

**SCOFIELD TOWN ORDINANCE 4-2026**

**AN ORDINANCE AMENDING CHAPTER V OF THE SCOFIELD LAND USE CODE**

**TABLE 4: REQUIRED LOT FEATURES AND DIMENSIONS**

**AMENDING SETBACK REQUIREMENTS; ESTABLISHING ELIGIBILITY  
CRITERIA AND PROCEDURES IN THE COMMERCIAL ZONE;  
AND PROVIDING FOR RELATED MATTERS**

WHEREAS, the Town Council of Scofield Town, Carbon County, Utah, is authorized pursuant to the Land Use, Development, and Management Act (LUDMA), Utah Code Ann. §§ 10-20-101 et seq., to adopt and amend land use ordinances regulating the use and development of land within the Town; and

WHEREAS, Scofield Town has adopted a General Plan, and the side setback not abutting a street reduction to accommodate development in the Commercial Zone is consistent with the goals of that General Plan to foster commercial growth and development and enable reasonable use of private property; and

WHEREAS, reducing the side setback not abutting a street requirement would enable property owners to make reasonable use of their land while preserving the character and safety of the Town; and

WHEREAS, the Planning and Zoning Commission held a public meeting on this matter, and has recommended adoption of an Ordinance to reduce the side setback not abutting a street in the Commercial Zone to the Town Council; and

WHEREAS, the Town Council considered the recommendation of the Planning and Zoning Commission, held a duly noticed public hearing on this Ordinance in accordance with Utah Code Ann. § 10-20-205, considered public comment, and finds that this Ordinance is in the best interest of the public health, safety, and welfare of Scofield Town;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Scofield Town, Carbon County, Utah, as follows:

**SECTION 1. AMENDMENTS TO CHAPTER V OF THE SCOFIELD LAND USE CODE**

**Table 4: REQUIRED LOT FEATURES AND DIMENSIONS**

**In the Commercial Zone:**

- Minimum Frontage – 50 ft. Not applicable to grandfathered smaller legal lots of record.
- Maximum Ratio of Building Floor Area to Area of Lot - Shall meet setbacks, line of sight triangle (Ord. 3-6.8) & parking regulations.
- Minimum Setback from Dwelling or Building to any Lot Line Abutting a Street – 10 ft. Shall meet line of sight & parking regulations.
- Corner Lots Abutting a Street or Streets in the Commercial Zone - Shall meet line of sight triangle (Ord. 3-6.8) & parking regulations.
- Minimum Setback from Dwelling or Building to Rear Lot Line – 0 ft./10 ft. 0 ft. shall meet applicable fire code & no discharge of snow, water, etc. on adjoining property.
- Minimum Setback from Dwelling or Building to Side Lot Line not Abutting a Street – 0 ft./ 10 ft. 0 ft. shall meet applicable fire code & no discharge of snow, water, etc. on adjoining property.
- Minimum Setback from Furthest Projecting Point of Accessory Building to any Lot Line Abutting a Street - 10 ft. Shall meet line of sight & parking regulations & no discharge of snow, water, etc. on street.
- Minimum Setback from Furthest Projecting Point of Accessory Building to Rear Lot Line meeting regulations (Ord. 5-8-2023) - 0 ft./10 ft. 0 ft. shall meet applicable fire code & no discharge of snow, water, etc. on adjoining property.
- Minimum Setback from Furthest Projecting Point of Accessory Building to Side Lot Line not Abutting a Street meeting regulations (Ord. 5-8-2023) 0 ft./ 10 ft. 0 ft. shall meet applicable fire code & no discharge of snow, water, etc. on adjoining property.

## **SECTION 2. LOCATION REQUIREMENTS**

### **5-3.9 Location Requirements.**

All structures in this zone shall be set back from lot lines according to the applicable requirements shown in Table 4.

## **SECTION 3. ELIGIBILITY CRITERIA AND STANDARDS FOR ZERO SETBACKS IN THE COMMERCIAL ZONE**

### **5-3.10**

Commercial properties shall be eligible for consideration for permitting to the lower of the two setbacks as noted in Table 4 only upon satisfaction of the following criteria:

- a. Any commercial building or construction shall comply with the requirements of ‘No discharge of snow, water, etc. on the adjoining property’ as outlined in Table 4. Non-compliant construction shall be required to adhere to the larger of the two setback distances as noted in Table 4.
- b. All commercial buildings constructed after the date of April 13, 2026 shall be subject to the applicable firewall codes, regulations. Those ratings will vary depending upon the type of business being conducted in the structure, as per the International Building Code.
- c. Non-conforming structures in the Commercial Zone as of April 13, 2026 shall be grandfathered in and shall not be required to meet the firewall codes, regulations, and ratings regulations of this ordinance, unless required by safety codes.
- d. All commercial building and construction with zero (0) setbacks shall be as indicated in Table 4, subject to compliance with the requirements of this Code.
- e. All commercial buildings and construction with zero (0) setbacks shall be required to meet all applicable building and International Fire Code standards as administered by the Carbon County Building Department.
- f. Applicable R1 and R2 setbacks shall apply to any structure that is constructed to be used solely as a residence in the Commercial Zone.
- g. Shall meet or exceed restrictions on opening(s) near lot lines.
- h. Shall insure there is no interference with easement lines or utilities.

- i. Shall be required to submit building and site plans for approval to the Carbon County Building Department that will be sent from the County to the Scofield Planning and Zoning Commission for adherence to the Scofield Land Use Ordinance.

#### **SECTION 4. SEVERABILITY**

If any provision of this Ordinance or its application to any person or circumstance is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

#### **SECTION 5. CONFLICTS**

To the extent any provision of this Ordinance conflicts with any prior ordinance or provision of the Scofield Land Use Code, the provisions of this Ordinance shall control. All other provisions of the Scofield Land Use Code not expressly amended herein remain in full force and effect.

#### **SECTION 6. EFFECTIVE DATE**

This Ordinance shall take effect upon its passage and publication as required by Utah Code Ann. § 10-3-711, or as otherwise provided by applicable law.