

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.11 Shoreline Zone S

15.11 SHORELINE ZONE S

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15.11.1 Purpose

The Shoreline Zone is established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone is intended to cover any land within Huntsville Town, not currently in another zone, which is bounded by Pine View Reservoir and the Shores adjacent thereto.

This zone is characterized by agricultural use situated adjacent to the shore of Pine View Reservoir and interspersed by dwellings, recreational camps, resorts, and outdoor recreation facilities.

The objectives in establishing the Shoreline Zone S are:

- A. to promote the use of the land for agriculture, fishing, wildlife, and recreational purposes both public and private;
- B. to facilitate the conservation of water and other natural resources;
- C. to reduce hazards from floods and fires;
- D. to preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone;
- E. to insure adequate provision for water supply, domestic sewage disposal and sanitation.

In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the Shoreline Zone S.

15.11.2 Permitted Uses

- A. Agriculture, grazing and pasturing of animals
- B. Boating, water skiing, and other water recreation activities
- C. Cemeteries
- D. Fishing
- E. Golf courses, excluding miniature golf courses
- F. Keeping of animals and fowl for family food production
- G. Public parks and recreation grounds; public campgrounds and picnic areas; public buildings
- H. Single family dwellings

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15.11.3 Conditional Uses

The following uses shall be permitted only when authorized by a conditional use permit as provided in the Huntsville Town Conditional Uses Title.

- A. Home occupations
- B. Private parks and recreation grounds; public utility substations and transmission lines

15.11.4 Area Regulations – Building Site Area Required

The minimum lot and building site area shall be one recorded lot or parcel of land not less than five (5) acres and a minimum width of three hundred (300) feet for each dwelling or use.

15.11.5 Yard Regulations

Front Setback	30 feet on roads of less than 80 feet in width; 100 feet on roads and highways of 80 feet or more in width
Side	20 feet, except 30 feet on side facing street on corner lot
Rear	
Main Bldg.	30 feet
Accessory Bldg.	10 feet

15.11.6 Special Provisions

The above specified uses shall be permitted only under the following conditions:

- A. Public health requirements concerning domestic water supply and sewage disposal shall comply with the water requirements in the Huntsville Town Culinary Water Title and sewage requirements of the Weber/Morgan County Health Department.
- B. No building or structure shall be constructed within the boundaries of any public reservoir as determined by the public agency having jurisdiction or within the boundaries of any natural waterway or watercourse as determined by the Huntsville Town Engineer wherein no buildings or structures shall be constructed, or land subdivided. Where buildings are to be constructed within fifty (50) feet of the exterior boundaries of a flood channel existing at the effective date of this Title, adequate measures must be taken as determined by the Huntsville Town Appeal Authority so as to protect the building or structure from damage due to floods and so as not to increase the hazard to surrounding lands and buildings.
- C. The required yard space shall be kept free of debris, refuse or other inflammable material which may constitute a fire hazard.
- D. The Maximum Height of any structure is thirty-five (35) feet.