

## 10-2-6: MOUNTAIN REMOTE ZONE:

A.Intent: The purpose of the mountain remote (MR) zone district is to identify lands that, because of their location, accessibility, terrain, or other similar features, are not easily serviced by local service providers. Development shall be limited in these areas to minimize disturbance to the natural environment, lessen the fire danger, protect water supplies, protect wildlife, protect natural resources and viewsheds, and protect and promote open space values of the Snyderville Basin.

B.Density: In areas that are not already platted, or otherwise entitled, the base density shall be one unit per one hundred twenty (120) acres on both developable lands and sensitive lands.

C.Schedule Of Uses: The table of uses sets forth the appropriate uses in this zone. In general, low density residential, recreational and agricultural and grazing uses are considered appropriate.

D.Setbacks And Bulk Regulations:

1. The minimum setback from Highways 224, 40, 248 and Interstate 80 rights of way shall be one hundred feet (100').

2. The minimum setback from any frontage road right of way shall be sixty feet (60').

3. The minimum setback from any jurisdictional wetland shall be forty feet (40').

4. The minimum setback from the centerline of East Canyon Creek shall be one hundred fifty feet (150').

5. The minimum setback from a naturally occurring year round stream, (other than East Canyon Creek) shall be one hundred feet (100') from the centerline of the stream.

6. The minimum setback from a lake, pond, or reservoir shall be one hundred feet (100') from the high water mark.

7. With the above exceptions, the minimum front yard setback shall be thirty feet (30') unless otherwise indicated on a recorded plat or an approved site plan. In cases where the property lines extend to the center of the road, the minimum setback from the centerline of the road shall be fifty five feet (55').

8. With the above exceptions, the minimum side yard setback shall be twelve feet (12'), unless otherwise indicated on the recorded plat or approved site plan.

9. With the above exceptions, the minimum rear yard setback shall be twelve feet (12'), unless otherwise indicated on the recorded plat or approved site plan.

10. Maximum building or structure height shall be thirty two feet (32'), unless otherwise stated in section [10-4-3](#) of this title. Height shall be measured according to section [10-4-23](#) of this title. (Ord. 647, 9-13-2006)