

Chapter 16.54 F-1 AND P-1 FAIRGROUNDS AND PARKS ZONE

Section 16.54.010 Objectives--Characteristics.

A. The fairgrounds (F-1) and parks (P-1) zones are established to provide areas in which the primary use of the land is for fairgrounds and public parks within the municipality. The F-1 and P-1 zones are characterized by tracts of land utilized for fairgrounds, rodeo arenas, grandstands, exhibition facilities, outdoor recreational facilities such as baseball complexes and golf courses, and/or open green space, alongside those facilities related thereto. Dwellings shall not be permitted except for caretaker dwellings and temporary parking of occupied travel trailers or recreational vehicles as provided in this chapter within those areas designed for the Western Park complex.

B. In order to accomplish the objectives and purposes of this title, and to stabilize and protect the essential characteristics of these zones, the regulations set out in this chapter shall apply in the F-1 and P-1 zones. (Ord. 93-14 § 1: Ord. 93-08 § 1 (part): PZSC § 03-26B-001)

Section 16.54.015 Conditional Use Requirements

A. Low powered radio service monopole antennas and lattice tower antennas will be a conditional use in the F-1 and P-1 zones. The following must be submitted as part of the conditional use application:

1. A site plan drawn to scale meeting all requirements of Section 16.06.050, Site Plan Approval Required;

2. Show on site plan, height of structures, (buildings, signs, utility poles), and trees in a one-block radius. Also, show any change in topography that would maximize visual screen.

B. The Planning Commission will base their decision on the following information:

1. Compatibility of the proposed structure with the height and mass of existing adjacent buildings and utility structures;

2. Location of the antenna to existing vegetation, topography and buildings to maximize visual screening;

3. Meeting requirements of the conditional use permit as outlined in the ordinance.

C. Must receive site plan approval;

D. Conditional use requirements;

1. One (1) off-street parking space is required;

2. Install a six-foot (6') high chain link fence around the site;

3. Maximum tower height is fifty (50') feet;

4. All storm water must be retained on property;

5. Obtain a building permit;

6. Include with building permit application an engineer's report on wind lode requirements, construction requirements and stamped by a licensed engineer of the State of Utah.

E. Planning Commission can lower height in order to bring the antenna into compatibility with other structures height and existing screening.(Ord. No. 96-28, Enacted, 11/20/96)

Section 16.54.020 Uses.

Use are as set out in Exhibit 16.54.020.

Exhibit 16.54.020

FAIRGROUND AND PARK ZONE USES

Use	F-1	P-1
Accessory buildings and uses customarily incidental to a permitted use	P	P
Temporary boarding or exhibition of animals, not to exceed (9) days	P	N
Boarding or exhibition of animals, in excess of nine (9) days, not to exceed one hundred fifty (150) permanent animal stalls in any development	C	N
Bed and Breakfast	C	C
Church, temporary revival, not to exceed nine (9) days	P	P
Circus, carnival or other transient amusement subject to the following standards: 1. Compliance with all local, state and federal requirements including, but not limited to, health, fire, building, safety and zoning code requirements. 2. A copy of all policies and procedures reflective of site development compliance must be on file with the Vernal City Planning Commission and City Recorder.	P	P
Concession stand, permanent	P	P
Concession stand, temporary, subject to the following site development standards: 1. Compliance with all local, state and federal requirements including, but not limited to, health, fire, building, safety and zoning codes and requirements. 2. A copy of all policies and procedures reflective of site development compliance must be on file with the Vernal City Planning Commission and City Recorder.	P	P
Convention center	P	P
Dwellings, caretaker	P	N
USES	F-1	P-1
Golf course	N	P

Grandstands and amphitheaters	P	P
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Low powered radio service antennas monopole antenna: lattice tower:	C C	C C
Museum	P	P
Parks and playgrounds	P	P
Public parking lots subject to site development standards indicated in Section 16.54.030(E)	P	P
Rodeo arena, and other structures incidental to the operation of a rodeo	P	N
Signs, on-premises, in accordance with Chapter 16.28	P	P
Signs, permanent, off-premises	N	N
Swimming pools, water slides	N	P
Temporary buildings for use incidental to construction work-such buildings shall be removed upon completion or abandonment of the construction work	P	P
USES	F-1	P-1
Travel trailers or recreational vehicles, occupied and temporary, within those areas designated for the Western Park complex, subject to the following limitations: 1. All travel trailers or recreational vehicles must be fully self contained. 2. No more than thirty (30) parking spaces for travel trailers or recreational vehicles shall be allowed within the Western Park complex. 3. Each parking space will be no larger than twenty-five (25) feet in width and fifty (50) feet in length. 4. Any parked occupied travel trailer or recreational vehicle shall be a minimum distance of forty (40) feet from a residential zone and shall be parked at the most eastern inside perimeter of the infield of the race track of the Western Park facility. 5. No occupied recreational vehicle or travel trailer shall be allowed to be parked within the Western Park complex for a period in excess of nine (9) consecutive days. 6. Each space designated for the parking of a recreational vehicle or travel trailer may be serviced by electrical utility only. Water and sewage servicing for each space will not be permitted but shall be provided at a centralized location as per state health regulations and requirements. 7. A conditional use permit may be granted only for an individual event as requested by Western Park as authorized by the Vernal City Planning Commission.	C	N

Zoos, aviaries	C	C
Other uses not mentioned herein but ruled by the Planning Commission to be similar to uses permitted herein.	C	C

(Ord. 93-14 § 3: Ord. 93-08 § 1 (part): PZSC § 03-26B-003)(Ord. No. 94-17, Amended, 08/11/94; Ord. No. 96-25, Amended, 10/02/96; Ord. No. 96-28, Amended, 11/20/96)

Section 16.54.030 Site development standards.

The following are the site development standards for the F-1 and P-1 zones:

- A. Minimum lot size: one (1) acre;
- B. Minimum lot frontage: one hundred (100) feet;
- C. Minimum yard setbacks:
 - 1. Front: The minimum setback for all buildings shall be thirty (30) feet from any public street or travel easement, except that on state and federally designated highways, the setback for all buildings shall be fifty (50) feet,
 - 2. Side:
 - a. All buildings shall be set back from the side property line a distance of at least eight (8) feet and the total distance of the two (2) side setbacks shall be at least twenty (20) feet except those abutting residential uses and/or zones shall be set back from the side property line a distance of at least fifteen (15) feet and the total distance of the two (2) side setbacks shall be at least thirty (30) feet,
 - b. On corner lots, the side setback from the street for any building shall not be less than twenty (20) feet,
 - 3. Rear: All buildings shall be set back from the rear property line a distance of at least thirty (30) feet;
- D. Building height:
 - 1. Minimum: one (1) story;
 - 2. Maximum: none;
- E. Landscaping shall be in conformance with Chapter 16.27 herein;
- F. Minimum site development standards for caretaker dwellings shall be the same as required in the R-1 residential zone;
- G. Curb, gutter and sidewalks shall be required. All off-street parking shall be paved with asphalt or concrete;
- H. All development of a permanent nature requires site plan approval from the Vernal City Planning Commission as set forth in Chapter 16.06, Administration Procedures, of this title;
- I. Developments adjacent to property zoned and/or used for residential purposes shall install a six (6) foot non-see-through fence between commercial and residential properties to afford privacy for the residential dwellings. The fence shall be installed so as not to create a safety hazard for vehicular and pedestrian traffic. Where the Planning Commission determines that such a fence is not necessary or in the best interest of the public, the Planning Commission may waive the fence requirement. (Ord. 93-14 § 2: Ord. 93-08 § 1 (part): PZSC § 03-26B-002)(Ord. No. 94-22, Amended, 11/2/94; Ord. No. 96-27, Amended, 11/20/96)