Bear River City Land Management and Development Code Chapter Layout & Numbering

Cover Title: Revised 2022 Edition and Bear River City General Plan of 2006

Chapter 1: General Provisions and Procedures

- 1.1 Short Title
- 1.2 Statement of Purpose
- 1.3 Conflict
- 1.4 Effect on Previous Ordinances and Maps
- 1.5 Amendments to the Land Management Code and Zoning Map
- 1.6 Notices
- 1.7 Creation of Districts and Zone Map
- 1.8 Penalties
- 1.9 Licensing
- 1.10 Zoning Map Adopted
- 1.11 Building Permits
- 1.12 Permitted Use Review Process
- 1.13 Review and Regulations for Impact on Public Infrastructure
- 1.14 Conditional Use Review Process
- 1.15 Appeals and Review Process
- 1.16 Termination of Projects
- 1.17 Appearance before Boards, Commissions and Councils
- 1.18 Variances and Special Exceptions
- 1.19 Relation to Prior Development and Subdivision Ordinance
- 1.20 Vesting of Zoning Rights
- 1.21 Plat Approval
- 1.22 Non-Conforming Uses and Noncomplying Structures
- 1.23 Repealer, Savings Clause and Continuation Of Prior Ordinances
- 1.24 Conflicts Within the Code

Chapter 2: Definitions

• 2.0 – Definition Usage

Chapter 3: Supplementary Regulations

- 3.1 Purpose
- 3.2 Substandard Lots
- 3.3 Reduced Site Requirements
- 3.4 Lot Standards
- 3.5 Sale or Lease of Required Space
- 3.6 Sale of Lots Below Minimum Space Requirements
- 3.7 Fences, Walls, Hedges, Shrubs, Berms, or Unroofed Landscaping Appurtenances

- 3.8 Clear View of Intersecting Streets
- 3.9 Public Utility Structures
- 3.10 Zero Side Yard Requirements
- 3.11 Home Occupations
- 3.12 Side Yard Exceptions
- 3.13 Rear Yard Exceptions
- 3.14 Front Yard Exceptions
- 3.15 Height Provisions
- 3.16 Secondary Living Quarters & Accessory Apartments within Residential Dwellings
- 3.17 Completion of On and Off Site Improvement Work Prior to the Approval of Plats or Issuance of Certificates of Occupancy
- 3.18 Regulation of the Placement of Satellite Receiving Antennas
- 3.19 Setback Requirements for Unusual Lot Configurations
- 3.20 Sensitive Lands Review
- 3.21 Bed and Breakfast Inns
- 3.22 Day Care Services (Including Preschools)
- 3.23 Temporary Uses
- 3.24 Off-Street Parking
- 3.25 Signs and Outdoor Advertising
- 3.26 Design Review
- 3.27 Technical Review
- 3.28 Right to Farm Provisions
- 3.29 Field Drains
- 3.30 Sanitary Sewer Provisions

Chapter 4: Planning Commission

- 4.1 Establishment of the Planning Commission
- 4.2 Terms and Eligibility of Members
- 4.3 Powers and Duties
- 4.4 Organizations & Rules of Procedure
- 4.5 Conformance with General Plan
- 4.5 Conflicts Within the Code

Chapter 5: Appeal Authority

- 5.1 Establishment of an Appeal Authority
- 5.2 Term of Office
- 5.3 Resignation or Grounds for Removal
- 5.4 Powers and Duties of the Appeal Authority
- 5.5 Condition Precedent to Judicial Review
- 5.6 Time to Appeal
- 5.7 Variances
- 5.8 Appealing a Lance Use Authority's Decision
- 5.9 Burden of Proof
- 5.10 Due Process

- 5.11 Scope of Review of Factual Matters on Appeal
- 5.12 Final Decision
- 5.13 District Court Review
- 5.14 Enforcement
- 5.15 Penalties

Chapter 6: Zoning Administration and Enforcement

- 6.1 Administration and Enforcement
- 6.2 Zoning and Building Permits
- 6.3 Occupancy Permit
- 6.4 Inspection
- 6.5 Site Plan Required
- 6.6 Time Limit
- 6.7 Penalties and Enforcement
- 6.8 Violations

Chapter 7: Zone Districts and Regulations

- 7.1 Residential Zones
 - 7.1.1 Purpose, Scope, and Objectives
 - 7.1.2 Permitted and Conditional Uses
 - \circ 7.1.3 Lot Area and Density
 - 7.1.4 Lot Frontage
 - 7.1.5 Prior Created Lots of Record
 - 7.1.6 Lot Area per Dwelling
 - 7.1.7 Yard Requirements Dwellings
 - o 7.1.8 Yard Requirements Accessory Buildings
 - 7.1.9 Projections into Yards
 - o 7.1.10 Height and Building Location
 - 7.1.11 Permissible Lot Coverage
 - 7.1.12 Parking and Access
 - 7.1.13 Site Plan Approval
 - 7.1.14 Other Requirements
 - 7.1.14.1 Animal Limitations
 - 7.1.14.2 Landscaping
 - 7.1.14.4 Location of Boats, Trailers, Campers and Motor Homes
 - 7.1.14.5 Temporary Mobile Homes
 - 7.1.14.6 Trash and Waste Storage
- 7.2 Commercial Zone
- 7.3 Light Manufacturing/Industrial Zone
- 7.4 Sensitive Lands Overlay Zone

Chapter 8: Subdivision Ordinance

- 8A General Provisions
 - \circ 8A.1 Title
 - o 8A.2 Policy

- o 8A.3 Purposes
- 8A.4 Authority
- 8A.5 Jurisdiction
- o 8A.6 Enactment
- o 8A.7 Interpretation Conflict, and Separability
- 8A.8 Saving Provision
- 8A.9 Reservations and Appeals
- 8A.10 Amendments
- \circ 8A.11 Conditions
- o 8A.12 Vacation, Alteration or Amendment of Plats
- o 8A.13 Variances
- o 8A.14 Enforcement, Violations, and Penalties
- 8B Subdivision Application Procedure and Approval Process
 - o 8B.1 General Procedure
 - o 8B.2 Simple-Minor Subdivision Procedures
 - 8B.3 Preliminary Plat
 - 8B.4 Final Subdivision Plat
 - 8B.5 Signing and Recording of Subdivision Plat
- 8C Assurance for Completion and Maintenance of Improvements
 - o 8C.1 Improvements and Performance Guarantee
 - 8C.2 Inspection of Improvements
 - o 8C.3 Escrow Deposits or Letters of Credit for Lot Improvements
 - 8C.4 Maintenance of Improvements
 - o 8C.5 Waiver of Deferral of Required Improvements
 - 8C.6 Issuance of Building Permits and Certificate of Occupancy
 - o 8C.7 Consumer Protection Legislation and Conflicts of Interest Statutes
- 8D Requirements for Improvements, Reservations, and Design
 - o 8D.1 General Improvements
 - 8D.2 Lot Improvements
 - \circ 8D.3 Roads
 - 8D.4 Drainage and Storm Sewers
 - o 8D.5 Water Facilities
 - o 8D.6 Sewerage Facilities
 - 0 8D.7 Sidewalks, Curbs, Hiking Trails, Bike Baths, Horse Trails
 - o 8D.8 Other Utilities
 - o 8D.9 Parks, Playgrounds, Recreation Areas and Other Public Uses
 - 8D.10 Preservation of Natural Features and Amenities
 - o 8D.11 Non-residential Subdivisions
- 8E Specifications for Documents to be Submitted
 - 8E.1 Sketch Plat
 - 8E.2 Preliminary Plat
 - 8E.3 Construction Plans
 - o 8E.4 Final Subdivision Plat

Chapter 9: Sensitive Lands Regulations

• 9.1 – Application and Analysis Requirements

- 9.2 Sensitive Lands Regulations
- 9.3 Administrative Provisions
- 9.4 Definitions
- 9.5 Tree and Vegetation Protection Regulations

Chapter 10: Exactions

Chapter 11: Internal Accessory Dwelling Units

- 11.1 Definitions Used in This Chapter
- 11.2 State of Utah Internal Accessory Dwelling Regulations

Appendix A – Land Uses By Zone (Table) Appendix A – Land Uses By Zone Effective Date 9-9-2021