

4.2.20 RFM Recreation, Forestry and Mining

A. Legislative Intent

The RFM Recreation, Forestry & Mining Zone has been established as a district in which the primary use of the land is for recreation, forestry, grazing, wildlife, and mining purposes. In general, this zone covers the ranching and mining portions of the unincorporated area of the County and is characterized by mountains, canyons, and grazing lands interspersed by ranches, recreational camps and resorts, outdoor recreational facilities, mines, oil and gas wells, and facilities related thereto. Natural and manmade lakes are also characteristic of this zone. In order to accomplish the objectives of this zone, the following regulations shall apply in the RFM Recreation, Forestry & Mining Zone.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the RFM Recreation, Forestry and Mining zone are:

1. To take advantage of and more fully implement the basic purposes for planning as set forth in Utah Code 17-27-101, County Land Use Development and Management Act, and [Section 1.2](#) of this Code.
2. To protect and conserve the property rights, lifestyle, farms and ranches, water supply, vegetation, soils, wildlife and other natural resources within the watershed.
3. To avoid the creation of hazard from floods, fire and other dangers.
4. To preserve and enhance the aesthetic appearance of the landscape.

B. Permitted Uses

The following buildings, structures, and uses of land shall be permitted in the RFM Recreation, Forestry & Mining zone upon compliance with the standards and requirements as set forth in this Code:

1. Timber harvesting, with appurtenant roadways and facilities, in compliance with County Ordinance.
2. Care and keeping of domestic livestock in confined spaces, provided that all barns, stables, corrals, pens, coops and other facilities used to contain said livestock shall be located not less than one hundred (100) feet from any drainage channel, and seventy five (75) feet from the nearest dwelling.
3. The growing of crops, and buildings and structures related thereto.
4. Accessory and non-accessory advertising signs, subject to approval, not to exceed ninety-six (96) square feet or twelve (12) feet in height, and located not closer than fifteen (15) feet from the right-of-way line of any State or County road.
5. Water diversions, water distribution systems, facilities and structures for water.
6. Sale of agricultural products.
7. Home occupations subject to the provisions of [Section 3.3.15](#).
8. Lodging Houses and Bed & Breakfasts.

C. Permitted Conditional Uses

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the County Commission in

accordance with [Section 3.3.31](#):

1. Single-family dwellings, conventional and factory built, provided that such dwellings shall require approval of a site plan in accordance with [Section 3.3.31](#) of this Code.
2. Small retail stores, recreation camps, bed and breakfast facilities, dude ranches, and buildings and structures related thereto.
3. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in [Section 3.3.31](#) and other applicable sections of this Code.
4. Major underground and surface mine developments, when approved by the County Commission and in accordance with the applicable provisions of [Section 5.4](#), and related buildings and structures.
5. Forest industries such as sawmills and storage yards, subject to approval of a site plan per [Section 3.3.31](#).
6. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity, also those less than ten (10) acre-feet when located on-stream, subject to the review and approval of the County Commission.
7. Water treatment plants, water tanks, and water distribution reservoirs, and sewage treatment plants when approved by the County Commission.
8. Reservoirs, ponds, dams, utility transmission lines and substations, water pumping plants and pipe lines, public utility buildings and structures.
9. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of [Section 5.5](#).
10. Caretaker dwellings subject to the provisions of [Section 3.3.26](#).
11. Mountain recreation developments, per [Section 5.11](#).
12. Planned mountain home developments, per [Section 5.2](#).
13. Public restrooms, information centers, parking areas, and related activities.
14. Communication towers.
15. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
16. Large scale industrial projects, subject to [Section 5.3](#).
17. Dude ranches and resorts.
18. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
19. Pet cemeteries for interment of family pets or domestic livestock.

D. [Area and Width Requirements](#)

The minimum area and width of a zoning lot within the zone shall be as follows:

| <u>USE</u> | <u>MINIMUM AREA</u> | <u>MINIMUM WIDTH</u> |
|---|---|----------------------|
| Single-family dwelling | five (5) acres when served by central sewer, or | 300 feet |
| | ten (10) acres when served by septic system, or | 330 feet |
| | when located on a non-conforming lot of record | as recorded |
| Stores, Camps, Bed & Breakfasts, Dude Ranches | as approved | as approved |

E. Access Requirements

Per [Table 4.1](#).

F. Location Requirements

Buildings shall be set back from the property line as per [Tables 4.2, 4.3](#) or [4.4](#).

G. Size and Width of Dwellings and Rental Cabins

1. Each dwelling shall have a main floor living area of not less than six hundred (600) square feet, and a total width and length dimension of not less than twenty (20) feet.
2. Each rental cabin shall have a main floor living area of not less than two hundred forty (240) square feet, and a total width and length dimension of not less than twelve (12) feet.

H. Utility Requirements – (if outside of a planned mountain home development or a mountain recreation development)

Per [Table 4.5](#).

I. Special Requirements for Single-family Dwellings

1. The lot and structure shall be in compliance with all requirements of this zone relating to area, width, access, location, size of dwelling, and utilities.
2. No dwelling or septic tank drain field shall be located closer than three hundred (300) feet from a perennial or intermittent stream channel, or within one thousand five hundred (1,500) feet of a known spring when located at an elevation higher than said spring, or within one hundred (100) feet when located at an elevation lower than said spring.
3. No dwelling shall be constructed on slopes having a gradient of thirty (30) percent or greater.
4. Each building site shall have a buildable area of not less than twenty thousand (20,000) square feet, containing slopes less than thirty (30) percent.
5. All roads and travel easements shall, to the maximum extent possible, be located so as to minimize negative impacts to the natural environment.

