

ORIGINAL FCOZ MAXIMUM LIMITS OF DISTURBANCE

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E. Clustering. Clustering of building pads and parking areas within a building site is strongly encouraged and may be required to minimize the size of the limits of disturbance and to maintain the maximum amount of open space in the development. (See Figures 14 and 15)

F. Maximum Limits of Disturbance.

1. Single-Family Residential Uses: For lots or parcels less than one acre in size, the limits of disturbance for an individual single-family use and any accessory structure shall not exceed ten thousand square feet, unless:

- a. Significant existing site vegetation is retained, or
- b. Remedial revegetation and land reclamation improvements which substantially advance the purposes of this chapter have been proposed and will be implemented on the site in accordance with a revegetation and land reclamation plan reviewed and approved by the development services director. In such cases, the limits of disturbance for lots or parcels less than one acre in size may be increased up to but not to exceed fifteen thousand square feet.

For lots or parcels one acre in size or greater, the limits of disturbance for an individual single-family use and any accessory structure shall not exceed twelve thousand square feet unless the aforementioned conditions (retention of significant existing site vegetation or submittal and implementation of an approved revegetation and land reclamation plan) are provided, in which case the limits of disturbance may be increased up to but not to exceed eighteen thousand square feet.

2. All Other Land Uses. The maximum limits of disturbance, including parking areas and accessory buildings and structures, shall be determined on a case-by-case basis. Areas for leach fields constructed in connection with an on-site sewer system shall not be included in the determination of limits of disturbance, but must be revegetated with native vegetation in accordance with state regulations for individual wastewater systems. (Ord. 1417 § 2 (part), 1998)

19.72.050 Approval procedure for development in the foothills and canyons overlay zone.

- A. Purposes. The purpose of the approval procedures set forth in this section is to ensure compliance with the zoning standards and provisions of this chapter and all other applicable ordinances and codes, while encouraging quality development in the foothills and canyons reflective of the county's goals, policies, and objectives set forth in this chapter, the Wasatch Canyons general plan, and other applicable community plans.
- B. Applicability. All development proposed in the foothills and canyons overlay zone is subject to the site development plan approval procedures set forth in this section. No development or construction activity, including tree/vegetation removal and grading, or subdivision of land, shall occur on property subject to this chapter until a site development plan has been approved.
 1. Permitted Uses. Site development plans for uses permitted by the underlying zone may be finally approved by the development services director upon substantiation of compliance with the zoning standards and provisions of this chapter and all other applicable ordinances and codes.
 2. Conditional Uses. Site development plans for conditional uses shall be submitted

possible
Limits of
Disturbance
revision
...Brighton
FCOZ (LOD)
to revert back
to original
FCOZ max
(LOD)

