

SECTION 2

ZONING REGULATIONS AND PROVISIONS DEFINITIONS

ACCESSORY USE OR BUILDING: A USE OR BUILDING WHICH IS SUBORDINATE TO THE PRINCIPAL USE OF A BUILDING, OR A PRINCIPAL USE ON THE SAME LOT, AND SERVING A PURPOSE CUSTOMARILY INCIDENTAL TO THE USE OF THE PRINCIPAL BUILDING OF USE.

AGRICULTURE: THE TILLING OF SOIL, RAISING OF CROPS; HORTICULTURE AND GARDENING, THE KEEPING OR RAISING OF DOMESTIC ANIMALS, BUT NOT INCLUDING ANY AGRICULTURAL INDUSTRY OR BUSINESS SUCH AS FRUIT PACKING, FUR FARMS, ANIMAL HOSPITALS, LIVESTOCK FEED YARDS, OR SIMILAR USES.

ALLEY: A STREET OR THOROUGHFARE WITH A MINIMUM WIDTH OF TWENTY (20) FEET. ALLEYS MAY BE REQUIRED IN THE REAR OF BUSINESS LOTS BUT WILL NOT BE ACCEPTED IN RESIDENTIAL BLOCKS EXCEPT UNDER UNUSUAL CONDITIONS WHERE SUCH ALLEYS ARE CONSIDERED NECESSARY BY THE PLANNING COMMISSION.

ANIMAL: ANY SUCH LIVING THING OTHER THAN A HUMAN BEING. A LIVING ORGANISM WITH INDEPENDENT MOVEMENT: A LIVING ORGANISM THAT IS DISTINGUISHED FROM PLANTS BY INDEPENDENT MOVEMENT AND RESPONSIVE SENSE ORGANS

APPEAL AUTHORITY: HEARS APPEALS WHILE ACTING IN A QUASI-JUDICIAL MANNER; AND SERVES AS THE FINAL ARBITER OF ISSUES INVOLVING THE INTERPRETATION OR APPLICATION OF LAND USE ORDINANCES

APPLICANT: ANY PERSON WHO MAKES APPLICATION FOR A PERMIT.

AUTOMOBILE SERVICE STATIONS: A PLACE OF BUSINESS WHERE GASOLINE IS OFFERED FOR SALE TO THE PUBLIC AND WHERE DELIVERIES ARE MADE DIRECTLY INTO VEHICLES; AND WHERE SERVICES ARE PERFORMED WHICH MAY INCLUDE TIRE AND TUBE REPAIR, BATTERY CHARGING, STORAGE OF MERCHANDISE, LUBRICATION OF AUTOMOBILES, AUTOMOBILE WASHING, AND MINOR AUTOMOBILE REPAIRS, BUT EXCLUDING MAJOR AUTOMOBILE REPAIRS.

BACK YARD: AN UNOBSTRUCTED OPEN SPACE BETWEEN A BUILDING AND THE REAR LOT LINE. THE DEPTH OF THE REAR YARD IS THE SHORTEST DISTANCE MEASURED HORIZONTALLY BETWEEN THE REAR LOT LINE AND THE CLOSEST PART OF THE MAIN BUILDING.

BOND, PUBLIC IMPROVEMENT: A TWO (2) YEAR GUARANTEE TO THE TOWN THAT ALL PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED TO TOWN SPECIFICATIONS AND WILL FUNCTION PROPERLY.

BUILDING: ANY STRUCTURE HAVING A ROOF SUPPORTED BY WALLS OR COLUMNS, USED OR INTENDED TO BE USED FOR THE SHELTER OF ENCLOSURE OF PERSONS, ANIMALS, OR PROPERTY OF ANY KIND.

BUILDING, HEIGHT OF: THE VERTICAL DISTANCE FROM GRADE TO THE HIGHEST POINT OF THE BUILDING.

BUILDING, MAIN: THE PRINCIPAL STRUCTURE ON THE BUILDING.

BUSINESS: ANY PLACE IN THE TOWN IN WHICH THERE IS CONDUCTED OR CARRIED ON PRINCIPALLY OR EXCLUSIVELY ANY PURSUIT OR OCCUPATION FOR THE PURPOSE OF GAINING A LIVELIHOOD.

CARPORT: A PRIVATE STRUCTURE NOT COMPLETELY ENCLOSED BY WALLS OR DOORS USED FOR PARKING VEHICLES OR STORAGE.

CLASS B MISDEMEANOR: AN OFFENSE LOWER THAN A FELONY WHICH CAN BE PUNISHED WITH A COUNTY JAIL TERM AND/OR FINE AS DETERMINED BY STATE LAW.

CLASS C MISDEMEANOR: AN OFFENSE LOWER THAN A FELONY WHICH CAN BE PUNISHED WITH A COUNTY JAIL TERM AND/OR FINE AS DETERMINED BY STATE LAW.

CONDITIONAL USE: A USE OF LAND FOR WHICH A CONDITIONAL USE PERMIT IS REQUIRED PURSUANT TO SECTION REGARDING CONDITIONAL USES IN THIS ORDINANCE

CORRAL: A PEN OR ENCLOSURE FOR CONFINING ANIMALS

DAIRY: A COMMERCIAL ESTABLISHMENT FOR THE MANUFACTURE, PROCESSING, OR PACKAGING OF DAIRY PRODUCTS AND THEIR SALE; FOR PURPOSE OF THIS DEFINITION, THE PRODUCTION OF MILK ON A FARM AS A DAIRY.

DAY CARE: AN ESTABLISHMENT FOR THE CARE AND/OR INSTRUCTION OF CHILDREN OTHER THAN MEMBERS OF THE FAMILY RESIDING ON THE PREMISES.

DWELLING: ANY BUILDING, OR PORTION THEREOF, WHICH IS DESIGNED FOR USE OF RESIDENTIAL PURPOSES, EXCEPT HOTELS, MOTELS, LODGING HOUSES AND NURSING HOMES.

DWELLING, SINGLE FAMILY: A BUILDING CONTAINING ONLY ONE (1) DWELLING UNIT, DESIGNED TO BE OCCUPIED EXCLUSIVELY BY ONE (1) FAMILY.

DWELLING, TWO FAMILY: A BUILDING CONTAINING MORE THAN ONE (1) DWELLING UNITS, DESIGNED TO BE OCCUPIED EXCLUSIVELY BY TWO (2) FAMILIES LIVING INDEPENDENTLY OF ONE ANOTHER

DWELLING, MULTI-FAMILY: A BUILDING CONTAINING MORE THAN TWO (2) DWELLING UNITS.

DWELLING UNIT: ONE OR MORE ROOMS DESIGNED FOR USE FOR RESIDENTIAL PURPOSES, CONSTITUTING A SEPARATE AND INDEPENDENT HOUSE-KEEPING UNIT WITH A SINGLE KITCHEN.

EASEMENT: AUTHORIZATION BY A PROPERTY OWNER FOR THE USE BY ANOTHER, AND FOR A SPECIFIED PURPOSE, SUCH AS UTILITIES AND IRRIGATION DITCHES, OR ANY DESIGNATED PART OF THE OWNER'S PROPERTY. AN EASEMENT MAY BE FOR USE UNDER, ON THE SURFACE, OR ABOVE THE OWNER'S PROPERTY.

ENGINE REPAIR, SMALL: REPAIRS MADE TO OHV OR SMALLER MOTORS.

ENGINEER, TOWN ENGINEER: AN ENGINEER OF THE TOWN OR ANY INDIVIDUAL OR FIRM RETAINED OR DESIGNATED BY THE TOWN FOR THE PURPOSE OF PERFORMING ENGINEERING DUTIES.

ENGINEERING REGULATIONS, REGULATIONS, SPECIFICATIONS, AND/OR DESIGN STANDARDS: THE LATEST VERSION OF THE ENGINEERING REGULATIONS, SPECIFICATIONS, DESIGN STANDARDS OR CRITERIA PUBLISHED OR ADOPTED BY THE TOWN ENGINEER.

FAILURE: MEANS A WORK SITE RESTORATION WHICH FAILS TO MEET TOWN ENGINEER SPECIFICATIONS, OR WHICH RESULTS IN A DETERIORATED OR SUBSTANDARD CONDITION WITHIN THE DURATION OF THE WARRANTY PERIOD. FAILURE MAY BE SETTLEMENT OF SURFACES, DETERIORATION OF MATERIALS, OR OTHER SURFACE IRREGULARITIES. MEASUREMENT OF FAILURE SHALL BE FURTHER DEFINED IN THE ENGINEERING REGULATIONS.

FAMILY: AN INDIVIDUAL, OR TWO (2) OR MORE PERSONS RELATED BY BLOOD, MARRIAGE, LIVING IN A DWELLING UNIT AS A SINGLE HOUSEKEEPING UNIT AND USING COMMON COOKING FACILITIES.

FEE SCHEDULE: THE SCHEDULE OR ANY APPENDIX OF FEES ADOPTED PERIODICALLY BY RESOLUTION OF THE TOWN COUNCIL SETTING FORTH VARIOUS FEES CHARGED BY THE TOWN.

FINAL PLAT: A MAP OF A SUBDIVISION, REQUIRED OF ALL MAJOR SUBDIVISIONS, WHICH IS PREPARED FOR FINAL APPROVAL AND RECORDATION, WHICH HAS BEEN ACCURATELY SURVEYED, SO THAT STREETS, LOTS AND OTHER DIVISIONS CAN BE IDENTIFIED.

FRONT YARD: A YARD OR A PLOT OF GROUND FACING THE STREET; EXTENDS FROM THE FRONT LINE OF THE DWELLING/BUILDING TO THE FRONT PROPERTY LINE, AND ACROSS THE FULL WIDTH OF THE PLOT.

GARAGE, PRIVATE: A DETACHED ACCESSORY BUILDING, OR A PORTION OF A MAIN BUILDING, USED OR INTENDED TO BE USED FOR THE STORAGE OF MOTOR VEHICLES, TRAILERS, BOATS, SNOWMOBILES, ETC.

GARAGE PUBLIC: A STRUCTURE OR PORTION THERE OF OTHER THAN A PRIVATE GARAGE, USED FOR THE STORAGE, SALE, CARE, REPAIR OR REFINISHING OF SELF-PROPELLED VEHICLES, TRAILERS, BOATS, ETC.

HOME OCCUPATION: ANY ACTIVITY CONDUCTED ENTIRELY WITHIN THE DWELLING UNIT ON THE PROPERTY WHICH IS CLEARLY INCIDENTAL AND SECONDARY TO THE RESIDENTIAL USE OF THE BUILDING AND SHALL NOT PHYSICALLY CHANGE THE BUILDING TO THE EXTENT THAT IT WOULD ALTER THE RESIDENTIAL CHARACTER OF THE BUILDING OR THE RESIDENTIAL ATMOSPHERE OF THE LOCAL NEIGHBORHOOD.

HOSPITAL: AN INSTITUTION FOR THE DIAGNOSIS, TREATMENT AND CARE OF HUMAN ILLNESS OR INFIRMITY, INCLUDING SANITARIUMS AND CLINICS.

HOUSEHOLD PETS: ANIMALS OR FOWL ORDINARILY PERMITTED IN THE HOUSE AND KEPT FOR COMPANY OR PLEASURE, SUCH AS DOGS, CATS, AND CANARIES. HOUSEHOLD PETS DO NOT INCLUDE ANIMALS, FOWL, OR REPTILES INHERENTLY OR POTENTIALLY DANGEROUS.

INFRASTRUCTURE PROVIDER: A PERSON PROVIDING TO ANOTHER, FOR THE PURPOSE OF PROVIDING SERVICES TO CUSTOMERS, ALL OR PART OF THE NECESSARY SYSTEM WHICH USES THE RIGHT-OF-WAY.

JUNK: OLD OR SCRAP COPPER, BRASS, ROPE, RANGES, BATTERIES, PAPER, TRASH, RUBBER DEBRIS, OR OTHER WASTE OR SALVAGE MATERIAL; JUNKED, DISMANTLED OR WRECKED AUTOMOBILES OR PARTS THEREOF; AND OLD OR SCRAP FERROUS OR NON-FERROUS METAL MATERIALS.

JUNKYARD OR SALVAGE YARD: ANY PLACE, ESTABLISHMENT, OR BUSINESS, MAINTAINED, USED, OR OPERATED FOR STORING, KEEPING, BUYING OR SELLING JUNK.

KENNEL: ANY PREMISES WHERE FOUR (4) DOGS OLDER THAN FOUR (4) MONTHS ARE KEPT.

LANDSCAPING: ENHANCEMENT OF LAND: THE ENHANCEMENT OF THE APPEARANCE OF LAND, ESPECIALLY AROUND BUILDINGS, BY ALTERING ITS CONTOURS AND PLANTING TREES, SHRUBS, AND FLOWERS

LODGING HOUSE: A BUILDING WHERE LODGING ONLY IS PROVIDED FOR COMPENSATION, BUT NOT INCLUDING MOTELS OR HOTELS.

LOT: A PARCEL OF LAND OCCUPIED OR TO BE OCCUPIED BY A BUILDING OR GROUP OF BUILDINGS, TOGETHER WITH SUCH YARDS, OPEN SPACES, LOT WIDTH AND LOT AREA AS REQUIRED BY THIS ORDINANCE. HAVING FRONTAGE UPON A STREET OR UPON A RIGHT-OF-WAY APPROVED BY THE PLANNING COMMISSION. EXCEPT FOR GROUP DWELLINGS, NOT MORE THAN ONE (1) DWELLING STRUCTURE SHALL OCCUPY ANY ONE (1) LOT.

LOT, CORNER: A LOT ABUTTING UPON TWO (2) OR MORE STREETS AT THEIR INTERSECTION.

LOT, DEPTH: THE HORIZONTAL DISTANCE BETWEEN THE FRONT AND REAR LOT LINES MEASURED IN THE MEAN DIRECTION OF THE SIDE LOT LINES.

LOT LINES: THE PROPERTY LINES BOUNDING THE LOT.

LOT LINE, FRONT: THE PROPERTY LINE SEPARATING THE LOT FROM THE STREET. IN CASE A LOT ABUTS ON MORE THAN ONE (1) STREET, THE LOT OWNER MAY ELECT ANY STREET LOT LINE PROVIDED THAT SUCH CHOICE IN THE OPINION OF THE ENFORCEMENT OFFICIAL WILL NOT BE INJURIOUS TO ADJACENT PROPERTIES. WHERE A LOT

DOES NOT ABUT ON A STREET OR WHERE ACCESS IS BY MEANS OF A RIGHT-OF-WAY, THE LOT LINE NEAREST TO THE MOST NEARLY PARALLEL TO THE STREET LINE IS THE FRONT LOT LINE.

LOT LINE, REAR: ORDINARILY THAT LINE OF A LOT WHICH IS OPPOSITE AND MOST DISTANT FROM THE FRONT LINE OF THE LOT. IN THE CASE OF TRIANGULAR OR GORESHAPED LOT, A LINE TEN (10) FEET IN LENGTH WITHIN THE PARCEL, PARALLEL TO AND AT A MAXIMUM DISTANCE FROM THE FRONT LOT LINE. IN CASES WHERE THESE DEFINITIONS ARE NOT APPLICABLE THE BUILDING INSPECTOR OR PLANNING COMMISSION SHALL DESIGNATE THE REAR LOT LINE.

LOT LINE, SIDE: ANY LOT BOUNDARY LINE NOT A FRONT OR REAR LOT LINE. A SIDE LOT LINE SEPARATING A LOT FROM ANOTHER LOT OR LOTS IS AN INTERIOR SIDE LOT LINE.

LOT, WIDTH: THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, MEASURED AT RIGHT ANGLES TO THE LINE.

MOBILE OR MODULAR HOME: SHALL MEAN A DWELLING BUILT ELSEWHERE AND MOVED INTO AN AREA FOR USE AS PERMANENT HOUSING, DESIGNED TO BE TRANSPORTED AFTER FABRICATION WHICH IS READY FOR OCCUPANCY AS AN INDEPENDENT DWELLING UNIT EXCEPT FOR CONNECTION TO UTILITIES AND/OR LOCATION ON A FOUNDATION.

MOBILE HOME PARK: ANY APPROVED PLOT OF GROUND WHICH MEETS THE REQUIREMENTS OF THE MOBILE HOME PARK ZONING ORDINANCE UPON WHICH MOBILE HOMES OCCUPIED FOR PERMANENT DWELLING PURPOSES ARE LOCATED.

MOBILE HOME SUBDIVISION: A SUBDIVISION DESIGNED AND INTENDED FOR RESIDENTIAL USE WHERE THE LOTS ARE TO BE OCCUPIED BY MOBILE HOMES EXCLUSIVELY AND ARE OWNED INDIVIDUALLY.

MOTEL, HOTEL: A BUILDING OR GROUP OF BUILDINGS FOR THE ACCOMMODATION OF TRANSIENT GUESTS, COMPRISING INDIVIDUAL SLEEPING OR LIVING UNITS.

NON-CONFORMING STRUCTURE: A STRUCTURE WHICH DOES NOT CONFORM TO THE REGULATIONS FOR HEIGHT, COVERAGE, OR YARDS OF THE ZONING DISTRICT IN WHICH IT IS SITUATED, BUT WHICH WAS IN CONFORMITY WITH APPLICABLE REGULATIONS, IF ANY, AT THE TIME OF ITS ERECTION.

NON-CONFORMING USES: A USE OF A STRUCTURE OF LAND WHICH DOES NOT CONFORM TO THE USE REGULATIONS FOR THE DISTRICT IN WHICH IT IS SITUATED, BUT WHICH WAS IN CONFORMITY WITH APPLICABLE REGULATIONS, IF ANY, AT THE TIME OF ITS ESTABLISHMENT.

NURSING HOME: AN INSTITUTION OTHER THAN A HOSPITAL FOR THE CARE OF HUMAN ILLNESS OR INFIRMITY, RATHER THAN DIAGNOSIS OR TREATMENT AND CONSTITUTES THE PRINCIPAL FUNCTION. THE TERM NURSING HOME SHALL INCLUDE REST HOME AND CONVALESCENT HOME.

OPERATOR: ANY PERSON WHO PROVIDES SERVICE OVER A SYSTEM AND DIRECTLY OR THROUGH ONE OR MORE AFFILIATES OWNS A CONTROLLING INTEREST IN SUCH SYSTEM, OR WHO OTHERWISE CONTROLS OR IS RESPONSIBLE FOR THE OPERATION OF SUCH A SYSTEM.

OUTBUILDING: A BUILDING, SUCH AS A SHED, BARN, OR GARAGE, ON THE SAME PROPERTY BUT SEPARATE FROM THE DWELLING.

PACKAGE, AGENCY: ANY OUTLET AUTHORIZED BY THE UTAH LIQUOR CONTROL COMMISSION TO SELL ORIGINAL PACKAGE LIQUOR OR WINE FOR CONSUMPTION OFF THE PREMISES.

PARKING LOT: AN AREA, OTHER THAN A STREET, ALLEY OR DRIVEWAY FOR MOTOR VEHICLE PARKING.

PARKING SPACE: A PERMANENT AREA, ENCLOSED OR UNENCLOSED, FOR THE PARKING OF A MOTOR VEHICLE.

PERMITTEE: ANY PERSON WHICH HAS BEEN ISSUED A PERMIT AND THEREBY HAS AGREED TO FULFILL THE REQUIREMENTS OF THIS ORDINANCE.

PHASED SUBDIVISION: CONVENTIONAL SUBDIVISIONS THAT ARE PROPOSED TO BE COMPLETED IN DESIGNATED PHASES.

PHASED SUBDIVISION MASTER PLAN: A DOCUMENT PREPARED FOR FUTURE AND/OR PHASED DEVELOPMENT. THE DEVELOPMENT MASTER PLAN ENCOMPASSES THE DESIGN AND GENERAL DEVELOPMENT PARAMETERS FOR THE ENTIRE PHASED DEVELOPMENT PROJECT.

PIPE DRIVEWAY: A DRIVEWAY APPROACH WHICH USES A PIPE OR OTHER MEANS TO BRIDGE THE GUTTER OR DITCH.

PLANNED UNIT DEVELOPMENT: AN AUTHORIZED DEVELOPMENT, MEETING ALL THE REQUIREMENTS OF THIS ZONING ORDINANCE.

PRELIMINARY PLAT: THE DRAWINGS PREPARED TO INDICATE THE PROPOSED LAYOUT OF A SUBDIVISION FOR THE PURPOSE OF RESOLVING MOST TECHNICAL DETAILS IN COMPLIANCE WITH ALL REGULATIONS.

PROPERTY OWNER: PERSON OR PERSONS WHO HAVE LEGAL TITLE TO PROPERTY AND/OR EQUITABLE COMPANY HAVING LEGAL TITLE TO PROPERTY AND/OR EQUITABLE INTEREST IN THE PROPERTY.

PRIVATE DRAIN LINE: A PIPE INSTALLED SOLELY FOR THE TRANSMISSION OF WATER COLLECTED OR GENERATED ON PRIVATE PROPERTY SUCH AS DRAINAGE, SPRING, OR STORM WATER, OR CONDENSATE INTO THE PUBLIC DRAINAGE SYSTEM.

PROVIDER: MEANS AN OPERATOR, INFRASTRUCTURE PROVIDER, RESELLER, SYSTEM LESSEE, OR PUBLIC UTILITY COMPANY.

PUBLIC WAY: INCLUDES ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS, PUBLIC FOOTPATHS, WALKWAYS AND SIDEWALKS, PUBLIC STREETS, PUBLIC ROADS, DOES NOT, HOWEVER, INCLUDE UTILITY EASEMENTS NOT WITHIN PUBLIC WAYS OF THE TOWN

PUBLIC UTILITY COMPANY: ANY COMPANY SUBJECT TO THE JURISDICTION OF THE UTAH STATE PUBLIC SERVICE COMMISSION, OR ANY MUTUAL CORPORATION PROVIDING GAS, ELECTRICITY, WATER, TELEPHONE, OF OTHER PRODUCT OF SERVICES FOR USE BY THE GENERAL PUBLIC.

PUBLIC USE: A USE OPERATED EXCLUSIVELY BY A PUBLIC BODY, SUCH USE HAVING THE PURPOSE OF SERVING THE PUBLIC HEALTH, SAFETY, OR GENERAL WELFARE, AND INCLUDING SUCH USES AS PUBLIC SCHOOLS, PARKS, PLAYGROUNDS AND OTHER RECREATIONAL FACILITIES; ADMINISTRATIVE, SERVICE FACILITIES, AND PUBLIC UTILITIES.

QUASI-PUBLIC USE: A USE OPERATED BY A PRIVATE NON-PROFIT, EDUCATION, RELIGIOUS, RECREATIONAL, CHARITABLE OR PHILANTHROPIC INSTITUTION, SUCH USE HAVING THE PURPOSE PRIMARILY OF SERVING THE GENERAL PUBLIC, SUCH AS CHURCHES, PLAYGROUNDS, PRIVATE SCHOOLS AND SIMILAR USES.

RESELLER: REFERS TO ANY PERSON THAT PROVIDES SERVICE OVER A SYSTEM FOR WHICH A SEPARATE CHARGE IS MADE, WHERE THAT PERSON DOES NOT OWN OR LEASE THE UNDERLYING SYSTEM USED FOR THE TRANSMISSION AND DOES NOT INSTALL ANY SYSTEM IN THE RIGHTS-OF-WAY.

RESIDENT: THE PERSON OR PERSONS CURRENTLY MAKING THEIR HOME AT A PARTICULAR DWELLING.

SIDE YARD: AN UNOBSTRUCTED OPEN SPACE EXTENDING FROM THE FRONT YARD TO THE REAR YARD BETWEEN A BUILDING AND THE NEAREST SIDE LOT LINE. THE WIDTH OF THE SIDE YARD IS THE SHORTEST DISTANCE MEASURED HORIZONTALLY BETWEEN ANY PART OF THE BUILDING AND THE NEAREST SIDE LOT LINE.

SIGN: REFER TO SIGN SECTION OF THIS ZONING ORDINANCE.

STORM DRAIN: A DEDICATED PIPE, CONDUIT, WATER WAY, OR DITCH INSTALLED IN A RIGHT-OF-WAY OR EASEMENT FOR THE TRANSMISSION OF STORM AND DRAINAGE WATER. THIS TERM DOES NOT INCLUDE PRIVATE DRAIN LINES.

STRUCTURE: ANYTHING CONSTRUCTED OR ERECTED WHICH REQUIRES A FIXED LOCATION ON THE GROUND, OR ATTACHED TO SOMETHING ON THE GROUND, INCLUDING SIGNS AND BILLBOARDS.

SUBDIVIDER: THE TERM "SUBDIVIDER" IS ANY PERSON LAYING OUT OR MAKING A LAND DIVISION FOR THE PURPOSE OF FIRST SALE OR FIRST SELLING FOR HIMSELF OR OTHERS A SUBDIVISION OR ANY PART THEREOF.

SUBDIVISION: A "SUBDIVISION" IS A TRACT OR LOT OR PARCEL OF LAND WHICH HAS BEEN DIVIDED INTO TWO OR MORE LOTS, PLATS, SITES, OR OTHER DIVISIONS OF LAND FOR THE PURPOSE WHETHER IMMEDIATE OR FUTURE, OF SALE OR OF BUILDING DEVELOPMENT. THIS DEFINITION SHALL NOT APPLY TO LOTS THAT ARE ON EXISTING IMPROVED ROADS OR TO THE SALE OR CONVEYANCE OF ANY PARCEL OF LAND WHICH MAY BE SHOWN AS ONE OF THE LOTS OF A SUBDIVISION OF WHICH A PLAT HAS THERETOFORE BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER. ANY TRACT, LOT OR PARCEL OF LAND WHICH HAS BEEN DIVIDED FOR THE PURPOSE OF RESIDENTIAL OR COMMERCIAL DEVELOPMENT BUT IS NOT LOCATED ON AN EXISTING ROAD IS CONSIDERED A SUBDIVISION AND MUST FOLLOW THE SUBDIVISION ORDINANCE.

SYSTEM LESSEE: ANY PERSON THAT LEASES A SYSTEM OR A SPECIFIC PORTION OF A SYSTEM TO PROVIDE SERVICES

SYSTEM OR COMMUNICATIONS SYSTEM: ALL CONDUITS, MANHOLES, POLES, ANTENNAS, TRANSCEIVERS, AMPLIFIERS AND ALL OTHER ELECTRONIC DEVICES, EQUIPMENT, WIRE AND APPURTENANCES OWNED, LEASED, OR USED BY A PROVIDER LOCATED IN THE CONSTRUCTION, OWNERSHIP, OPERATION, USE OR MAINTENANCE OF A COMMUNICATIONS SYSTEM.

TOWN COUNCIL: THE TOWN COUNCIL OF ELSINORE TOWN, UTAH.

TRAVEL TRAILER AND RECREATION VEHICLE PARK: ANY AREA WHERE ONE OR MORE TRAILER LOTS ARE RENTED FOR A RELATIVELY SHORT-TERM OCCUPANCY TO USERS OF TRAVEL TRAILERS OR CAMP CARS.

WORK SITE RESTORATION: INCLUDES THE RESTORING OF THE ORIGINAL GROUND OR PAVED HARD SURFACE AREA TO COMPLY WITH ENGINEERING REGULATIONS, AND INCLUDES BUT IS NOT LIMITED TO REPAIR, CLEANUP, BACKFILLING, COMPACTION AND STABILIZATION, PAVING AND OTHER WORK NECESSARY TO PLACE THE SITE IN ACCEPTABLE CONDITION FOLLOWING THE CONCLUSION OF THE WORK, OR THE EXPIRATION OR REVOCATION OF THE PERMIT.

YARD, FRONT: A YARD OR A PLOT OF GROUND FACING THE STREET; EXTENDS FROM THE FRONT LINE OF THE DWELLING/BUILDING TO THE FRONT PROPERTY LINE, AND ACROSS THE FULL WIDTH OF THE PLOT.

YARD, REAR/BACK: AN UNOBSTRUCTED OPEN SPACE BETWEEN A BUILDING AND THE REAR LOT LINE. THE DEPTH OF THE REAR YARD IS THE SHORTEST DISTANCE MEASURED HORIZONTALLY BETWEEN THE REAR LOT LINE AND THE CLOSEST PART OF THE MAIN BUILDING.

YARD, SIDE: AN UNOBSTRUCTED OPEN SPACE EXTENDING FROM THE FRONT YARD TO THE REAR YARD BETWEEN A BUILDING AND THE NEAREST SIDE LOT LINE. THE WIDTH OF THE SIDE YARD IS THE SHORTEST DISTANCE MEASURED HORIZONTALLY BETWEEN ANY PART OF THE BUILDING AND THE NEAREST SIDE LOT LINE.

ZONING DISTRICT: ANY PORTION OF THE INCORPORATED AREA OF ELSINORE TOWN IN WHICH THE SAME ZONING REGULATIONS APPLY.