

GARFIELD COUNTY ORDINANCE NO. 2020-4

AN ORDINANCE AMENDING GARFIELD COUNTY ZONING ORDINANCE NO. 2020-2 WITHIN GARFIELD COUNTY, STATE OF UTAH.

WHEREAS, the Garfield County Commissioners, as the governing body of Garfield County, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the County of Garfield, to amend Zoning Ordinance Number 2020-2.

NOW THEREFORE BE IT ORDAINED by the board of Garfield County Commissioners, State of Utah:

Section 8-2-11 of Chapter 8 “Conditional Uses” in the Zoning Ordinance shall read:

11. Standards and Conditions: Garfield County elects to allow certain Conditional Uses in various Zoning Districts. Listed below are standards and conditions to be imposed.

a. Standard: The Safety of People and/or Property.

b. Conditions:

- i. Minimizing or directing traffic flow.
- ii. Limiting the types of vehicles.
- iii. Parking regulations i.e. number of vehicles, location, etc.
- iv. Requiring fencing or other types of protection.
- v. Requiring additional setbacks or land area.
- vi. Enforcing a maximum lot coverage area.
- vii. Mitigating risk of catastrophic events like fires, explosions, etc.
- viii. Requiring signage for public safety.
- ix. Enforcing necessary standards for the protection of livestock/wildlife.
- x. Requiring approval documentation from external authorities.

c. Standard: Health and Sanitation.

d. Conditions:

- i. Controlling outdoor storage.
- ii. Requiring infrastructure connections.
- iii. Demanding proper disposal of waste.
- iv. Mitigating the impacts of potential odors.

v. Requiring approval documentation from external authorities.

e. **Standard: Environmental Concerns.**

f. **Conditions:**

- i. Controlling dust, smoke and other types of air pollution.
- ii. Mitigating run-off issues.
- iii. Protection of water, watersheds, aquifers, well-heads, etc.
- iv. Controlling the disposal of hazardous materials.
- v. Requiring no special uses of resources.
- vi. Requiring approval documentation from external authorities.

g. **Standard: Lighting.**

h. **Conditions:**

- i. Regulating light trespassing.
- ii. Regulating light pollution.
- iii. Regulating the location and type of lighting.

i. **Standard: Hours of Operation.**

j. **Conditions:**

- i. Mitigating detrimental impacts of noise, lighting, traffic, etc.
- ii. Accommodating for special events.

k. **Standard: The General Plan and Zoning Ordinance.**

l. **Conditions:**

- i. Allowing additional single and/or multiple family dwellings on one lot.
- ii. Requiring compliance with applicable ordinances.
- iii. Protecting the quality of the underlying zone.
- iv. Requiring certain esthetics or landscaping.
- v. General use and design.

Chapter 20 in the Zoning Ordinance shall read:

Chapter 20. RESORT RECREATION ZONE (RR)

20-1 Purpose.

The purpose of the Resort Recreation Zone is to recognize and provide for the orderly development of certain properties as a tourist, recreation, convention, hospitality, business and gathering destination. A Resort Recreation Zone may include a cohesive and complimentary mixture of land uses including commercial, residential, recreational and/or business park along with more primitive settings. Uses should focus on developments for tourists, recreationists, visitors and the local community.

20-2 Permitted Uses.

1. Single-family dwellings.
2. Multiple-family dwellings (apartments, condos, etc.).
3. Accessory buildings and uses.
4. Short-term rentals.
5. Other uses deemed compatible with the purposes of the Zone by the Garfield County Planning Commission and County Commission.

20-3 Conditional Uses.

1. Hotels, motels, lodges, cabins and other accommodation services.
2. Restaurants, lounges, bars and other eating and drinking establishments.
3. Retail shopping, guide/outfitter services and other resort-related business activities.
4. Community centers, convention centers.
5. Convenience stores, gas stations, recreation sales/service stations (ATVs, boats, etc.)
6. Trail rides, guided tours, public recreation parks and playgrounds.
7. Schools and churches.
8. Parking lots, parking garages.
9. Storage units.
10. Spas, salons and other relaxation services.
11. Bowling alleys, dance halls, skating rinks and other night life activities.
12. RV parks, campgrounds, glampgrounds.

13. Other uses deemed compatible with the purposes of the Zone by the Garfield County Planning Commission and County Commission.

20-4 Minimum Area Regulations and Modifying Regulations.

1. Minimum Lot Areas:
 - a. Lots with on-site waste water disposal shall not be less than one (1) acre, and the waste water systems shall be approved by the State of Utah.
 - b. Permitted uses in a Resort Recreation Zone shall meet the zoning requirements of the Residential Zoning District (R-12, R-20).
 - c. Conditional uses in a Resort Recreation Zone shall meet the zoning requirements of the Commercial Zoning District (C).

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this 23rd day of March, 2020.



Garfield County Commission, Chair
Leland F. Pollock

ATTEST:



Garfield County Auditor/Clerk
Camille A. Moore

County Seal:

