

## **9-4 MINING, GRAZING & RECREATION (MG&R-1) ZONE**

### **9-4-1 Declaration of Legislative Intent**

The MG&R-1 Mining, Grazing and Recreation Zone generally covers the dry mountain and desert areas of the County. Because of the limitations imposed by climate, topography, soil capability, inadequate water supply, and the presence of economically significant mineral deposits, this area has historically been utilized as a place for the grazing of livestock on the open range and as the location of numerous mining and mineral exploration sites. The peculiar characteristics and conditions present in this area make the land most appropriately suited for a continuation of these uses. However, because of the relatively fragile balance of nature in the area, all permitted activities must be carried out in a manner consistent with the limitations of the environment. It is hereby declared that the specific purpose and intent of the Legislative Body in establishing the M&G-1 Mining and Grazing Zone are:

- (a) To take advantage of and to more fully implement the basic purposes for planning and zoning as set forth in Section 17-27 of the Utah State Code.
- (b) To promote the conservation of water, land, mineral, and other resources.
- (c) To prevent the degradation of the natural and social environment.
- (d) To foster agriculture, mining, and industry within the state.
- (e) To provide a location for certain types of agricultural, industrial, and other uses which, because of certain characteristics of operation such as odor, noise, etc., are not compatible with urban development.

In order to accomplish the above stated purposes, those uses which are reasonably necessary to the use of the land for agricultural, mining, and certain types of industrial operations shall be encouraged, provided that adequate guarantees for the protection of the area have been incorporated. Conversely, residential, commercial, and similar urban type uses which are inconsistent with the continued use of the area for the above stated purposes are not permitted in this zone.

The specific regulations necessary for the accomplishment of the purposes as outlined above are herein after set forth. (*Res. 11-12-79*)

### **9-4-2 Permitted Uses and Conditional Uses**

Permitted and Conditional Uses allowed within the zone are indicated by Table 9-1 at the end of this Article which shall be updated from time to time to reflect changes passed by the County Commission.

The uses indicated in said Table 9-1 are further defined, and are subject to the regulations set forth in Article X and XI.

### **9-4-3 Area Requirements**

There shall be no minimum area requirements except as may be required under other provisions of this Code. (*Res. 11-12-79*)

### **9-4-4 Width Requirements**

There shall be no minimum width requirements except as may be required under other provisions of this Code. (*Res. 11-12-79*)

#### **9-4-5 Location Requirements**

All buildings shall be set back at least sixty (60) feet from the center line of a County road or thirty (30) feet from the front line, whichever is greater, except as required in Article VI, Section 6-13.

#### **9-4-6 Size and Height Requirements**

There shall be no size and height requirements. (*Res. 11-12-79*)

#### **9-4-7 Special Requirements**

(a) The yards around buildings shall be kept free of debris, refuse, weeds, and other flammable material which may constitute a fire hazard.

(b) No building used for human habitation shall be constructed nor shall any permit be issued therefor, until sewage disposal facilities have been approved in accordance with minimum health standards as established by the State and/or local health authority.

(c) All dwellings, individual mobile homes, caretaker dwellings and other structures intended for human occupancy shall be served by an approved water system. However, such dwellings and structures may be constructed using an individual water storage facility provided:

- (1) that the proposed use or building is permitted within the zone and that, if the use is for a dwelling, said dwelling shall qualify as a caretaker dwelling;
- (2) that connection to an approved water system is not feasible; and
- (3) that the design of the proposed water storage facility has been approved by the local health authority in accordance with County and State standards.

#### **9-4-8 Supplementary Regulations**

Uses within this zone shall also comply with all applicable requirements as set forth under Article VI entitled "Supplementary Regulations to Zones." (*Res. 11-12-79*)