

RESOLUTION NO. 1--58

BY THE BOARD OF COUNTY COMMISSIONERS OF BOX ELDER COUNTY, UTAH
CONCERNING THE ADOPTION OF A COMPREHENSIVE ZONING PLAN

Preamble

WHEREAS the health, peace, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of Box Elder County will be promoted by the adoption of a zoning plan and

WHEREAS the laws of the State of Utah pursuant to Chapter 27 of Title 17 of said laws enable the Board of County Commissioners to adopt zoning resolutions in order to accomplish these purposes more fully,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Box Elder County, Utah, that the territory within Box Elder County lying outside of cities and towns be divided into districts and zones as hereinafter set forth.

BE IT FURTHER RESOLVED THAT regulations pertaining to the erection, construction, reconstruction, and use of buildings and structures and the use of land be adopted as hereinafter set forth.

Declaration

In establishing the zones, the boundaries thereof, and the regulations applying within each of the zones, due and careful consideration was given to the suitability of land for particular uses and to the character of the zone with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. The location and boundaries of cities, towns, reservations, and other areas not subject to regulation by the Board of County Commissioners of Box Elder County, together with the regulations applying within each city, town, or reservation, were also considered in the preparation of this resolution.

The zones, boundaries, and regulations which apply within each of the zones were made in accordance with a comprehensive plan designed

1. To promote the health, morals, convenience, order, prosperity, and welfare of the inhabitants.

2. To encourage and facilitate the orderly growth and development of the county.

3. To secure safety from fire, floods, traffic hazards, and other dangers.

4. To secure economy in the cost of fire and police protection and other governmental services.

5. To lessen congestion in the streets and roads and reduce the waste of excessive amounts of roads.

6. To protect the tax base.

7. To foster agriculture and industry.

8. To stabilize and improve property values.

9. To promote beauty along the highways and in the landscape, and

10. To protect both urban and nonurban development. The requirements as set forth herein are declared to be the minimum which are necessary to accomplish the purposes. Uses which are not specifically permitted within a zone are specifically prohibited therein.

ARTICLE I. ESTABLISHMENT OF ZONES

1-1. The county is hereby divided into zones as follows:

The location and boundaries of each of the zones are established as shown on the map entitled, "Zone Map of Box Elder County, Utah," and all boundaries, notations, and other data shown thereon are as much a part of this resolution as if fully described herein.

1-2. Within each of the zones, the use, location, height, and size of buildings and structures, the percentage of the lot which may be occupied, and the use of land and size of lots, yards, courts, and other open spaces, are hereby regulated as hereinafter set forth.

ARTICLE III. GENERAL PROVISIONS

3-1. Nonconforming Uses

The nonconforming use of land existing at the time this resolution became effective may be continued, but no nonconforming use of land shall be expanded or extended either on the same or on adjoining property.

3-1-2. Nonconforming Use of Buildings; Continuation

A. A nonconforming building may be continued in the same manner and to the same extent and character of the lawful use existing at the time of the passage of this resolution. A nonconforming building shall not be enlarged or changed except to a conforming use, provided, however, that additions and enlargements may be made to nonconforming buildings which are required by law for sanitary purposes which have been approved by the Board of Adjustment to be reasonably necessary for the convenience and welfare of the public.

B. The provisions pertaining to nonconforming uses of land and buildings shall also apply to buildings, structures, land, or uses which hereafter become nonconforming due to any reclassification of zones.

C. Discontinuance

If a nonconforming use of land or use of a building is changed to a conforming use or is abandoned, any future use of said building or land or construction, alteration, or repairs to buildings shall be in conformity with the provisions of this resolution.

3-1-3. Boundaries of Zones

Where uncertainty exists with respect to the boundaries of various zones the following rules shall apply.

A. Where the indicated boundaries on the zone map are approximately

to the Board of Adjustment by filing a request in writing with the Building Inspector. The Building Inspector shall forthwith transmit to said Board all the papers, records, and other pertinent data pertaining to the appeal.

5-5. Notice of Hearing

The Board of Adjustment shall fix a reasonable time for the hearing of the appeal and shall give public notice thereof by publication of a notice at least five (5) days prior to the date of the hearing to the property owners within one hundred (100) feet from the exterior boundaries of the property involved. The Board of Adjustment shall decide the same within a reasonable time.

5-6. Powers of the Board of Adjustment

A. The Board of Adjustment shall have the power to hear and decide appeals wherein it is alleged that there is error in any requirement or decision made by the Building Inspector in the enforcement of this resolution.

B. The Board of Adjustment shall have the power to grant upon appeal variances from the strict letter of the regulations of this resolution pertaining to area and width of lot, required setbacks, and height and size of buildings, provided it can be shown that the strict application of the terms of this resolution would prohibit the use of the applicant's property in a manner reasonably similar to that of other property conforming to the regulations in the same zone. Before a variance can be granted the Board must find upon the evidence before it that the granting of the variance is in harmony with the purposes of the zoning plan.

The Board of Adjustment shall also have the power to hear, decide, and grant the following special exceptions or questions in accordance with the

provisions of this resolution pertaining thereto:

A. Where a zone boundary line divides a lot or parcel of land of record at the effective date of this resolution into more than one zone, the Board of Adjustment may permit the extension of a use authorized in either zone to include the entire lot but not to an extent of more than fifty (50) feet, provided there shall be no impairment in the intent and purpose of the zoning plan and provided that values of the surrounding property will be fully safeguarded.

B.

5-7. Decision

In the exercise of its duties and powers as herein set forth the Board of Adjustment may reverse or affirm, wholly or partly, or may modify the requirement or decision of the Building Inspector and may make such determination or requirement as ought to be made. The Board may attach reasonable conditions or requirements which the petitioner must comply with as a condition of the grant or approval and may attach a time limit on the exercise or lack of exercise of any grant.

5-6. Vote

The concurring vote of three members of the Board shall be necessary to decide on any matter upon which it is required to pass.

ARTICLE VII.

REGULATIONS WITHIN ZONES

7-1. A-1 AGRICULTURAL ZONE

7-1-1. General Objectives and Characteristics of Zone

The A-1 Agricultural Zone has been established as a district in which the primary use of the land is for agricultural and livestock-raising purposes. The objectives in establishing the A-1 Agricultural Zone are:

1. To encourage the continued use of the most productive agricultural land within the county for agricultural purposes.
2. To protect the agricultural land within the zone from the encroachment of residential, commercial, industrial, and other uses which tend to thwart or militate against the use of the land for agricultural purposes.
3. To discourage any use which, because of its character or size, would create requirements and costs for public services such as police and fire protection, water supply, and sewerage substantially in excess of such requirements and costs if the district were developed solely for agricultural uses, and
4. To stabilize the economic base of the county.

In general, the land within this zone is cultivated land characterized by fertile soil and level topography and supplied with irrigation water.

Representative of the uses within this zone are barns, corrals, row crops, fruits, livestock, and farm dwellings occupied by persons obtaining all or part of their livelihood from the land on which the dwelling is located.

In order to accomplish the objectives and purposes of this resolution and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the A-1 Zone:

7-1-2. Use Requirements

The following uses shall be permitted in the A-1 Zone:

1. The raising of agricultural produce.
2. The raising of live stock and poultry.
3. Barns, corrals, pens, ^{Kennels} and coops for the keeping of animals and ^{hunting} fowls.
4. Machinery sheds for the storage of farm machinery.
5. Farm produce sheds, buildings, and cellars.
6. Fruit and vegetable packing plants.
7. Dairy farms, milking parlors, fur farms, chicken hatcheries.
8. ~~Pea vinters or Sugar beet processing~~ ^{processing of Farm produce receiving & Storage}
9. Nurseries (plant)
10. Poultry killing and dressing
11. ~~Bo. Kennels~~ ^{Water Bas. & water facilities}
12. Animal hospitals
13. Mental and penal institutions
14. Radio and television towers
15. Convents, orphanages, infirmaries
16. Airports and buildings accessory thereto
17. Public utility buildings, water and drainage facilities
18. Gravel, sand, and clay pits, provided that, (1) if the excavated area was cultivated prior to its use as a pit, such excavated area shall be contoured and reconditioned at the termination of operation or use as a gravel, sand, or clay pit to an extent sufficient to render the land agriculturally productive but not more so than its original condition as determined by the Board of County Commissioners and (2) a bond or other assurance shall be furnished to the county in the amount of One Thousand

(\$1,000.00) Dollars for each acre of land from which material is taken as a guarantee that the reconditioning shall be done. Upon completion of the reconditioning the bond or other assurance shall be returned to the owner, provided that, in the event the reconditioning has not been completed within one (1) year from the date of abandonment of said pit, the Board of County Commissioners may declare the bond or other assurance forfeited and may do the required reconditioning with proceeds from said bonds.

19. One-family dwellings and uses accessory thereto, when located on a farmstead of at least ten (10) acres.

20. Schools and churches.

21. Stadiums, livestock auctions, county fairs, rodeo arenas, and customary concessions in connection therewith.

22. Processing of agricultural products ~~raised in the county.~~

7-1-3. Area Requirements

An area of not less than ten (10) acres shall be provided and maintained for each one-family dwelling, convent, orphanage, or infirmary. Schools and churches shall have a building site of at least three (3) acres. For other buildings there shall be no minimum area required.

7-1-4. Width Requirements

The minimum width of any building site for dwellings or other main buildings shall be at least two hundred and fifty (250) feet.

7-1-5. Location of Buildings and Structures

Buildings shall be set back from property lines as follows:

1. Front Setback

All buildings shall be set back at least thirty (30) feet from the front lot line.

2. Side Setback

All buildings shall be set back at least ten (10) feet from a side lot line except that accessory buildings, barns, coops, and sheds may be located within one (1) foot of a side property line when situated at least one hundred (100) feet from the nearest dwelling. On corner lots the required setback from the side property line which faces on a street shall be the same as the front setback.

3. Rear Setback

All buildings shall be set back from the rear property line at least ten (10) feet, except that accessory buildings, barns, coops, and sheds may be set within one (1) foot of the rear property line when situated at least one hundred (100) feet from the nearest dwelling.

7-1-6. Height Requirements

The minimum height of any dwelling measured from grade to the square of the building shall be at least eight (8) feet or one story, whichever is greater.

There shall be no minimum or maximum height requirements for other buildings.

7-1-7. Size of Buildings

The ground floor area of any one-family dwelling shall be at least six hundred (600) square feet, exclusive of open porches and carports.

For other buildings, there shall be no size requirements.

7-1-8. Special Provisions

A. Space around buildings and structures shall be kept free from refuse and debris.

B. All dwellings shall be provided with a potable water supply and plumbed in accordance with the Plumbing Code of Box Elder County.

C. Domestic water supply and sewage disposal shall comply with State Department of Health requirements as represented by a letter or other approval therefrom.

D. Offstreet parking shall be provided and maintained as required under offstreet parking requirements.

E. All buildings having a fire-resistive rating of one hour or less as defined in the Building Code shall be located at least twenty-five (25) feet apart.

7-1-9. See also Supplementary Regulations to All Zones.

7-2. R-1 RESIDENTIAL ZONE

7-2-1. General Objectives and Characteristics of Zone

The R-1 Zone has been established as a district in which the primary use of the land is for one- and two-family dwellings. The objectives in establishing the R-1 Zone are:

1. To encourage the construction and continued use of the land within the zone for one- and two-family dwellings.

2. Insofar as possible, to guide the development of residential areas within the unincorporated part of the county into areas of relatively low agricultural productivity.

3. To encourage residential development to take place in a manner sufficiently compact to warrant the construction and maintenance of hard-surfaced streets, sidewalks, culinary water lines, and other facilities required in residential areas and to warrant the creation of a special service area as a means of defraying the costs thereof.

4. To prohibit commercial and industrial uses of land within the zone and to prohibit any other use which would substantially interfere with or militate against the development and continued use of the land within the zone for residential purposes.

5. To provide appropriate areas within the unincorporated part of the county for nonfarm dwellings and other nonfarm uses and to discourage the scattering of such uses into the surrounding agricultural zones.

6. To permit the orderly expansion of nonfarm dwellings and other urban uses into the surrounding agricultural land only as the need for such land arises.

The R-1 Zone is characterized by dwellings situated on normal city-type lots and small farms, barns, corrals, and animals and fowls for family food production.

10. Trailer courts, provided (1) the courts comply with State Department of Health standards with respect to service and sanitary facilities; (2) no trailer space is less than thirty-five (35) feet wide and seventy (70) feet long and is landscaped with lawns, shrubs, and trees; (3) at least ten (10%) percent of the lot is devoted to children's play space; (4) all walks, drives, and offstreet parking spaces are surfaced with gravel or other all-weather surfacing material; and (5) trailers are located at least twenty-five (25) feet from another trailer or dwelling.

7-2-3. Area Requirements

An area of not less than ten-thousand (10,000) square feet shall be provided and maintained for each one-family dwelling and fifteen thousand (15,000) square feet for each two-family dwelling. Schools, churches, and other main buildings shall have a building site of at least two (2) acres.

7-2-4. Width Requirements

The minimum width of any building site for any main building shall be eighty (80) feet, measured parallel to and at a distance of thirty (30) feet back from the front lot line.

7-2-5. Location of Buildings and Structures

Buildings shall be set back from property lines as follows:

1. Front Setback

The minimum front setback for main buildings shall be thirty (30) feet. The minimum setback for accessory buildings having a side setback of at least ten (10) feet shall be thirty (30) feet. Accessory buildings which do not have a side yard of at least ten (10) feet shall have a setback of at least ten (10) feet in the rear of the main building. Where no main building exists on a lot, accessory buildings shall be located at least sixty (60) feet from the front lot line.

2. Side Setback—Interior Lots

For interior lots all dwellings and other main buildings shall be set back from the side property line a distance of at least ten (10) feet, and the total distance of the two side setbacks shall be at least twenty-five (25) feet, except that the total distance of the two side setbacks shall not be less than one-third ($1/3$) of the length of the dwelling or other main building measured parallel with the front lot line. The minimum setback from the side property line for accessory buildings shall be ten (10) feet if said accessory buildings are located less than ten (10) feet in the rear of the main building. For accessory buildings all parts of which are located a distance of greater than ten (10) feet in the rear of any part of the main building, no minimum side setback shall be required.

3. Side Setback—Corner Lots

On corner lots the setback from the side property line which is adjacent to an interior lot shall be at least ten (10) feet for dwellings and for other main buildings. For accessory buildings the minimum setback from the side property line which is adjacent to an interior lot shall be the same as for main buildings if the accessory building is located less than ten (10) feet in the rear of the main building. For accessory buildings all parts of which are located a distance greater than ten (10) feet in the rear of any part of the main building, no minimum side setback from the interior side property line shall be required. The setback from the side property line for all buildings which abut upon a street shall not be less than thirty (30) feet.

4. Rear Setback—Interior Lots

For interior lots all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30)

feet. Accessory buildings shall be set back from the rear property line not less than one (1) foot.

5. Rear Setback--Corner Lots

Main buildings shall have a setback from the rear property line of at least twenty (20) feet. Accessory buildings shall have a setback from the rear property line of at least twenty (20) feet, except that, when accessory buildings are located not less than ten (10) feet from the main building, the rear setback for accessory buildings shall be at least one (1) foot.

7-2-6. Height of Buildings

The maximum height of any building shall be twenty (20) feet or two stories, whichever is higher, and the minimum height of any dwelling shall be eight (8) feet or one story, whichever is higher. Roofs above the square of the building, chimneys, flagpoles, television antennas, church towers, and similar structures not used for human occupancy are excluded in determining height.

7-2-7. Size of Buildings

The ground floor area of any one-family dwelling shall not be less than six hundred (600) square feet, exclusive of open porches and carports. For churches, schools, and other public buildings, there shall be no minimum floor area.

7-2-8. Special Provisions

A. The required space around buildings shall be kept free from refuse and debris.

B. All dwellings shall be provided with a potable water supply and plumbed in accordance with the Plumbing Code of Box Elder County.

C. Offstreet parking shall be provided and maintained as required under offstreet parking requirements.

D. Domestic water supply and sewage disposal shall comply with the rules and regulations of the Department of Health.

7-2-9. See also Supplementary Regulations to All Zones.

7-3. SC-1 NEIGHBORHOOD SHOPPING CENTER ZONE

7-3-1. General Objectives and Characteristics of Zone

The SC-1 Neighborhood Shopping Center Zone has been established as a district in which the primary use of the land is for retail and service uses. The objectives in establishing this zone are:

1. To promote the convenience of the people living in small, unincorporated communities of the county, by providing a location for and encouraging the development of retail service establishments where they will best serve the needs of the surrounding community.

2. To prohibit industrial and commercial uses from scattering indiscriminately into the surrounding zones.

3. To reduce the cost of providing fire and police protection and other governmental services.

4. To discourage the use of land within the SC-1 Zone for dwellings and other uses which will tend to thwart its use for retail and service establishments.

This zone is usually small and is located in the central part of the community which it is designed to serve. Inasmuch as this zone is often surrounded by dwellings and is usually located adjacent to a major road, it is intended that traffic congestion and traffic hazards be reduced to a minimum and that residential amenities in the surrounding area be preserved and protected insofar as possible. To this end certain requirements with regard to appearance and location of buildings, structures, and offstreet parking facilities have been adopted.

Representative of the uses within this zone are grocery stores, filling stations, restaurants, offices, clothing stores, and camera and souvenir shops.

In order to accomplish the objectives and purposes of this resolution and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the SC-1 Zone:

7-3-2. Use Requirements

The following uses are permitted in the SC-1 Zone:

1. Any business or establishment of a general retail or service type, not including auto wrecking, junk yards, or salvage yards, provided all outside storage of materials, merchandise, and equipment on the premises (except vehicles in running order) shall be enclosed within a building or within a sight-obscuring metal or masonry wall at least six (6) feet in height.

2. Advertising signs not to exceed one hundred (100) square feet, advertising the products, goods, or services offered for sale within the building or on the premises.

3. Churches, schools.

7-3-3. Area Requirements

No requirements.

7-3-4. Width Requirements

No requirements.

7-3-5. Location Requirements

Buildings shall be set back from property lines as follows:

1. Front Setback

All buildings shall be set back at least thirty (30) feet. Gasoline pumps shall be set back at least twenty (20) feet.

2. Side Setback--Interior Lots

No building shall be located closer than ten (10) feet to any residential boundary line.

3. Side Setback--Corner Lots

No building shall be located closer than ten (10) feet to any zone boundary line nor closer than thirty (30) feet to any street. Gasoline pumps shall have a setback of at least twenty (20) feet from any street.

4. Rear Setback--Interior Lots

No building shall be located closer than thirty (30) feet to any rear property line.

5. Rear Setback--Corner Lots

No building shall be located closer than thirty (30) feet to any rear property line.

7-3-6. Height of Buildings

The maximum height of any building measured from grade to the square of the building shall be twenty-five (25) feet. Chimneys, flagpoles, television antennas, and similar structures shall be excluded in determining the height of any building. No minimum height shall be required.

7-3-7. Size of Buildings

No requirements.

7-3-8. Special Provisions

A. The required yards shall be kept free from refuse, debris, and waste material. All such refuse, debris, garbage, and waste material shall be kept in approved containers.

B. No objectionable dust, odor, smoke, vibration, or intermittent light, glare, or noise shall be emitted.

C. Domestic sewage disposal and water supply shall comply with the requirements of the State Board of Health as evidenced by a letter or certificate of approval therefrom.

D. Facilities for the storage and handling of flammable liquids shall be installed in accordance with the 1953 Edition of the Fire Prevention Code as published by the Board of Fire Underwriters.

7-4. H-1 HIGHWAY SERVICE ZONE

7-4-1. General Objectives and Characteristics of Zone

The H-1 Zone has been established as a district in which the primary use of the land is for commercial and service uses of a kind and nature which will serve the traveling public.

The objective in establishing the H-1 Highway Service Zone is:

1. To promote safety on the highway.
2. To protect the interests of the public in maintaining unobstructed use of the highway right of way.
3. To preserve the beauty of the landscape.
4. To permit establishments which provide essential services to the traveling public to locate at appropriate locations or intervals along major highways.
5. To prohibit commercial and industrial uses of land from scattering indiscriminately throughout the county.
6. To discourage any use which because of its character and size would create excessive requirements and costs for police and fire protection, water supply, sewage facilities, and other public services.
7. To discourage the use of the land for dwellings and other uses which will tend to thwart the use of the land for its primary purposes.

Representative of the uses within this zone are automobile filling stations, public garages, motels, cafes, trailer courts, and caretakers' dwellings.

In order to accomplish the objectives and purposes of this resolution and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the H-1 Highway Service Zone:

7-4-2. Use Requirements

The following uses shall be permitted in the H-1 Highway Service Zones:

1. Gasoline filling stations, garages.
2. Motels, trailer courts when constructed and maintained in accordance with State Board of Health standards.
3. Cafes, restaurants.
4. Caretakers' dwellings.
5. Agriculture.

7-4-3. Area Requirements

There shall be no area requirements for commercial buildings. For trailer courts there shall be an area of not less than one (1) acre. For caretakers' dwellings there shall be an area of at least one-half ($\frac{1}{2}$) acre. For all other uses, there shall be no area requirements.

7-4-4. Width Requirements

No requirements.

7-4-5. Location of Buildings and Structures

All buildings and trailers shall be located at least fifty (50) feet back from the right-of-way line of any federal highway and thirty (30) feet back from any county road. Main buildings shall be located at least twenty-five (25) feet from another building except for buildings having fire-resistive walls of four (4) hours or more as defined in the Building Code. For buildings having such fire-resistive walls, no distance apart is required.

7-4-6. Height and Size of Buildings

No requirements.

7-4-7. Special Provisions

A. The entire lot shall be kept free from refuse, debris, and waste material.

B. All outside storage except vehicles in running order shall be enclosed within a sight-obscuring masonry or metal fence or wall, and no material shall be stored to a height greater than the height of the fence or wall.

C. Domestic water supply and sewage disposal shall comply with the State Board of Health requirements represented by a certificate of approval from the State Board of Health.

D. Facilities for the storage and handling of flammable liquids shall be installed in accordance with the 1953 Edition of the Fire Prevention Code as published by the Board of Fire Underwriters.

7-5. GRAZING ZONE

7-5-1. General Objectives and Characteristics of Zone

This zone has been established as a district in which the primary use of the land is for grazing and livestock raising purposes.

The objectives in establishing the G-Grazing Zone are:

1. To encourage and promote the raising of livestock.
2. To promote the conservation of water, soil, minerals, and other natural resources.
3. To reduce the hazards from flood and fire.
4. To reduce the cost of government expenditures for police and fire protection, school bus travel, and other public services.
5. To prohibit any use of land which would thwart the use of land for agriculture and livestock raising and militate against the objectives of this zone.

The G-Zone is characterized by large tracts of land devoted to agriculture and livestock raising which are largely unoccupied by human habitations. Dwellings to be occupied the year round are also prohibited in this zone.

In order to accomplish the objectives and purposes of this resolution and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the G-Zone:

7-5-2. Use Requirements

The following uses shall be permitted in the G-Zone:

1. Agriculture, livestock raising, grazing and pasturing of animals.
2. Gravel pits, rock crushers, clay pits, rock quarries, provided all areas from which gravel, sand, or clay rock products are removed shall be

recontoured and reseeded with natural vegetation at the termination of operation or use of such pit and provided, further, that a bond or other assurance shall be furnished to the county in the amount of Two Hundred (\$200.00) Dollars for each acre from which such material is taken as a guarantee that the reconditioning will be done in a manner and to such an extent that the pit will not depreciate the surrounding property for its primary use or impair the beauty of the landscape. Upon completion of the reconditioning and reseeded in compliance herewith as approved by the Board of County Commissioners, the bond or other assurance shall be returned to the owner, provided that, in the event the reconditioning has not been completed within one year from the date of abandonment of said pit, the Board of County Commissioners may declare the bond or other assurance forfeited and may do the required reconditioning with proceeds from said bonds.

3. Public and private parks, playgrounds, and golf courses.
4. Flowage areas, oil and gas wells, mines, reduction or processing plants.
5. Manufacturing, processing, storage and testing of explosives.
6. Transmission lines and substations, water-pumping plants, dams, and reservoirs.
7. Radio and television broadcasting towers.
8. Private summer cottages and summer service buildings, hunting and fishing cabins, boating facilities
9. Recreation camps and resorts, provided that a development plan shall be submitted to and approved by the Planning Commission. Such plan shall show the existing and proposed buildings and structures, roadways, parking areas, waste disposal facilities, and other elements of design.

Planning Commission review of such development plans shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development in harmony with the objectives and purposes of this zone.

10. Summer cottages and dwellings for summer use which are maintained in connection with farming or livestock operations.

11. Storage of powder and explosives.

12. Similar uses ruled by the Planning Commission to be in harmony with the intent of this section.

7-5-3. Area and Width Requirements.

No requirements.

7-5-4. Location Requirements

All buildings shall be located at least fifty (50) feet back from any federal highway and thirty (30) feet back from any county road. No building used for human occupancy shall be located closer than twenty-five (25) feet to another building except by special permit from the Board of County Commissioners.

7-5-5. Height and Size of Buildings

No requirements.

7-5-6. Special Provisions

None.

7-5-7. See also Supplementary Regulations to All Zones.

7-6. O-OUTLYING ZONE

Land lying within this zone is considered to be of a character and nature which requires no zoning regulations. Therefore, there shall be no regulations in the Outlying Zone.

7-7. M&I INDUSTRIAL ZONE

7-7-1. General Objectives and Characteristics of Zone

The M&I Industrial Zone has been established as a zone in which the primary use of the ^{land} ~~zone~~ is for industrial and commercial purposes. The objectives in establishing this zone are: