

12-1-7 GRAZING, MINING, RECREATION, & FORESTRY DISTRICT GMRF-1

12-1-701 PURPOSE

The GMRF-1 Grazing, Mining, Recreation, and Forestry District has been established as a district in which the primary use of the land is for grazing, mining, recreation, forestry, and wildlife purposes. In general, this district covers the open portion of the county which is occupied largely by grazing lands, mountains, and canyons.

This district is characterized by naturalistic land areas containing an occasional ranch, mine, or recreational camp, dude ranch, or other outdoor recreational facility

The objectives of establishing this district are:

1. To preserve, insofar as possible, natural scenic attractions, natural vegetation, and other natural features located within the district.
2. To promote tourism, grazing, mining, and the development of natural resources.
3. To promote sanitation and protect and conserve the water supply and other natural resources.
4. To prohibit substandard, urban type developments
5. To coordinate with programs of public land agencies.

12-1-702 USE REGULATION

In the Grazing, Mining, Recreation, and Forestry District GMRF-1, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

PERMITTED USES

1. Agriculture and buildings and structures related thereto.
2. Forest Industries.
3. Grazing and pasturing of animals, and buildings and structures relating to the care and keeping of animals
4. Hydro-electric dams, power plants, transmission lines and sub-stations, water pumping plants, reservoirs, wells and facilities, pipe lines, broadcasting plants, public utility buildings and structures.
5. Private summer cottages and accessory buildings, hunting and fishing cabins, dude ranches, and fisheries; provided that the division of land into a subdivision, as defined by this Ordinance, shall constitute a subdivision and must be approved in accordance with the Subdivision Sections of this ordinance.
6. Production of forest products.
7. Public parks and playgrounds.
8. Recreational Camps and Resorts
9. Refreshment Stands, Grocery Stores, Cafes, and Gasoline and Oil Dispensing Stations (Resort)
10. Signs advertising services, articles or products which are offered for sale on the premises the sign is located.
11. Single Family Dwellings.
12. Tourist cabins and trailer courts when approved by the Board of Health provided the property on which the cabins or trailer court is proposed to be located is bounded on at least one side by a County Road.

CONDITIONAL USES

1. Gravel pits, clay pits, rock quarries, oil and gas wells, mines, mineral reduction and processing structures and facilities, and all activities related thereto including Hot Asphalt Batch Plants.
2. Residential Treatment Center

12-1-703 AREA AND DENSITY REGULATIONS

A building site of at least one-half (1/2) acre shall be provided for each dwelling unit included in private summer cottages etc. built in connection with a resort or recreation camp.

12-1-704 FRONTAGE REGULATIONS

The minimum width of any dwelling site, except for cottages which are part of a resort etc., shall be 250 feet. Cottages which are part of a resort etc. shall have no requirement except as required by the Planning Commission in granting approval of the plans.

12-1-705 YARD REGULATIONS

1. Side yards. The minimum side yard for main buildings shall be ten (10) feet. Accessory buildings shall have a minimum side yard of one (1) foot.
2. Front yard. The minimum front setback: for all buildings shall be thirty (30) feet from any street right-of-way line, except that on state and federally-designated highways (except limited access highways), the setback for all buildings shall be fifty (50) feet. Gasoline fuel pumps shall have a minimum setback of not less than twenty (20) feet.
3. Rear Yard. The minimum rear yard shall be five (5) feet.

12-1-706 HEIGHT REGULATIONS

No building shall be erected to a height greater than thirty-five (35) feet, except that agricultural structures may exceed this limit upon approval of the Planning Commission.