

ORDINANCE 85-3

THE TOWN OF CASTLE VALLEY

(This Ordinance 85-3 dated March 19,2025 supersedes any earlier dated Ordinance 85-3)

AN ORDINANCE PROVIDING FOR LAND USE IN THE TOWN OF CASTLE VALLEY, UTAH.

Be it ordained by the Town Council of the Town of Castle Valley, Utah:

In order to provide for Land Use Regulation within the Town of Castle Valley this Land Use Ordinance of the Town of Castle Valley is enacted to read as follows:

TABLE OF CONTENTS

CHAPTER 1 GENERAL PROVISIONS

- 1.1 GEOGRAPHIC SCOPE, PURPOSE AND INTENT
- 1.2 DECLARATION
- 1.3 COMPREHENSIVE PLAN (GENERAL PLAN)
- 1.4 INTERPRETATION
- 1.5 SEVERABILITY
- 1.6 DEFINITIONS
- 1.7 ILLUSTRATIONS FOR DEFINITIONS

CHAPTER 2 AMENDMENTS

- 2.1 AMENDMENTS TO THE ZONE AND MAP
- 2.2 WRITTEN PETITION REQUIRED
- 2.3 INTENT WITH RESPECT TO AMENDMENTS

CHAPTER 3 LAND USE AND APPEAL AUTHORITIES

- 3.1 DESIGNATION OF LAND USE AUTHORITY
- 3.2 DESIGNATION OF APPEAL AUTHORITY
- 3.3 LAND USE AUTHORITY (LUA) AND APPEAL AUTHORITY TABLE

CHAPTER 4 PERMITTED AND CONDITIONAL USES

- 4.1 USES PROHIBITED IN ZONES UNLESS EXPRESSLY PERMITTED
- 4.2 PERMITTED USES FOR RAR-1 ZONE
- 4.3 PERMITTED USES FOR RG-15 ZONE
- 4.4 PROHIBITED USES
- 4.5 CONDITIONAL USES FOR RAR-1 ZONE
- 4.6 CONDITIONAL USES FOR RG-15 ZONE
- 4.7 CONDITIONAL USE PERMITS
- 4.8 SPECIFIC REVIEW CRITERIA FOR CONDITIONAL USE PERMITS FOR HOME AND PREMISES OCCUPATIONS FOR RAR-1 ZONE
- 4.9 PERMITTED LIVESTOCK REQUIREMENTS AND ANIMAL UNITS FOR RAR-1
- 4.10 TEMPORARY ACCESSORY DWELLINGS FOR MEDICAL PURPOSES (TADs)
- 4.11 TEMPORARY DWELLING PERMITS ISSUED
- 4.12 TEMPORARY DWELLING PERMIT RENEWAL
- 4.13 TEMPORARY DWELLING DECOMMISSIONING
- 4.14 SOLAR ENERGY SYSTEMS
- 4.15 ADDITIONAL KITCHENS EXCEEDING ONE KITCHEN PER LEGALLY PERMITTED DWELLING UNIT

SURFACE WATER: streams, other Watercourses, lakes and reservoirs; or stormwater runoff, snow melt runoff, surface runoff, street waters related to street maintenance, infiltration and drainage.

TEMPORARY ACCESSORY DWELLING FOR MEDICAL PURPOSES (TAD): A recreational vehicle, park trailer, or HUD approved single-wide manufactured home to be used exclusively for immediate family members who are certified infirm, or for caregivers who are assisting the occupants of the main Dwelling who are certified as infirm.

TEMPORARY DWELLING: A manufactured mobile unit (other than a mobile home) designed and permitted by its manufacture as a temporary residence for travel, recreational, and vacation use, including recreational vehicles such as: travel trailers, park trailers, camp trailers, motor homes, truck campers and vans and installed as a Dwelling and occupied for any length of time, i.e. intermittent occupancy or long-term residency. A travel trailer shall not require special highway movement permits when towed on public highways, and shall not exceed eight (8) feet in width of forty (40) feet in length. A park trailer shall not exceed an area of 400 square feet. The unit must be self-contained or attached to a septic system approved by the Local Health Department. A Temporary Dwelling is considered a Dwelling. Only one Dwelling is permitted on a legally platted lot in the Town (except that an unused recreational vehicle may be stored while not in use).

TOWN COUNCIL: The Castle Valley Town Council, which includes the Mayor and Council members.

UNNECESSARY HARDSHIP: A general restriction placed upon a lot with respect to setback or area where, by reason of exceptional narrowness, shallowness, shape, land condition or topography of such lot, a literal enforcement of the general restrictions would result in an unfairness to the owner compared to the owners of other lots in the same zone and/or which literal enforcement would be unnecessary in order to achieve the intent of the zone. The hardship shall not have been created by an act of any property owner.

UPDES: The Utah Pollution Discharge Elimination System, which is the state/national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 318, 402, and 405 of the Clean Water Act.

VARIANCE: A waiver or modification of a setback, an area requirement or height requirement of Town Land Use Ordinances, as distinguished from a conditional use, to be determined by the Appeal Authority.

WATERCOURSE: A permanent or intermittent stream or other body of water, either natural or manmade, which gathers or carries Surface Water, including catch basins.

WILDLAND URBAN INTERFACE: The zone where structures and other human development meets, or intermingles with, undeveloped wildland.

CHAPTER 5 BUILDING AND LOT REQUIREMENTS

5.0 WILDLAND URBAN INTERFACE ZONE

The Wildland Urban Interface (WUI) Zone includes all parcels and RG-15 lands within the Town Boundary that are subject to current Utah State WUI Building Code.

<u>Parcel Number</u>	<u>CV Lot Number</u>
<u>09-0000-0367</u>	<u>CVRR 360 and 370</u>
<u>09-0000-0446</u>	<u>CVRR 372.3 and 371.4</u>
<u>09-00000369</u>	<u>CVRR 371.3</u>
<u>Other</u>	
<u>Range and Grazing (RG-15)</u>	

5.1 MINIMUM LOT SIZE

The minimum lot size for the RAR-1 Zone is five (5) acres, easements included.
The minimum lot size for the RG-15 Zone is fifteen (15) acres, easements included.

5.2 SETBACK REQUIREMENTS

The Land Use Authority may require an applicant to submit a topographical drawing prepared by a registered land surveyor or civil engineer identifying all property lines, road easements and required setbacks if deemed necessary to verify that the setback requirements in this section are met.

- A. For all buildings, including municipal buildings, water wells, solar energy systems and other alternative energy structures, above ground water cisterns, above ground metal shipping containers, portable sheds, and septic systems, setbacks shall be fifty (50) feet from a platted public street easement line.
- B. The setbacks for solar energy systems and other alternative energy structures, above-ground water cisterns, above-ground metal shipping containers, portable sheds, and all buildings (except for those listed in subsection E below), including municipal buildings, shall be thirty (30) feet from the side property line or back property line.
- C. Water wells shall be located at least fifty (50) feet from the property line between contiguous lots and at least 100 feet from any existing septic system.
- D. Septic systems shall be located at least fifty (50) feet from the property line between contiguous lots and at least 100 feet from any existing water well.
- E. Barns, corrals, pens, coops, sheds, and other Accessory Structures for the keeping of livestock shall be located at least 70 feet from property lines between contiguous lots and a least 100 feet from any existing Dwelling on a neighboring lot or parcel.

5.3 BUILDING AREA AND HEIGHT LIMITS

- A. Except for municipal buildings, the combined square footage of all buildings located on a legally platted lot shall not exceed 7,000 square feet.
- B. The combined square footage of all municipal buildings located on a legally platted lot shall not exceed 9500 square feet.
- C. No building or addition to an existing building, including municipal buildings, shall exceed twenty-five (25) feet in building height except as provided for in Subsection H of this section.