

**SCOFIELD TOWN
ORDINANCE NO. 5-2026**

**AN ORDINANCE AMENDING CHAPTER V, REGULATIONS WITHIN ZONES OF
THE SCOFIELD LAND USE CODE, SECTION 5-1 USES OF LAND
TABLE 4: REQUIRED LOT FEATURES AND DIMENSIONS
AND PROVIDING FOR RELATED MATTERS**

WHEREAS the Scofield Town Council desires to encourage safe and well-planned development within Scofield; and

WHEREAS the Scofield Town Council has adopted Ordinance 3-2026 creating a R2 Zone within Town limits for legal non-conforming of record and establishing criteria and procedures for rezoning, and

WHEREAS the Scofield Town Council has adopted Ordinance 4-2026 amending setbacks in the Commercial Zone and establishing criteria and procedures regarding the setbacks; and

WHEREAS the Council deems it necessary to amend Section 5-1 Table 4: Required Lot Features and Dimensions to reflect recent changes in the Land Use Ordinance and to clarify regulations;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Scofield Town, Carbon County, Utah, that the Scofield Town Land Use Code be amended as follows:

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

Table 4: Required Lot Features and Dimensions

	R-1	R-2	C	A
Minimum Lot Size (single dwelling or building unit)	6,000 sf	N/A	8,000 sf	21,780 sf
Minimum Frontage	60 ft.	N/A	50 ft.	100 ft.
Maximum Ratio of Building Floor Area to Area of Lot	33%	33%	Shall meet setbacks, line of sight triangle (Ord. 3-6.8) & parking regulations	6.7%
Minimum Setback from Dwelling or Building to any Lot Line abutting a street	20 ft.	20 ft.	10 ft. Shall meet line of sight & parking regulations	40 ft.
Corner Lots Abutting a Street or Streets in the Commercial Zone	N/A	N/A	Shall meet line of sight triangle (Ord. 3-6.8), & parking regulations	N/A

Minimum Setback from Dwelling or Building to Rear Lot Line	10 ft.	10 ft.	0 ft. Shall meet applicable fire code & no discharge, inc., but not limited to; snow, water, debris, on adjoining property	30 ft.
Minimum Setback from Dwelling or Building to Side Lot Line not abutting a street	10 ft.	___ ft.	0 ft. Shall meet applicable fire code & no discharge, inc., but not limited to; snow, water, debris, on adjoining property	20 ft.
Minimum Setback from furthest Projecting Point of Accessory Building to any lot line abutting a street	20 ft.	20 ft.	10 ft. Shall meet line of sight & parking regulations & no discharge, inc., but not limited to; snow, water, debris, on street	40 ft.
Minimum Setback from Furthest Projecting Point of Accessory Building to Rear Lot Line, meeting regulations	2 ft. Shall not discharge, inc., but not limited to; snow, water, debris, on adjoining property per Ord. 5-8-2023	2 ft.	0 ft. Shall meet applicable fire code & no discharge, inc.,but not limited to; snow, water, debris, on adjoining property	30 ft.
Minimum Setback from Furthest Projecting Point of Accessory Building from Side Lot Line not abutting a street, meeting regulations	2 ft. Shall not discharge, inc., but not limited to; snow, water, debris, on adjoining property per Ord. 5-8-2023	2 ft.	0 ft. Shall meet applicable fire code & no discharge, inc., but not limited to; snow, water, debris, on adjoining property	20 ft.
Minimum Setback from Furthest Projecting Point of Accessory Building from Existing Dwelling on adjoining lot	15 ft.	15 ft.	15 ft.	30 ft.
Minimum Setback of RV's from front, side or back of lot, from dwelling or building within lot and other RV's on the interior of the lot	10 ft.	10 ft.	10 ft.	10 ft.
Maximum Height of Dwelling or Structure	___ ft.	___ ft.	___ ft.	75 ft.

Minimum Height of Dwelling or Structure	8 ft.	8 ft.	8 ft.	8 ft.
Minimum Horizontal Dimension of Dwelling	20 ft.	20 ft.	14 ft.	24 ft.
Minimum Area of Ground Floor per Dwelling Unit	800 sf	800 sf	800 sf	800 sf
Minimum Off-Street Parking Spaces per Gross Floor Area of Non-Agricultural	1 per 800 sf	1 per 800 sf	1 per 800 sf	2 per 1,600 sf

SECTION 2. 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 3. 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 4. 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.