**Sec. 101-1-7. - Definitions.**

When used in this Code, the following words and phrases have the meaning ascribed to them in this section, unless the context indicates a different meaning:

**…**

Quasi-public. The term "quasi-public" means the use of premises by a public utility, such as utility substations and transmission lines (see also “utility); a permanently located building or structure, together with its accessory buildings and uses, commonly used for religious worship, such as churches and monasteries.

**…**

Utility. The term “utility” means utility facilities, lines, and rights of way related to the provision, distribution, collection, transmission, transfer, storage, generation or disposal of culinary water, secondary water, irrigation water, storm water, sanitary sewer, solid waste, oil, gas, power, information, telecommunication, television or telephone cable, electromagnetic waves, and electricity. See also “quasi-public.”

**…**

**CHAPTER 10. - PUBLIC BUILDINGS AND PUBLIC UTILITY SUBSTATIONS OR STRUCTURES**

**Sec. 108-10-1. - Location.**

The location and arrangement of public buildings and public utility substations or structures will comply with requirements set forth in this chapter and will be in accordance with construction plans submitted to and approved by the planning commission.

**Sec. 108-10-2. - Site development standards for public utility substation or structure:.**

The lot area, width, depth, setback, and street frontage regulations for unmanned culinary or secondary water system facility, storage tank, or well house; unmanned sanitary sewer system facility; unmanned oil or natural gas pipeline regulation station; unmanned telecommunication, television, telephone, fiber optic, electrical facility; or other unmanned utility service regeneration, transformation, or amplification facility are as follows:

1. *Lot area and lot width.* No minimum lot area or width, provided that the lot or parcel shall contain an area and width of sufficient size and dimension to safely accommodate the utility facility or use, any necessary accessory use, any landscaping required by this land use code, and the required setbacks.

2. *Front yard setback.* Front yard setback requirement may be reduced to no less than ten feet (10') if findings can be made that the typical setback is not necessary to:

a. Maintain a clear view of intersecting streets, as provided for in Section 108-7-7;

b. Maintain vehicle and pedestrian safety along an adjacent right-of-way; and

c. Maintain visual continuity of building facades in the vicinity.

4. *Side yard setback.* The side yard setback requirement shall comply with the typical setback specified in the applicable zone regulating the property.

5. *Rear yard setback.* The rear yard setback requirement may be reduced to the following:

a. In a residential zone: five feet.

b. In an agricultural zone: ten feet.

c. In a forest zone: 20 feet

d. In a zone not specifically listed above: typical zone setback as provided for in the specific zone chapter.

6. *Frontage.* No frontage is required along a public right-of-way if clear and legal access exists from a public right of way to the site for the purpose of the utility use.

**Sec. 108-10-5. - Public buildings—Minimum lot area.**

Each public building shall be located on a lot of not less than 20,000 square feet in all residential estate, agriculture, and forest zones.

**Sec. 108-10-6. - Same—Minimum yards.**

Each public building shall meet the minimum yard requirements for a public building in the zone in which it is located.

**Sec. 108-10-7. - Same—Width of lot.**

Each public building shall have a minimum width of lot of 100 feet.

**Sec. 108-10-8. - Same—Frontage.**

Each public building shall have frontage on a public street.

**…**

**CHAPTER 29. - OGDEN VALLEY DESTINATION AND RECREATION RESORT ZONE DRR-1**

**…**

**Sec. 104-29-2. - Development standards.**

**…**

 (h) Site development standards.

|  |  |
| --- | --- |
| (1) | Minimum lot area  |
| … |
|  | c. | Public utility substation | As provided in Section 108-10-2: Site development standards for public utility substation or structure. |
| … |
| (2) | Minimum lot width  |
| … |
|  | c. | Public utility substation | As provided in Section 108-10-2: Site development standards for public utility substation or structure. |
| … |
| (3) | Site setbacks. Setbacks shall apply for the following specific uses:  |
|  | a. | Front yard |
| … |
|  | 5. | Public utility substation | As provided in Section 108-10-2: Site development standards for public utility substation or structure. |
| … |
|  | b. | Side yard |
| … |
|  | 5. | Public utility substation | As provided in Section 108-10-2: Site development standards for public utility substation or structure. |
| … |
|  | c. | Rear yard |
| … |
|  | 5. | Public utility substation | As provided in Section 108-10-2: Site development standards for public utility substation or structure. |
| … |
| (4) | Maximum building height  |
| … |
|  | c. | Public utility substation | 35 feet, unless otherwise provided in Section 108-7-5: Exceptions to height limitations.  |

…