

CHAPTER 22

RAILROAD TRAVEL INFLUENCE DISTRICT (R-T)

Section

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Regulations shall be the same as required for the underlying, regular district, except as they may be modified by a conditional use permit. (Ord.2005-30, 11/22/05)

22-1. Purpose.

(1) The purpose of the Railroad Travel Influence District (R-T) is to encourage and require land uses and density of uses adjacent to specific, historic railroad sidings, railroad spurs and railroad tracks which will facilitate free and unimpeded railroad traffic flow and will allow reasonable and harmonious uses on such adjacent lands, and will insure attractive and orderly views from adjacent developments.

(2) Among other requirements, compatible uses for specific railroad related activities are deemed critical to the welfare of the County, and are, therefore, to be reviewed and controlled by the planning commission. (Ord.2005-30, 11/22/05)

22-2. Application.

The Railroad Travel Influence District (R-T) is an overlaid district which fits over the regular district applied to the land extending 300 feet on each side of the railroad right-of-way lines for a distance of 300 feet from the beginning of the railroad sidings or spurs, or as such R-T District boundaries are shown on the zoning map. (Ord.2005-30, 11/22/05)

22-3. Permitted uses.

All uses require conditional use permits. (Ord.2005-30, 11/22/05)

22-4. Conditional uses.

Any use allowed in the regular under-lying district is permitted, subject to the granting of a conditional use permit. (Ord.2005-30, 11/22/05)

22-5. Special provisions.

All conditional use permit applications shall be submitted to the Planning Commission for review. The Planning Commission may apply such conditions to the granting of a permit and will effectuate the purposes as outlined in Chapter 7 of the Tooele County Land Use Ordinance, and may deny or revoke permits if the required conditions are not met. (Ord.2005-30, 11/22/05)