

Date: 5-25-2020
Name of preparer: Sean Amodt
Contact information of preparer: amodtsg@gmail.com
Reason for change: <ul style="list-style-type: none"> • To simplify definitions. • Remove unnecessary words. • Add needed words used in the interpretation of our ordinances.
Current wording: <p>Abandoned Sign. A sign, including all structural, support elements or components, which is located on a property, premises or structure which becomes vacant and unoccupied for a period of one year or more.</p> <p>Accessory. A system designed as a secondary use to existing buildings or facilities, wherein the power generated is used primarily for on-site consumption.</p> <p>Accommodation, Reasonable (Reasonable Accommodation). A change in a rule, policy, practice, or service necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling. See Chapter 50.06 A,7 for specific review standards, as used in this definition:</p> <ol style="list-style-type: none"> 1. “Reasonable” means a requested Accommodation will not undermine the legitimate purposes of existing zoning regulations notwithstanding the benefit that the Accommodation would provide to a person with a disability. 2. “Necessary” means the applicant must show that, but for the Accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice. 3. “Equal opportunity” means achieving equal results as between a person with a disability and a non-disabled person. Acreage, Gross (Gross Acreage). The total area of a parcel including the area of perimeter street rights-of-way to the centerline of the street. <p>Affected Entity.¹ A county, municipality, local district, special service district under Title 17D, Chapter 1, Special Service district act, school district, inter-local cooperation entity established under Title 11, Chapter 13, Inter-local Cooperation Act, specified public utility, a property owner, a property owners association, or the Utah Department of Transportation, if:</p> <ol style="list-style-type: none"> 1. the entity's services or facilities are likely to require expansion or significant modification because of an intended use of land; and/or 2. the entity has filed with the municipality a copy of the entity's general or long-range plan; or 3. the entity has filed with the municipality a request for notice during the same calendar year and before the municipality provides notice to an affected entity in compliance with a requirement imposed under this Chapter. <p>Agricultural Industry or Business. Also referred to as "Agribusiness". Agribusiness is the industry or business of agricultural production. It includes or may include agrichemicals, breeding, conservation, crop production (farming and contract farming), distribution, farm machinery, management, production, processing, ranching, and seed supply, as well as marketing and retail sales. All agents of the food and fiber value chain and those institutions that influence it are part of the agribusiness system.</p> <p>Agriculture. As defined by the State of Utah Legislative Code 4-1-109.2, "Agriculture" means the</p>

science and art of the production of plants and animals useful to man, including the preparation of plants and animals for human use and disposal by marketing or otherwise.

Alley. A passage, as through a continuous row of properties or houses, permitting access from the street to backyards, properties, garages, etc.

Alteration, Structural (Structural Alteration). Any changes in the supporting members of a building such as bearing walls, columns, beams or girders.

Animals, Domestic Farm or Livestock. In accordance with Utah State Legislative Code 76-9-301, Farm or Ranch "Livestock" are domesticated cattle, sheep, goats, turkeys, swine, equines, camelidae, ratites, bison, elk (domesticated), and any other domesticated nonhuman vertebrate creature, domestic furbearer, or domestic poultry, raised, kept, or used for agricultural purposes.

Animals, Fowl. Includes pheasants, turkeys, grouse and the common domestic chicken.

Animals, Household Pets (Household Pets). Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, but not including a sufficient number of dogs to constitute a kennel, as is defined in this ordinance, but not including the keeping of normally dangerous animals, such as, but not limited to, lions, tigers, bears or venomous snakes.

Apartment. A room or set of rooms within a building fitted especially with housekeeping facilities and usually leased as a dwelling.

Additional Information. Virgin Town does not apply the term "Apartment" to Hotels or Motels.

Appeal Authority. The person appointed by the mayor with the advice and consent of council to hear appeals from person(s) who have been affected by the implementation of the Land Use Ordinances.²

Apex, Alluvial Fan (Alluvial Fan Apex). A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Applicant. The owner of land proposed to be subdivided or such owner's duly authorized agent. Any agent must have written notarized authorization from the owner.

Architectural Projection. Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a structure, but not including signs.

Attorney, Local (Local Attorney). The attorney who represents Virgin Town.

Proposed wording:

2.12 DEFINITIONS

Abandoned Sign. ~~A sign, including all structural, support elements or components, which is located on a property, premises or structure which becomes vacant and unoccupied for a period of one year or more.~~

~~New def: Any controlled sign of which the sign face has been partially obliterated, dilapidated, or has unsafe conditions. (also see chapter 10- Non-conforming buildings and Uses.)~~

Abandonment. ~~The relinquishment of property, or a cessation of the use of the property by the owner, with the intention neither of transferring rights to the property to another owner nor of resuming the use of the property. (also see Chapter 10 Nonconforming Uses and Nonconforming Structures).~~

Abutting. ~~Having property or zone district boundaries in common.~~

Access. ~~A way of approaching or entering a property. In the context of land use controls, access includes ingress, the right to enter, and egress, the right to leave.~~

~~**Accessory.** A system designed as a secondary use to existing buildings or facilities, wherein the power generated is used primarily for on-site consumption.~~

Accessory Use. A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

Accommodation, Reasonable (Reasonable Accommodation). A change in a rule, policy, practice, or service necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling. (See Chapter 50.06 A,7) ~~for specific review standards, as used in this definition:~~

- ~~1. "Reasonable" means a requested Accommodation will not undermine the legitimate purposes of existing zoning regulations notwithstanding the benefit that the Accommodation would provide to a person with a disability.~~
- ~~2. "Necessary" means the applicant must show that, but for the Accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice.~~
- ~~3. "Equal opportunity" means achieving equal results as between a person with a disability and a non-disabled person.~~

~~(This needed to be separated out of reasonable accommodation definition)~~ **Acreage, Gross** (Gross Acreage). The total area of a parcel including the area of perimeter street rights-of-way to the centerline of the street **when applicable**.

Affected Entity. ~~As defined in Utah State Code:~~ A county, municipality, ~~local district~~ **independent special district under Title 17A, Chapter 2, Independent Special Districts,** ~~special service district under Title 17D, Chapter 1,~~ **local district under Title 17B, Chapter 2, Local Districts,** ~~Special Service district act,~~ school district, inter-local cooperation entity established under Title 11, Chapter 13, Inter-local Cooperation Act, specified public utility, a property owner, a property owners association, or the Utah Department of Transportation, if:

1. the entity's services or facilities are likely to require expansion or significant modification because of an intended use of land; ~~and/or~~
2. the entity has filed with the municipality a copy of the entity's general or long-range plan; or
3. the entity has filed with the municipality a request for notice during the same calendar year and before the municipality provides notice to an affected entity in compliance with a requirement imposed under this Chapter.

Agricultural Industry or Business. Also referred to as "Agribusiness". Agribusiness is the industry or business of agricultural production. It includes or may include agrichemicals, breeding, conservation, crop production (farming and contract farming), distribution, farm machinery, management, production, processing, ranching, and seed supply, as well as marketing and retail sales. All agents of the food and fiber value chain and those institutions that influence it are part of the agribusiness system.

Agriculture. As defined by the State of Utah Legislative Code 4-1-109.2, "Agriculture" means the science and art of the production of plants and animals useful to man, including the preparation of plants and animals for human use and disposal by marketing or otherwise.

Alley. A passage, as through a continuous row of properties or houses, permitting access from the street to backyards, properties, garages, etc.

Alteration, Structural (Structural Alteration). Any changes in the supporting members of a building such as bearing walls, columns, beams or girders.

Amortization. A method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified period of time.

Animals, Domestic Farm or Livestock. In accordance with Utah State Legislative Code 76-9-301, Farm or Ranch "Livestock" are domesticated cattle, sheep, goats, turkeys, swine, equines, camelidae, ratites, bison, elk (domesticated), and any other domesticated nonhuman vertebrate creature, domestic furbearer,

or domestic poultry, raised, kept, or used for agricultural purposes.

(move to “F’s” and add more or remove completely) **Animals, Fowl.** Includes pheasants, turkeys, grouse and the common domestic chicken.

Animals, Household Pets (Household Pets). ~~Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, but not including a sufficient number of dogs to constitute a kennel, as is defined in this ordinance, but not including the keeping of normally dangerous animals, such as, but not limited to, lions, tigers, bears or venomous snakes.~~

New Def: Animals or fowl ordinarily permitted in the dwelling area and kept for company or pleasure and not for profit. For example: dogs, cats, birds, and similar small animals, but not including a sufficient number of animals to constitute a kennel.

Apartment. A room or set of rooms within a building fitted especially with housekeeping facilities and usually leased as a dwelling.

Additional Information. Virgin Town does not apply the term "Apartment" to Hotels or Motels.

Appeal. When a person believes a decision was made in error, an appeal may be filed so that a higher decision-making body can review the case.

Appeal Authority. ~~The person appointed by the mayor with the advice and consent of council to hear appeals from person(s) who have been affected by the implementation of the Land Use Ordinances.~~

New Def: A person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

~~**Apex, Alluvial Fan** (Alluvial Fan Apex). A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.~~

Applicant. The person who is applying for a legal remedy to a problem such as the owner of land proposed to be subdivided or such owner’s duly authorized agent. ~~Any agent must have written notarized authorization from the owner.~~

Architectural Projection. ~~Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a structure, but not including signs.~~

(recommend to remove this definition because it is not found in our ordinances, but if we need, below is a new definition.)

New Def: A building feature that is mounted on, and/or extends from the surface of the building wall or façade, typically above ground level. Examples of architectural projections include balconies, bay windows, lighting fixtures, a marquee, porch, canopy or similar projection of a building.

Attorney, Local Town (Local Town Attorney). The attorney who represents Virgin Town.

Clean copy:

2.12 DEFINITIONS

Abandoned Sign. Any controlled sign of which the sign face has been partially obliterated, dilapidated, or has unsafe conditions. (also see chapter 10- Non-conforming buildings and Uses.)

Abandonment. The relinquishment of property, or a cessation of the use of the property by the owner, with the intention neither of transferring rights to the property to another owner nor of resuming the use of the property. (also see Chapter 10 Nonconforming Uses and Nonconforming Structures).

Abutting. Having property or zone district boundaries in common.

Access. A way of approaching or entering a property. In the context of land use controls, access includes

ingress, the right to enter, and egress, the right to leave.

Accessory Use. A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

Accommodation, Reasonable (Reasonable Accommodation). A change in a rule, policy, practice, or service necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling. (See Chapter 50.06 A,7)

- 1- "Equal opportunity" means achieving equal results as between a person with a disability and a non-disabled person.

Acreage, Gross (Gross Acreage). The total area of a parcel including the area of perimeter street rights-of-way to the centerline of the street **when applicable**.

Affected Entity. As defined in Utah State Code: A county, municipality, **independent special district under Title 17A, Chapter 2, Independent Special Districts, local district under Title 17B, Chapter 2, Local Districts**, school district, inter-local cooperation entity established under Title 11, Chapter 13, Inter-local Cooperation Act, specified public utility, a property owner, a property owners association, or the Utah Department of Transportation, if:

1. the entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
2. the entity has filed with the municipality a copy of the entity's general or long-range plan; or
3. the entity has filed with the municipality a request for notice during the same calendar year and before the municipality provides notice to an affected entity in compliance with a requirement imposed under this Chapter.

Agricultural Industry or Business. Also referred to as "Agribusiness". Agribusiness is the industry or business of agricultural production. It includes or may include agrichemicals, breeding, conservation, crop production (farming and contract farming), distribution, farm machinery, management, production, processing, ranching, and seed supply, as well as marketing and retail sales. All agents of the food and fiber value chain and those institutions that influence it are part of the agribusiness system.

Agriculture. As defined by the State of Utah Legislative Code 4-1-109.2, "Agriculture" means the science and art of the production of plants and animals useful to man, including the preparation of plants and animals for human use and disposal by marketing or otherwise.

Alley. A passage, as through a continuous row of properties or houses, permitting access from the street to backyards, properties, garages, etc.

Alteration, Structural (Structural Alteration). Any changes in the supporting members of a building such as bearing walls, columns, beams or girders.

Amortization. A method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified period of time.

Animals, Domestic Farm or Livestock. In accordance with Utah State Legislative Code 76-9-301, Farm or Ranch "Livestock" are domesticated cattle, sheep, goats, turkeys, swine, equines, camelidae, ratites, bison, elk (domesticated), and any other domesticated nonhuman vertebrate creature, domestic furbearer, or domestic poultry, raised, kept, or used for agricultural purposes.

(move to "F's" and add more or remove completely) **Fowl.** Includes pheasants, turkeys, grouse and the common domestic chicken.

Animals, Household Pets (Household Pets).

New Def: Animals or fowl ordinarily permitted in the dwelling area and kept for company or pleasure and not for profit. For example: dogs, cats, birds, and similar small animals, but not including a sufficient number of animals to constitute a kennel.

Apartment. A room or set of rooms within a building fitted especially with housekeeping facilities and

usually leased as a dwelling.

Additional Information. Virgin Town does not apply the term "Apartment" to Hotels or Motels.

Appeal. When a person believes a decision was made in error, an appeal may be filed so that a higher decision-making body can review the case.

Appeal Authority.

New Def: A person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

Applicant. The person who is applying for a legal remedy to a problem such as the owner of land proposed to be subdivided or such owner's duly authorized agent.

Architectural Projection. (recommend to remove this definition because it is not found in our ordinances, but if we need, below is a new definition.)

New Def: A building feature that is mounted on, and/or extends from the surface of the building wall or façade, typically above ground level. Examples of architectural projections include balconies, bay windows, lighting fixtures, a marquee, porch, canopy or similar projection of a building.

Attorney, Town (Town Attorney). The attorney who represents Virgin Town.

VIRGIN TOWN

ORDINANCE # _____.

AN ORDINANCE AMENDING SECTIONS OF CHAPTER 16 (RESIDENTIAL ZONE) IN ORDER TO MAINTAIN CONTINUITY BETWEEN OTHER SECTIONS OF VULU.

RECITALS

WHEREAS, Virgin Town ("Town") is an incorporated municipality duly organized under the laws of the State of Utah;

WHEREAS, the Town is authorized pursuant to Utah Code Annotated, Title 10, Chapter 9A, to enact ordinances necessary or appropriate for the use of land within the Town's municipal boundaries;

WHEREAS, pursuant to Utah Code Annotated, Title 10, Chapter 3b, Section 301, the Virgin Town Council ("Town Council") is designated as the governing body of the Town.

WHEREAS, sections of VULU Chapter 2.12 are currently not compatible with other parts of VULU,

WHEREAS, amendments to VULU Chapter 2.12 would create better continuity and compatibility within VULU,

WHEREAS, the Town, by and through its Town Council, has determined that it is in the best interests of the Town and its residents to amend sections of VULU chapter 2.12 to maintain continuity and compatibility within VULU

ORDINANCE

NOW THEREFORE be it ordained by Virgin Town, Washington County, State of Utah, acting by and through the Town Council, amend VULU Chapter 2.12 as follows:

Changes in current wording:

2.12 DEFINITIONS

~~**Abandoned Sign.** A sign, including all structural, support elements or components, which is located on a property, premises or structure which becomes vacant and unoccupied for a period of one year or more.~~

New def: Any controlled sign of which the sign face has been partially obliterated, dilapidated, or has unsafe conditions. (also see chapter 10- Non-conforming buildings and Uses.)

Abandonment. The relinquishment of property, or a cessation of the use of the property by the owner, with the intention neither of transferring rights to the property to another owner nor of resuming the use of the property. (also see Chapter 10 Nonconforming Uses and Nonconforming Structures).

Abutting. Having property or zone district boundaries in common.

Access. A way of approaching or entering a property. In the context of land use controls, access includes ingress, the right to enter, and egress, the right to leave.

~~**Accessory.** A system designed as a secondary use to existing buildings or facilities, wherein the power generated is used primarily for on-site consumption.~~

Accessory Use. A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

Accommodation, Reasonable (Reasonable Accommodation). A change in a rule, policy, practice, or service necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling. (See Chapter 50.06 A,7) ~~for specific review standards, as used in this definition.~~

1. ~~“Reasonable” means a requested Accommodation will not undermine the legitimate purposes of existing zoning regulations notwithstanding the benefit that the Accommodation would provide to a person with a disability.~~
2. ~~“Necessary” means the applicant must show that, but for the Accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice.~~
3. “Equal opportunity” means achieving equal results as between a person with a disability and a non-disabled person.

~~(This needed to be separated out of reasonable accommodation definition)~~ **Acreage, Gross** (Gross Acreage). The total area of a parcel including the area of perimeter street rights-of-way to the centerline of the street **when applicable**.

Affected Entity. ~~As defined in Utah State Code: A county, municipality, local district independent special district under Title 17A, Chapter 2, Independent Special Districts, special service district under Title 17D, Chapter 1, local district under Title 17B, Chapter 2, Local Districts, Special Service district act, school district, inter-local cooperation entity established under Title 11, Chapter 13, Inter-local Cooperation Act, specified public utility, a property owner, a property owners association, or the Utah Department of Transportation, if:~~

1. the entity's services or facilities are likely to require expansion or significant modification because of an intended use of land; ~~and/or~~
2. the entity has filed with the municipality a copy of the entity's general or long-range plan; or
3. the entity has filed with the municipality a request for notice during the same calendar year and before the municipality provides notice to an affected entity in compliance with a requirement imposed under this Chapter.

Agricultural Industry or Business. Also referred to as "Agribusiness". Agribusiness is the industry or business of agricultural production. It includes or may include agrichemicals, breeding, conservation, crop production (farming and contract farming), distribution, farm machinery, management, production, processing, ranching, and seed supply, as well as marketing and retail sales. All agents of the food and fiber value chain and those institutions that influence it are part of the agribusiness system.

Agriculture. As defined by the State of Utah Legislative Code 4-1-109.2, "Agriculture" means the science and art of the production of plants and animals useful to man, including the preparation of plants and animals for human use and disposal by marketing or otherwise.

Alley. A passage, as through a continuous row of properties or houses, permitting access from the street to backyards, properties, garages, etc.

Alteration, Structural (Structural Alteration). Any changes in the supporting members of a building such as bearing walls, columns, beams or girders.

Amortization. A method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified period of time.

Animals, Domestic Farm or Livestock. In accordance with Utah State Legislative Code 76-9-301, Farm or Ranch "Livestock" are domesticated cattle, sheep, goats, turkeys, swine, equines, camelidae, ratites, bison, elk (domesticated), and any other domesticated nonhuman vertebrate creature, domestic furbearer, or domestic poultry, raised, kept, or used for agricultural purposes.

~~(move to "F's" and add more or remove completely)~~ **Animals, Fowl.** Includes pheasants, turkeys, grouse and the common domestic chicken.

Animals, Household Pets (Household Pets). ~~Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, but not including a sufficient number of dogs to constitute a kennel, as is defined in this ordinance, but not including the keeping of normally dangerous animals, such as, but not limited to, lions, tigers, bears or venomous snakes.~~

~~New Def: Animals or fowl ordinarily permitted in the dwelling area and kept for company or pleasure and not for profit. For example: dogs, cats, birds, and similar small animals, but not including a sufficient number of animals to constitute a kennel.~~

Apartment. A room or set of rooms within a building fitted especially with housekeeping facilities and usually leased as a dwelling.

Additional Information. Virgin Town does not apply the term "Apartment" to Hotels or Motels.

Appeal. ~~When a person believes a decision was made in error, an appeal may be filed so that a higher decision-making body can review the case.~~

Appeal Authority. ~~The person appointed by the mayor with the advice and consent of council to hear appeals from person(s) who have been affected by the implementation of the Land Use Ordinances.~~

New Def: A person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

~~**Apex, Alluvial Fan** (Alluvial Fan Apex). A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.~~

~~**Applicant.** The person who is applying for a legal remedy to a problem such as the owner of land proposed to be subdivided or such owner's duly authorized agent. Any agent must have written notarized authorization from the owner.~~

~~**Architectural Projection.** Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a structure, but not including signs.~~

(recommend to remove this definition because it is not found in our ordinances, but if we need, below is a new definition.)

New Def: A building feature that is mounted on, and/or extends from the surface of the building wall or façade, typically above ground level. Examples of architectural projections include balconies, bay windows, lighting fixtures, a marquee, porch, canopy or similar projection of a building.

~~**Attorney, Local Town** (Local Town Attorney). The attorney who represents Virgin Town.~~

Proposed finished wording:

2.12 DEFINITIONS

Abandoned Sign. Any controlled sign of which the sign face has been partially obliterated, dilapidated, or has unsafe conditions. (also see chapter 10- Non-conforming buildings and Uses.)

Abandonment. The relinquishment of property, or a cessation of the use of the property by the owner, with the intention neither of transferring rights to the property to another owner nor of resuming the use of the property. (also see Chapter 10 Nonconforming Uses and Nonconforming Structures).

Abutting. Having property or zone district boundaries in common.

Access. A way of approaching or entering a property. In the context of land use controls, access includes ingress, the right to enter, and egress, the right to leave.

Accessory Use. A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

Accommodation, Reasonable (Reasonable Accommodation). A change in a rule, policy, practice, or service necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling. (See Chapter 50.06 A,7)

- 1- "Equal opportunity" means achieving equal results as between a person with a disability and a non-disabled person.

Acreege, Gross (Gross Acreege). The total area of a parcel including the area of perimeter street rights-of-way to the centerline of the street **when applicable**.

Affected Entity. **As defined in Utah State Code:** A county, municipality, **independent special district under Title 17A, Chapter 2, Independent Special Districts, local district under Title 17B, Chapter 2, Local Districts**, school district, inter-local cooperation entity established under Title 11, Chapter 13, Inter-local Cooperation Act, specified public utility, a property owner, a property owners association, or the Utah Department of Transportation, if:

1. the entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
2. the entity has filed with the municipality a copy of the entity's general or long-range plan; or
3. the entity has filed with the municipality a request for notice during the same calendar year and before the municipality provides notice to an affected entity in compliance with a requirement imposed under this Chapter.

Agricultural Industry or Business. Also referred to as "Agribusiness". Agribusiness is the industry or business of agricultural production. It includes or may include agrichemicals, breeding, conservation, crop production (farming and contract farming), distribution, farm machinery, management, production, processing, ranching, and seed supply, as well as marketing and retail sales. All agents of the food and fiber value chain and those institutions that influence it are part of the agribusiness system.

Agriculture. As defined by the State of Utah Legislative Code 4-1-109.2, "Agriculture" means the science and art of the production of plants and animals useful to man, including the preparation of plants and animals for human use and disposal by marketing or otherwise.

Alley. A passage, as through a continuous row of properties or houses, permitting access from the street to backyards, properties, garages, etc.

Alteration, Structural (Structural Alteration). Any changes in the supporting members of a building such as bearing walls, columns, beams or girders.

Amortization. A method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified period of time.

Animals, Domestic Farm or Livestock. In accordance with Utah State Legislative Code 76-9-301, Farm or Ranch "Livestock" are domesticated cattle, sheep, goats, turkeys, swine, equines, camelidae, ratites, bison, elk (domesticated), and any other domesticated nonhuman vertebrate creature, domestic furbearer, or domestic poultry, raised, kept, or used for agricultural purposes.

(move to "F's" and add more or remove completely) Fowl. Includes pheasants, turkeys, grouse and the common domestic chicken.

Animals, Household Pets (Household Pets).

New Def: Animals or fowl ordinarily permitted in the dwelling area and kept for company or pleasure and not for profit. For example: dogs, cats, birds, and similar small animals, but not including a sufficient number of animals to constitute a kennel.

Apartment. A room or set of rooms within a building fitted especially with housekeeping facilities and usually leased as a dwelling.

Additional Information. Virgin Town does not apply the term "Apartment" to Hotels or Motels.

Appeal. When a person believes a decision was made in error, an appeal may be filed so that a higher decision-making body can review the case.

Appeal Authority.

New Def: A person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

Applicant. The person who is applying for a legal remedy to a problem such as the owner of land proposed to be subdivided or such owner's duly authorized agent.

Architectural Projection. (recommend to remove this definition because it is not found in our ordinances, but if we need, below is a new definition.)

New Def: A building feature that is mounted on, and/or extends from the surface of the building wall or façade, typically above ground level. Examples of architectural projections include balconies, bay windows, lighting fixtures, a marquee, porch, canopy or similar projection of a building.

Attorney, Town (Town Attorney). The attorney who represents Virgin Town.

REQUEST FOR VIRGIN TOWN COUNCIL ACTION

To: Mayor and City Council
From: Planning and Zoning
Date:
Subject:
Citizen comments summary:
Recommendation:
Background and Findings:
Fiscal Impact:
Supporting Documents:
This request prepared by:
This request prepared on: