

# **TITLE 20 – ZONING ORDINANCE OF GENOLA**

## **CHAPTER 17 TRANSITION (T-1) ZONE**

Sections:<sup>1</sup>

20.17.01	Purpose
20.17.02	Timing
20.17.03	Water Rights Conveyance
20.17.04	Water Rights Conveyance Timing
20.17.05	General Regulations

### **20.17.01 PURPOSE**

The Transition Zone (T-1) is designated primarily for the annexation of land where no water is dedicated upon annexation and where no town culinary water or secondary water services will be provided. Characteristic of this district is a continuation of uses and services existing at the time of annexation.

### **20.17.02 TIMING**

Territory may deemed to be Transition Zone (T-1) immediately upon annexation, if so provided in the annexation application. This zoning shall be considered a transition zone, and it is anticipated that the property will be rezoned when a plan for development is presented.

### **20.17.03 WATER RIGHTS CONVEYANCE.**

The applicant for annexing property into the Town of Genola is responsible to dedicate water rights in the amount as provided in the Town’s Annexation Water Dedication Ordinance, although the timing of water dedication may be delayed until the time of development of the property.

### **20.17.04 WATER RIGHTS CONVEYANCE TIMING.**

When the owner of a property that is in the Transition Zone (T-1) applies for a zone change or subdivision, the owner shall convey to the Town water rights in the amount as provided in the Water Dedication Ordinance before approval of such application.

### **20.17.05 GENERAL REGULATIONS.**

1. Until a specific plan or development proposal is prepared and adopted by the Town Council, development in the Transition Zone is limited to the following:
  - i. Because the nature of the Transition Zone (T-1) is to avoid development patterns that may be inconsistent with a future specific plan, zone change applications submitted prior to approval of a specific development plan are discouraged.
  - ii. To protect future rights-of-way, utility corridors and to ensure proper development patterns, the Town of Genola has the authority to modify the location of proposed structures in any area in the T-1 Zone.

- iii. The Town will not approve building permit applications for new buildings in the Transition Zone (T-1). Any owner of property in the Transition Zone (T-1) must first submit a zone change application before submitting a building permit application.
2. *Agricultural Uses and Buildings.* Agricultural activities must be conducted in accordance with sound agricultural practices and all agricultural buildings must satisfy the adopted building code, unless otherwise exempted by Utah State Code.
3. Concurrent with the approval and adoption of a specific development plan for land that is located within the Transition Zone (T-1), the Town of Genola's General Plan will be amended to indicate land uses consistent with such specific development plan at the time the Town of Genola approves a zone change application for such land.
4. The Transition Zone (T-1) classification will be removed from the annexed area following an amendment to the zoning map by the Town Council upon approval of a zone change application. Once the transition zone classification is removed, the unique regulations of this Chapter no longer apply and all regulations of the adopted development ordinances and applicable development zone must be satisfied.

---

<sup>1</sup> Previous Versions and Ordinances

- 2014-02