

GARFIELD COUNTY, UTAH

ORDINANCE NO. 2022-13

AN ORDINANCE AMENDING THE GARFIELD ZONING ORDINANCE WITHIN THE UNINCORPORATED AREAS OF GARFIELD COUNTY, STATE OF UTAH.

WHEREAS, the Garfield County Commission, as the governing body of Garfield County, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of Garfield County, to make amendments to the Garfield County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Garfield County Commission:

Section 1 AMENDMENTS

Chapter 16 is amended to read:

Chapter 16. REDEVELOPMENT ZONE (RD)

16-1 Purpose

The purpose of the Redevelopment Zone is to recognize problem areas in the unincorporated areas of Garfield County resulting from subdivisions which were developed and recorded prior to the adoption of applicable land use regulations by the Board of Garfield County Commissioners (pre-1986). Once these areas are recognized, the intent of this district is to redevelop the lots or parcels into larger, buildable lots, or to restore the lots or parcels back to Agricultural use as they originally were before being subdivided many years ago.

16-2 Permitted Uses

1. None.

16-3 Conditional Uses

1. Agricultural uses (See Chapter 11).
2. Single-family dwellings, one per parcel.
3. Accessory buildings and uses.
4. Accessory dwelling units, one per parcel.
5. Temporary dry camping.

16-4 Prohibited Uses

1. Any use not specifically listed as permitted or conditional shall be a prohibited use.
 - a. This shall include all commercial operations, including Short-Term Rentals.
 - b. Existing operations shall be deemed legally nonconforming and shall comply with the "Nonconforming Uses" Chapter of this Ordinance.
2. Outdoor storage of rubbish, materials and inoperable vehicles shall be prohibited.

16-4 Minimum Area Regulations and Modifying Regulations

Use	Minimum Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Agricultural Uses	6.0 Acres	30 feet	10 feet	20 feet
Structure w/ Utilities	1.0 Acres	30 feet	10 feet	20 feet

16-5 Conditional Use Standards

1. Agricultural Uses.
 - a. Minimum Lot Area: 6.0 Acres; and
 - b. Approved access certified by the Garfield County Public Works Director.
2. Single-family and/or accessory dwellings, one (each) per parcel.
 - a. Minimum Lot Area: 1.0 Acres;
 - i. Lot area may be less than 1 acre, but shall be greater than 0.5 acres if served by a shared well approved by the State of Utah and Southwest Utah Public Health Department.
 - b. Private or shared well with water rights approved by the State of Utah;
 - c. Septic permit approved by the Southwest Utah Public Health Department;
 - d. Approved access certified by the Garfield County Public Works Director; and
 - e. Building permit issued from the Garfield County Building Official.
3. Accessory buildings and uses.
 - a. Minimum Lot Area: 1.0 Acres;
 - i. Lot area may be less than 1 acre, but shall be greater than 0.5 acres if served by a shared well approved by the State of Utah and Southwest Utah Public Health Department.
 - b. If applicable:
 - i. Private or shared well with water rights approved by the State of Utah.
 - ii. Septic permit approved by the Southwest Utah Public Health Department.
 - c. Approved access certified by the Garfield County Public Works Director; and
 - d. Building permit issued from the Garfield County Building Official.
4. Temporary dry camping.
 - a. All permanent utilities shall be prohibited (water, wastewater, power, etc.);
 - b. Wastewater and greywater shall be disposed at an approved dump station;
 - c. Approved access certified by the Garfield County Public Works Director; and
 - d. Occupancy of recreational vehicles shall be limited to 30 consecutive days or less.

Section 2 ADOPTION

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this 28th day of November, 2022.

Garfield County Commission, Chair
Leland F. Pollock

ATTEST:

Garfield County Auditor/Clerk
Camille A. Moore

County Seal: