

**SCOFIELD TOWN
ORDINANCE NO. 5-11-2026**

**AN ORDINANCE AMENDING CHAPTER V, REGULATIONS WITHIN ZONES
OF THE SCOFIELD LAND USE CODE, SECTION 5-2.10 HEIGHT OF BUILDING, IN THE
RESIDENTIAL 1 (R1), RESIDENTIAL 2 (R2) ZONES AND 5-3.5 HEIGHT OF STRUCTURE,
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, the Town Council has deemed that the Town volunteer fire department's ability to manage a fire, if one should occur, is limited by equipment and personnel, limited aerial fire suppression capability, narrow roadways, emergency access concerns, wildfire interface concerns, preservation of community scale, snow shedding concerns compatibility with existing development patterns; and

WHEREAS, the Scofield Planning and Zoning Commission has held a public meeting to discuss these concerns and has recommended adoption of an Ordinance to amend the maximum height of buildings in the R1, R2, and Commercial Zones; and

WHEREAS, the Town Council has considered the recommendation of the Planning and Zoning Commission, held a duly noticed public hearing of an Ordinance to amend the maximum height of buildings 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

Chapter V, REGULATIONS WITHIN ZONES of the Scofield Land Use Code is hereby amended as follows:

5-2 RESIDENTIAL-1 (R-1) AND RESIDENTIAL-2 (R-2) ZONES

5-2.10 Height of Building.

The maximum height of any building or structure in the R1 and R2 zones shall be as shown in Table 4. Building or Structure Height in the R1 and R2 zones shall be measured from the average finished grade to the highest point of the structure, including, but not limited to, roofs, roof peaks, parapets, chimneys, steeples, towers, and other appurtenances, whether or not intended for human occupancy, unless expressly exempted by this code.

5-3 COMMERCIAL ZONE

5-3.5 Height of Structure.

The maximum height of any building or structure in this zone shall be as shown in Table 4. Building or Structure Height in the Commercial zone shall be measured from the average finished grade to the highest point of the structure, including, but not limited to, roofs, roof peaks, parapets, chimneys, steeples, towers, and other appurtenances, whether or not intended for human occupancy, unless expressly exempted by this code.

SECTION 2. GENERAL PLAN CONSISTENCY

The Town Council finds that this Ordinance promotes the General Plan goals of protecting public safety, maintaining community character, encouraging orderly development, and accommodating the operation limitations of the Town's emergency response capabilities.

SECTION 3. 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 4. 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 5. 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.