

CHAPTER 14

SENSITIVE AREA OVERLAY ZONE, SA

14.1

PURPOSE AND INTENT

The purpose of the Sensitive Area Overlay Zone, SA, is to designate and describe those areas within Box Elder County that possess physical and/or environmental characteristics which require special public consideration of applications for uses which might affect: the structure or the land; the management of surface or subsurface water; safety of future land occupants due to increased fire, earthquake, or storm hazards from the proposed development; or the uneconomic extension of public facilities and services. Of specific concern is development in flood-prone areas, earthquake zones, landslide areas, areas of steep slope or unstable soils, wetlands, noise or other pollution sensitive areas. Other sensitive areas also may require careful assessment prior to alteration or impact.

14.1.1

It is the intent of these regulations to permit the widest possible latitude in the use of property, while at the same time requiring design solutions which will avoid detrimental impacts on sensitive natural areas, as well as provide protection from adverse natural forces and hazards.

14.2

PERMITTED USES

The following uses are permitted in the SA District:

14.2.1

Tilling of the soil;

14.2.2

Raising of crops; and

14.2.3

Horticulture and gardening, excluding agricultural industries.

14.3

CONDITIONAL USES

The SA District is an overlay district whose sole effect is to require additional review of proposed uses in the underlying districts. To this end, any permitted use in a district overlaid by an SA District, with the exception of those uses permitted in Section 14.2 above, is a conditional use. Conditional uses authorized in districts overlaid by the SA District remain conditional uses.

14.4

GENERAL

The "Sensitive Area District, SA" zoning district if not marked on the zoning map per se, shall nonetheless include areas of Box Elder County designated as:

14.4.1

100 year flood plain;

14.4.2

Geological hazards including earthquake areas, unstable soil conditions, slopes in excess of 15%, and areas subject to flooding;

14.4.3

Areas of high water table and ground water including wetlands, high water table, perched water, drainage ways and swampy conditions.

14.4.4

Other environmentally sensitive areas may be described by metes and bounds and included in this district.