

ORDINANCE No.10-2025

BUILDING AND ZONING ORDINANCE

An ordinance of the Bicknell town amending ordinances No. 07-2020, 10-6-2016 and ordinance 1995-a, to establish the regulatory codes and guidelines to govern zones by regulation, size of lots and other open spaces, the density and distribution of population and the location and use of land, and all types of construction within the town.

WHEREAS the Current International Building Code adopted by the State of Utah is hereby declared to be a public record.

WHEREAS, the Mayor and Town Council deem it necessary, in order to protect the public health, safety and welfare of public and private property, to adopt certain rules to regulate the zones, size of lots and open spaces, density and distribution of population and the location and use of land, and construction, enlargement, alteration, movement, replacement, repair, equipment, use and occupation, location, maintenance, removal and demolition of any buildings, or structures or any appurtenances connected to attached to such buildings or structures.

THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF BICKNELL, WAYNE COUNTY, STATE OF UTAH:

Section 1: PURPOSE

It is the purpose and intent of this ordinance to establish the regulatory codes and guidelines to govern construction within Bicknell Town in a thorough and concise manner while also providing for the adoption of changes to the codes and guidelines without the necessity of adopting new ordinances for each change or amendment to said codes and guidelines; and to designate and govern zones, size of lots and open spaces, the density and distribution of population and the location and use of land within the town.

Section 2: DEFINITIONS

- A. **CONDITIONAL USE.** A conditional use (permit) is a zoning exception which allows the property owner use of his land in a way not otherwise permitted within the zoning district.
- B. **NONCONFORMING BUILDING OR STRUCTURE.** A building or structure or portion thereof, lawfully existing at the time this Ordinance became effective, which does not conform to all the regulations herein prescribed for the zone in which it is located.
- C. **NONCONFORMING USE.** A use which lawfully occupied a building or parcel of land at the time this ordinance became effective, and which does not conform to the use regulations of the one in which it is located.
- D. **UNREASONABLE HARDSHIP.** An "unreasonable hardship" refers to difficulty in complying with a zoning ordinance because of circumstances unique to the property. The hardship must relate to the property and not to conditions general to the area. A hardship may not be self-imposed or solely economic.
- E. **ADJACENT OWNER.** An Adjacent Owner is the owner of a property that physically adjoins or is directly across the street and/or alley from the property which its owner is requesting a variance.

- F. **CURRENT CODE.** Refers to the current code that has been adopted by the State of Utah.
- G. **VARIANCE.** A variance is a modification of a zoning requirement made necessary because some unique aspect of a parcel makes the requirement burdensome or unfair. Variances may be granted to adjust such zoning standards as setbacks or height limitations.
- H. **CLEAR VIEW AREA.** Areas at intersecting streets and driveways where unobstructed vision is maintained in order to preserve a safe sight distance for motorists entering intersections.
- I. **RUNS WITH THE LAND.** Variance "runs with the land," meaning that a future property owner may also rely on the variance.

Section 3: Other ordinances or sections of ordinances which are in conflict with this Ordinance, or any part of it are repealed.

Section 4: CODES ADOPTED

- A. **Building Code:** The current International Building Code (IBC) as adopted by the state, is hereby adopted as the official Building Code for the Town, subject to section 3 of this ordinance.
- B. **Fire Code:** The International Fire Code (IFC), as adopted by the State, is hereby adopted as the official fire code for the Town, Subject to section 3 of this ordinance.
- C. **Other Codes as Approved:** All other building, plumbing, electrical, mechanical, property maintenance, energy and/or natural gas codes established and adopted as standard by the State at the time of adoption of the ordinance herein, including their amendments, shall hereby become established as the adopted codes of the Town, subject to section 3 of this ordinance.
- D. **Septic System:** The current regulations of the State and or the Central Utah Health Department shall hereby become established as the adopted code for septic systems of the Town.

Section 5: SUCCESSOR CODES

The adoption of any and all codes, as established herein, as the adopted codes of the Town, shall also adopt any replacement or successor codes as they become adopted by the state and shall become effective by the town immediately upon passage by the State Legislature.

Section 6. BUILDING PERMIT REQUIRED, EXCEPTIONS, FEES

- A. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation, which is regulated by the IBC, or cause any such work to be done, shall obtain a building permit following the process in Section 7 of this ordinance.
- B. Work which is exempt from obtaining a permit shall not be deemed to grant authorization for unsafe work which is in violation of the IBC or any other county, state or ordinance or laws with applicable jurisdiction.

- C. Permits are not required for small jobs or remodeling which does not require modification of electrical, gas, mechanical or plumbing system, or altering of support beams or means of egress. Permits are not required for:
 - 1. One story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.
 - 2. Fences equal to or under 6 feet high and not in a clearview area.
 - 3. Retaining walls not over 4 feet high from bottom of footing to top of wall; sidewalks and driveways not more than 30 inches above grade and not over any basement or story below and which are not part of an accessible route.
- D. The town council shall have the power to determine and change building permit fees through resolution. The fee schedule and coordinating details between the inspector and the Town are spelled out in the signed agreement between the Building Inspector and the Town dated October 25, 2016. This agreement is subject to change and amending on agreement of both parties.

Section 7. APPLICATION AND PLANS

- A. A building permit application shall be obtained from the town clerk. Completed applications shall include plans and specifications in duplicate which must state the specific nature of the construction or alterations to be made. The plans must be verified by the person who will perform or be in charge of the construction or alteration.
- B. Completed applications with plans shall be returned to the town clerk who will check for completeness and forward to the Planning and Zoning Commission. The Planning and Zoning Commission will review the application and plans at the next scheduled meeting to ensure building and zoning ordinance requirements have been met. Applications which comply with existing ordinances will be signed and referred to the building inspector, who shall examine the plans to determine whether the proposed construction or alteration will comply with the relevant ordinance and code provisions. Upon approval, one set of plans shall be returned to the applicant and the application will be signed. One set of plans shall be retained by the building inspector.
- C. The applicant shall present the signed application to the town clerk who shall ensure the plans, specifications and building inspector's signature are present. The application will then be scheduled for final review and approval at the next scheduled Town Council meeting. Once final approval is given and fees paid, the Town Council will sign and issue a building permit. No permit shall be issued until the approval of the plans and all necessary signatures are present.
- D. It shall be unlawful to vary materially from the submitted plans and specifications, unless such variations are submitted to and approved by the building inspector in an amended plan.
- E. If the work authorized by a building permit has not been started within 6 months after the date of issuance, if construction or work is suspended or abandoned for a period of 6 months, or changes have been made from the original permit, then the permit will become null and void. The applicant may apply for an extension of time for the permit before it has expired. The time extension may be granted at the sole discretion of the town upon showing good cause. No refunds will be given for expired

permits; however, there are no new fees associated with a permit extension as long as there are no changes to the original permit. If a permit and/or extension has expired or changes have been made from the original, a new permit must be applied for, and be subject to the regulations and fees associated with the new permit.

- F. All building permits are specific to the property listed in the original application. If the building is moved to another piece of property or if any changes have been made in setbacks regarding the position of the building on the property then the permit will become null and void.

Section 8: INSPECTIONS

- A. The inspector or Bicknell Town Council is hereby authorized to inspect or cause to be inspected all buildings and structures in the course of sale of property, construction, modification or repair, and to inspect building and land uses to determine compliance with the provisions of this chapter.
- B. The town contracts with the Wayne County Building Inspection Service. The inspector does not serve as a teacher or instructor on projects. The inspector's responsibilities are to inspect completed work and note any deficiencies and required corrections.
- C. Requests for inspections must be made at least twenty-four (24) hours in advance to the inspector.

Section 9: SETBACKS, LOT, HOUSE SIZE, HEIGHT, AND VIEW RESTRICTIONS

- A. FAMILY DWELLINGS OR MAIN BUILDINGS, DETACHED ACCESSORY BUILDINGS, OR ANY OTHER STRUCTURE (excluding fences) shall be located on at least ½ acre or 21,780 square feet of property and must abide by the following setbacks:
 - 1. Front Setback for all dwellings, buildings and structures: A minimum of twenty-four feet (24') from the property line to the dwelling/building. The 'front' of a property is determined by the official postal service address.
 - 2. Side and Rear Setbacks:
 - a. External property lines:
 - 1. A minimum of twelve (12') feet from a property to the dwelling/building if the dwelling/building has any kind of door or entrance on the external property side.
 - 2. A minimum of six (6') feet from a property to the dwelling/building if the dwelling/building does not have a door or entrance on the external property side.An "external" property line is determined by a shared boundary with public road.
 - b. Internal property lines: A minimum of six feet (6') from the property line. An "internal" property line is determined by a shared boundary with another property that is not a public road.
 - 3. No structure may be built in the 'Clear View Area' of a corner lot. The "Clear View Area" consists of the area within a triangle extending twenty-four feet (24') along the front and external side of the property beginning at the point where the front and external side of a corner lot meet.

4. Building Height of any type of structure must not exceed 20 feet to the eaves.
- B. A single-family dwelling shall include any permanent structure having a minimum of one thousand (1000) square feet of floor space. No permits for single family dwelling structures having less than one thousand (1000) square feet of floor space shall be issued.

Section 10: Multi-Unit Dwellings

- A. Multi-unit dwelling structures, such as duplexes or triplexes are permitted in Bicknell Town but have separate rules related to them, as follows:
 1. Duplexes or two-unit dwellings or main buildings shall be located on at least ½ Acre or 21,780 square feet of property with setbacks the same as for single-family units.
 2. If the structure is a multi-family unit with 3 or 4 units (Triplex or Four-plex), the minimum lot size shall be one acre. This larger size is required to ensure that there is sufficient room for parking and the increased size of septic systems and drain lines required for the additional occupants.
 3. Apartments with more than 4 separate living units will be approved on a case-by-case basis, making sure, as is the case with duplexes, triplexes, and four-plexes, that all dwelling units, regardless of the number of separate living units, must abide by the following setbacks, parking, septic tank and drain fields, and minimum square footage requirements:
- B. All Multi-Unit Dwellings must meet the following:
 1. Front Setback: A minimum of Twenty-four feet (24') from the property line to the dwelling/building. The 'front' of a property is determined by the official postal service address.
 2. Side and Rear Setbacks:
 - a. External property lines:
 1. A minimum of twelve (12') feet from a property to the dwelling/building if the dwelling/building has any kind of door or entrance on the external property side.
 2. A minimum of six (6") feet from a property to the dwelling/building if the dwelling/building does not have a door or entrance on the external property side.An "external" property line is determined by a shared boundary with public road.
 - b. Internal property lines: A minimum of six feet (6') from the property line. An 'internal' property line is determined by a shared boundary with another property that is not a public road.
 3. No structure may be built in the 'Clear View Area' of a corner lot. The "Clear View Area" consists of the area within a triangle extending twenty-four feet (24') along the front and external side of the property beginning at the point where the front and external side of a corner lot meet.

4. There must be sufficient on-property parking for two vehicles for each apartment (separate living unit). Vehicles cannot be parked off the property for more than one day at a time.
5. Septic tanks and drain fields must be on the property and must meet all of the State and or Utah Board of Health requirements for all structures.
6. The minimum square footage requirement for each separate apartment or living unit is six hundred (600) sq. ft.

Section 11. VARIANCES

GENERAL PROVISIONS:

- A. Any person or entity desiring a waiver or modification of the requirements of Bicknell Town land use ordinances as applied to a parcel of property that such person owns, leases or in which such person holds some other beneficial interest, may apply to the Bicknell Town Council for a variance from the terms of such ordinances. An application for variance shall be filed with the town clerk. The variance application shall contain the following information:
 1. A description of the requested variance, together with a designation of the ordinance provision from which relief is being requested;
 2. The manner in which the variance will be applied and its effect upon adjacent properties;
 3. A site plan and all other plans necessary to show the manner in which the requested variance will be applied, drawn to scale.
 4. The appropriate filing fee as established by resolution of the Town Council.
- B. No application for a variance from this title may be set for public hearing unless the town staff has reviewed the application and determined the application to be appropriate and complete. If the town staff determines that the application complies with the provisions of this section, said application shall be forwarded to the Planning Commission. If the town staff determines that an application does not comply with the provisions of this section, the town staff shall return the incomplete application to the applicant and provide a written explanation for the rejection.
- C. Upon receipt of an application for variance by the Planning Commission, the Planning Commission shall schedule a site visit. The Planning Commission will consider the requested variance and make a recommendation which will be forwarded to the Town Council that they grant, grant with conditions, deny said variance, or continue consideration at a later date.
- D. Upon receipt of an application for variance and a recommendation from Planning Commission, the Town Council shall schedule a public hearing, which shall be noticed in accordance with Utah State code. At the public hearing, the Town Council may grant, grant with conditions, deny said variance, or continue consideration at a later date. If consideration of the variance is adjourned within thirty-five (35) days following the closing of the public hearing on an application for variance, the Town Council shall act on the application at a public meeting held in conformance with Utah Code Annotated Title 52, Chapter 4, Open and Public Meetings Act.

STANDARDS: The Town Council may grant a variance only if:

- A. Literal enforcement of the provisions of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of Bicknell Town's general plan or land use ordinances;
- B. There are special circumstances attached to the property that do not generally apply to other properties in the same district;
- C. The variance will not substantially affect the general plan and will not be contrary to the public interest; and
- D. The spirit of the land use ordinance is observed, and substantial justice is done.

UNREASONABLE HARDSHIP: In determining whether or not enforcement of this title would cause unreasonable hardship, the Town Council may not find an unreasonable hardship unless the alleged hardship:

- A. Is located on or associated with the property for which the variance is sought; and
- B. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

SELF-IMPOSED HARDSHIP OR ECONOMIC HARDSHIP: In determining whether or not enforcement of this title would cause unreasonable hardship, the Town Council may not find an unreasonable hardship if the hardship is self-imposed or economic.

SPECIAL CIRCUMSTANCES: In determining whether or not there are special circumstances attached to the property, the Town Council may find that special circumstances exist only if the special circumstances:

- A. Relate to the hardship complained of; and
- B. Deprive the property of privileges granted to other properties in the same district.

BURDEN OF PROOF: The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.

CONDITIONS RUNNING WITH LAND: Variances are conditions that run with the land.

USE VARIANCES PROHIBITED: The Town Council may not grant use variances which allow a use in a zoning district which is not a permitted use for that district.

ADDITIONAL REQUIREMENTS: In granting a variance, the Town Council may impose additional requirements on the applicant that will:

- A. Mitigate any harmful effects of the variance; or
- B. Serve the purpose of the standard or requirement that is waived or modified.

LAPSE AND RENEWAL OF VARIANCE:

- A. A variance shall lapse and shall become void one year following the date on which the variance became effective unless prior to the expiration of the one-year period:
 - 1. A building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or
 - 2. A permit is issued authorizing the subject of the variance application; or
 - 3. The site is occupied if no building permit or certificate of occupancy is required; or

4. The variance is renewed as provided in subsection B of this section.
- B. A variance may be renewed for one additional period of no more than one year in length, provided that at least sixty (60) days prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is filed with the town clerk. The application shall clearly demonstrate that:
 1. In spite of the good faith efforts of the applicant, circumstances beyond the applicant's control have prevented the timely pursuit of the project and completion of the necessary requirements within the original time frame; or
 2. The applicant has completed substantial property improvements; incurred substantial, nonrecoverable monetary expenditures or commitments; or has completed supporting project-related improvements or retained the services for preparation of supporting data in reliance upon the approval of the request.
- C. In either instance, the applicant is, in good faith, continuing to diligently pursue implementation of the proposal to the degree authorized by the town.

REVOCATION: A variance granted by the appeal authority and subject to conditions may be modified or revoked, after notice and hearing if the appeal authority finds one or more of the following:

- A. That the variance was obtained by misrepresentation or fraud, or
- B. That the conditions imposed upon said variance have not been complied with.

APPEALS: The Planning Commission shall serve as the appeal authority for variances. Any person adversely affected by a final decision of the Town Council on an application for variance may file a petition for review of the decision with the Planning Commission within thirty (30) days of the Town Council's final decision. The right to file a petition for review is lost if the petition is not filed within thirty (30) days of the Town Council's final decision.

Section 12: NONCONFORMING BUILDING AND USES

- A. MAINTENANCE PERMITTED: A nonconforming building or structure may be maintained.
- B. REPAIRS AND ALTERATIONS: Repairs and structural alterations may be made to a nonconforming building or to a building housing a nonconforming use with a valid building permit.
- C. ADDITIONS, ENLARGEMENTS AND MOVING:
 1. A building or structure occupied by a nonconforming use and a building or structure nonconforming as to height, area or yard regulations shall not be added to or enlarged in any manner or moved to another location on the lot except as provided herein.
 2. A building or structure occupied by a nonconforming use or a building or structure nonconforming as to height, area or yard regulations may be added to or enlarged or moved to a new location on the lot upon variance authorized by the Town Council, which may issue; provided that the Town Council after hearing shall find:
 - a. The addition to, enlargement of, or moving of the building will be in harmony with the purposes of and shall be in keeping with the intent of this title.
 - b. The proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

- D. **RESTORATION OF DAMAGED BUILDINGS:** A nonconforming building or structure or a building or structure occupied by a nonconforming use which is damaged or destroyed by fire, flood, wind, earthquake or other calamity or act of God, may be restored and the occupancy of use of such building or structure, or part thereof, which existed at the time of such damage or destruction may be continued or resumed; provided, that such restoration is started within a period of one year and is diligently pursued to completion.
- E. **ONE-YEAR VACANCY:** A building or structure, or portion thereof, occupied by a nonconforming use, which is, or hereafter becomes, vacant and remains unoccupied by a nonconforming use for a continuous period of one year, shall not thereafter be occupied except by a use which conforms to the use regulations of the zone in which it is located.
- F. **CONTINUATION OF USE:** The occupancy of a building or structure by a nonconforming use that has previously been approved by the Town Council, existing at the time the ordinance codified herein becomes effective, may be continued. If the building or structure did not meet code and the nonconforming use was not approved before this ordinance is codified it will not be allowed.
- G. **OCCUPATION WITHIN ONE YEAR:** A vacant building or structure may be occupied by a use for which the building or structure was designed or intended if so occupied within a period of one year after the use became a nonconforming use.
- H. **CHANGE OF USE:** The nonconforming use of a building or structure may not be changed except to a conforming use; but where such change is made, the use shall not thereafter be changed back to a nonconforming use.

Section 13. SIGNS

- A. Signs must be approved by the Town Council during a regular town council meeting.
- B. Signs must maintain clear view requirements and no part shall be within 3 feet of any road or street right of way, property line or utility easement, and must maintain necessary clearances from underground or overhead power transmission lines, as required by the electrical power provider.
- C. No sign shall be located in any clear view area at a road intersection and no sign shall be permitted that creates any traffic or pedestrian hazard.
- D. All signs shall be structurally sound and maintained in good repair and condition.
- E. Signs must be designed to be an integral site and/or building design element. All signs shall be compatible in design, style, color and materials with the existing or proposed buildings or structures to which the sign is associated.
- F. No sign or sign structure shall be permitted that will interfere with fire appliances or hydrants. No sign shall obstruct any fire lane.
- G. A valid building permit may be necessary, as required by the adopted building code. All signs for which a building permit is required, including necessary footings, structural permits or electrical permits, shall comply with the requirements of the building code, as adopted, and shall be subject to inspection.
- H. The building inspector shall inspect, or reinspect, any sign for which a building permit has been issued and for which an inspection is required. Such inspections shall ensure that all signs are in conformance with this ordinance and the building code, as adopted.

- I. All businesses and services advertised shall maintain necessary licenses and permits, as may be required by the state, the county and the town business licensing requirements as applicable.
- J. Any sign determined to be a hazard to the public health, welfare or safety, or determined to be a nuisance because of inadequate maintenance, dilapidation or building code violation, shall be remedied upon notice by the Town Council or building inspector. Any sign not remedied within 30 days of said notice shall be subject to removal by the town, or other remedies that may be available to the town. The town reserves the right to charge the property or business owner reasonable costs for sign removal and pursue collection methods allowed under law, if necessary.
- K. External or internal lighting or backlighting shall be allowed for illuminated signs.
- L. The following signs are prohibited:
 - 1. Portable signs. Movable or portable signs and signs not permanently installed in the ground or on a pole or building, except as specifically allowed by this chapter.
 - 2. Signs which distract. Signs which simulate or imitate in size, coloring, lettering or design any traffic sign or signal, or use the words "STOP," "YIELD," "DANGER," or any other words phrases, symbols, or characters in such a way to interfere with, mislead or confuse drivers.
 - 3. Obsolete or Abandoned Signs. Obsolete or abandoned signs or messages which identify services no longer provided on the premises. Conforming sign structures may remain on a site but all sign copy shall be removed and the sign shall be covered with a durable opaque material to prevent deterioration during the period in which the sign structure is unused.
 - 4. Flashing Signs. Signs with flashing or strobe-like lighting effects.
 - 5. Signs with Sound-Emitting Devices. Any sign equipped with any device which creates or amplifies sound.
 - 6. Extending Signs. Signs that hinder foot traffic or are in Town or State right a-ways.
 - 7. Signs in Clear Vision Zone.
 - 8. Roof Signs. Any sign mounted on the top of, or roof of, any building or structure.
 - 9. Signs on any city-owned property, except for signs maintained by the town.
 - 10. Flashing signs or lights that contain intermittent, pulsating or flashing light sources.
 - 11. All signs painted on or attached to vehicles that are parked on the public right of way for the purpose of advertising, unless such vehicles are currently in use for normal business operations associated with the business being advertised. Even if in use for normal business operations, vehicles with signs on them cannot be parked for longer than a week without being moved.
 - 12. Any sign, statement, symbol or picture of an obscene nature.
- M. When a business is sold or changes ownership that has a grandfathered sign that violates this code in any way, the grandfathering privilege is negated, and the town council can require the new owner to change the signage so that it complies with this ordinance.

Section 14: FENCES AND WALLS

A. Height:

1. No fence, wall, hedge, or similar structure shall be erected to a height in excess of (6) feet.
2. On corner lots the side yard area adjacent to a road or street may be enclosed by a fence not exceeding a maximum height of six (6) feet, provided that any such fence will not result in the establishment of a hazardous condition and will comply with the "Clear View" requirements of this ordinance.
3. All Fences and walls higher than six (6) feet, measured from finished grade, shall obtain a building permit.

B. Clear View Area Requirements:

1. Street Intersections/Corner Lot. In all required front yard setback areas, no obstruction to view in excess of three (3) feet in height, or four (4) feet in height for a non view-obstructing fence, shall be placed on any corner lot within a triangular area formed by the street or road right-of way lines and a line connecting them at points twenty (20) feet from the intersection of the street or road right-of-way lines.
2. Major Roads. The clear view area on major roads shall be the triangular area formed by the property lines and a line connecting them at points twenty (20) feet from the intersection of the property lines.
3. Driveways. The clear view area for a driveway shall be the triangle formed by the driveway lines and the road or street right-of-way line and a line connecting them at points fifteen (15) feet from the intersection of the driveway line and road or street right-of-way line.

Section 15: ZONES

- A. **The Commercial Residential Zone:** This zone is established as an area in which the primary use of the land is for business or residential purposes. The area covered by this zone is intended to be the dominant business center of the town as shown on the zoning map. Other permitted uses in this zone include but are not limited to the following: recreation and park areas, residential dwellings, short-term rentals, motels, restaurants, schools, public buildings, and similar uses that would be in harmony with the objectives and characteristics of this zone as determined by the Town Council.

The Residential Agricultural Zone: This zone is established as an area in which the primary use of the land is for single family home dwelling purposes, and for small-scale, part-time farming. This zone is characterized by dwellings situated on large, urban-type lots and small farms occupied largely by families who desire to increase their living pleasure by raising agricultural produce or by maintaining a limited number of domesticated animals. To further clarify, permitted uses would be tilling of soil, raising crops, horticulture and gardening. It would also include raising a limited number of animals for the purpose of maintaining the land and maintaining a rural lifestyle that is part of Bicknell's town history.

- B. **MINIMUM LAND SPACE FOR EACH DWELLING.** An area not less than 21,780 square feet ($\frac{1}{2}$ acre) shall be required and provided for each family dwelling.

- C. For purposes of this ordinance, tents, travel trailers, yurts, and motor homes are considered temporary housing and not permitted to be occupied for more than 30 consecutive days within the Bicknell Town limits except in designated trailer courts.
- D. Unoccupied travel trailers can be stored on private property as long as they are not being lived in. One exception to this paragraph is that travel trailers may be lived in for 6 months while active construction on a permanent home with a qualified building permit on the same property is taking place. If the construction isn't finished within 6 months, a new 6 month extension can be applied for but significant progress on the building of the permanent structure must be taking place.
- E. **MANUFACTURED HOMES.** Double wide Manufactured Homes meeting the following conditions are permitted.
 - 1. Meet the requirements of Federal law.
 - 2. Is the primary residence on the property.
 - 3. Are placed on a permanent foundation.
 - 4. File an affidavit with the Utah State Tax Commission to be taxed as real property.
 - 5. Have a minimum square footage of one thousand (1000) square feet.
 - 6. Have a minimum roof pitch of 4:12.3.

No single wide Manufactured Home will be permitted in the Bicknell Town limits except in designated trailer courts.

- F. **ANIMALS.**
 - 1. The keeping of household pets for the company or pleasure of the owner shall comply with the following:
 - a. All household pets shall be kept in such a manner that they do not disturb the peace, comfort, or health of any person or animal.
 - b. Yards, shelters, cages, areas, places, and premises where they are kept shall be maintained so that flies or odors do not disturb the peace, comfort, or health of any person or animal.
 - c. No exotic animals, or domestic livestock or fowl as defined herein, shall be kept as a household pet.
 - 2. No mink, fox, or fur bearing animals shall be allowed.
 - 3. The keeping of farm animals for family food production, education or recreation is allowed. No animals shall be kept in such a way that creates a public nuisance. The keeping of all animals is subject to applicable health codes. All animals must be housed, managed, fenced and contained on the owner's property.
 - 4. Enclosures; Distance Requirements: It shall be unlawful to construct or establish a barn, stable, coop, pen, corral or similar enclosure, restraint or attraction (feeding or watering), excluding property fence lines, within thirty feet (30) of any neighbors existing dwelling.
 - 5. Temporary grazing of cows, horses, or sheep for the purpose of harvesting vegetation on the land shall be permitted in such numbers as are necessary to adequately harvest said land.

Section 16: CONDITIONAL USES

- A. **PURPOSE:** To allow integration of compatible uses into various areas in Bicknell Town, which otherwise may only be suitable in certain locations, or within a particular zone, or upon certain conditions or only if such uses are designated or laid out on the proposed site in a particular manner.
- B. **CONDITIONAL USE PERMIT:** An application for conditional use permit shall be granted if all of the following criteria are met:
1. The proposed use is for one of the following uses which will be allowed in all Zones:
 - Government offices/buildings
 - Medical facilities including clinics/hospitals
 - Church, except temporary revival tent or buildings
 - Cultural, civic services
 - Public services
 - Public parks and recreation facilities
 - Public utility stations
 - Residential facilities for people with a disability or elderly persons
 - Schools, public, private, or day care
 2. Those uses not listed above are explicitly denied.
 3. The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and
 4. The proposed use will be reasonably compatible with and have minimal impact on the liveability or appropriate development of surrounding property.
- C. A conditional use permit may be revoked upon failure to comply with the conditions imposed with the original approval of the permit.
- D. Transfer of conditional use permit. Unless otherwise provided in the decision granting the conditional use permit, conditional use permits shall run with the land.
- E. **PROCEDURE:**
1. An applicant shall complete an application provided by the Town, that includes a site plan, building elevations and information about the proposed use. An administrative fee according to Bicknell Town's standard fee schedule must accompany the application. The application, two (2) copies of the site plan, building elevations, fee and any associated information shall be submitted to the Town Clerk.
 2. The Conditional Use application shall be placed on the next available Planning and Zoning Commission agenda for review.
 3. At the next regularly scheduled meeting, Planning and Zoning shall ensure the application meets all the requirements for a conditional use permit.
 4. A public hearing shall be scheduled subject to meeting legal advertising requirements and any required town department, or code related reviews.
 5. At least one week prior to the public hearing, the Town shall send notices to the property owners within 300' of the subject property. Any notices failing to arrive on time or are not received by the property owner shall not invalidate the hearing nor be the basis for an appeal.

6. Following the public hearing, the Planning and Zoning Commission may approve, approve with conditions, deny or table a decision pending further information.
7. If approved, the Conditional Use Permit will be sent to the Town Council for final approval.
8. Approval is valid for 18 months, if no substantial progress is made to construct or begin the conditional use, the approval shall be considered expired, and the application and fees must be resubmitted.

F. Appeals of any decision concerning a conditional use made by the Planning Commission shall be made to the Town Council.

G. Final occupancy permits or business licenses shall not be granted until all conditions of approval are met or a legally binding agreement for those improvements is executed with the Town Council.

Section 17: The Town Council can adopt amendments by resolution to the IBC as they see fit which match our rural setting and small-town atmosphere.

Section 18: VIOLATIONS

Any violation of the Ordinance may be enforced by civil or criminal citation as consistent with Utah Code. Any owner, architect, contractor, or handyman that commences work without first securing a permit required shall be guilty of the offense of starting construction without a building permit. When the building inspector or other authorized person learns of a violation, he or she shall have authority to require that the work stop immediately and that it does not continue until an authorized person acquires a building permit. The fee for the building permit obtained after work has commenced shall be double the amount it would have cost if the applicant had complied with this ordinance.

Section 19: SEVERABILITY

If any section, sentence, clause, phrase, word or other provision of this Ordinance is, for any reason, held to be unconstitutional or otherwise invalid, such holding shall not affect the validity of the remaining sections, sentences, clauses, phrases, words or other provisions of this Ordinance, or the validity of this Ordinance as an entirety, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any section, sentence, clause, phrase, word or other provision.

Section 20: SAVING CLAUSE

If any item in this Ordinance or any addenda thereto is held invalid by operation of law or by any tribunal of competent jurisdiction, or if compliance with or enforcement of any Ordinance is restrained by such tribunal, the remainder of this Ordinance and addenda shall not be affected thereby, and the parties shall enter into immediate discussion for the purpose of arriving at a mutually satisfactory replacement for such Ordinance.

1. If the Town Code is modified during the term of this Ordinance and any modifications thereof conflict with an express provision of this Ordinance, the express provision shall become null and void.

This Ordinance was approved and adopted by the Bicknell Town Council on this 2nd day of Oct., 2025 by the Mayor and Town Council of Bicknell Town.


Noreen Johnson, Bicknell Town Mayor

Attest:


Kelsey Brinkerhoff, Bicknell Town Clerk

Town Council Members:

Kerry Stevens	<input checked="" type="radio"/> Yes	No
Steve Albrecht	<input checked="" type="radio"/> Yes	No
Weston Johnson	<input checked="" type="radio"/> Yes	No
Gregg Anderson	<input checked="" type="radio"/> Yes	No

