

10.292. UTIL (Utility and Right-of-Way) Zoning District

(1) Purpose.

The UTIL Utility and Right-of-Way district is intended to provide for parcels intended for purely utilitarian, nonresidential uses with no principal structure. The UTIL district is intended for parcels that due to their size, width, location, proximity to a roadway, division by municipal boundaries or other circumstance are unsuitable for most forms of residential, commercial or other structural development, yet lack significant natural resource features.

(2) Permitted uses.

- (a) Undeveloped natural resource use.
- (b) Small-scale agriculture
- (c) Public or private roadways
- (d) Bicycle or hiking trails
- (e) Private driveways or onsite parking
- (f) Railroad, utility or access easements or rights-of-way
- (g) Stormwater facilities
- (h) Utility services.
- (i) A transportation, utility, communication, or other use that is:
 - 1. required under state or federal law to be located in a specific place, or;
 - 2. is authorized to be located in a specific place under a state or federal law that specifically preempts the requirement of a conditional use permit.

(3) Conditional uses

- (a) Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above.
- (b) Storage structures, not to exceed _____ square feet.

(4) Setback, lot coverage and area requirements.

