

2018 Land Use Regulations – Title 17.07 Definitions

LOT/PARCEL: A property within the boundaries of Cache County that has been recorded in the office of the Cache County Recorder.

1. A lot/parcel may qualify as either:
 - a. Legal, conforming; or
 - b. Legal, nonconforming; or
 - c. Restricted.
2. A lot/parcel may be identified as legal or restricted as follows:
 - a. Legal – To qualify as legal lot/parcel a property must:
 - i. Be in the same size and configuration as approved by the county land use authority on the recorded subdivision plat; or
 - ii. If not part of an approved and recorded subdivision plat, be an existing, recorded parcel as of August 8, 2006.
 - b. Restricted – A property that has been recorded in the office of the Cache County Recorder without the necessary land use authority approval.
 - i. A restricted lot/parcel is not eligible to receive building permits, zoning clearances, or conditional use permits, but may be issued a zoning clearance for an Agricultural Structure as reviewed and approved by the Director of Development Services.
3. A lot/parcel may be identified as conforming or nonconforming as follows:
 - a. Conforming – A property that lawfully exists and meets the minimum requirements of the zoning district in which it is located.
 - b. Nonconforming – A property that lawfully existed prior to the enactment of the requirements of this title, but does not currently meet the minimum requirements of the zoning district in which it is located.

REMAINDER: A property within a development that is essentially unimproved. This property does not count toward the total number of lots allowed in a subdivision. A remainder must qualify as one of the following:

1. Agricultural Remainder – To qualify as agricultural, any single parcel must:
 - a. Have a minimum size no less than the requirements of §59-2-5 of Utah Code Annotated, 1953, as amended.
 - b. Include a recorded deed restriction, or note on the recorded subdivision plat, stating that the remainder is non-buildable except for agricultural structures. This restriction can only be removed by the appropriate land use authority.
 - c. Be reviewed and approved by the land use authority to confirm the promotion and/or preservation of agriculture.
2. Open space - Land within or related to a development that is designed and intended for the common use or enjoyment of the residents of the development.