

Section 16.09.15 Other Requirements.

(1) Signs. Sign regulations are discussed in detail at Chapter 16.26. Please refer to that chapter for specific regulations. Generally the following regulations apply to this zone:

(a) Signs or name plates not exceeding two (2) square feet in area and displaying only the name and address of the occupant; and

(b) Home occupation signs not exceeding two square feet in area.

(2) Landscaping. For any new lots or previously created lots in the (M) Mountain Zone, non-combustible landscaping shall be required for a minimum distance of thirty five (35) feet around the structure. The 35' area is intended to create defensible space, which does not mean that the area is required to be clear-cut but that dead fuel shall be removed, and highly combustible landscaping shall be avoided. The use of planting materials that will conserve water is recommended and native plants are encouraged, but the entire property must be kept free of noxious weeds. If the property is part of a large scale Planned Performance Development, see Chapter 16.29 as well as the recorded Conditions, Covenants and Restrictions, for landscaping requirements.

(3) Walls and Fences. Fences in the (M) Mountain Zone shall be minimal, and shall only fence in the area considered as the "limits of disturbance" and shall not be over one (1) acre in size to protect the dwelling and landscaping around the dwelling, if any. Any other fencing will only be permitted if the design does not inhibit the movement of deer, elk or other wild animals on the property.

(4) Water Requirements.

(a) Each dwelling shall be considered a full-time residence and must have sufficient culinary water available as required by the State Water Engineer for residential use only.

(b) Each dwelling must have sufficient water for outside irrigation to provide water for any landscaped area, plus any water required for irrigation of any agricultural use intended. The amount of water required for outside irrigation will be determined by the Wasatch County Water Resources Director based upon the appropriate needs of the property after taking into consideration the existing irrigation patterns and any landscaping or agricultural plans of the owner. The Director will also be guided by the policies of the irrigation company involved as well as the State Water Engineer.

(c) The water requirements for any other use in this zone will be determined as part of any Planned Performance Development or Conditional Use approval process.

(5) Compliance with Land Use Requirements not a Guarantee of Building Permit. All applicable requirements for issuance of a building permit from all departments must be met before the permit may be issued. This includes, but is not limited, to appropriate road access, septic suitability, water supply and water quality, electricity, heat, transportation to and from schools, etc.

(6) Plan for Services. Property in the (M) Mountain Zone may be remote from services such as emergency services, winter road maintenance, sewer, water systems and schools. Any plan submitted must show how the proposed development will address these issues without requiring the County to extend urban services to those areas. Improvements shown on the final development plan shall be started within a period of twelve (12) months from Final Approval, and be completed and ready for occupancy within thirty-six (36) months, unless part of a phased development with approval to be done in phases. Agreed upon levels of service must be completed prior to occupancy of any structures.

(2005-18, Amended, 03/09/2006, [Prior Text](#); 2004-26, Amended, 11/17/2004, [Prior Text](#))