

GARFIELD COUNTY, UTAH

ORDINANCE NO. 2023-7

AN ORDINANCE AMENDING THE GARFIELD ZONING ORDINANCE WITHIN THE UNINCORPORATED AREAS OF GARFIELD COUNTY, STATE OF UTAH.

WHEREAS, the Garfield County Commission, as the governing body of Garfield County, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of Garfield County, to make amendments to the Garfield County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Garfield County Commission:

Section 1 AMENDMENTS

Chapter 4 is amended to read:

CHAPTER 4. APPEAL AUTHORITY

4-1 Establishment

The Board of Garfield County Commissioners shall hereby establish an Appeal Authority in accordance with **UCA 17-27a-7** and **UCA 63C-30-2**.

4-2 Duties and Powers

The Appeal Authority for Garfield County, State of Utah shall hear and decide requests for variances and appeals in accordance with **UCA 17-27a-701(1)(b)** and **UCA 63C-30-202**.

4-3 Variances

Requests for variances from the terms of this Ordinance shall be made to the Appeal Authority. The Appeal Authority shall hear and decide requests for variances in accordance with **UCA 17-27a-702**.

4-4 Appeals

Appeals from land use decisions applying any land use ordinance of Garfield County, State of Utah and/or appeals from a fee charged in accordance with **UCA 17-27a-509** shall be to the Appeal Authority.

Appeals for County Recorder Standards in accordance with **UCA 63C-30-302** shall be to the Appeal Authority.

4-5 Fees

The land use applicant shall pay any applicable fee as authorized by Section 1-9 of this Ordinance.

Chapter 16 is amended to read:

CHAPTER 16. REDEVELOPMENT ZONE (RD)

16-1 Purpose

The purpose of the Redevelopment Zone is to recognize problem areas in the unincorporated areas of Garfield County resulting from subdivisions which were developed and recorded prior to the adoption of applicable land use regulations by the Board of Garfield County Commissioners (pre-1986). Once these areas are recognized, the intent of this district is to redevelop the lots or parcels into larger, buildable lots, or to restore the lots or parcels back to Agricultural use as they originally were before being subdivided many years ago.

16-2 Permitted Uses

1. Temporary dry camping.

16-3 Conditional Uses

1. Permitted Agricultural uses (See Section 11-2 of this Ordinance).
2. Permitted Residential uses (See Section 17-2 of this Ordinance).
3. ~~Short term rentals, one per parcel.~~

16-4 Prohibited Uses

1. Any use not specifically listed as permitted or conditional shall be a prohibited use.
 - a. This shall include all commercial operations ~~except Short-Term Rentals~~.
 - b. Existing operations shall be deemed legally nonconforming and shall comply with the “Nonconforming Uses” Chapter of this Ordinance.
2. Outdoor storage of rubbish, materials and inoperable vehicles shall be prohibited.
3. Advertising and signage shall be prohibited.

16-5 Minimum Area Regulations and Modifying Regulations

Use	Minimum Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Agricultural Uses	6.0 acres	30 feet	10 feet	20 feet
Structure w/ Utilities	1.0 acre	30 feet	10 feet	20 feet

16-6 Conditional Use Standards

1. Agricultural Uses.
 - a. Minimum Lot Area: 6.0 Acres; and
 - b. Approved access certified by the Garfield County Public Works Director.
2. Residential Uses.
 - a. Minimum Lot Area: 1.0 Acres;
 - i. Lot area may be less than 1 acre, but shall be greater than 0.5 acres if served by a shared well approved by the State of Utah and Southwest Utah Public Health Department.
 - b. Private or shared well with water rights approved by the State of Utah;
 - c. Septic permit approved by the Southwest Utah Public Health Department;
 - d. Approved access certified by the Garfield County Public Works Director; and
 - e. Building permit issued from the Garfield County Building Official.
- ~~3. Short term rentals, one per parcel.~~
 - ~~a. The requirements of Subsection 2 of this Section and the Garfield County Short-Term Rental Ordinance have been met.~~
4. Temporary dry camping shall be permitted if the following conditions are met:
 - a. Permanent utility connections shall be prohibited (water, wastewater, power, etc.);
 - b. Wastewater and greywater shall be disposed at an approved dump station;
 - c. Approved access certified by the Garfield County Public Works Director; and
 - d. Occupancy of recreational vehicles shall be limited to 30 consecutive days or less.

Section 2 ADOPTION

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this
9th day of October, 2023.

Garfield County Commission, Chair
Leland F. Pollock

ATTEST:

Garfield County Auditor/Clerk
Camille A. Moore

County Seal: