

**HUNTSVILLE TOWN
ORDINANCE NO. 2025-7-23**

AMENDMENTS TO TITLE 15.14 – RC ZONE

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING
THE HUNTSVILLE TOWN TITLE 15.14, ~~15.16, TABLE 15-1~~
~~ACCEPTABLE USE AND DEFINITIONS;~~**

WHEREAS, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah.

WHEREAS, Utah Code Annotated §10-8-84 and §10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

WHEREAS, Title 10, Chapter 9a, of the Utah Code Annotated, 1953, as amended, enables the Town to regulate land use and development;

WHEREAS, the Huntsville Town Council desires to update the Recreation Zone (RC-1) to accurately reflect the desired use of the ~~current parcels;~~ General Plan

~~**WHEREAS**, the Huntsville Town Council desires to amend the Residential Zone (R-1) to prioritize single family dwellings;~~

~~**WHEREAS**, the Huntsville Town Council desires to amend Table 15-1, the Acceptable Use Table, limiting the Commercial Zone (C-1) to home occupation and emphasizing commercial use for the benefit of the Town;~~

~~**WHEREAS**, the Huntsville Town Council desires to update the Chapter 15.4, Conditional Uses, to come in compliance with the Utah State Code;~~

Commented [BE1]: Show code reference

~~**WHEREAS**, the Huntsville Town Council desires to add the definitions, permitted and conditional uses, and special regulations in the Recreational Zone of “Private Recreational Club” to the definitions of the Huntsville Town Municipal Code which will help to preserve the natural landscape in the zone, and to mitigate negative impacts to the R-1 Zone~~

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on the 23rd of July, 2025, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on the 26th of August, 2025;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on the 4th of September, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the Town Council of Huntsville, Utah, as follows:

Section 1: Repealer. Any code, chapter, or section in conflict with this Ordinance is hereby repealed in its entirety and referenced thereto vacated.

Section 2: Amendment. The Huntsville Town Municipal Code is hereby amended to read as follows:

~~**Repealer.** Any code, chapter, or section in conflict with this Ordinance is hereby repealed in its entirety and referenced thereto vacated.~~

Section 2: Amendment. The Huntsville Town Municipal Code is hereby amended to read as follows:

15.14 RECREATION ZONE RC

- 15.14.1 Purpose.
- ~~15.14.2~~ Definitions.
- ~~15.14.32~~ Permitted Uses.
- ~~15.14.43~~ Conditional Uses Area Regulations.
- ~~15.14.54~~ Special Provisions.

15.14.1 Purpose.

The Recreation Zone (RC) is established as a ~~Z~~zone in which the primary use is for recreation, including private member-based seasonal recreational purposes clubs or camps and operated by a private member-based organization that is not available for use by the general public, or paying public, or as a commercial venture enterprise (i.e., private seasonal recreational camps). ~~The purpose of the Recreation Zone (RC Zone) is to provide suitable areas that will accommodate the need for private recreation and it's associated uses, some of which may have an environmental impact requiring a Conditional Use Permit after public review and/or special regulations.~~

The objectives of the ~~RC~~Recreational Zone ~~RC~~ are:

- A. to promote the use of the land for ~~private fishing and~~ recreational purposes.
- B. to facilitate the conservation of ~~water and other~~ natural resources.
- C. to preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone.

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

15.14.2 Definitions ~~These definitions only apply to this Chapter~~ Title 15.4

- A. "Private Recreational Club" means a member-based organization whose primary purpose is to provide recreational, social/dining, or leisure amenities and uses exclusively to members and their guests. This definition shall not include private clubs as defined by the Utah State Alcoholic Beverage Control Act.
- B. "Accessory Structure or Building" means a subordinate structure detached from but located on the same lot as the main structure, the use of which is incidental and accessory

to that of the main structure. A detached subordinate building and/or structure clearly incidental to and located upon the same lot occupied by the main building and/or structure, i.e not a secondary structure

C. “Campground” means a private open area with sanitary facilities for overnight or camping and may include the overnight parking of camping trailers, tents, tent trailers or other vehicle types intended for camping purposes.

D. “Commercial Use” means an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.

E. “Conditional Use” means a use or occupancy of a building, or use of land permitted by the Huntsville Planning Commission ~~Town Council~~ subject to certain conditions in accordance with the as a “Special Exception” only when authorized upon issuance of a Conditional Uses Permit and subject to the limitations and conditions specified therein as provided in the Conditional Uses Chapter of this Ordinance, intended to allow compatible integration of uses which may be suitable only in certain locations within a particular zone, or only upon certain conditions and/or design criteria being achieved.

The purpose and intent of Conditional Uses is to allow in certain areas, compatible integration of such uses with conditions that mitigate negative impacts associated with the use as special exceptions but which are related to the permitted uses of in the RC Zzone, in order to allow the use to but which may be suitable and desirable at a only in certain locations in that particular zone due to conditions and circumstances peculiar to that use and/or location by regulating and/or only if such uses as designed, laid out, and construction, operations, traffic, and any other factors on the proposed site, including time, place and manner conditions conditions in a particular manner.

F. “Dwelling” means a building or portion thereof, which is constructed in compliance with the Town’s adopted building codes and designed as a place for human habitation, except hotel, apartment hotel, boarding house, lodging house, tourist court or apartment court.

G. “Permitted Use” means any use lawfully occupying land or buildings as authorized in the zoning regulations and for which no Conditional Use Permit is required.

H. “Private” means for use by the occupant club members, their friends, and guests, and not for the purpose of remuneration, hire, or sale or any other commercial use nor use by an ad hoc informal association or group for the purpose of circumventing this limitation.

I. “Public” means general public, who, are not members of the organization or club. buildings or uses owned or operated by a branch of the Government or governmental entity and open to the public, such as Libraries, School, Parks, other than private facilities.

J. “Special Event”. Special Event

A pre-planned, temporary gathering or activity hosted by a Private Recreational Club on a

specific date or dates that exceeds the club's customary day-to-day recreational use or daily occupancy limits. Special Events require a Special Event Permit issued by the Huntsville Town Council and are limited to no more than three (3) per calendar year per property. All Special Events shall comply with applicable limitations on parking, noise, lighting, occupancy, and hours of operation

A.K. Outdoor Recreation

Leisure or physical activities conducted outdoors that promote health, enjoyment, or relaxation and occur incidental to the primary recreational use of the property. Outdoor Recreation shall not generate significant noise, traffic, or disturbance and does not include organized sporting events, vehicle based activities, overnight events, amplified sound, or any use requiring a Conditional Use Permit.

15.14.4 Permitted Uses

~~A. Parking of motor homes, travel trailers, and tents~~

~~A. Private Storage of RV, boat or vehicles (move to conditional B.)~~

~~B. Bike Paths~~

~~C. Private Parks~~

~~D. Outdoor Recreation~~

~~A. Boating, water skiing, and other water recreation activities~~

~~A. Fishing~~

~~Private recreation grounds; private picnic areas~~

~~B. Private club facilities for member only recreational and social use, including accessory structures such as bathhouses, pavilions, barns and pools, provided such facilities are not open to the general public and are not operated as commercial enterprises~~

15.14.4 Conditional Uses.

The following uses shall be permitted only in the RC zone only after issuance of a Conditional Use Permit as provided in Chapter 15.4.

A. Private Recreation Facility:

- a. Special Events as defined by 15.14.2 must obtain a special events permit issued by the Huntsville Town Council. No more than 3 events per calendar year.
- b. Operating hours – not to exceed opening at 8 a.m. and closing at 10 p.m.
- c. Parking – Not to exceed thirty (30) developed parking spots, including handicapped parking requirements. Vehicles will be restricted to the developed parking stalls. No on-street parking allowed.
- d. Shuttle Service – Shuttles for events and daily activities must be restricted to 100 South.
- e. Noise – ~~No a~~Amplified sound on the parcel. Shall not exceed 65 dBA when measures at the edge of the property with the exception for emergency circumstances. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
- f. Daily ~~Occupancy~~Occupancy –Daily occupancy in a 24 hour period can be no more than 40 people per acre, limited to 100 people including staff and members.
- g. Night Lighting – Must follow Weber County’s Dark Sky Ordinance.
- h. Dwelling Units – Not permitted in the ~~is~~ RC Zone.
- i. Business ~~L~~icense ~~from~~for Huntsville Town shall be required.
- j. Food and ~~beverages~~Drink, including alcoholic beverages, shall ~~may only be~~ provided to members ~~only~~. Commercial catering or restrant business is not permitted.
- k. Camping not permitted

B. Private Camping:

- a. Noise – No amplified sound on the ~~premises parcel~~, with the exception for emergency circumstances. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
- b. Sewer Facilities or trailer dump – is required onsite and must be approved by the Weber Morgan Health Department.
- c. Restroom Facilities are required on the property.
- d. A ~~S~~ite ~~P~~lan of campsites must be provided.
- e. Occupancy is limited to the number of campsites.
- f. Parking – limit two (2) vehicles per campsite.
- g. Campers cannot reside on the property for more than 150 consecutive days. May 1st through September 30th.
- h. A Business ~~L~~icense ~~from~~for Huntsville Town shall be required.
- i. Private storage of RV, boat or vehicles
- j. Camping spots limited to 4 per acre

Commented [BM3]: What is this for?

Commented [BE4R3]: The RC zone is frequently used by the public to “turn around” and explore these parcels. There has been a desire expressed to have a vehicle control gate. Since two owners share this access, conditions might be needed to allow both parties to access the gate.

15.14.3 Area Regulations

~~A. The minimum lot area shall be one recorded lot or parcel of land not less than three-quarters (0.75) of an acre and a minimum width of one hundred thirty (130) feet.~~

~~B. No single building shall cover more than twenty five (25) percent of the area of the parcel nor be more than twenty five (25) feet in height. No combination of buildings and facilities such as swimming pools, shall cover more than thirty five (35) percent of the area of the parcel.~~

~~C. Side and rear yard setbacks for structures will be ten (10) feet from property line.~~

15.14.54 Special Regulations Provisions.

~~A. Motor homes, travel trailers or tents shall be allowed and may be occupied on a permanent basis.~~

~~A. Motor homes, travel trailers or tents may be kept, placed or stored on the premises between October 15th of each year and May 1st of each succeeding year.~~

~~B. There shall be no sewage dump facility permitted in this zone.~~

~~A.~~ The required yard space shall be kept free of debris, refuse or other inflammable material which ~~may constitute~~ may constitute a fire hazard.

~~B.~~ This zone is not available for use by the general or paying public or as a commercial venture or enterprise.

~~C.~~ Usage of the premises is limited to Members, Guests and Staff ~~owners~~ of the Private Club property, which owns ~~or leases~~ a building or property or portion thereof. ~~the use of such premises being restricted to members and their guests.~~ Usage of the premises may occur year—around.

~~D. Subletting or leasing is not permitted.~~

~~E.~~ Public health requirements concerning domestic water supply and sewage disposal shall comply with the State and Weber- Morgan County requirements. A septic tank certificate of design approval from Weber-Morgan County Health Department shall be required in all applications for a building permit which requires a sewage disposal system.

~~F. On-street parking is not permitted~~

15.14.6 Area Requirements.

~~A. The minimum lot area shall be one recorded lot or parcel of land not less than three-quarters (0.75) of an acre and a minimum frontage width of one hundred thirty~~

(130) feet.

B. No single building shall cover more than twenty-five (25) percent of the area of the parcel nor be more than twenty-five (25) feet in height. No combination of buildings and facilities such as swimming pools, shall cover more than thirty-five (35) percent of the area of the parcel.

C. Side and rear yard setbacks for structures will be ten (10) feet from property line.

E.

15.14.7 CONDITIONAL USES

For the process and procedure for a conditional reference Huntsville Town Code 15.4 Conditional Uses

- 15.4.1 Purpose
- 15.4.2 Conditional Use Permit
- 15.4.3 Review Procedure
- 15.4.4 Determination
- 15.4.5 Basis for Issuance of Conditional Use Permit
- 15.4.6 ~~Appeal~~ Building Permit and Improvement Guarantee
- 15.4.7 Building Permit and Improvement Guarantee
- 15.4.8 ~~Expiration~~
- 15.4.9 ~~Discontinued Use~~

15.4.1 Purpose

~~The purpose of Conditional Use is to allow a land use that, because of its unique characteristics or potential detrimental effects within a zone, or on adjacent land uses, may be allowed only if certain conditions are required that mitigate or eliminate the detrimental impacts. The intent is to make provision for said uses under conditions and circumstances that pertain to that zone. Since said uses would not normally be permitted in that zone, careful examination and establishment of the conditions for permitting said uses is provided for under these procedures.~~

15.4.2 Conditional Use Permit

~~A Conditional Use Permit shall be required for all uses not specifically listed for a given zone. The Conditional Use Permit shall be approved by the Huntsville Town Council after review and recommendation by the Huntsville Town Planning Commission. A Conditional Use Permit shall be required for all uses listed a Conditional Uses in the zone regulations. A Conditional Use Permit may be revoked at a later time by the Huntsville Town Council, by the Planning~~

~~Commission, based upon sufficient evidence of failure to comply with the conditions imposed on the permit, or based upon sufficient evidence of other violations of the law, after review and recommendation by the Huntsville Town Planning Commission, upon the permittee's failure to comply with the conditions imposed with the original approval of the permit.~~

~~15.4.3 Application Procedure~~

~~A. — Application for a Conditional Use Permit shall be made to the Huntsville Town Planning Commission. A site plan showing details and other requirements shall accompany the completed application forms provided by the Huntsville Town Clerk or Huntsville Town Building Official.~~

~~B. The application together with all pertinent information shall be considered by the Huntsville Town Planning Commission at its next regularly scheduled meeting. The applicant shall be notified of the date, time, and place of each public meeting.~~

~~C. The Huntsville Town Planning Commission may call a special public hearing on any application after adequate notice if it is deemed in the public interest. The applicant shall be notified of the date, time, and place of each public hearing.~~

~~15.4.4 Determination~~

~~After the completion of the review procedure in 15.4.3, the Huntsville Town Planning Commission will pass their decision to recommend or not recommend a Conditional Use on to the Huntsville Town Council. In recommending any Conditional Use, the Huntsville Town Planning Commission shall impose such requirements and conditions necessary to mitigate the reasonably anticipated detrimental effects of the proposed use. The applicant shall be notified of the decision.~~

~~The Huntsville Town Council may adopt, modify, or reject the recommendation of the Huntsville Town Planning Commission and impose any additional conditions that it may deem necessary if granting a Conditional Use Permit.~~

~~The Planning Commission may deny or permit a Conditional Use to be located within any zone in which the particular Conditional Use is permitted by the use regulations of that zone. In authorizing a Conditional Use, the Planning Commission shall impose such requirements and conditions necessary for the protection of adjacent properties and the public welfare.~~

~~15.4.5 Basis for Issuance of Conditional Use Permit~~

~~The Huntsville Town Planning Commission shall not authorize recommend a Conditional Use Permit unless evidence is presented to establish:~~

~~A. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards set forth in 15.4.6.~~

~~B.A. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.~~

15.4.6 Conditional Use Standards

~~The following conditions may be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use:~~

- ~~1. On site security, security system, or security plan.~~
- ~~2. Additional set backs or landscaping.~~
- ~~3. Additional storm water facilities or retention.~~
- ~~4. Sign limitations.~~
- ~~5. Easements, covenants, deed restrictions, or similar limitations.~~
- ~~6. Limits on hours of operation, in whole or part.~~
- ~~7. Limits on hours of operation of equipment or machinery.~~
- ~~8. Limits on the types of equipment or machinery.~~
- ~~9. Height limits.~~
- ~~10. Size limits.~~
- ~~11. Density limits.~~
- ~~12. Structural limits.~~
- ~~13. Time limits for construction, temporary uses, limited uses, or limited operation.~~
- ~~14. Limits on the number of objects or animals.~~
- ~~15. Conditions to limit light, glare, or heat.~~
- ~~16. Conditions to limit vibration, movement, odor, or noise.~~

- ~~17. Architectural, fencing, landscaping, or design mitigation.~~
- ~~18. Limits on the number of employees, patrons, or automobiles.~~
- ~~19. Traffic regulations, congestion reduction measures, and limited access.~~
- ~~20. Limitations to improve public health.~~
- ~~21. Limitations to improve public safety.~~
- ~~— Any other condition to mitigate anticipated detrimental impacts.~~

~~15.4.7~~ Appeal

- ~~1. The decision of the planning commission may be appealed to the mayor at the next regular council meeting by filing a written appeal within 15 days after the date of the planning commission meeting where the decisions was rendered.~~
- ~~2. After review and opinion from the Town Council, the mayor may uphold or reverse the decision of the planning commission and impose any additional conditions that it may deem necessary in granting an appeal.~~
- ~~3. The decision of the mayor may be appealed to the board of adjustment within 15 days of the decision of the mayor, only after the filing a written appeal by an aggrieved party. The board of adjustment shall review the decision of the mayor and planning commission decisions for correctness.~~

~~22.~~

~~15.4.7~~ 15.4.8 Building Permit and Improvement Guarantee

~~Following the issuance of a Conditional Use Permit, the Huntsville Town Building Permit Official shall approve an application for a building permit and shall insureensure that development is undertaken and completed in compliance with said permits and conditions pertaining thereto.~~

~~Prior to the issuance of an Occupancy Permit, the developer shall guarantee to Huntsville Town the completion of any uncompleted improvements or conditions of approval, which shall be included in the Assurance Bond held by Huntsville Town.~~

~~15.4.8~~15.4.7 Expiration

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Huntsville Town Council Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Huntsville Town Council Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

~~15.4.9~~ 15.4.8 Discontinued Use

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Huntsville Town Planning Commission and Huntsville Town Council. If two (2) years expire with discontinued use and/or abandonment, the owner will remove the structure or use it for an approved use. If the owner does not remove the structure, Huntsville Town will remove the structure and place a lien on the property for the cost of removal and disposition.

Commented [BE5]: This is not something that I have seen in other ordinances. I am not sure that this section needs to stay in the new ordinance.

Commented [BM6]: Do you want to include CUP Chapter amendments to update the CUP to state law as administrative approval?

~~15.6.2.C A Residential Zone Bed and Breakfast subject to the following standards:~~

- ~~1. Two parking spaces shall be provided for the family plus one space for each guest room.~~
- ~~2. No parking may be located on the public thoroughfare.~~
- ~~3. Proprietor or owner must occupy the dwelling.~~
- ~~4. Meals may only be served to overnight guests.~~
- ~~5. Not more than three (3) guests' sleeping rooms per dwelling.~~
- ~~6. Allowed only in existing dwellings with no exterior additions nor change in residential character.~~
- ~~7. Business license must be obtained.~~

~~15.6.2.G Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented, including in-kind considerations, as a dwelling unit.~~

~~"Recreation and Athletic Facilities" add reference Remarks which states "Refer to 15.6.2.J"~~

~~"Accessory Building/Private" add reference which states "Refer to 15.6.2.G"~~

~~"Dwelling Unit, single family" in C-1 zone and C-2 zone to "N", not permitted~~

~~“Construction equipment rental and storage”~~
~~Fishing Pond—change in RC zone to “C”, conditional~~
~~Transportation/Shuttle Services—change to “C”, conditional in RC Zone~~
~~Restaurant with alcohol Services (in Retail Sales)—Change RC zone to “C”, conditional~~

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective Date. This Ordinance takes effect immediately upon approval and posting.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen				
CM Lewis Johnson				
CM Sandy Hunter				
CM Artie Powell				
CM Bruce Ahlstrom				

PASSED AND ADOPTED by the Town Council on this ____ day of _____, 2025.

Richard Sorensen, Huntsville Town Mayor

ATTEST:

Town Clerk

RECORDED this _____ day of _____, 2025.

PUBLISHED / POSTED this _____ day of _____, 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION / POSTING

In accordance with §10-3-713 of Utah State Code, as amended, I, _____ of _____, Utah, hereby certify that the foregoing ordinance was duly passed and published or posted on the above referenced dates at:

- 1) Huntsville, Town Hall
- 2) Utah Public Notice Website
- 3) www.huntsvilleutah.gov

Town Clerk