

10-4-19: SPECIAL SITE DESIGN REQUIREMENTS:

The criteria in this section serve the public interest by requiring that the design of developments in the Snyderville Basin be compatible with the natural, rural characteristics of their setting and with the image of the area which helps to support its resort economy. The design policies also help to reduce the potential for land use conflicts by encouraging the protection of privacy and of scenic views.

- A. **Integration Of Development:** Development in the Snyderville Basin shall be integrated in a manner that is consistent with the general plan to promote more complete and functional neighborhood, community and resort areas. Integration shall be accomplished through, among other things, pedestrian and vehicular circulation, visual, open space, and other linkages and design techniques. A piecemeal approach to planning and development, where individual development parcels are designed and constructed without adequate integration opportunities with surrounding areas, will not be permitted.
- B. **Existing Uses:** Developments shall not limit the viability of existing agricultural, industrial or mining uses. Limits to the viability of existing uses could include, without being limited to, potential nuisance or liability suits, adverse impacts on existing irrigation ditches, predation on stock by domestic dogs, and traffic conflicts with farm machinery or mining equipment.
- C. **Privacy:** Developments shall protect on site privacy and the privacy of those occupying adjacent sites. Privacy may be protected through setbacks, buffering, screening or structural elements, and other design tactics.
- D. **Building Site Plan:** Building site plans for single-family detached residential development shall provide the locations for the proposed building envelopes and associated driveways when there is steep terrain along the roadway. In certain instances for development in mountain/remote areas and lands zoned sensitive land (SL), the recordation plat for the development may show multiple approved building envelope locations for each lot. At the time of building permit issuance, the lot owner shall choose one of the building envelopes and lose the other alternatives. The practice of selecting one and removing the remaining building envelopes for further development consideration shall be described on the plat. (Ord. 323, 3-9-1998)
- E. **Outbuildings, Barns And Associated Corrals:** Within any lot in which a barn and/or associated corral are to be allowed as part of the development approval, a low impact permit must be approved by the county to locate the barn and related improvements and to authorize its construction. A barn will not be located closer than sixty feet (60') to any dwelling unless otherwise approved by the IBC. An associated pasture/corral management plan may be required. (Ord. 323, 3-9-1998; amd. 2004 Code)
- F. **Number Of Single-Family Detached Dwellings On A Lot:** One single-family detached dwelling only will be permitted on a "lot" as defined in this title, except where specifically allowed in an approved SPA plan or when permitted accessory residential structures are allowed by this title.
- G. **Visual Clearance:** On any corner lot on which the front and side yards are required, no wall, fence, structure, sign, tree, shrub or hedge may be maintained as to cause danger to traffic by obstructing the view, and when topography prevents a clear view, the area shall be graded to provide visual clearance.

H. Side And Rear Yards:

1. Every part of the required side or rear yard shall be open and unobstructed by any above grade object or portion of the structure.

2. No deck, on or below grade, shall be permitted to encroach within ten feet (10') of a side or rear lot line.

I. Single-Family Detached Dwelling Design Elements: Developments comprised of single-family detached dwelling units shall provide for individual dwelling design review through restrictive covenants for compatibility of building materials, size, color and style, and other architectural standards required herein. The CC&Rs shall include provisions that ensure general design compatibility with the applicable provisions of section [10-4-20](#) of this chapter. (Ord. 323, 3-9-1998)