

**CHAPTER 1.11
SENSITIVE AREA ZONE DISTRICT (SA)
PROTECTION AREA ZONE DISTRICT (PA)**

SENSITIVE AREA ZONE DISTRICT. (SA)

Sections:

- 1.11.005 Purpose.
- 1.11.010 Permitted Uses.
- 1.11.015 Conditional Uses.
- 1.11.020 Lot Regulations.

1.11.005 PURPOSE. The purpose of the Sensitive Area (SA) Zone District is to designate those areas within the City that possess physical and/or environmental characteristics which require regulations due to surface or high water; susceptibility of wild-land fires, earthquake, and flood or storm hazards. Of specific concern is development in flood-prone areas, earthquake zones, landslide areas, areas of steep slope or unstable soils, and other sensitive lands. It is the intent of these regulations to avoid detrimental impacts on sensitive lands, and limit the magnitude of adverse natural forces and hazards on lands that are prone to these types of events.

1.11.010 PERMITTED USES. Subject to any restrictions within the Flood Damage Prevention Overlay District and any federal or state regulatory agencies, the following uses are permitted in the SA Zone:

- A. Tilling of the soil;
- B. Keeping/Grazing of animals;
- C. Horticulture and gardening, excluding agricultural;
- D. Public trails and parks;
- E. Storm water drainage and basins; and
- F. Public Facilities.

1.11.015 CONDITIONAL USES. None.

1.11.020 LOT REGULATIONS. None.

PROTECTION AREA ZONE DISTRICT. (PA)

Sections:

- 1.11.025 Purpose.
- 1.11.030 Permitted Uses.
- 1.11.035 Prohibited Uses.
- 1.11.040 Future Prohibited Uses.
- 1.11.045 Conditional Uses.
- 1.11.050 Lot Regulations.

1.11.025 PURPOSE. In accordance with Utah Code 17-41-402 in general, the City may not change the zoning designation of or a zoning regulation affecting land within an Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas unless the City receives written approval for the change from all the landowners within

the protection area affected by the change. As such, the purpose of the Protection Area Zone is to reaffirm the original zoning designation and zoning regulations that the landowner received when their land was designated as either as an Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas. Additionally, the purpose of the Protection Area Zone is to educate and raise awareness of developers and residents within the City that protection areas are protected from any adverse effects of development and help ensure the right to continue such lawful uses within the relevant Protection Areas.

1.11.030 PERMITTED USES. Subject to any allowance, to the contrary in Utah Code 17-41 Agricultural, Industrial, or Critical Infrastructure Materials Protection Area or other sections of Utah Code, the following uses are permitted within the Protection Area Zone:

- A. The original zoning designation and zoning regulations that the landowner received by designating their land as an Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas. The burden of proving the original zoning designations and zoning regulations is the landowner.
- B. As allowed by Utah Code 17-41-301(3) any an Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas may include within its boundaries land used for a roadway, dwelling site, park, or other nonagricultural use, in the case of an industrial protection area, nonindustrial use, or in the case of a critical infrastructure materials protection area, use unrelated to critical infrastructure materials operations if that land constitutes a minority of the total acreage within the relevant protection area.

1.11.035 PROHIBITED USES. Any limits or restrictions on the types of agriculture production, industrial use, or critical infrastructure materials operations that were proposed by the landowner with the original application for the Protection Area and/or otherwise approved by the Governing Body that approved the creation of the relevant protection area in accordance with Utah Code 17-41-301.

1.11.040 FUTURE PROHIBITED USES. As allowed by Utah Code 17-41-402 (1), City reserves the future right to enact a local law, ordinance, or regulation that bears a direct relationship to public health or safety for land within the Protection Area Zone.

1.11.045 CONDITIONAL USES. None.

1.11.050 LOT REGULATIONS. None.

REV 10/07
REV 04/08
REV 06/13
ORD 21-12