

**AN ORDINANCE AMENDING SECTION 5-3 AND SECTION 5-4 OF THE UTAH COUNTY LAND USE ORDINANCE, RELATIVE TO THE REQUIREMENTS FOR LOT COVERAGE PERCENTAGE FOR ACCESSORY STRUCTURES, AGRICULTURAL STRUCTURES, AND GREENHOUSES IN THE TR-5 (TRANSITIONAL RESIDENTIAL) AND RR-5 (RURAL RESIDENTIAL) ZONE**

**WHEREAS**, Helina Carter-Thomas initiated a review of the Utah County Land Use Ordinance (UCLUO), dealing with amending Section 5-3 and Section 5-4 of the Utah County Land Use Ordinance, relative to the requirements for lot coverage percentage for accessory structures, agricultural structures, and greenhouses in the TR-5 (Transitional Residential) and RR-5 (Rural Residential) zone; and

**WHEREAS**, the Planning Commission addressed the proposed amendments to the Utah County Land Use Ordinance during regularly scheduled meetings of the Planning Commission, November 20, 2018, and made a recommendation to the Board of County Commissioners regarding the proposed amendments; and

**WHEREAS**, public hearings regarding the proposed amendments were scheduled and held during regularly scheduled meetings of the Planning Commission, on November 20, 2018; and

**WHEREAS**, the Board of County Commissioners has received and carefully reviewed the recommendation from the Planning Commission regarding the proposed amendments, the minutes of the November 20, 2018 Utah County Planning Commission meeting, and the public hearing regarding the proposed amendments to the Utah County Land Use Ordinance; and

**WHEREAS**, the Board of County Commissioners has received and carefully reviewed the input, documents, and testimony from the public regarding the proposed amendments to the Utah County Land Use Ordinance; and

**WHEREAS**, the Board of County Commissioners finds the proposed amendments to the Utah County Land Use Ordinance conform to the Utah County General Plan 2014, and are consistent with the other provisions of the Utah County Land Use Ordinance; and

**WHEREAS**, the Board of County Commissioners finds that the proposed amendments to the Utah County Land Use Ordinance are in the best interest of the health, safety, and welfare of the citizens of Utah County, considering all factors.

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

**Part I:**

Section 5-3 of the Utah County Land Use Ordinance is hereby amended to read as follows:

5-3: RR-5 RURAL RESIDENTIAL ZONE

ENT 2729:2019 PG 1 of 5  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Jan 11 11:14 am FEE 0.00 BY MA  
RECORDED FOR UTAH COUNTY COMMISSIONERS

## B. PERMITTED USES

The following shall be permitted in the RR-5 zone upon compliance with the standards and requirements as set forth in this ordinance:

2. Residential accessory structures, when located on the same lot as the dwelling to which such structures are appurtenant, subject to the maximum lot building coverage requirements of this section.

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6. The pasturing of domestic livestock and the keeping of fowl for personal use. Also barns, sheds, pens and coops for keeping such livestock and fowl, subject to the provisions of chapter 3 of this land use ordinance, subject to the maximum lot building coverage requirements of this section.

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8. Agricultural structures for the storage and keeping of farm products and farm machinery, subject to the maximum lot building coverage requirements of this section.
9. Plant and tree nurseries and greenhouses, subject to the maximum lot building coverage requirements of this section.

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## I. SPECIAL REQUIREMENTS

### 4. Maximum Lot Building Coverage

All buildings, with the exception of a Dwelling, shall not exceed a maximum lot building coverage of fifteen percent (15%). Lot building coverage shall include all building areas covered by a roof or roof structure.

- a. All buildings shall meet all adopted building, fire, and health codes and requirements.

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*\*\*\*The numbering of these definitions may vary from what is shown above due to other ordinances in process. Section 5-3 of the Utah County Land Use Ordinance will be renumbered according to this ordinance and all other ordinances in process.\*\*\**

## **Part II:**

Section 5-4 of the Utah County Land Use Ordinance is hereby amended to read as follows:

5-3: RR-5 RURAL RESIDENTIAL ZONE

### C. PERMITTED USES

The following shall be permitted in the RR-5 zone upon compliance with the standards and requirements as set forth in this ordinance:

2. Residential accessory structures, when located on the same lot as the dwelling to which such structures are appurtenant, subject to the maximum lot building coverage requirements of this section.

\*\*\*

6. The pasturing of domestic livestock and the keeping of fowl for personal use. Also barns, sheds, pens and coops for keeping such livestock and fowl, subject to the provisions of chapter 3 of this land use ordinance, subject to the maximum lot building coverage requirements of this section.

\*\*\*

8. Agricultural structures for the storage and keeping of farm products and farm machinery, subject to the maximum lot building coverage requirements of this section.
9. Plant and tree nurseries and greenhouses, subject to the maximum lot building coverage requirements of this section.

\*\*\*

### I. SPECIAL REQUIREMENTS

#### 4. Maximum Lot Building Coverage

All buildings, with the exception of a Dwelling, shall not exceed a maximum lot building coverage of fifteen percent (15%). Lot building coverage shall include all building areas covered by a roof or roof structure.

- a. All buildings shall meet all adopted building, fire, and health codes and requirements.

\*\*\*

*\*\*\*The numbering of these definitions may vary from what is shown above due to other ordinances in process. Section 5-3 of the Utah County Land Use Ordinance will be renumbered according to this ordinance and all other ordinances in process.\*\*\**

### **Part III:**

A copy of the Utah County Land Use Ordinance, as amended herein, is hereby ordered to be filed in the office of the Utah County Clerk/Auditor.

### **Part IV:**

If any of the sections, sentences, clauses or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

**Part V:**

This ordinance shall become effective fifteen (15) days after it is passed and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.


PASSED and ordered published this 11 th day of December 2018.

**UTAH COUNTY COMMISSION**

**VOTE**

  
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NATHAN IVIE, CHAIR

aye

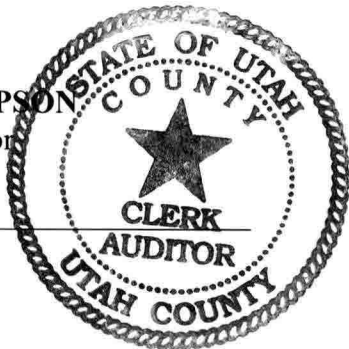
  
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WILLIAM C. LEE, VICE-CHAIR

aye

  
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GREG GRAVES, COMMISSIONER

aye

**ATTEST:**  
**BRYAN E. THOMPSON**  
County Clerk/Auditor



By:   
\_\_\_\_\_  
Deputy

**APPROVED AS TO FORM:**  
**JEFFREY R. BUHMAN**  
County Attorney

Approved

Disapproved

By:   
\_\_\_\_\_  
Deputy

Date of Publication: Once only, as soon as possible