



Land Use Ordinance Library

For the State of Utah

Governor's Office of Planning and Budget

Utah Governor's Office of Planning and Budget

State and Local Planning Section

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Table of Contents

Introduction..... 1

How to Use the Toolkit

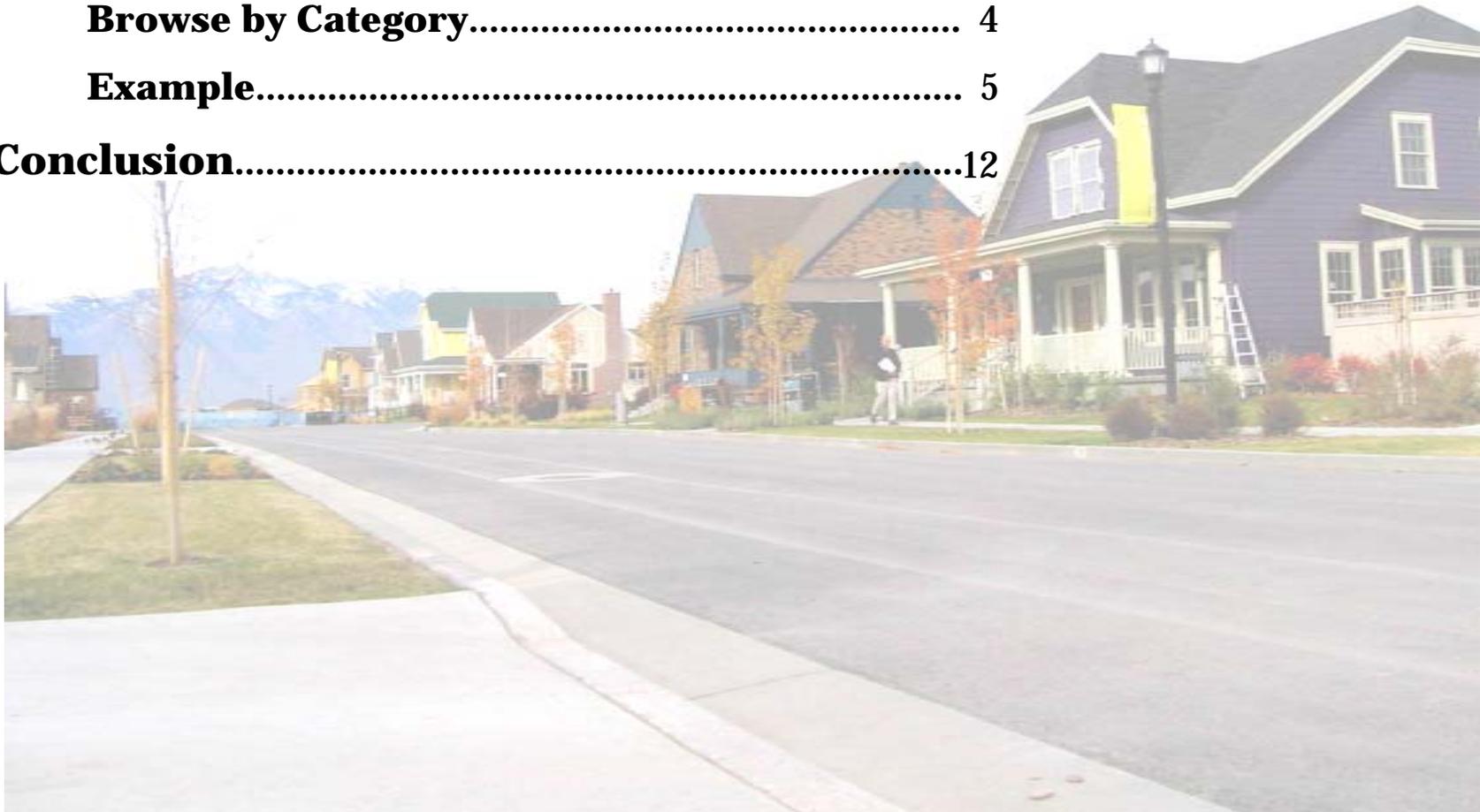
The Main Page..... 2

Alphabetical Listing..... 3

Browse by Category..... 4

Example..... 5

Conclusion.....12



Introduction

As the State of Utah continues to face unprecedented population growth, planning becomes an increasingly important step in maintaining a high quality of life for those residing here. However, even the best planning is of little use without the policy to implement it. For this reason, the Governor's Office of Planning and Budget presents the Zoning Ordinance Library. The Zoning Ordinance Library is a collection of zoning ordinances from throughout the state, aimed at demonstrating examples of exemplary planning methods and policy. It is hoped that this showcasing of zoning ordinances from around the state will help stimulate even greater innovation as counties and municipalities are able to see what works in other areas of the State and then incorporate these ideas as they tailor zoning ordinances to their own unique situations. The toolkit is designed to aid professional planners and other city officials become more aware of what zoning ordinances are being used throughout the State of Utah.

This publication is intended to introduce you to the Zoning Ordinance Library and to instruct first-time users on how to use the toolkit. In using the toolkit, keep in mind that these ordinances are intended to be used as examples, to generate ideas as you tailor ordinances to your specific situation. Because counties and municipalities are constantly updating their ordinances, many of the ordinances listed in the toolkit may be out of date. The ordinances are provided for informational purposes only and should not be construed as the official county or municipal code. For more up-to-date



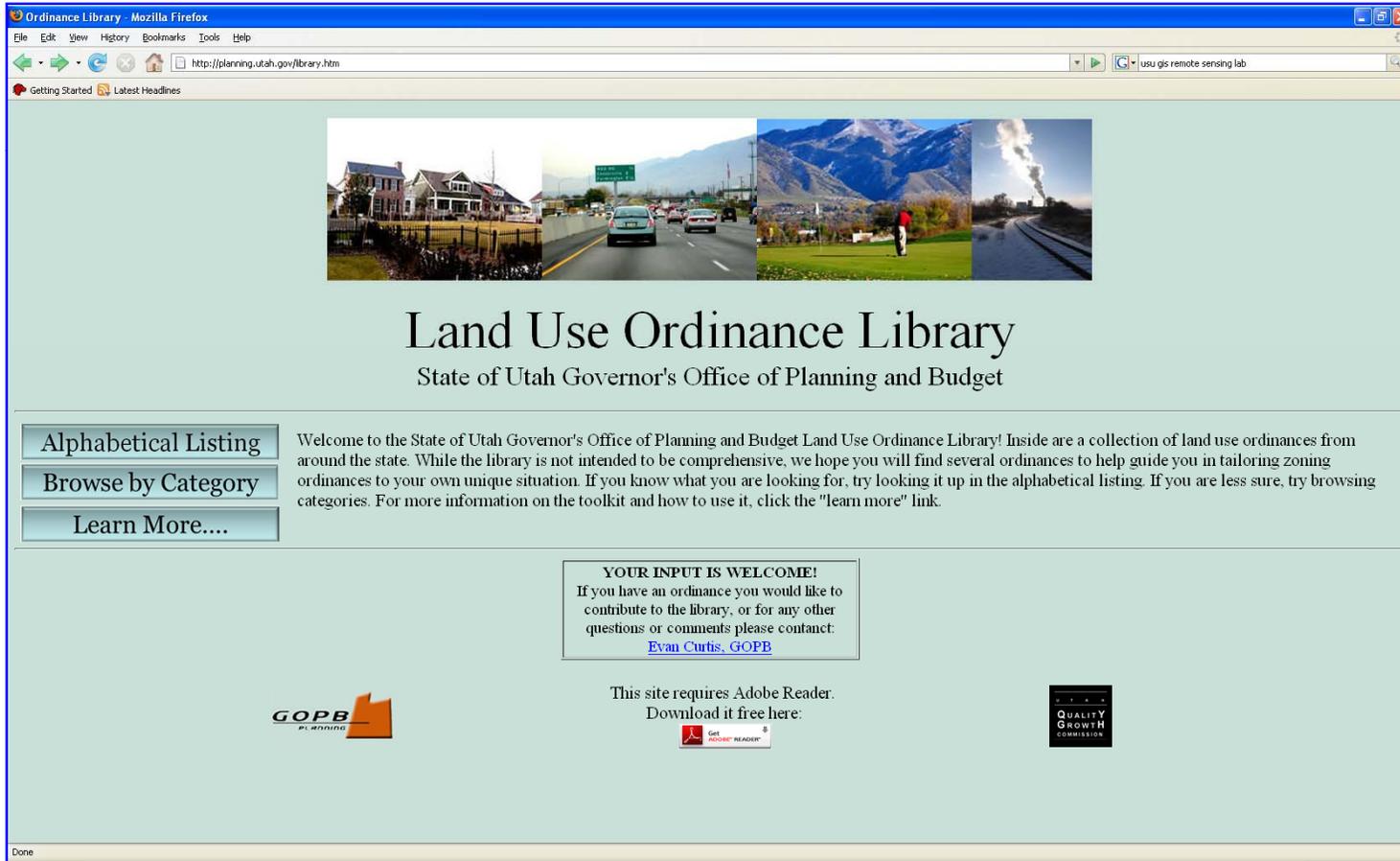
How to use the toolkit

information on a specific ordinance, contact the county or municipality in question.

The Main Page

The main page includes three options: “Alphabetical Listing of Ordinance Sub-Categories,” “Browse by

Category,” and “Learn More.” If you already know what you’re looking for go directly to the “Alphabetical Listing of Ordinance Sub-Categories” to see a list of available ordinance sub-categories. If you are unsure of what you are looking for, or are unable to find it alphabetically, try browsing by major zoning categories to narrow down the search. The “Learn More” tab links to this publication.



How to use the toolkit

Alphabetical Listing

The alphabetical listing allows the user to search for a specific subcategory by name. This is useful if you know exactly what you are looking for.

The screenshot shows two browser windows. The top window displays the 'Land Use Ordinance Library' homepage with navigation buttons for 'Alphabetical Listing', 'Browse by Category', and 'Learn More...'. A red arrow points from the 'Alphabetical Listing' button to the second window. The second window shows the 'Alphabetical Listing of Zoning Ordinances' page. At the top, the letters 'A' through 'Z' are listed in a blue font and are circled in red. Below the letters, a list of ordinance categories is displayed, starting with 'A' and including items like 'Access', 'Accessory and Temporary Housing', and 'Agriculture'. A red arrow points from the circled letters to a text box on the right.

Alphabetical Listing of Zoning Ordinances

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)

A

- [Access](#)
- [Accessory and Temporary Housing](#)
- [Additions, Remodels, & Reconstruction](#)
- [Adult Business & Obscene Signs](#)
- [Advertising and Commercial Signs](#)
- [Affordable Housing](#)
- [Agricultural Industry](#)
- [Agricultural Land – Prime](#)
- [Agricultural Zones](#)
- [Agricultural Zones – Landscaping](#)
- [Agricultural Zones – Signs](#)
- [Agriculture](#)
- [Agriculture – Caretaker and Employee Housing](#)
- [Agriculture – Commercial Agriculture](#)
- [Agriculture – Fences and Barriers](#)
- [Agriculture – Open Space](#)
- [Agriculture - Signs in Agricultural Zones](#)
- [Agriculture Protection and Prime Ag Land](#)
- [Airport – Landscaping](#)

Click on any letter to jump to that section of the alphabet. Click on "Return to Top of Page" or click the "Back" button on your browser to return to the top of the alphabet. To search for a specific word or phrase, the key combination "Ctrl F" will open a search box.

How to use the toolkit

Browse by Category

[Critical Lands, Recreation, and Open Space](#)

[Infrastructure and Transportation](#)

[Land Uses, Districts, and](#)

[Landscaping, Lighting, Construction](#)

[Subdivisions, Planned Developments,](#)

[Signs, Storage, Junk, and](#)

[Variances](#)

Please Choose Sub-Category...

Critical Lands

[Natural Hazards and Environmental Quality Sub-Categories](#)

[Cultural Critical Lands and Historic Resources](#)

[Sensitive Lands and Overlay Zones](#)

[Visual Quality](#)

Recreation

[Trails, Reservoirs,](#)

[Parks, Campgrounds,](#)

[General Open Space](#)

[Subdivisions](#)

[Commercial](#)

[Transfer of Development Rights](#)

Mozilla Firefox

file:///D:/Index_files/Critical_Rec_Open/OpenSpace/Visual%20Quality.htm

County/Municipality	Ordinance Title	Number	Chapter
Brigham City	West Forest Street Corridor Overlay	29.21	West Forest Street Corridor Overlay
Duchesne County Subdivisions	Subdivision Design Standards, Vistas-Restrictive covenants	16.24.050	DESIGN STANDARDS
Kanab	ENTRY CORRIDOR PROTECTION OVERLAY ZONE (ECPO)	Section 9A	ZONING ORDINANCES
Moab	View Shed Protection	17.32.040d	SAR, SENSITIVE AREA RESORT ZONE
Morgan	d. Visual Analysis	16.30-100	Wireless Telecommunication
Park City			
Salt Lake County			
Salt Lake County			
Summit, Eastern Summit			
Summit, Eastern Summit			
Summit, Snyderville Basin			
Summit, Snyderville Basin			
Wasatch			

Browse by Category

Browsing by category allows the user to find a suitable ordinance by narrowing down from broad categories to narrower sub-categories until the desired ordinance is found. This example shows the steps taken to arrive at an ordinance dealing with visual quality.

moab17.32.040d.pdf (application/pdf Object) - Mozilla Firefox

file:///D:/Index_files/PDFmncpl/moab17.32.040d.pdf

Chapter 17.32 SAR, SENSITIVE AREA RESORT ZONE

17.32.040 Special provisions.

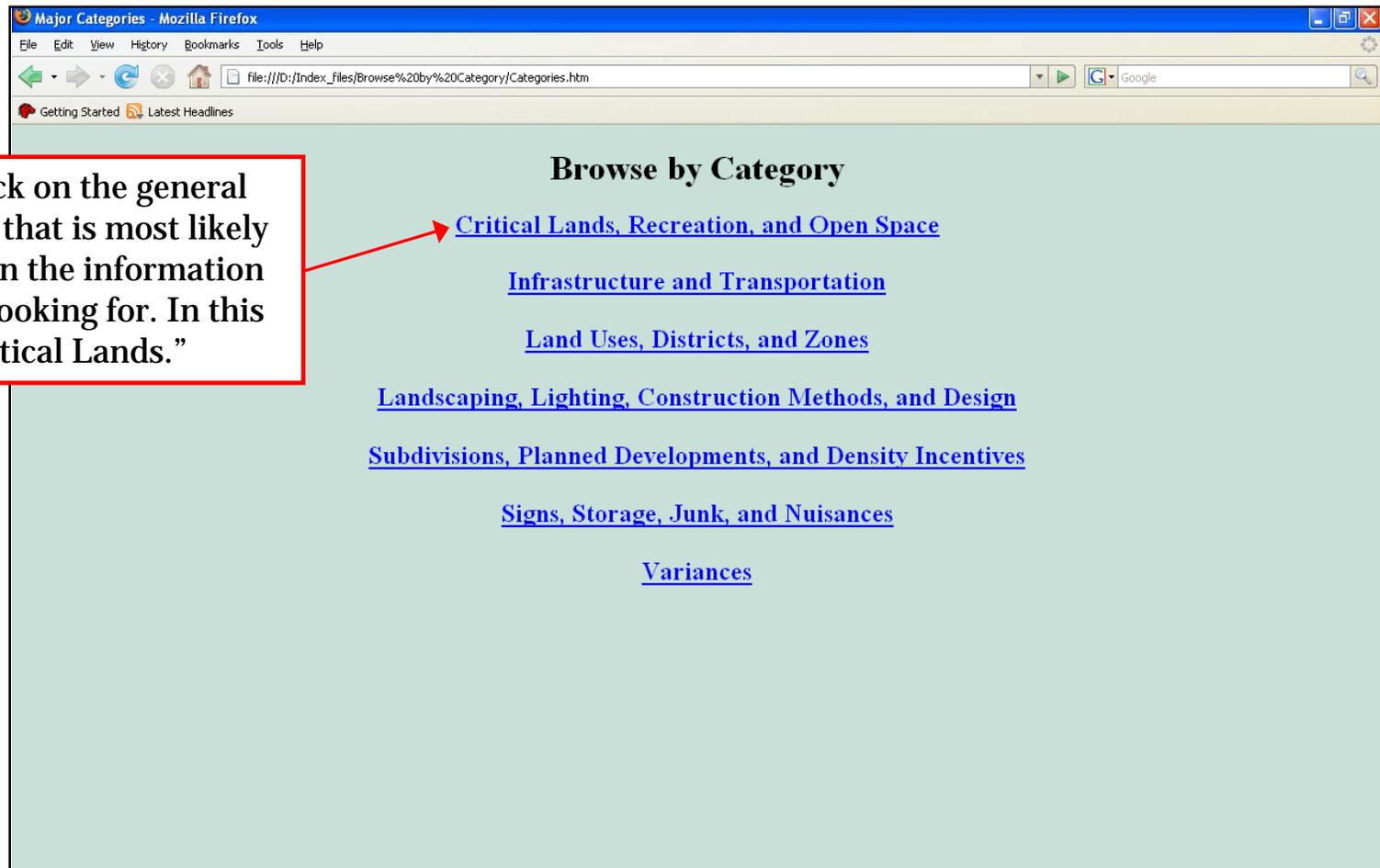
D. View Shed Protection.

1. Significant natural features within the development parcel shall be preserved according to requirements of the master planned developments ordinance.
2. All development within the SAR zone shall be developed to minimize the visual contrast and materials against the surrounding natural landscape.
3. All buildings and structures within the SAR zone shall not break the horizon of nearby

How to use the toolkit

Example Search Using Browse by Category

This example search will demonstrate the process one would follow if looking for a zoning ordinance on geological hazards.



How to use the toolkit

Example Search

After Clicking on the main category, you will be brought to a list of the subcategories.

Critical Lands, Recreation, and Open Space - Mozilla Firefox

File Edit View History Bookmarks Tools Help

file:///D:/Index_files/Critical_Rec_Open/subcategories.html

Getting Started Latest Headlines

Please Choose Sub-Category...

Critical Lands

[Natural Hazards and Environmental Quality Sub-Categories](#)

[Cultural Critical Lands and Historic Resources](#)

[Sensitive Lands and Overlay Zones](#)

[Visual Quality](#)

Recreation

[Trails, Resorts, Recreation Areas and Uses](#)

[Parks, Campgrounds, Recreational Vehicles](#)

Open Space

[General Open Space, Parks, Agriculture](#)

[Subdivision and Development Requirements](#)

[Commercial/Industrial Requirements](#)

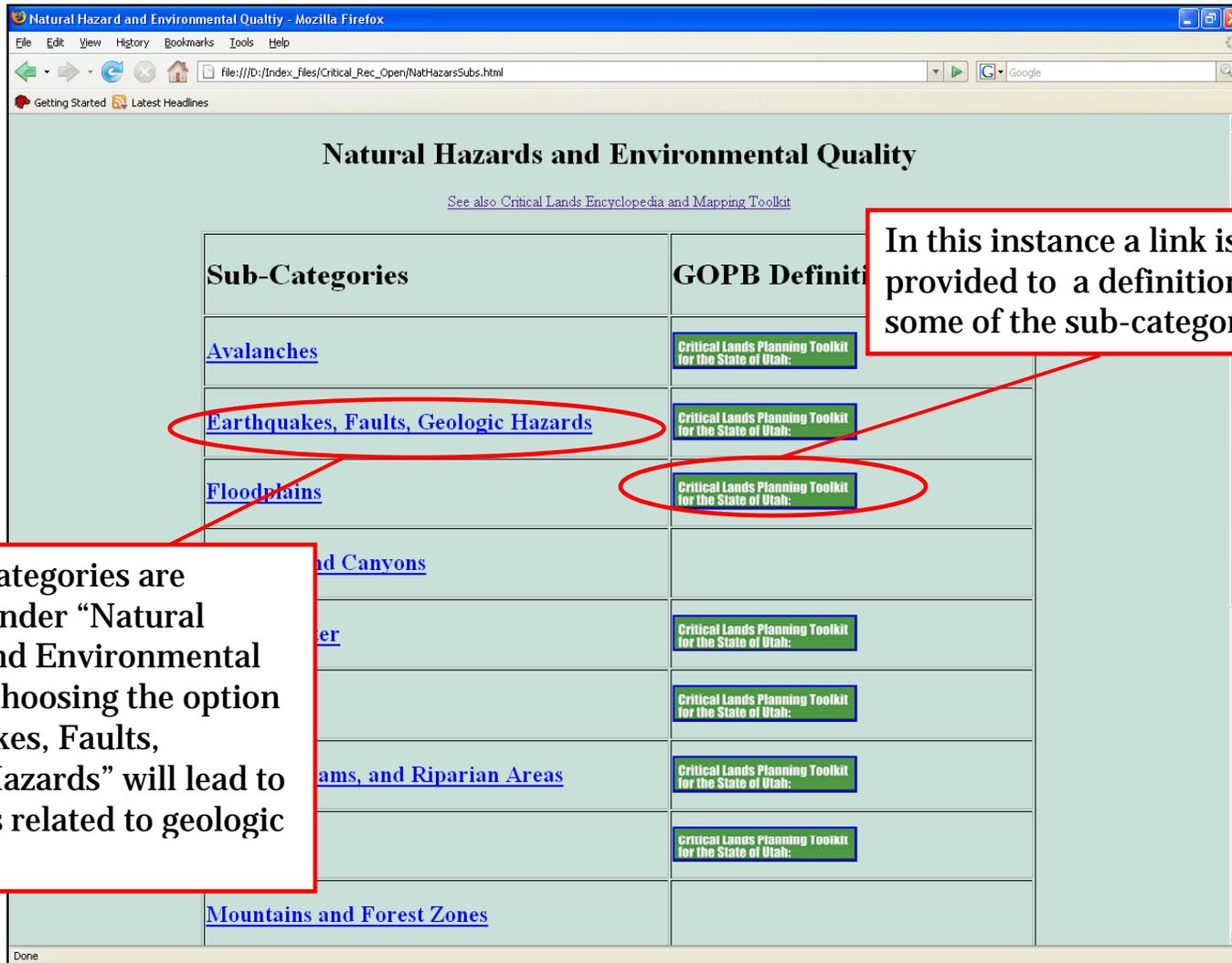
[Transfer of Development Rights \(TRDs\)](#)

Now, click on the subcategory that best represents what you are searching for. In the case of geological hazards, the subcategory "Natural Hazards and Environmental Quality" would be most appropriate.

How to use the toolkit

Example Search

After Clicking on the main category, you will be brought to a list of the subcategories.



In this instance a link is also provided to a definition of some of the sub-categories.

More subcategories are available under "Natural Hazards and Environmental Quality." Choosing the option "Earthquakes, Faults, Geologic Hazards" will lead to ordinances related to geologic hazards.

How to use the toolkit

The Ordinances Page

Once a final category is chosen in either the alphabetical listing or through a categorical search, a page with the list of available ordinance appears. Different sections of the ordinance page serve different purposes. It is important to

serve understand what each column represents in order to effectively navigate the ordinance and find the desired information. The following pages explain each of the columns.

County/Municipality	Ordinance Title	Number	Chapter
Box Elder	Construction Subject to Geologic or Flood Hazards	1.35	General and Supplementary Provisions
Brigham City	Development Standards for Earthquake Fault and Hazard Lands	29.18.100	Sensitive Areas Overlay Zones
Cache	F. Earthquake Fault Areas And Areas Prone To Landslide:	17.18.060	Sensitive Areas Overlay Zone
Cache	ENGINEERING GEOTECHNICAL REPORT:	17.18.070	Sensitive Areas Overlay Zone
Cache	DISCLOSURE OF NATURAL HAZARD BY ENGINEERING GEOTECHNICAL REPORT:	17.18.080	Sensitive Areas Overlay Zone
Mapleton	Location On Fault Traces Prohibited	18.30.040f.1	CE-1 CRITICAL ENVIRONMENT ZONE
Mapleton	Site Specific Geotechnical Study And Structural Calculations Required Before Building Permit Issuance	18.30.040f.2	CE-1 CRITICAL ENVIRONMENT ZONE
Morgan	Construction Subject to Geologic or Flood Hazards.	16-01-290	Introductions, General and Supplementary Provisions
Morgan	GEOLOGIC HAZARDS	16-14-050	Sensitive Area District
Morgan	Geotechnical/Geologic Report Standards.	16-14-060	Sensitive Area District
Morgan	Review of reports--Approval procedure.	16-14-070	Sensitive Area District
Morgan	A. Geologic Hazards.	16-15-060.3.b.3.ii	Master Plan Development Reserve (MPDR)
Morgan	Geologic Hazards Building Permit Ordinance	CO-06-22	Geologic Hazards Building Permit Ordinance
Salt Lake County	GEOLOGICAL HAZARDS ORDINANCE* (Formerly "Natural Hazard Areas")	Chapter 19.75	GEOLOGICAL HAZARDS ORDINANCE

How to use the toolkit

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Utah.gov Getting Started Latest Headlines

County/Municipality	Ordinance Title	Number	Chapter
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Cache	F. Earthquake Fault Areas And Areas Prone To Landslide:	17.18.060	Sensitive Areas Overlay Zone
Cache	ENGINEERING GEOTECHNICAL REP		
Cache	DISCLOSURE OF NATURAL HAZARD GEOTECHNICAL REPORT:		
Mapleton	Location On Fault Traces Prohibite		ONE
Mapleton	Site Specific Geotechnical Study A Required Before Building Permit Is		ONE
Morgan	Construction Subject to Geologic or		pleme
Morgan	GEOLOGIC HAZARDS		
Morgan	Geotechnical/Geologic Report Stan		
Morgan	Review of reports--Approval procedure.	16-14-070	Sensitive Area District
Morgan	A. Geologic Hazards.	16-15-060.3.b.3.ii	Master Plan Development Reserve (M
Morgan	Geologic Hazards Building Permit Ordinance	CO-06-22	Geologic Hazards Building Permit Or
Salt Lake County	GEOLOGICAL HAZARDS ORDINANCE* (Formerly "Natural Hazard Areas")	Chapter 19.75	GEOLOGICAL HAZARDS ORDINANCE

The County/Municipality Column

The "County/Municipality" column shows what county the ordinance is from. Apart from differentiating between ordinances, this also enables you to put the ordinance into a geographical context. Some counties and municipalities may be more similar to your own than others. Also, if information about the ordinance is desired, contacting the county in question may be the best course of action.

How to use the toolkit

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File Edit View History Bookmarks Tools Help

file:///E:/Dreamweaver/Index_files/Critical_Rec_Open/CriticalLands/GeologicHazards.htm

Utah.gov Getting Started Latest Headlines

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		17.18.070	Sensitive Areas Overlay Zone
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Morgan		16-14-060	Sensitive Area District
Morgan		16-14-070	Sensitive Area District
Morgan		16-15-060.3.b.3.ii	Master Plan Development Reserve (MPDR)
Morgan		CO-06-22	Geologic Hazards Building Permit Ordinance
Salt Lake		Chapter 19.75	GEOLOGICAL HAZARDS ORDINANCE
Sandy	Seismic Areas	15.06.03x	Development, Site, and Subdivision Standar

The Ordinance Column

The ordinance column provides the name of the ordinance and links to a PDF of the ordinance.

The Chapter Column

This column shows the chapter where the ordinance originates. This provides additional context to the ordinance title.

The Number Column

The number list differentiates between two ordinances with the same name from the same county or municipality. It also serves as a reference for finding the ordinance in the ordinance book of a county or municipality if more information is desired.

How to use the toolkit

Some of the links connect to more than just the ordinance of interest. This is done to ensure that the appropriate context of surrounding ordinances is given. When choosing the ordinance of interest, make note of the ordinance number, as you may need to do some searching within the ordinance to find the statement of interest.

County/Municipality	Ordinance Title	Number	Chapter
Summit, Snyderville Basin	E8. Open Space:	10.2.7	ZONING DISTRICTS, DEVELOPMENT POTENTIAL AND REQUIREMENTS
Summit, Snyderville Basin	E9. Open Space	10.2.8	
Summit, Snyderville Basin	E7. Open Space:	10.2.9	

In this ordinance, open space is under section E9. It is necessary to scroll down to E9 to find the statement of interest.

10. Maximum building or structure height shall be thirty two feet (32') unless otherwise stated in section [10-4-3](#) of this title. Height shall be measured according to section [10-4-23](#) of this title.

E. Performance Standards: In addition to compliance with all standards for approval outlined in [chapter 4](#) of this title, the following special performance standards shall apply in this zone:

1. Limitation On Direct Retail Sales: In order to limit customer traffic volumes, no more than twenty five percent (25%) of the floor area of any use may be devoted to retail sales, including showroom or customer reception areas.
2. Industrial Uses: Industrial uses shall not create excessive glare, heat, odor, smoke, noise or physical vibration of the building.
3. Parking: Parking shall comply with section [10-4-9](#) of this title and on site parking will be required for all employees expected to occupy the building for any given shift.
4. Mechanical Equipment: All exterior mechanical equipment shall be screened to minimize noise infiltration to adjoining properties and to minimize the view of the equipment from nearby properties and from public roadways.
5. Delivery And Loading Areas: The loading and unloading of goods shall take place entirely on site and not interfere with emergency access. Loading areas shall be screened from general public view.
6. Refuse Storage And Disposal: In addition to complying with section [10-4-14](#) of this title, all garbage, refuse and recycling functions associated with uses in this zone shall be required to be screened from public view.
7. Outdoor Storage Yards: Outdoor storage yards are generally considered appropriate in this zone. Storage yards shall be placed behind buildings and screened from public view to the maximum extent possible.
8. Outdoor Display Of Goods: Outdoor display of merchandise is prohibited in this zone.
9. Open Space: All development in this zone shall provide a minimum of twenty five percent (25%) open space. (Ord. 647 9-13-2006)

Conclusion

Putting the Toolkit to Good Use

The ordinances in this toolkit represent a wealth of knowledge and hard work on the part of many planners, zoning administrators, planning commissioners, and citizen planners throughout the State. While these ordinances may work well in the area they were originally written for, it is important to remember that each county and municipality in the state faces unique challenges. While building upon the ideas of others throughout the state, be sure to tailor your own ordinances to fit the unique situations and residents of your own jurisdiction. An ordinance is only as good as the effect it has in accomplishing the desired results for your community. For this reason, it is critical to refer to your general plan to make sure that each zoning ordinance is guided by the goals and vision of your individual community or county.