Follows:

- A. Not more than two animal units (as set forth in Chapter 17.08, definitions, of this title) per one-half acre are permitted;
- B. No animal rights exist on parcels that contain less than one-half acre, except for urban livestock (as set forth in subsection 11., urban livestock, of this section); and
- C. All animals and facilities for their care and keeping shall be subject to the rules and regulations of the State of Utah Department of Environmental Quality and the Department of Agriculture and Food;

6. Home Businesses/Home Occupations.

- A. "Home business/home occupations" are defined in the definitions of the Uintah County Land use Ordinances Administrative Manual. The purpose of the home business chapter is to allow the use of a portion of a home by one of its residents for business purposes, while establishing standards to ensure that the business use of the home will not adversely impact the residential character of the neighborhood in which the home business is located.
- B. "Home business/home occupation" shall not include the following business activities taking place at the home:
 1. Motor vehicle, trailer or boat repair;
 2. Junkyards;
 3. Mortuaries or crematoriums;

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4. Sexually oriented businesses;
 5. Auto body and/or fender work;
 6. Towing operations;
 7. Vehicle sales or rentals;
 8. Welding, iron works, foundries;
 9. Major appliance repair (washers, dryers, refrigerators, etc.).
- C. Any use involving the storage or sale of flammable, explosive, toxic, or hazardous materials must receive approval from the Uintah Fire Suppression Special Service District and Tri-county Health Department. No more than one hundred (100) pounds or twenty (20) gallons of any such material may be stored at the residential property.
- D. The following activities are exempted from regulation under this chapter:
1. Garage or yard sales; provided the sale is held for not more than three consecutive days, and no more than two times per year at the same location, and no consignment goods are offered for sale;
 2. Temporary social gathering sales that do not exceed one day, such as candle parties, book parties, etc., not to exceed four occurrences per year at the same location.
 3. Any business that is operated only occasionally and by an individual who is under eighteen (18) years of age.
- E. The following requirements shall apply to home businesses/home occupations:
1. The primary use of the dwelling must be residential;
 2. The person operating the business must reside in the dwelling on a full-time basis (at least nine months per year);
 3. Only the business operator and his or her immediate family members who reside in the home and one additional nonresident employee shall be employed or do any work at the home, whether compensated or not, in conjunction with the business;
 4. Customers shall be allowed at the residence only if scheduled on an appointment basis, and are only allowed between the hours of seven a.m. and nine p.m. Group appointments or sessions shall not exceed ten people at a time, and shall not exceed two per day;
 5. No exterior remodeling shall take place that would change the residential appearance of the home;
 6. Interior structural alterations made to the home are allowed only if they are consistent with its primary use as a dwelling;
 7. All business activities must take place within the dwelling or in an outbuilding on the property. The business shall not occupy more than twenty-five (25) percent or more than five hundred (500) square feet (whichever is less) of the floor area of the home;
 8. The storage or display of supplies, inventory, equipment or materials in any portion of the front yard is prohibited. Any storage must be approved by the land use authority and must be surrounded by a minimum six-foot-high, sight-obscuring fence. Outdoor storage may use up to twenty-five (25) percent of the yard area or one thousand (1,000) square feet whichever is less;

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9. Only those tools, equipment, or electric apparatus that are commonly used as accessories to or in conjunction with residential uses are allowed to be used as part of the home business;
 10. Home businesses must be conducted in such a manner as not to emit or create excessive odors, smoke, dust, heat, fumes, light, glare, sounds, noises, vibrations or interference with radio and/or television reception;
 - k. In addition to the parking spaces required for the residents of the dwelling, parking for customers and for an employee must be provided in the driveway or garage. No on-street parking will be allowed;
 11. Only a four-square-foot, non-illuminated sign is allowed.
 12. Except as provided in Section 17.33.02A. of this chapter, no commercial vehicle or trailer is allowed to be brought to, parked on, or stored on the property in conjunction with a home business;
 13. If the applicant for a home business is not the property owner, the applicant must obtain written authorization of the property owner or manager to apply;
 14. The property address (house number) must be clearly posted on the home using letters at least four inches in height in a contrasting color to the building;
 15. ?The property address (house number) must be clearly posted on the home using letters at least four inches in height in a contrasting color to the building;

7. Daycare Facilities in Noncommercial Zones; General Requirements.

- A. Daycare facilities located within a detached single-family dwelling or outbuilding may be allowed as a conditional use.
- B. Before approval of an application for a daycare facility by the land use authority, the following requirements must be met:
 1. All outdoor play areas must be enclosed by a fence as required by Utah State Child Care Rules;
 2. No more than eight (8) children with one adult or sixteen (16) children with two adults as determined by Utah State license (including children under the age of eight (8) who are members of the family housed at the facility permanently);
 3. Minimum size requirements are based on the following formula:
 - a. Outside. Minimum of forty (40) square feet of free space per child;
 - b. Inside. The inside area requirements must comply with the currently adopted fire code;
 4. The play areas shall not be located within the defined front or side yard setback requirement space;
 5. A site plan showing the dedicated play area and house layout will be required.
- C. Daycare facilities shall have one parking space for each employee, plus two loading, unloading spaces for every ten people, or portion thereof approved. For the purpose of this section, the homeowner shall be considered as an employee. No on-street parking or loading will be allowed.
- D. Only one employee other than the owner shall be allowed.

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- E. Background checks will be required as per state guidelines when new employees are hired and yearly on everyone over the age of twelve (12) years old living or working in the house. This may be a copy of the required Utah State background checks.
 - F. Any facility subject to state licensing shall obtain such license(s) prior to the commencement of operation of the facility.

8. Educational Facilities and Preschools in Noncommercial Zones.

- A. Educational facilities including preschools located within a detached single-family dwelling or accessory building.
- B. Before approval of an application for an educational facility by the land use authority, the following requirements must be met:
 - 1. All outdoor play areas must be enclosed by a fence of at least six feet in height;
 - 2. No more than ten (10) children to each adult not to exceed twenty (20) children (including children under the age of eight (8) who are members of the family housed at the facility);
 - 3. Minimum size requirements are based on the following formula:
 - a. Outside. Minimum of forty (40) square feet of free space per child;
 - b. Inside. Minimum of thirty (30) square feet of free space per child.
 - 4. The play areas shall not be located within the defined front or side yard setback requirement space;
 - 5. A site plan shall be required, showing the dedicated play area and house layout.
- C. Educational facilities shall have one parking space for each employee, plus three loading/unloading spaces for every ten people, or portion thereof approved. For the purpose of this section, the homeowner shall be considered as an employee. No on-street parking or loading will be allowed.
- D. Only one employee other than the owner shall be allowed.
- E. Background checks will be done (as required by the state for daycares), including:
 - 1. When new employees are hired; and
 - 2. Annually on everyone over the age of twelve (12) years old living or working in the house. These may be copies of the required Utah State background checks.
- F. Preschools and any other facility subject to state licensing shall obtain such license(s) prior to the commencement of operation of the facility.
- G. When an accessory building, or more than twenty-five (25) percent of the home, is used for educational facilities or preschools, the building may be subject to current commercial building regulations.

9. In-Home Professional Services.

- A. Beauty salons, nail salons, dog groomers, massage therapists, and any similar use located within a detached single-family dwelling or outbuilding may be allowed as conditional uses.
- B. Before approval of any application by the land use authority, the following requirements shall be met:
 - 1. A separate entrance from the outside reserved for the use of customers must be provided; and the entire salon area must be separated from the living areas of the house;

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2. No fewer than two parking spaces shall be provided and reserved for customer use during business hours. No on-street parking will be allowed;
 3. All applicable state and county licenses must be obtained prior to commencement of the operation;
 4. The requirements of Section 17.33.020(6) for home businesses/home occupations must be met.

10. Produce Stands.

- A. This section is to allow property owners to sell fresh produce from their property as long as the conditions and requirements of this section are met.
- B. An application for a produce stand must be submitted to the community development department for review and approval prior to construction or operation.
- C. The following general standards shall apply to all produce stands regulated by this section:
 1. One produce stand per parcel is allowed, subject to approval as set forth in this section.
 2. The produce stand and parking shall meet the same setbacks as a main building in the respective zone. The front yard or setback area shall be kept clear to provide unobstructed visibility for motorists. There shall be safe ingress and egress from the site as determined by the land use authority.
 3. Produce stands may also be subject to the laws and regulations administered by state or federal agencies.
 4. Driveway locations shall be approved by the appropriate jurisdiction. Access controls and driveway approaches may be required to insure safety.
 5. Tents, canvas/plastic covers, and other similar structures may be used for a produce stand, if they are not located on the property for more than one hundred eighty (180) days per year. The type and construction of the produce stand shall be approved by the land use authority.
 6. A minimum of two parking spaces shall be required. Parking configuration shall be approved by the land use authority.
 7. Produce stands not used for a period of two consecutive years shall be removed from the premises at the landowner's expense or used in accordance with the regulations for the zone in which it is located.
 8. The property on which a produce stand is located must be kept clear of pallets, boxes and other like materials that are not being used.
 9. Up to twenty (20) percent of the display area may be used for sales of items such as snack foods, craft items and promotional non-food items that advance the sale of agricultural products or educate the public about the agricultural industry, or pre-packaged, processed, non-potentially hazardous foods such as dried fruit, roasted and salted nuts, jams and jellies, and fruit pies. All processed foods are subject to any applicable retail food law and must be obtained from approved sources.
 10. Produce stands are not allowed within recorded subdivisions where the average lot size is less than three (3) acres.

11. Urban Livestock.

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- A. A minimum parcel size of eight thousand (8,000) square feet shall be required in order to keep urban livestock.
 - B. The maximum number of animals that may be kept per parcel shall be as follows:
 - 1. Rabbits: six.
 - 2. Ducks: six.
 - 3. Hen chickens: six.
 - 4. Goats: three.
 - 5. Bees: one hive with no more than one swarm per hive.
 - 6. Other similar animals as approved by the community development director.
 - C. Additional requirements.
 - 1. Goats must be miniature, dwarf, or pygmy. Goats must also be dehorned and male goats must be neutered.
 - 2. All beehives must be set back a minimum of twenty-five (25) feet from any property line.
 - 3. Rooster chickens shall not be allowed.
 - 4. Should a beehive become populated with Africanized honeybees, it must be destroyed.
 - 5. Except for bees, all urban livestock shall be kept in a fashion so as to be contained and to prevent them from exiting the property at any time.
 - 6. Except for bees, a combination of no more than six total animals may be kept.
 - D. Nuisance.
 - 1. In no case shall this section permit a nuisance, as defined in Uintah County Code, to be created or to exist.
 - 2. Urban livestock shall not be permitted to cause excessive odors, noises, or otherwise threaten the health, safety, and welfare of the surrounding community.

12. Employee Housing. Employee housing shall comply with the following standards:

- A. Employee housing shall be accessory to the primary use.
- B. Use and occupancy of such housing shall be restricted to persons (and their immediate families) who primarily earn their livelihood from employment on site.
- C. All employee housing must have a building permit. Documentation showing the number of employees must be provided when application for the building permit is made.
- D. A covenant running for fee simple guaranteeing that the employee housing shall be used only for the housing of employees and their immediate families and not rented, leased, sold, or taxed separately from the rental, lease or sale of the main residential structure shall be recorded with the county recorder.
- E. When all private and/or access roads have been approved by the land use authority and all subdividing is done strictly in accordance with county zoning and subdivision codes, and approval is recorded with the county recorder's office, the covenant running for fee simple may be removed from the property.
- F. The property must be at least five acres in size.

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- G. New employee housing must meet the same setbacks as the main structure.

13. Hog Farms.

- A. Not more than eight (8) hogs and their suckling offspring up to sixteen (16) weeks of age, for each one acre of farmland.
- B. No hogs shall be kept, fed, or allowed to wander within three hundred (300) feet of any dwelling on neighboring property.

14. Kennels.

- A. Comply with Title 6, Animals.
- B. Home based kennels shall have no more than eight (8) dogs over the age of four months.
- C. All dogs in private kennels shall be owned by and licensed to the property owner.
- D. Dog kennels shall be kept one hundred (100) feet from all dwellings on adjacent properties.
- E. Kennels that are not located within a commercial zone shall have a minimum lot size of one-half acre.
- F. Dogs shall not be permitted to cause excessive odors, noises, or otherwise threaten the health, safety, and welfare of the surrounding community.
- G. Commercial dog kennels with more than eight (8) dogs shall provide indoor facilities for the dog kennels. Dogs will be kept indoors unless they are being supervised.

15. Commercial Repair of Agricultural Equipment.

- A. Total number of employees, not including the owner, not to exceed two.
- B. Total repair area not to exceed two thousand (2,000) square feet.
- C. Any equipment not owned by the property owner must be stored behind a sight obscuring fence.
- D. Commercial building codes will apply.

16. Pet Crematories.

- A. Pet crematories as follows:
 - 1. May not be located in a recorded subdivision;
 - 2. Property shall be one-half acre in size or larger;
 - 3. Crematory shall be located at least two hundred (200) feet from any residence on an adjacent lot;
 - 4. Crematory cannot be located in front of the home;
 - 5. Crematory facilities shall be odorless, have a zero emission chamber and meet the currently adopted building code as amended;
 - 6. Facilities shall meet all setback requirements;
 - 7. Crematory may only service small animals weighing less than two hundred fifty (250) pounds.

17. Towers.

- A. Towers, wind turbines, and other structures that exceed the thirty five (35) feet shall be an administrative conditional use permit and shall be approved by the community development

director or designee. Conditions may be placed on the permit relating to height, location, safety, aesthetics and security. The community development director may refer any application to the board of county commissioners for a decision.

18. Planned Unit Developments.

- A. In accordance with Title 16, Subdivisions.

19. Construction Camps.

- A. The land use authority may approve or deny or place conditions on the request for a construction camp depending upon the compatibility with surrounding land uses and compliance with this title. Conditions may relate to:
1. Where a travel trailer court or manufactured home park is to be used in conjunction with a construction camp which is located more than twenty (20) road miles from the urbanized areas of Ballard, Jensen or Vernal, the Manufactured home park and travel trailer court regulations (Chapter 17.108) may be waived and the site plan and accompanying documents approved in accordance with this chapter shall constitute the requirements for the construction camp.
- B. A site plan with supporting documents must be submitted for review and approval to the land use authority. The plan shall be drawn to scale, and shall provide the following information:
1. Dimensions, orientation and vicinity of the parcel;
 2. Location, size, number, construction and types of proposed housing;
 3. Traffic access to camp and parking;
 4. Location and types of recreational facilities;
 5. Approved culinary water system and sewage and solid waste disposal;
 6. Stormwater runoff, and method for control of stormwater;
 7. Location of fire protection and medical facilities;
 8. Such other data, as may be required.
- C. In addition to the site plan, the applicant must also provide information showing how and when the required services and facilities will be provided. All services and facilities will be provided at applicant's expense. Letters of approval for the culinary water and sewage facilities from the state of Utah Department of Environmental Quality and/or the local health department shall be required.
- D. A construction camp permit will be approved for no more than two years. An applicant may request a renewal of the CUP at the end of each two-year period. The following services and facilities must be provided in a construction camp:
1. Culinary water and sewage and solid waste disposal facilities approved by the state of Utah Department of Environmental Quality and/or the local health department;
 2. Adequate access to the site and parking;
 3. Maintenance of the site;
 4. Emergency medical and fire facilities and security services;
 5. Not less than one hundred (100) square feet of living quarters per individual;

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6. Common dining areas and indoor recreation areas shall not be included in determining the square feet per individual;
 7. Electrical services;
 8. Recreational facilities.
- E. Applicant shall provide a written plan and agreement together with a bond, or other financial guarantee, setting forth how the construction camp will be dismantled, and the area restored to an unoccupied condition.
 - F. In the event the applicant fails to provide the services and facilities required, the construction camp may be closed and ordered to vacate. These remedies are in addition to the remedies provided in this title for failure to comply with the zoning requirements.

20. Warehouse Storage, Meat Processing Plant, Professional Office, Light Manufacturing, Outdoor Storage, and Sawmills, in accordance with the following requirements:

- A. Follow Chapter 17.30, for all buildings and site development.
- B. Uses listed in this subsection 20. shall not be located closer than one thousand (1,000) feet to any dwelling unit, unless written approval is obtained from the property owner.
- C. Maximum area to be used by any use or combination of uses listed in this subsection 20., is five acres. Outdoor storage shall not exceed one (1) acre.
- D. Not permitted within two thousand six hundred forty (2,640) feet of another use listed in this subsection 20., unless the use is on the same parcel.
- E. Noise, odor, and light shall be controlled to mitigate any nuisance. A noise, odor, and light mitigation plan shall be approved by the land use authority.

21. Animal Byproducts Plant.

- A. When located at least one mile from any dwelling, except for the owner's dwelling and in accordance with regulations as set forth by the State of Utah Department of Environmental Quality and the local health department.

22. Asphalt Mixing Plant.

- A. Must be located at least two thousand (2,000) feet from any public building or dwelling.

23. Private Landfills and Salvage/Wrecking Yards.

- A. Surrounded by a sight obscuring fence.
- B. No storage of toxic or hazardous materials.

24. Subject to Chapter 17.66, and in Accordance with Section 17.116.210, Natural Resource Extraction, including:

- A. Oil and gas wells;
- B. Excavation and/or mining;
- C. Exploratory activities;
- D. Exploratory blasting; and
- E. Exploratory seismic operations.

25. Administrative Approval.

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- A. Conditional use permits for oil and gas wells, and the parking of commercial vehicles and trailers in the indicated zones shall be approved administratively through the community development department.
 - B. A conditional use permit may be approved administratively by the community development director or designee. Such administrative decision may be made after seven days mailed notice to property owners within one thousand (1,000) feet of the boundaries of the subject property. The community development director, or designee, reserves the right to refer any conditional use permit to the county commission for a decision. In the case of denial of any application by the community development director, or designee, the application shall be forwarded to the board of county commissioners for final decision. For appeals refer to Uintah County Code Section 17.12.200.

26. Produced Water Disposal Facilities, Land Farms, and Evaporation Ponds.

- A. Approval Process.
 - 1. Produced water disposal facilities and evaporation ponds (hereafter referred to as disposal facilities) may be approved by conditional use permit (CUP) pursuant to Section [17.76.020] conditional use permits. Approval of such facilities shall in all cases be subject to the annual review requirements of Section 17.76.090.
 - 2. All facilities must comply with State of Utah Division of Oil, Gas and Mining (DOG M) General Rules. Final DOGM approval must be filed with Uintah County Community Development Department prior to commencement of operations. An operations certificate shall be issued by the county prior to receiving any production water.
- B. Locations. Must be located a minimum of two miles from any state or federal highway (as determined by the Uintah County Transportation System Map), city, town, or residence (as determined by the Uintah County tax rolls). Exceptions to this rule must be approved by the county commission.
- C. Operations. If related operations are to occur on the same parcel a site plan must be approved. This can be done all at one time but, if additional operations are added after the site plan is approved an additional site plan would need to be applied for and approved.
- D. Produced water disposal ponds shall be limited by number, on each conditional use permit to the number of ponds requested and approved on the CUP application. Sites cannot be enlarged or modifications done that are not part of the original site plan until the issue is re-presented to the land use authority for a new conditional use permit and the enlargement or modification is approved.
- E. Signs providing emergency contact information shall be provided at the receiving areas and adjacent to ponds.
- F. Odors shall be controlled in a manner to prevent nuisances.
- G. Site inspections shall be allowed by any authorized government agency without prior notice.
- H. Company safety requirements and procedures, including a person to contact, shall be provided and on file with the county.
- I. Operational Status. Uintah County shall be notified prior to any change of ownership/operator status at the facility and/or of any permit revisions or equipment upgrade/process change integral to the operation of the facility. If the disposal facility is sold to a different owner, the new owner assumes all the requirements of the conditional use permit.
- J. Reclamation. Reclamation shall be to DOGM standards.

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- K. Bonding. A copy of the reclamation bond for DOGM shall be provided to Uintah County Community Development Office prior to receiving any production water.

27. Retail (Outdoor Sales).

- A. Limited outdoor display of retail items may be permitted in conjunction with a retail business or nursery when approved on the site plan.

28. Storage Units and Recreational Vehicle Storage.

- A. All parking, access, and alleyways shall be concrete or asphalt.
- B. A screening plan is required and shall include a six-foot, site-obscuring screen that may be a wall, fencing or landscaping along all road frontage and along property boundaries adjacent to dwellings as approved by the land use authority. Chain link fencing in any form shall not be approved as a site obscuring screen.

29. Public Utility Substation.

- A. Public utility substations are exempt from lot size, setbacks, and frontage requirements.

30. Temporary Uses and Structures.

- A. Temporary uses and structures shall be permitted in accordance with this section when located on private property. Such uses and structures located on public properties are exempted.
- B. Temporary structures are structures that will be in place for no more than one hundred eighty (180) days or comply with item D. below.
- C. Temporary uses are activities or events that are established for a limited duration with the intent to discontinue such use upon the expiration of the time period. The following types of temporary uses shall not exceed thirty (30) days in a calendar year: cultural or recreational activities; fundraising events; outdoor sales, swap meets, trade shows; marathons, triathlons, outdoor race events; and similar uses of a temporary or transitory nature or fixed duration as determined by the community development director. If the temporary use is 2 or more days within a 30 day period the days in between when the event may be closed shall be counted.
- D. Temporary uses such as carnivals, circuses, corn mazes, haunted houses, outdoor concerts, horse races, rodeos, and other similar uses or activities shall not exceed sixty (60) days within a calendar year for the use operator and for each parcel involved, counting the days from event opening to closing, including the days in between when the event may be closed. When the event will last longer than three days, neighboring residences within five hundred (500) feet of the event boundary shall be notified by mail, and shall be given a ten (10) day period in which they may provide feedback, unless the temporary use is located in a commercial or industrial zoning district. Notification shall only be required if there are at least five homes located within five hundred (500) feet of the event boundary, as determined by the community development director.
- E. Application for a temporary use permit shall be made to the community development office a minimum of thirty (30) days prior to the start date of the temporary use. Exceptions may be made for unforeseen, extenuating circumstances, as determined by the community development director. Each application shall contain, at a minimum, the following information:
 - 1. A description of the property to be used and a site plan including all information necessary to accurately portray the property and proposed use.
 - 2. A description of the proposed use.

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3. Sufficient information to determine the yard requirements, sanitary facilities and availability of parking.
 4. The community development director or designee may require additional information as needed.
 5. A parking plan.
- F. The community development director shall draft and approve an application for temporary uses.
 - G. Temporary uses shall obtain approval from the fire district, sheriff's office, health department, and community development department. A temporary business license may be required.
 - H. Temporary uses shall not create a nuisance. Impacts from noise, dust, lights, and odors shall be mitigated as determined by the community development director. Excessive nuisance shall be cause for revocation or denial of temporary use permits. The community development director or designee shall place conditions on the permit to prevent or mitigate nuisances and negative impacts. When nuisances and/or negative impacts cannot be mitigated the temporary use may be denied. Previous unmitigated non-compliance may preclude the applicant from receiving approval. An applicant, event, and/or property may be precluded from receiving a permit if they have had a permit revoked within the past twelve (12) months.
 - I. Contractor's offices, equipment sheds, temporary buildings, and storage yards incidental to a permitted construction project may be approved. Sleeping accommodations shall not be allowed. The permit shall be valid for not more than one year, but is renewable for one additional year. All temporary buildings, offices, sheds, and materials shall be removed upon completion of the project.
 - J. A temporary real estate office may be approved in a subdivision which has been approved in accordance with the subdivision ordinance and shall make sales and do business only in conjunction with the subdivision wherein the office lies. The permit shall be valid for not more than one year, but is renewable. A model home may be used as a temporary sales office. The office shall be removed upon completion of the development of the subdivision.
 - K. Food trucks may operate on a particular property for up to thirty (30) days in a calendar year. If the truck is located on a property for more than thirty (30) days it must be permitted as a permanent business. A temporary use permit is not required for a food truck alone. Food trucks based from Uintah County must obtain a permanent Uintah County business license.

31. Manufactured Home Parks.

- A. Compliance and Intent.
 1. The owners of a tract of land not more than eight (8) acres may construct a manufactured home park thereon, upon compliance with regulations and restrictions, as set forth in this title, and after approval of such by the land use authority.
 2. Travel trailers and recreational vehicles shall not be located in manufactured home parks, except in storage areas.
- B. Development plan must show:
 1. Stormwater and grading plan;
 2. Street and space layout including location and number of parking spaces;
 3. Parks, playgrounds and open space;

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4. Tabulations showing percent of area to be devoted to parks, playgrounds, and open space, number of manufactured homes, and total area in the manufactured home park;
 5. Utility and landscaping plan;
 6. Any other information to show compliance with this title.
- C. The density in a manufactured home park shall not exceed seven units per acre. Manufactured homes may be clustered within the manufactured home park, provided that no single manufactured home space shall be smaller in area than four thousand (4,000) square feet. The remaining land not contained in individual lots, roads or parking shall be set aside and developed as parks, playgrounds, and service areas for the common use and enjoyment of the occupants of the development and visitors thereto.
 - D. Not less than ten percent of the gross area of the manufactured home park shall be set aside as playground, or recreation area for the joint use of occupants. The land covered by vehicular roadways, sidewalks, off-street parking, or areas not suitable for playground use shall not be construed as part of the area required for parks and playgrounds.
 - E. An area shall be set aside for recreational vehicle storage. The storage area shall be a minimum of two hundred (200) square feet per space.
 - F. No manufactured home or add-on shall be located closer than fifteen (15) feet from the nearest portion of any other manufactured home or add-on.
 - G. All areas not covered by manufactured homes, hard-surfacing, buildings, off-street parking or driveways, shall be landscaped, except that natural drainage ways may be left in the natural state.
 - H. All off-street parking spaces, driveways and roadways shall be asphalt or concrete.
 - I. A six-foot fence is required around the sides and back of the manufactured home park.
 - J. Landscaping enhancements shall be required along the road frontage. Enhancements shall include a combination of the following:
 1. Trees;
 2. Shrubs;
 3. Decorative fencing;
 4. Berms.
 - K. If a common dumpster is utilized for the park, a six-foot-tall, sight-obscuring enclosure shall be required.
 - L. Roadways shall be eighteen (18) feet in width for one-way traffic with no parking, and twenty-four (24) feet in width for two-way traffic with no parking.
 - M. The land use authority shall determine the location for all roadway entrances and/or exits.
 - N. Access to manufactured home spaces shall be from interior private roads.
 - O. Off-street parking shall be provided at the rate of two parking spaces per manufactured home space contained within the manufactured home park. In no case shall the parking space be located greater than one hundred (100) feet away from the manufactured home space it is designed to serve.
 - P. All utilities and other service lines to each manufactured home lot shall be underground.

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- Q. Street lights shall be required at all entrances and exits and every five hundred (500) feet along roadways.
 - R. After receiving final approval of the manufactured home development, the approved plat shall be recorded in the office of the county recorder. The final plat shall be prepared by a registered professional. No building permit shall be issued for the manufactured home park until final plans have been approved by the county commission and recorded with the county recorder and a financial guarantee posted guaranteeing that required improvements will be installed without cost to the county.

32. Travel Trailer Courts.

- A. Compliance and Intent.
 - 1. The owners of a tract of land not more than eight acres may construct a travel trailer court thereon, upon compliance with regulations and restrictions, as set forth in this title, and after approval of such by the land use authority.
 - 2. Manufactured/mobile homes shall not be located in travel trailer courts.
- B. Development plan must show:
 - 1. Stormwater and grading plan.
 - 2. Street and space layout including location and number of parking spaces.
 - 3. Parks, playgrounds and open space.
 - 4. Tabulations showing percent of area to be devoted to parks, playgrounds, and open space, number of spaces, and total area in the travel trailer court.
 - 5. Utility and landscaping plan.
 - 6. Any other information to show compliance with this title.
- C. Standards and requirements:
 - 1. A minimum of four spaces are required for a travel trailer court.
 - 2. Roadways shall be eighteen (18) feet in width for one-way traffic with no parking, and twenty-four (24) feet in width for two-way traffic with no parking.
 - 3. The land use authority shall determine the location for all spaces, roadways, entrances and/or exits.
 - 4. Access to trailer spaces shall be from interior private roads.
 - 5. Not less than ten percent of the gross area of the travel trailer court shall be set aside as playground, open green space or recreation area for the joint use of occupants. The land covered by vehicular roadways, sidewalks, off-street parking, or areas not suitable for playground use shall not be construed as part of the area required for parks and playgrounds or open green space.
 - 6. All areas not covered by trailer spaces, hard-surfacing, buildings, off-street parking or driveways, shall be landscaped, except that natural drainage ways may be left in the natural state.
 - 7. Each travel trailer space shall be at least twenty-five (25) feet in width and at least fifty (50) feet in length. No travel trailer or RV unit shall be located closer than fifteen (15) feet from another travel trailer.

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8. No add-ons shall be allowed in a travel trailer court.
 9. A fence shall be installed around the perimeter of the travel trailer court. The fence must be a six foot chain link fence. The land use authority may approve a different type of fencing based on the location of the travel trailer court, the proximity to residences, the proximity to agriculture, or other factors.
 10. A caretaker dwelling is allowed.
 11. All off street parking spaces shall be road base, gravel, asphalt, or concrete.
 12. All entrances and exits to travel trailer court shall be road base, gravel, asphalt, or concrete to match or exceed the access road surface for at least two hundred (200) feet from the edge of the access road surface. All roadways within the travel trailer court shall be road base, gravel, asphalt, or concrete.
 13. All dump stations, cleanout areas or other trailer service stations shall be asphalt or concrete a minimum ten feet in all directions surrounding the service area.
 14. Landscaping enhancements shall be required along the road frontage. Enhancements shall include a combination of the following: trees, shrubs, decorative fencing, berms.
 15. All utilities and other service lines to each travel trailer lot shall be underground.

33. Taxicab/Transportation Services-Home Based Business.

1. The person operating the business must reside in the dwelling on a full-time basis (at least nine (9) months per year);
2. Only the business operator and his or her immediate family members who reside in the home and one additional nonresident employee shall be employed by the home-based business.
3. The primary use of the home shall be residential. The business shall not change the residential character of the home.
4. Client pickup and drop-off shall not take place on the property.
5. Customers shall not be allowed at the residence.
6. No more than two (2) vehicles may be associated with the business.
7. The home must have one off-street parking spot for each vehicle used for the business.
8. Signs shall not be allowed on the property.
9. All Taxicab/Transportation service business shall be subject to business license regulations set forth in Chapter 5 herein.

34. Accessory Dwelling Units (ADU).

- A. ADUs are allowed subject to all the following stipulations:
 1. ADUs shall not be sold separate from the main dwelling. A covenant running for fee simple shall be made of record in the Uintah County Recorder's Office guaranteeing that the ADU shall not be sold, owned, or taxed separately from the main residential structure until such time as all subdividing is done strictly in accordance with the Uintah County zoning and subdivision ordinances.

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2. Lots or parcels with ADUs shall be subject to area, width, and setback requirements for multi-family dwellings (2) in the applicable zone as outlined in Section 17.32.010 of this code.
 3. Mobile homes, RVs, trailers, campers, tents and/or any other temporary structure and/or vehicle shall not qualify as an ADU.
 4. ADUs shall only be permitted on lots with an existing single family dwelling or where a permit has been issued and construction is in progress for a single family dwelling.
 5. Only one ADU shall be permitted per lot of record.
 6. The minimum length and width of either dwelling on a parcel where an ADU is approved shall be no less than twenty (20) feet.
 7. The architectural standards of the ADU shall match or exceed the current standards of the existing home, as well as, the neighborhood or adjoining homes, as determined by the zoning administrator.
 8. All buildings on the property where an ADU is located shall not exceed forty (40) percent of the total lot area.
 9. ADUs may be rented.
 10. All ADUs must provide at least two (2) off-street parking spaces.

35. Interior Accessory Dwelling Units (IADU).

- A. IADUs are allowed subject to all the following stipulations:
 1. IADUs shall not be sold, owned or taxed separate from the main dwelling.
 2. The county shall record a notice in the office of the county recorder. The notice shall include: 1- A description of the primary dwelling, 2- A statement that the primary dwelling contains an IADU, and 3- A statement that the IADU may only be used in accordance with the county's land use regulations.
 3. IADUs shall only be permitted when the existing single family dwelling is owner occupied.
 4. IADUs shall comply with all applicable building, health, and fire codes.
 5. IADUs shall be designed in a manner that does not change the appearance of the primary building as a single family home, as determined by the zoning administrator.
 6. IADUs shall not be permitted inside a mobile home as defined in Utah Code 57-16-3.
 7. Only one IADU shall be permitted per lot of record.
 8. IADUs shall be rented for thirty (30) days or more, short term rentals are not allowed.
 9. All IADUs must provide at least one (1) additional off-street parking space.
 10. IADUs and ADUs are not permitted on the same parcel or lot.

36. Large Concentrated Animal Feeding Operation.

- A. The definition of a large concentrated animal feeding operation (LCAFO), as provided by the state of Utah or is designated as such by the executive secretary of the Utah department of environmental quality, division of water quality.
- B. A LCAFO shall be a conditional use in the CAFO overlay zone.

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- C. No LCAFO shall be constructed, established, or operated, unless the property is within the CAFO overlay zone as shown on the Uintah County Zoning Map and a conditional use permit has been issued in compliance with the provisions of this title. All additions to the overlay zone shall adhere to Uintah County zoning change ordinances.
 - D. No LCAFO shall be constructed or established and no LCAFO shall be permitted to operate, or increase the number of animals confined, without submitting the appropriate conditional use permit application and receiving the necessary permit approval(s) from the land use authority, as applicable.
 - E. A legally existing LCAFO located in a zoning district where an LCAFO is not allowed by the provisions of this section, may continue as a legal nonconforming use. Such LCAFOs shall not increase the number of animals confined unless it meets the applicable requirements of this title.
 - 1. Notwithstanding the provisions of this section, an existing large concentrated animal feeding operation located outside the designated zoning district boundaries shall be allowed to expand, provided they comply with the requirements of this section.
 - 2. In addition, legally existing livestock feed yard operations that are at least twenty-five (25) percent of the number of animals required to be a LCAFO, as defined, located outside the designated zoning district boundaries shall be allowed to expand, provided that they comply with the requirements of this section. In order to qualify for this exemption the property owner must have sufficient evidence, as determined by the zoning administrator, to show the highest number and type of animals on the property between January 1, 2021 and December 31, 2021.
 - F. An illegally existing LCAFO shall remain an illegal use and subject to the county's enforcement provisions.
 - G. Pre-application Conference: Before submitting an application to establish and/or operate a LCAFO, the applicant shall schedule and hold a pre-application meeting with the community development department to discuss the proposed LCAFO and to review the application process. The community development department shall provide the applicant with a compliance checklist identifying the requirements of the application and approval procedure, and a flow chart of the approval process. The applicant shall provide information at the pre-application conference regarding the proposed number of animal units to be confined in the LCAFO, the proposed location of the LCAFO, and the intended development schedule.
 - H. LCAFOs Shall comply with all county, state and federal regulations and requirements, including a comprehensive nutrient management plan that has been approved by the NRCS or Department of Agriculture and food. Copies of state and federal approvals along with a copy of the approved comprehensive nutrient management plan shall be submitted to the county.
 - I. A site plan shall be submitted. The site plan must comply with a comprehensive nutrient management plan that is approved by the NRCS or Department of Agriculture and food including:
 - 1. All existing and proposed buildings, this may include the general area(s) where buildings may be located.
 - 2. Setbacks for all proposed buildings.
 - 3. General location(s) for pens, corals, confinement areas, etc.
 - 4. Location of manure handling facilities and lagoons
 - 5. Any other information required by the land use authority.

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- J. A copy of the comprehensive nutrient management plan that has been approved by the NRCS or Department of Agriculture and food shall be provided to the county.
 - K. The applicant must show that they have or can get enough water, either public or private, sufficient for the operation.

37. Semi-developed Campground, and Recreation Camp.

- A. Camping can take place only on designated sites.
- B. Motorized vehicles can only be parked in designated areas.
- C. Tent sites cannot be closer than thirty (30) feet to a fire ring.
- D. All fire rings shall be a metal type in ground ring, the ring and placement must be approved by the fire marshal.
- E. Fires can only be built in the installed fire ring.
- F. Quiet hours will be from 10:00 p.m. to 6:00 a.m.
- G. Dogs must be kept under restraint, and cannot be left unattended.
- H. Discharging of firearms and fireworks is prohibited.
- I. Trash dumpsters are required to be on site at all times.
- J. Potable water is required as regulated by Tri-County Health Department.
- K. Flushable toilets are required as regulated by Tri-County Health Department.
- L. Permanent tent pads are allowed but not required.
- M. Site plan must follow commercial site plan requirements as outlined in Chapter 17.30.
- N. There must be a minimum of twenty (20) feet between each tent/RV site.
- O. The campground shall not be located closer than one thousand (1,000) feet to any dwelling unit, unless written approval is obtained from the property owner.
- P. Roadways shall be twenty (20) feet in width for one-way traffic with no parking, and twenty-four (24) feet in width for two-way traffic with no parking. Roadways must be approved by the fire marshal.
- Q. The land use authority shall determine the location for all spaces, roadways, entrances and/or exits.
- R. Access to camp spaces shall be from interior private roads.
- S. A fence shall be installed around the perimeter of the campground. The fence must be a six foot chain link fence. The land use authority may approve a different type of fencing based on the location of the campground, the proximity to residences, the proximity to agriculture, or other factors.
- T. All off street parking spaces shall be road base, gravel, asphalt, or concrete.
- U. All entrances and exits to campgrounds shall be road base, gravel, asphalt, or concrete to match or exceed the access road surface for at least fifty (50) feet from the edge of the access road surface. All roadways within the campground shall be road base, gravel, asphalt, or concrete.

38. Semi-primitive Campground.

- A. Camping can take place only on designated sites.

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- B. No more than ten (10) people and two vehicles per site are allowed.
 - C. Motorized vehicles can only be parked in designated areas.
 - D. Tent sites cannot be closer than thirty (30) feet to a fire ring.
 - E. All fire rings shall be a metal type in ground ring, the ring and placement must be approved by the fire marshal.
 - F. Fires can only be built in the installed fire ring.
 - G. Quiet hours will be from 10:00 p.m. to 6:00 a.m.
 - H. Dogs must be kept under restraint, and cannot be left unattended.
 - I. Discharging of firearms and fireworks is prohibited.
 - J. Trash dumpsters are required to be on site at all times.
 - K. Vault privies are required, as regulated by Tri-County Health Department.
 - L. There must be a minimum of twenty (20) feet between each tent/RV site.
 - M. Site plan must follow commercial site plan requirements as outlined in Chapter 17.30
 - N. A semi-primitive campground cannot be larger than five acres
 - O. The campground shall not be located closer than one thousand (1,000) feet to any dwelling unit, unless written approval is obtained from the property owner.
 - P. Roadways shall be twenty (20) feet in width for one-way traffic with no parking, and twenty-four (24) feet in width for two-way traffic with no parking. Roadways must be approved by the fire marshal.
 - Q. The land use authority shall determine the location for all spaces, roadways, entrances and/or exits.
 - R. Access to camp spaces shall be from interior private roads.
 - S. A fence shall be installed around the perimeter of the campground. The fence must be a six foot chain link fence. The land use authority may approve a different type of fencing based on the location of the campground, the proximity to residences, the proximity to agriculture, or other factors.
 - T. All off street parking spaces shall be road base, gravel, asphalt, or concrete.
 - U. All entrances and exits to campgrounds shall be road base, gravel, asphalt, or concrete to match or exceed the access road surface for at least fifty (50) feet from the edge of the access road surface. All roadways within the campground shall be road base, gravel, asphalt, or concrete.

39. Outdoor entertainment/Amusement Facilities.

- A. Shall comply with commercial site plan requirements as outlined in Chapter 17.30.
- B. A minimum of two accessible restrooms shall be installed. More restrooms may be required by the health department or building department.
- C. All off street parking spaces shall be road base, gravel, asphalt, or concrete.
- D. All entrances and exits shall be road base, gravel, asphalt, or concrete to match or exceed the access road surface for at least fifty (50) feet from the edge of the access road surface. All roadways shall be road base, gravel, asphalt, or concrete.

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- E. Shall not be located closer than one thousand (1,000) feet to any dwelling unit, unless written approval is obtained from the property owner.
 - F. The land use authority may impose additional conditions based on the type of amusement/entertainment, the proximity to residences, the number of patrons anticipated, or other factors that could cause a nuisance to the area or surrounding property owners.
 - G. Buildings may be built on the property for storage, rental or sales of equipment or merchandise. No entertainment or amusement activity will be allowed indoors. The buildings shall comply with all adopted building and fire codes.

40. Outdoor Event Center.

- A. Shall comply with commercial site plan requirements as outlined in Chapter 17.30.
- B. A minimum of two accessible restrooms shall be installed. More restrooms may be required by the health department or building department.
- C. All required off street parking spaces shall be asphalt, or concrete.
- D. All entrances and exits shall be asphalt, or concrete.
- E. The event center must be accessed off of a class B paved road or approved paved private road.
- F. Shall not be located closer than one thousand (1,000) feet to any dwelling unit, unless written approval is obtained from the property owner.
- G. The land use authority may impose additional conditions based on the type of proposed events, the proximity to residences, the number of patrons anticipated, or other factors that could cause a nuisance to the area or surrounding property owners.
- H. Buildings may be built on the property for storage, rental or sales of equipment or merchandise. None of the approved events will be allowed indoors. The buildings shall comply with all adopted building and fire codes.

41. Outdoor Reception Center.

- A. Shall comply with commercial site plan requirements as outlined in Chapter 17.30.
- B. A minimum of two accessible restrooms shall be installed. More restrooms may be required by the health department or building department.
- C. All entrances, exits and parking shall be road base, gravel, asphalt, or concrete to match or exceed the access road surface.
- D. Shall not be located closer than one thousand (1,000) feet to any dwelling unit, unless written approval is obtained from the property owner.
- E. The land use authority may impose additional conditions based on the type of proposed events, the proximity to residences, the number of patrons anticipated, or other factors that could cause a nuisance to the area or surrounding property owners.
- F. Buildings may be built on the property for storage, rental or sales of equipment or merchandise or for dressing rooms. None of the approved events will be allowed indoors. The buildings shall comply with all adopted building and fire codes.

(Ord. No. 12-18-2017, O1, § 3, 12-18-2017; Ord. No. 06-04-2018, O1, 6-4-2018; Ord. No. 6-10-2019, O5, § 3, 6-10-2019; Ord. No. 12-09-2019, O1, § 4, 12-9-2019; Ord. No. 03-09-2020, O1, § 3, 3-9-2020; Ord. No. 01-25-2021, O1, § 3, 1-25-2021; Ord. No. 10-25-2021, O1, § 3, 11-8-2021; Ord. No. 01-31-2022, O1, § 4, 1-31-2022; Ord. No. 04-04-

2022, O1, § 4, 4-4-2022; Ord. No. 08-08-2022, O1, 8-8-2022; Ord. No. 12-19-2022, O4, § 5, 12-19-2022; Ord. No. 06-26-2023, O2, §§ 4—9, 8-1-2023)

17.33.030 Uses not included in the use table.

Other uses not shown in the table, but ruled by the planning commission to be similar to uses mentioned above may be approved in the same manner and in the same zones as the similar use is permitted or conditional. (Ord. No. 12-18-2017, O1, § 3, 12-18-2017)

17.33.040 Use table appendix.

The following uses from the use table include, but are not limited to, the additional specific uses indicated below:

Agriculture:

Ag Structures, Animals, Wholesale Nursery (Grower)

Asphalt Mixing Plant:

Cement Batch Plant

Bar:

Beer Parlor, Brewpub

Entertainment/Amusement:

Amusement Enterprises, Bowling Alley, Roller Skating Rink, Theater (indoor), Theater (Outdoor)

Livestock Feed Yard:

Dairies

Manufacturing, Light:

Air Conditioning Repair, Food Products (Wholesale, Manufacturing), Printing/Lithographing, Bookbinding, Bottling/Distribution Plants, Breweries, Carpet, Rug and Floor Cleaning, Data Processing Service, Electrical/HVAC Repair, Frozen Food Lockers (Wholesale, Distribution), Furniture Repair, Knitting Mill, Upholstery Shop, Gun Manufacturing, Household Appliance Repair, Ice Cream Manufacture/Storage, Industrial Manufacturing, Machine Shop, Millinery, Monument Works, Stone Cutting/Carving, Ornamental Iron Manufacture/Repair, Sign Manufacturer, Tool Design, Repair and Manufacture, Welding Shop

Manufacturing, Heavy:

Manufacturing and Storage of Explosives, Manufacture of Explosives/Chemicals, Ore Smelting, Ore Refining

Meat Processing Plant:

Seasonal Packing of Game

Natural Resource Extraction and Excavation:

Forest Product Industries, Oil and Gas Wells, Mining and Processing of Minerals, Gravel and Rock Quarries, Rock Crushers, Coal Yard, Storage and Processing of Natural Resources, Oil Shale Retort, Natural Resource By Products Storage and Shipping Facilities, Processing of Natural Resources, Open Pit/Underground Mines

Professional Office:

Dental Office, Detective Agency, Employment Agency, Insurance Agency, Interior Decorating, Laboratory, Dental/Medical, Legal Office, Office, Optometrist Office, Photo Studio, Physician/Surgeon Office, Real Estate Agency, Travel Agency

Public Utility Substation:

Power Substation, Public Water Treatment, Public Water Pump House, Phone and Internet Equipment, other similar facilities

Reception Centers:

Wedding Chapels

Recreation:

Parks, Golf Courses

Retail:

Altering, Pressing, Repairing Wearing Apparel, Antique/Souvenir Shop, Archery/Gun Shop, Art Supply Store, Sporting Goods Store, Automobile Parts/supply Retail, Bakery (Retail), Barbershop, Massage Establishment, Bicycle Sales/Service, Book Store, Building Material Sales, Cafe/Cafeteria, Confectionary Store, Catering Establishment, Clothing Store, Deli, Department Store, Electrical/HVAC Sales, Electronics Sales and Service, Fabric, Linen, Textile Sales, Florist Shop, Furniture Sales, Garden Supplies Store, Gift Store, Grocery Store, Hardware Store, Hobby/Craft Store, Hospital Supply Store, Household Appliance Sales, Ice Cream Parlor, Jewelry Store, Glass Sales/Service, Drycleaner, Luggage Store, Meat/Seafood Store, Music Store, Notions Store, Office Supply Store, Office Machines Sales/Service, Pawnshop, Pet/Pet Supply Store, Pharmacy, Restaurant, Secondhand Store, Sewing Machine Sales/Service, Shoe Repair/Shine Shop, Shoe Store, Super Market, Tailor Shop, Toy Store, Beauty Salon, Pet Grooming, Convenience Store

Schools:

Public, Charter, Private, Beauty/Culture School, Trade School

Storage/Parking of Commercial Vehicles:

Bus Yard, Commercial Vehicle Parking (Up to 4), Commercial Vehicle Parking (More Than 4), Commercial Vehicle Parking in Non-Commercial and Non-Industrial Zones

Towers:

Commercial Transmitter Facilities, Communication Towers, Wind Turbines, Incidental Equipment Building

Vehicle/Automobile, New or Used, Sales, Service and Rentals:

Farm Implement Sales, Boat Sales/Service, Motorcycle Sales/Service, Trailer Sales/Service

(Ord. No. 12-18-2017, O1, § 3, 12-18-2017)