

AN ORDINANCE AMENDING SECTIONS 3-10 AND 2-2-B OF THE UTAH COUNTY ZONING ORDINANCE AND SECTION 17-6-3-1 OF THE UTAH COUNTY CODE TO ESTABLISH STANDARDS FOR ROAD FRONTAGE

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF UTAH ORDAINS AS FOLLOWS:

PART I:

Section 3-10 [FRONTAGE ON AN APPROVED PUBLIC STREET REQUIRED, EXCEPTIONS] of the Utah County Zoning Ordinance is hereby amended to read as follows:

For adequate access by emergency vehicles and local occupants, the frontage of each lot used as a site for a dwelling, commercial establishment, manned industrial plant or other facility occupied by humans, shall abut on an official state road, county road, or city street which has been paved under the direction of the unit of government having jurisdiction, and from which frontage such facility gains vehicular and pedestrian access across the subject lot. There are five exceptions to the frontage requirement:

- A. In approved campgrounds or recreation vehicle courts access shall be by paved access driveways which have been provided according to the terms of zoning sections 3-50 or 3-52.
- B. In the NC-1 or HS-1 zones where the land use is a listed, permitted use in the zone and abuts a paved parking area which enters onto a paved public street, access shall be from said paved parking area.
- C. In large-scale developments that have been recorded with the County Recorder and where the lots or building sites abut on paved roads platted as a part of the development, access shall be from the frontage of said paved platted road across the subject lot or building site.
- D. In those specific large-scale developments platted before the universal road paving requirements were adopted on August 8, 1984, and wherein the subject road was not required to be paved, the lot or building site shall abut a road that meets the criteria of a suitable "graveled road" as defined in zoning section 2-2-B-62.5 and section 27-12-129(1)(a), Utah Code Annotated 1953. The gravel surfacing material must cover the full road surface width that was approved for the development and extend the entire distance of the road across the lot frontage and on to the point where the gravelled road connects with the paved road system.
- E. On unpaved county roads which (1) have been part of the county road system and continuously shown on the official county road map since December 12, 1975, (2) meet the criteria of a suitable "graveled road" under zoning section 2-2-B-62.5 and section 27-12-129(1)(a), Utah Code Annotated 1953, and (3) have the gravel surfacing material covering the entire travel-surface width stated for "Development

Roads” in the Utah County Development Standards Ordinance. The gravel surfacing standard must be met across the entire lot frontage and on to the point where the graveled road connects with the paved road system.

PART II:

Section 2-2-B [DEFINITIONS] of the Utah County Zoning Ordinance is hereby amended to add new subsections 62.5 and 97.5, to read as follows:

62.5 Graveled Road

A road (a) that is graded and drained by transverse drainage systems to prevent serious impairment of the road by surface water, (b) that has an improved surface, and (3) that has a wearing surface made of gravel, broken stone, slag, iron ore, shale, or similar surfacing material which is coarser than sand.

97.5 Paved Road

A road that has a surface covering of asphalt, concrete, or other bound-together, hard-surface paving material (not gravel or dirt).

PART II:

Section 17-6-3-1 [ROADS AND HIGHWAYS — GENERAL STANDARDS] of the Utah County Code is hereby amended to add a new subsection (11) which shall read as follows:

(11) Paved: The road frontage must be paved and the roads giving access to the site must be paved with asphalt, concrete, or other bound-together, hard-surface paving material (not gravel or dirt).

PART III:

Insert pages reflecting the above amendments are hereby ordered to be filed in the three file copies of the Official Utah County Zoning Ordinance and the Utah County Code, respectively, which are on file with the Utah County Clerk.

PART IV:

This ordinance shall take effect: 1) sixteen (16) days after it is passed, or 2) after it has been published, whichever date is later.

PASSED and ordered published this 13th day of May, 1997.

UTAH COUNTY COMMISSION

VOTE



DAVID J. GARDNER, CHAIRMAN

Aye



GARY R. HERBERT, COMMISSIONER

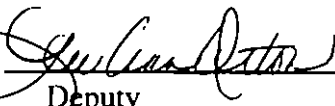
Nay



JERRY D. GROVER, COMMISSIONER

Aye

ATTEST:
AREIN V. KUHN
County Clerk/Auditor

By: 

Deputy

APPROVED AS TO FORM:
C. KAY BRYSON
County Attorney

By: 

Deputy

Date of Publication: Once as soon as possible