

Definition Changes from L to Z

Land, Division of (Division of Land). ~~Division of a parcel of land into four (4) two (2) or more lots.~~ See Subdivision. (Subdivision ordinance takes care of small and large subdivision defs.)

Land Use Authority. ~~Anyone who has the authority to interpret or implement the city ordinances as defined by the Land Use Ordinance.~~ A person, board, commission, agency, or body, including the local legislative body, designated by the local legislative body to act upon a land use application. (from state law)

Land Use Ordinance. ~~is defined in Title 10, Chapter 9a of the Utah Code.~~ (There is no single definition there. I think it was supposed to refer to the whole code.)

(Maybe use the following definition from State law to replace it.)

Land Use Regulation. A legislative decision enacted by ordinance, law, code, map, resolution, specification, fee, or rule that governs the use or development of land;

a. includes the adoption or amendment of a zoning map or the text of the zoning code; and

b. does not include:

(i). a land use decision of the legislative body acting as the land use authority, even if the decision is expressed in a resolution or ordinance; or

(ii). a temporary revision to an engineering specification that does not materially

-increase a land use applicant's cost of development compared to the existing specification; or

-impact a land use applicant's use of land.

(Need to make a section in general regulations in VULU for Lot and Lot Line Determination. It would indicate that the zoning admin and town staff would support the landowner in making that determination. All of the blue suggestions below would go into that section.)

Lot.

- ~~1. A parcel or tract of land within a subdivision and abutting a public street, or a private street, which is or may be occupied by one building and the accessory buildings or uses customarily incident thereto, including such open spaces as are arranged and designed to be used in connection with the building according to the zone with which the lot is located.~~
- ~~2. A parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership; or a unit of land shown as a lot or parcel on a recorded subdivision map; or a unit of land shown on a plat used in the lease or sale or offer of lease or sale of land resulting from the division of a larger tract into two (2) or more smaller units.~~

New def: "Lot" means a tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder. (from State law)

Possible new def: the smallest unit in which land is designated as a separate and distinct parcel on a legally recorded plan or description recorded in the office of the county recorder.

Lot Line, Front (Front Lot Line). For an interior lot, the lot line adjoining the street for a corner lot or through lot, the lot line adjoining either street, as elected by the owner.

Possible new def: The lot line which abuts a public street, private street, or easement of access. (This next part will have to be put into the VULU in the general regulations section.) The lot owner shall designate the front lot line for any corner lot or through lot and such designation may not be changed after the principal building is erected.

Lot Line, Rear (Rear Lot Line). Ordinarily, that line of a lot which is opposite and most distant from the front line of the lot. (This next part will have to be put into the VULU in the general regulations section.) In the case of a triangular or gore-shaped lot, a line ten feet (10') in length within the parcel parallel to and at a maximum distance from the front lot line. In cases where these definitions are not applicable, the ~~Virgin Town building inspector~~ **Zoning Administrator and Town staff will** ~~shall~~ designate the rear lot line.

New def: The lot line opposite and most distant from the front lot line.

Lot Line, Side (Side Lot Line). Any lot boundary line ~~that is~~ not a front or rear lot line. ~~A side lot line separating a lot from another lot or lots in an interior side lot line; a side lot line separating a lot from a street is a street side lot line.~~

Lot, Corner (Corner Lot). ~~A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five degrees (135°).~~ (Maybe add this last part into the lot determination section in VULU)

New Def: A lot located at the intersection of two or more streets.

Lot, Depth of (Depth of Lot). ~~The horizontal distance between the front and rear lot lines measured in the main direction of the side lot line.~~

New def: The mean horizontal distance between the front lot line and the rear lot line of a lot.

Lot, Double Frontage (Double Frontage Lot). ~~A lot where the front lot line and back lot line both front on a street.~~

New def: A lot, other than a corner lot, with frontage on more than one street, other than an alley. Also referred to as a Through Lot.

Lot, Flag (Flag Lot). ~~A lot that has been approved by the town with access provided to the bulk of the lot by means of a narrow corridor.~~

New def: A parcel of land shaped like a flag, with a narrow strip providing access to a public street, and the bulk of the property containing no frontage.

Lot, Interior (Interior Lot). A lot which is bounded by a street or highway on only one side and is not a corner lot or a through lot.

Lot, Right-Of-Way (Right-Of-Way Lot). A strip of land of not less than sixteen feet (16') in width connecting a lot to a street for use as a private access to that lot.

New Def: An easement reserved by the lot owner as a private access to serve interior lots not otherwise located on a street.

Lot, Width of (Width of Lot). The horizontal distance between the side lot lines, measured at the required front setback line or rear setback line, whichever is shorter.¹⁰

New def: The mean horizontal distance between side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.

M's

Manufactured home. A structure transportable in one or more sections, which is built on a permanent chassis and must be attached to a permanent foundation and connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle." Said manufactured home shall be classified as a mobile home unless it is placed on a permanent foundation and complies with all applicable building and housing codes. Said manufactured home shall have a minimum of 1,000 square feet; a minimum 4:12 slope/pitch of roof. Brick veneer, stucco, or other similar materials are to be used on the exterior of the manufactured home. A transportable, factory built housing unit constructed after June 15, 1976, according to the federal home construction and safety standards act of 1974 (HUD code), in one or more sections, and is identified by the manufacture's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.¹¹ (Need to put the strike-out part into the ordinance if we still want it.)

Map, Official (Official Map). A map Maps which has have been adopted into the General Plan by the Land Use Authority as the official maps of the town of virgin Town of Virgin, showing existing public streets, streets on plats of subdivisions which have been approved by the Virgin Town Land Use Authority, and/or other street extensions, widening, narrowing, or variations which have been accurately surveyed and definitely located.

Medical Cannabis Pharmacy. An entity that acquires or intends to acquire, possesses, and sells or intends to sell cannabis in a medicinal dosage form, a cannabis product in a medicinal dosage form, or a medical cannabis device, to a medical cannabis cardholder, as defined under section 26-61a-102 of the Utah Code.

Mobile Home. A detached single family dwelling unit designed for long term occupancy and to be transported on its own wheels (permanent or detachable), or on flatbed or other trailer and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work. Modular or prefabricated homes not placed on a permanent foundation shall be regarded and regulated as mobile homes. (Maybe put this last sentence into the ordinance if needed.)

New def: A transportable, factory-built housing unit constructed before June 15, 1976, according to the federal home construction and safety standards act of 1974 (HUD code), in one or more sections, and is identified by the manufacture's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

Mobile Home Park. A space designed for and approved by the Town of Virgin for occupancy by Mobile Homes, to be under single ownership or management, and meeting all requirements of the Virgin Town

~~Zoning Ordinance and the Virgin Town Mobile Home Park ordinance for Mobile Home Parks. (There are some implied regulations in this, but they are already addressed in VULU and don't need to be repeated in the definition.)~~

New Def: Any tract of land on which two or more lots are leased, or offered for lease or rent, to accommodate mobile homes for residential purposes.

Mobile Home Space or Lot. A space within a mobile home park, designed and to be used for the accommodation of one (1) mobile home.

Mobile Home Subdivision. A subdivision designed and intended for residential use where the lots are to be individually owned or leased and occupied by mobile homes exclusively.

~~**Motel.** A building or group of buildings, commonly with a one or two floor layout with access directly from the parking lot, that furnish lodging, etc. to travelers or other guests for compensation and is designed and located to serve the motoring public. (Interesting fact: Motel is made from the words hotel and mobile around 1925.)~~

New Def: A building, typically of five (5) dwelling units or more, occupied in whole or in part as a temporary lodging place for an individual and for which there is an exit for any room or suite of rooms directly to the outdoors with access to grade level.

~~**Additional Information.** Virgin Town does not apply the term "Motel" to Apartments or Apartment Complexes though it may be used synonymously with the term "Hotel".~~

Noncomplying Structure. A building or other artificial structure which complied with a zoning ordinance when it was built, but which would no longer comply due to ordinance changes. A structure can be noncomplying due to such things as like setbacks or height requirements.

Nonconforming Sign or Sign Structure. A sign, or sign structure, or portion thereof lawfully existing at the time of its construction which does not conform to current regulations prescribed in the zone in which it is located.

Nonconforming Use. A land use that was established when allowed by a zoning ordinance, has been maintained continuously, but which would no longer be allowed due to an ordinance change.

Nuisance. Any item, thing, manner or condition whatsoever that is dangerous to human life, or health, or renders soil, air, water, or food impure or unwholesome.

Nuisance, Public. When a person, item, thing, manner, activity, or condition unreasonably interfere with the rights that the general public share in common.

Nuisance, Private. When a person, item, thing, manner, activity, or condition substantially and unreasonably interferes with an individual's use and enjoyment of his or her land.

Occupancy, Long-Term. (Long Term occupancy). Permanent occupancy; occupancy for a period of thirty (30) or more days.

Occupancy, Short-Term. Transient occupancy; occupancy for a period less than thirty (30) days.

~~**Open Space.** Space reserved in parks, courts, playgrounds, golf courses and other similar open areas, and those areas reserved to meet the density requirements of development.~~

New Def: Undeveloped land that is protected from development by legislation.

Ordinance, Zoning (Zoning Ordinance). The Virgin Land Use Code (VULU) as presently adopted and as amended hereafter by the ~~town council~~ Town Council.

Owner. The owner in fee simple, or real property as shown in the records of the Washington County Recorder's Office and includes the plural as well as the singular, and may mean either a natural person, firm, association, partnership, trust, private corporation, other entities authorized by the state of Utah, or any combination of any of the foregoing.

Parcel, Parent (Parent Parcel). The existing parcel of record, as identified by individual tax parcel numbers, as of the effective date of this ordinance.

Parking Lot. A cleared, dedicated area intended for parking vehicles.

Parking, Off-Street. Any parking area, lot, garage, etc. for vehicles that is not on a public street.

Plan, Site (Site Plan). A plan containing the information for any development of land required by VULU chapter 2-20 2.18. ~~of this Ordinance.~~

Plan, Subdivision Concept (Subdivision Concept Plan). A sketch or concept drawing of a proposed division of land prior to the preliminary plat to enable a subdivider to reach a general agreement with the Planning Commission as to the form of the plat and the objectives of these regulations, and to receive guidance as to the requirements for subdivisions within the Town.

Planning and Zoning Administrator. The person appointed by the Town to perform the duties and responsibilities of the Planning and Zoning Administrator, as defined by the Town ordinances.

Planning and Zoning Commission. ~~The Virgin Town Planning And Zoning Commission.~~

New Def: The appointed commission that recommends land use issues to the Town Council. (See Chapter 4 of VULU).

Plat, Final (Final Plat). A map of a subdivision, required of all subdivisions, which is prepared for final approval and recordation, which has been accurately surveyed, so that streets, lots, and other divisions thereof can be identified; such plat being in conformity with the ordinances of the town and title 10, chapter 9a, of the Utah Code annotated, 2006, as amended.

Plat, Preliminary (Preliminary Plat). A map made for the purpose of showing the design of a proposed subdivision and the existing conditions in and around it. Such map need not be essentially a study plan which, when approved, will serve as a basis for an accurate or final survey of the property. ~~The preliminary plat is preparation of the final plat.~~

Professional Staff. The Municipal Staff; including the Mayor, Town Clerk/Deputy Town Clerk, Town Public Works Manager, Town Zoning Administrator, Town Engineer, and Town Attorney.

Recreational Vehicle (RV) , ~~Motor Home, And Travel Trailer~~. A recreational vehicle (RV), motor home, or travel trailer is a vehicle designed and/or constructed to travel on public thoroughfares which is: (i) built on a single chassis; (ii) designed to be self-propelled or tow-able by a truck; and (iii) designed primarily for recreational, camping, travel, or seasonal use and not for use as a permanent dwelling but as temporary living quarters. In this ordinance, a recreational vehicle, travel trailer & motor home are collectively referred to as "recreational vehicle" or "RV".¹²

New Def: A vehicular, portable structure built on a chassis, which is self-propelled or towable by a truck, and is used as a temporary dwelling, for travel and recreation purposes, and licensed as a motor home, camper or travel trailer.

Recreational Vehicle (RV) Pad. A location on an RV lot or campground site constructed of gravel, asphalt or concrete, designed to provide proper support and drainage for placement of an RV and where possible, having amenities such as sewer, water and electrical or communications connections.

Recreational Vehicle and Travel Trailer Park, (RV and Trailer Park). ~~An area or tract of land or a designated section within a mobile home park where lots, sites, units, or pads are rented or held for rent to one (1) owner or user of a recreational vehicle for a temporary time. ,not to exceed 180 days. (this part is already in the ordinance.) (This was moved from the “V” section).~~

Residential Hosting. The act of renting a portion of a residential dwelling unit or casita on a temporary basis for any period less than thirty (30) consecutive days, where a permanent resident or the Owner resides.

Residential Hosting Facility or RHF. A residential Dwelling Unit where part, but not all, of the Dwelling Unit is used, or advertised for use, on a temporary basis for any period less than thirty (30) consecutive days, regardless of the type and extent of consideration or remuneration received by the Owner, and where the Owner resides in the remainder of the Dwelling Unit. ~~Notwithstanding the definition of Dwelling Unit, within this Section, Boarding Houses, Lodging Houses, Hotels, Motels, Tents, Campground Cabins, Travel Trailers, Recreational Vehicles (“RV”), Mobile Homes and Congregate Living Facilities may not be an RHF. (the strike-out part is already in the RHF ordinance.)~~

RHF Guest Quarter. That portion of a RHF comprised of a bedroom or sleeping area and bathroom where a guest or guests can privately reside.

RHF Permit. ~~An annually renewed~~ A permit an Owner of an RHF must obtain and maintain in order to utilize his/her/their Dwelling Unit as a RHF where Residential Hosting may occur. The standards and requirements for obtaining and maintaining a RHF Permit is set forth in VULU Chapter 60.04.¹³ (The annual part is already addressed in the ordinance.)

Rubbish. ~~Rubbish means and includes discarded items of metal, cardboard, paper, wood, plastic, or any other waste material.¹⁴ (Removed rubbish and replaced it with the American word ‘trash’.)~~

Sanitary Sewer Authority. ~~The Utah State Health Department.~~ The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or onsite wastewater systems. (The Town of Virgin is serviced by the Southwest Utah Public Health Department through the Utah State Health Department.)

School. ~~A public kindergarten, elementary, middle, junior high or high school.~~

New Def: A place or building used for instruction, learning, and education of children up to college.

Service Station, Automobile (Automobile Service Station). (Also known as gasoline stations or convenience stores.) A place where gasoline, or any other motor fuel for operating motor vehicles, that is delivered directly into motor vehicles, is and offered for sale to the public along with convenience items and foods. ~~and deliveries are made directly into motor vehicles, but not including automobile repair. An Automobile Service Station may include a Convenience Store and a restaurant within the primary commercial building, subject to approval by the Land Use Authority as required elsewhere in the Ordinance.¹⁵ (Need to move ‘but not include automobile repair but may include a Convenience Store and a restaurant’ into section 16.22 (F).~~

Setback. ~~The distance that is required by the Land Use Ordinance to be maintained in an undeveloped state between a structure and the property line of the lot on which the structure is located. The term~~

~~“setback” refers to a required minimum distance while the term “yard” refers to the areas to the front, side and rear of a primary structure.~~¹⁶

New Def: The minimum distance, set by the VULU, in which a building or other structure must be set back from any property line, or from places deemed to need protection such as a street or road, a river, a flood plain, or other zones.

~~**Setback, Corner** (Corner Setback). The distance from the street side property line not designated as a “front setback” to the closest distance a structure may be located from the property line.~~¹⁷

~~**Setback, Front** (Front Setback). The distance from the front property line to the closest point a structure can be constructed to the front property line.~~¹⁸

~~**Setback, Side** (Side Setback). The distance from the interior side property lines to the closest distance a structure may be located from the property line.~~¹⁹

~~**Setback, Rear** (Rear Setback). The distance from the rear property line to the closest distance a structure may be located from the property line.~~²⁰ (These setback defs are covered with the setback and lot definitions.)

Sign. Any identification, description, illustration, symbol, insignia, medium, statue or other physical or visual device or representation, which is visible from outside the premises on which such device is located, designed to advertise, identify or convey information or direct or attract attention to a product, place, activity, person, institution or business.

Sign Structure. Any structure which supports, has supported, or is designed to support a sign.

Short-Term Rental or STR. An entire residential Dwelling Unit used as a short-term rental for any period less than thirty (30) consecutive days, regardless of the type and extent of consideration or remuneration received by the Owner. ~~Notwithstanding the definition of Dwelling Unit, within this Section, Boarding Houses, Lodging Houses, Hotels, Motels, Tents, Travel Trailers, Recreational Vehicles (“RV”), Mobile Homes and Congregate Living Facilities (as defined in VULU Chapter 50) may not be an STR.~~²¹ (This part is already found in the ordinance 60.02. F. 12)

Sign. A presentation or representation of words, letters, figures, designs, pictures or colors, publicly displayed so as to give notice relative to a person, a business, an article of merchandise, a service, an assemblage, a solicitation, or a request for aid; also, the structure or framework or any natural object on which any sign is erected or is intended to be erected or exhibited or which is being used or is intended to be used for sign purposes.

Sign, Advertising (Advertising Sign). A sign used for the purpose of advertising a business, profession, commodity, service, or entertainment conducted, sold, or offered.

~~**Site or Unit.**~~ **Camp Site/Unit/Pad.** A dedicated space of ground occupied or to be occupied by an one (1) RV, cabin, or tent. ~~22~~ (This needs to be moved to the “C’s”)

SMART Standard. SMART is an acronym giving criteria to guide in the setting of objectives. The letters mean: S-Specific, M-Measurable, A-Achievable or Attainable, R-Relevant, and T-Time-Bound.

Stable, Public (Public Stable). Any stable where horses are boarded and/or kept for remuneration, hire or sale.

Story. That portion of a building included between the surface of any floor and the floor or ceiling next above it.

STR Permit. ~~An annually renewed A permit issued to the owner an Owner of an STR Unit. must obtain and maintain in order to utilize his/her/their Dwelling Unit as a STR Unit where Short-Term Rental use may occur. The standards and requirements for obtaining and maintaining a STR Permit is set forth in VULU 60.02. (See VULU 60.02 for standards.)~~

STR Unit. A residential Dwelling Unit located in either a Residential, Agricultural or Highway Resort Zone of the Town which has received an STR Permit for use by the Owner as a Short-Term Rental.²³

Street. A right of way, which has been dedicated to the Town and accepted by the Town Council, or which the town has acquired by prescriptive right, deed or by dedication.

Street, Arterial (Arterial street). A major traffic way, which is intended to serve as a controlled-access highway, major street parkway, or other equivalent term to identify those streets comprising the basic structure of the street plan. Arterial streets shall have an eighty foot (80') right of way. (This last sentence needs to be moved into the ordinance.)

New Def: A public street or highway used or intended to be used primarily for fast or heavy through traffic.

Street, Collector (Collector street). A street which carries traffic from local/minor streets to the arterial street system, including the principal entrance streets of residential developments and the primary circulating streets within such developments.

Street, Local/Minor (Local/Minor street). A street designed to provide access to abutting residential property with only incidental service to through traffic.

Street, Private (Private street). ~~A right of way, which has been reserved by dedication unto the subdivider or lot owners to be used as a private access to serve property and complying with the adopted street cross section standards of the town for the type of street as described above. All private streets shall be approved by the Town, constructed to the same standards as required of public streets, and maintained by the subdivider or other private agency. (The last part is already in the subdivision ordinance.)~~

New Def: A road or driveway on privately owned property, limited to the use of the owner or a group of owners who share the use and maintain the road without help from a government agency.

Street, Public (Public street). ~~A street, which affords access to abutting property, including highways, roads, lanes, avenues and boulevards.~~

New Def: Any highway, road, or street under the jurisdiction of and maintained by a public authority and open to public travel.

Structure. Anything constructed, the use of which requires fixed location on the ground, or attachment to something having a fixed location upon the ground; includes "building" (see definition of building), and a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Structure, Historic (Historic Structure). Any structure that is:

1. Listed individually in the national register of historic places (a listing maintained by the department of interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the national register; or
2. Certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district; or

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the secretary of interior; or
4. Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either (i) by an approved state program as determined by the secretary of the interior; or (ii) directly by the Secretary Of The Interior in states without approved programs.

Structure, Nonconforming (Nonconforming Structure). A structure that: (i) legally existed before its current land use designation; and (ii) because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations, which govern the use of the land.

~~Sub-Divider~~ **Subdivider**. Any person, corporation, partnership, association, individual, firm, trust or agent dividing or proposing to divide land resulting in a subdivision.

Subdivision. Any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms and conditions. "subdivision" includes: (i) the subdivision of land for all non-residential uses; that is, commercial/industrial purposes; (ii) the subdivision or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat or other recorded instrument.

Subdivision Concept Plan. A sketch or concept drawing of a proposed division of land prior to the preliminary plat to enable a ~~sub-divider~~ **subdivider** to reach general agreement with the Planning Commission as to the form of the plat and the objectives of these regulations, and to receive guidance as to the requirements for subdivisions within the **T**own.

Subdivision, Cluster (Cluster Subdivision). ~~A housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of the land are maintained to the greatest extent possible.~~

New Def: A form of development that permits a reduction in lot area, setbacks, and the arrangement of lots such that there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development. The remaining land area is devoted to open space, active recreation, preservation of sensitive areas, or agriculture.

Systems, Alternative Energy. Nontraditional energy sources such as a ~~A~~-ground source heat pump, wind, or solar energy system.

System, Solar Energy. ~~A device or structural design feature, a substantial purpose of which is to provide daylight for interior lighting or provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generation or water heating.~~

New Def: Any device or combination of devices or elements that rely upon direct sunlight as an energy source for use in the generation of electricity.

Trash. Anything worthless, useless, or discarded. (Also see Junk.)

8.38 PROPERTY MAINTENANCE

- D. Remove discarded junk and ~~rubbish~~ **trash**;

F. Prevent or minimize off-site visibility of salvage, construction materials, machinery, equipment, and other items not generally accessory to uses in the underlying zone. No junk, ~~rubbish~~ **trash**, or other unsafe or unsanitary material or conditions, including cars or machinery in inoperable or unregistered condition for more than six (6) months, shall be permitted on any right-of-way or easement.

Tent. A collapsible shelter of canvas or other material stretched and sustained by poles and used for shelter/sleeping quarters outdoors.²⁵

Use or Structure, Accessory (Accessory Use ~~Or~~ **or** Structure). A use or structure on the same lot with, and of a name customarily incidental and subordinate to, the principal use or structure.

Use, Accessory (Accessory Use). A use subordinate and incident to the main use of a building or land located upon the same lot or parcel.

Use, Conditional (Conditional Use). A land use that because of its unique characteristics or potential impact on the Town of Virgin, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. A conditional use permit is required, pursuant to this ordinance.

Use, Nonconforming (Nonconforming Use). A use of land that: (i) legally existed before its current land use designation; (ii) has been maintained continuously since the time the land use ordinance governing the land changed; and (iii) because of one or more subsequent land use changes, does not conform to the regulations that now govern the use of the land.

Utilities. See Improvements, Public.

Utility, Public (Public Utility). Public services such as uUnderground water, power, sewer, communication systems, or natural gas carrier which are typically located in public easements.

Variance. ~~A grant of relief to a person from the requirement of this ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance. (for complete requirements, see section 60.6 of the NFIP.)~~
(Not sure what NFIP is. Need to check it out further.)

New Def: An exception to a zoning ordinance that's granted on a case-by-case basis by a local government or appeal authority. (See VULU chapter 6.14 Variances)

Vehicle, Recreational (Recreational Vehicle). ~~A vehicle designed and/or constructed to travel on the public thoroughfare in accordance with the provisions of the Utah motor vehicle act which is: (i) built on a single chassis; (ii) two and four tenths (2.4) square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently tow able by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.~~ (Already is included in RV definition.)

Vehicle and Travel Trailer Park, Recreational (Recreational Vehicle And Trailer Park). ~~An area or tract of land or a designated section within a mobile home park where lots, sites, or units are rented or held for rent to one (1) owner or user of a recreational vehicle for a temporary time, not to exceed 180 days.~~
(Moved to the "R's" in RV section of definitions)

Wind Turbine. Any piece of electrical generating equipment that converts the kinetic energy of blowing wind into electrical energy ~~through the use of airfoils or similar devices to capture the wind.~~

Wind Turbine, Residential. A wind turbine of ten kilowatt (10 kw) name plate generating capacity or less.

Wind Turbine, Small. A wind turbine of one hundred-kilowatt (100 kw) nameplate generating capacity or less.

Wind Turbine, Utility. A wind turbine of more than one hundred kilowatt (100 kw) name plate generating capacity.

Yard. An open Space on a Lot, other than a Court, which Open Space is unoccupied and unobstructed from the ground upward by buildings or structures, except as permitted elsewhere in this Ordinance.²⁶

Yard, Front (Front Yard). A space on the same lot with a building, between the front line of a building and the front lot line, and extending across the full width of the lot. The “depth” of the front yard is the minimum distance between the front lot line and the front line of the building.

Yard, Rear (Rear Yard). A space on the same lot with a building, between the rear line of the building and the rear lot line, extending across the full width of the lot. The “depth” of the rear yard is the minimum distance between the rear lot line and the rear line of the building.

Yard, Side (Side Yard). A space on the same lot with a building, between the sideline of the building, and the side lot line and extending from the front yard to the rear yard. The “width” of the side yard is the minimum distance between the side lot line and the sideline of the building.

Zone. ~~See district.~~

New Def: A section or area of Town established for a specific purpose, which is restricted to a particular type of building, enterprise, or activity. (See VULU chapter 30 – Zones and Uses)

Zoning. The separation or division of a municipality into districts, for the regulation of buildings and structures in such districts in accordance with their construction and the nature and extent of their use, and the dedication of such districts to particular uses designed to serve the General Welfare.

Zoning Administrator. The local official designated by the ~~virgin town council~~ Virgin Town Council to enforce the regulations of this ordinance; ~~the Virgin Town Zoning Administrator may also be the Virgin Town building Inspector.~~ (See VULU chapter 4.04).

4.04 ZONING ADMINISTRATOR

B. 13. The Virgin Town Zoning Administrator may also be the Virgin Town Building Inspector.