

## Section 16.27.23 Physical Constraints Restrictions

Wasatch County will not allow building or development in the following areas:

- (1) Natural slopes over thirty (30) percent grade (natural slopes over twenty five (25) percent require special studies for stability); each lot must have a contiguous building area that is a minimum of five thousand (5,000) square feet at thirty (30) percent or below natural grade;
- (2) Fault lines and fault line setback zones;
- (3) Wetlands (scrub-shrub and emergent);
- (4) Within two hundred (200) feet of waters of the U.S.;
- (5) Landslide hazard areas;
- (6) One hundred (100) year stream flood hazard;
- (7) Alluvial-fan-flood debris flow, and collapsible soil hazards;
- (8) Shallow ground-water hazards;
- (9) Stream/drainage corridor setbacks;
- (10) Areas of springs and seeps;
- (11) Surface water;
- (12) Recommended locations for detention basins;
- (13) Established road and utility corridors; and
- (14) On or near ridgelines, in accordance with general ridgeline/view-shed standards.

(2004-26, Renumbered, 11/17/2004)