

Planning Terms

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Cache
County
1857

Conditional Use/ Conditional Use Permit: A land use that requires a permit granted from the City because of its unique characteristics or potential negative impact on the municipality and/or surrounding properties.

Easement(s): rights given to another person or entity to trespass upon or use land owned by somebody else. These are commonly given to utility providers around the outside of lots or parcels.

General Plan: A comprehensive policy document used to guide a municipality in decisions related to its future growth and change. Required for every community by the Land Use Development and Management Act (LUDMA).

Grade: Ground level, or the elevation at any given point. A “Finished Grade” is the level of a property after the work of cutting and filling has been completed. A finished grade may or may not be flat.

Plat: A map or other graphical representation of lands that a licensed professional land surveyor makes.

Right-of-Way: The legal right established to make way over a piece of land. Roads and sidewalks are rights-of-way, and may include property outside of roads or sidewalks (park strips, landscaped buffers, etc)

Setback(s): The minimum required distance between the property line and a building.

Zoning: The authority given by the State of Utah to a municipality to regulate the use, placement, spacing, and size of land and buildings.

Zoning Clearance: Zoning clearance is an application that is submitted when you want to make changes to a property, the City will check the proposal and if it complies with zoning regulations issue a Zoning Clearance.