

4.2.21 HMC Historic Mining Camp Zone

A. Legislative Intent

The HMC Historic Mining Camp Zone has been established to recognize the unique historical values, cultural resources, lifestyles and construction types which occurred in the coal company towns of Carbon County, and which are owned or occupied by private land owners and lessees. In general, this zone is intended to include historic town sites, to preserve private property rights, and to allow the owners of homes to enjoy all the rights vested in their existing structures and lifestyle and in any future additions. New construction in the zone shall be designed and constructed to blend with the vernacular style of Carbon County coal camps and existing architectural styles, siting, materials, and colors.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the HMC Historic Mining Camp Zone are:

1. To take advantage of and more fully implement the basic purposes for planning as set forth in Sections 17-27-101 of the Utah Code, and [Section 1.2](#) of this Code.
2. To protect and conserve the lifestyle, homes, historic structures, water supply and cultural resources unique to the coal camps of Carbon County.
3. To avoid the creation of hazards from floods, fires and other dangers.
4. To preserve and enhance the historic appearance of mining camps.

B. Permitted Uses

The following buildings, structures and uses of land shall be permitted in the HMC Historic Mining Camp zone, upon compliance with the standards and requirements as set forth in this Code:

1. Single-family dwellings, conventional construction and factory built.
2. Customary residential accessory buildings such as garages, carports, sheds, shops, and storage buildings.
3. Public agency parks and playgrounds.
4. Public buildings and grounds, not including storage yards and repair shops.
5. Household pets, not including kennels.
6. Minor utility transmission projects.
7. Churches.
8. Barns, stables, corrals, pens, coops, and other buildings for the care and keeping of domestic livestock, provided that no such barn, stable, corral, pen, coop or other such building shall be located closer than seventy-five (75) feet to an existing dwelling.
9. The raising, care and keeping of animals and fowl under the following conditions:
 - a. The number of animals kept on any lot or parcel shall not exceed one animal unit for each 10,000 square feet of area of the lot that is used as livestock management area.
 - b. No animals shall be kept on any lot or parcel where less than 10,000 square feet of the lot is used as livestock management area, nor shall fractional animal units be permitted.
10. Production of fruit and crops in the field, irrigation facilities, grazing and pasturing of animals.
11. Home occupations subject to the provisions of [Section 3.3.15](#).

12. Water diversions, water distribution systems, facilities and structures for water.
13. Lodging Houses and Bed & Breakfasts.

C. Permitted Conditional Uses

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the Planning and County Commissions in accordance with [Section 3.3.31](#).

1. Bed and breakfast facilities and buildings, and structures related thereto.
2. Small retail stores for groceries, food service, sporting goods, recreational supplies and the like.
3. Small construction companies and other service companies, provided that all activities and storage are conducted inside of a building.
4. Water treatment plants, water tanks, and sewage treatment facilities.
5. Major utility transmission or railroad projects.
6. Public restrooms, information centers, parking areas, and related activities.
7. Guides, outfitters, dude ranches, and similar recreational operations.
8. Institutional campground and campsite facilities when approved by the County Commission, subject to the requirements and standards of [Section 3.3.28](#).
9. Public and parochial schools and grounds subject to the approval of the County Commission as set forth under [Section 3.3.32](#).

D. Area and Width Requirements

The minimum area and width of a zoning lot within the zone shall be as follows:

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
One-family dwelling	10,000 sf	100 feet
Bed and breakfast	12,000 sf	120 feet
Retail store/service company	12,000 sf	120 feet
Church	40,000 sf	150 feet
School	40,000 sf	150 feet
Public park	3,000 sf	30 feet

The permitted and conditional uses, minimum areas, and minimum widths for existing land uses for residential purposes shall be as recorded on the initial subdivision plat approved by the Planning Commission and County Commission. The initial lots shall be considered non-conforming lots of record by this Code. The existing dwellings and accessory buildings shall be considered non-conforming uses. Subsequent subdivision phases, plats and uses shall comply with this section.

E. Access Requirements

Per [Table 4.1](#).

F. Location Requirements

Buildings shall be set back from the property line per [Tables 4.2](#), [4.3](#) or [4.4](#).

G. Architectural Requirements

1. All newly constructed additions, dwellings, factory-built homes, garages, carports, barns, sheds, and other buildings shall be constructed and/or finished in the vernacular architectural style of the camp in which it is located. The Utah Historical Society shall be considered the County's advisor in determining the style. Exact literal compliance is not mandatory regarding use of modern materials. The intent of this requirement is to maintain the visual aspects of each historic coal camp. In case of a conflict between this Code and any proposed construction, the Building Official shall make the final determination consistent with the Building Code and the style of the camp. Appeals to the decision of the Building Official shall be made to the Board of Adjustment as per [Section 2](#) of this Code.
2. All roofs for structures intended for human occupancy shall be designed for the seismic and snow loads expected to be imposed with a minimum pitch of six (6) vertical in twelve (12) horizontal.
3. Each dwelling, accessory building, or other structure shall have exterior materials of sufficient quality, durability and resistance to the elements, and shall consist of wood, brick, concrete, stucco, glass, metal or vinyl lap, tile or stone meeting the requirements of the Building Code.
4. The smallest or least dimension of any dwelling shall be not less than twenty (20) feet, and each dwelling shall contain a minimum of six hundred (600) square feet of living area exclusive of the garage or carport.
5. Each newly constructed dwelling or dwelling which is added on to, or remodeled to a value exceeding \$15,000, shall be provided with a minimum single car carport or garage which meets the requirements of this Code, the Building Code, and the style of the camp, in order to provide off-street parking.

H. Height of Buildings

The maximum height of any building, measured from the highest finished grade to the square of the building, shall be thirty-two (32) feet. Chimneys, flagpoles, television antennas, and similar structures not used for human occupancy are excluded in determining height.

I. Utility Requirements

Per [Table 4.5](#).