

Chapter 12

SENSITIVE AREA DISTRICT, SA

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12.1 PURPOSE AND INTENT.

1. The purpose of the SA overlay district is to designate and describe those areas within the municipality that possess physical and/or environmental characteristics which require special public consideration of use applications 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, rock fall, flooding or storm hazards within 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, rock fall, wetlands, and other sensitive areas requiring careful assessment prior to alteration.
 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.

12.2 PERMITTED USES.

The following uses are permitted in the SA overlay district:

1. Tilling of the soil
2. Raising of crops

3. Horticulture and gardening, excluding agricultural industries.

12.3 CONDITIONAL USES.

The SA overlay 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 overlay district, with the exception of those uses permitted in section 13.2 above, is a conditional use. Conditional uses authorized in districts overlaid by the SA overlay district remain conditional uses.

12.4 GENERAL.

The “Sensitive Area District, SA” zoning district, if not marked on the zoning map, shall nonetheless include areas of East Carbon City designated as:

1. 100 year mapped flood plain according to the National Flood Insurance Program.
2. Geologic hazards areas including earthquake areas/faults, unstable soil conditions, subsidence, slopes in excess of 25%, rock fall areas, cliffs, unstable slopes and areas subject to flooding.
3. Areas of high-water table and ground water including wetlands, high water table, perched water, floodway, drainage ways and swampy conditions.
4. Areas adjacent to or within one-hundred feet (100') of any high-pressure natural gas transmission line. Inspection by a qualified provider and the East Carbon City engineer must accompany any development plans, utility installations or construction activity taking place.

Other environmentally sensitive areas as may be identified by the Zoning Administrator, Maintenance superintendent, City Engineer or Building Inspector