

307 use authority expressly approves in writing the division in anticipation of further land use
 308 approvals on the parcel or parcels.

309 (d) The joining of a subdivided parcel of property to another parcel of property that has
 310 not been subdivided does not constitute a subdivision under this Subsection (52) as to the
 311 unsubdivided parcel of property or subject the unsubdivided parcel to the municipality's
 312 subdivision ordinance.

313 (53) "Therapeutic school" means a residential group living facility:

314 (a) for four or more individuals who are not related to:

315 (i) the owner of the facility; or

316 (ii) the primary service provider of the facility;

317 (b) that serves students who have a history of failing to function:

318 (i) at home;

319 (ii) in a public school; or

320 (iii) in a nonresidential private school; and

321 (c) that offers:

322 (i) room and board; and

323 (ii) an academic education integrated with:

324 (A) specialized structure and supervision; or

325 (B) services or treatment related to a disability, an emotional development, a
 326 behavioral development, a familial development, or a social development.

327 (54) [~~"Transferrable"~~] "Transferable development right" means [~~the entitlement to~~
 328 ~~develop land within a sending zone that would vest according to the municipality's existing~~
 329 ~~land use ordinances on the date that a completed land use application is filed seeking the~~
 330 ~~approval of development activity on the land]~~ a right to develop and use land that originates by
 331 an ordinance that authorizes a land owner in a designated sending zone to transfer land use
 332 rights ~~from a designated sending zone to a designated receiving zone.~~

333 (55) "Unincorporated" means the area outside of the incorporated area of a city or
 334 town.

335 (56) "Water interest" means any right to the beneficial use of water, including:

336 (a) each of the rights listed in Section 73-1-11; and

337 (b) an ownership interest in the right to the beneficial use of water represented by:

648 (iii) in a nonresidential private school; and

649 (c) that offers:

650 (i) room and board; and

651 (ii) an academic education integrated with:

652 (A) specialized structure and supervision; or

653 (B) services or treatment related to a disability, an emotional development, a
654 behavioral development, a familial development, or a social development.

655 (58) "Township" means a contiguous, geographically defined portion of the
656 unincorporated area of a county, established under this part or reconstituted or reinstated under
657 Section 17-27a-306, with planning and zoning functions as exercised through the township
658 planning commission, as provided in this chapter, but with no legal or political identity
659 separate from the county and no taxing authority, except that "township" means a former
660 township under Laws of Utah 1996, Chapter 308, where the context so indicates.

661 (59) [~~"Transferrable"~~] "Transferable development right" means [~~the entitlement to~~
662 ~~develop land within a sending zone that would vest according to the county's existing land use~~
663 ~~ordinances on the date that a completed land use application is filed seeking the approval of~~
664 ~~development activity on the land] a right to develop and use land that originates by an
665 ordinance that authorizes a land owner in a designated sending zone to transfer land use
665a **H→ [-density] rights ←H**
666 from a designated sending zone to a designated receiving zone.~~

667 (60) "Unincorporated" means the area outside of the incorporated area of a
668 municipality.

669 (61) "Water interest" means any right to the beneficial use of water, including:

670 (a) each of the rights listed in Section 73-1-11; and

671 (b) an ownership interest in the right to the beneficial use of water represented by:

672 (i) a contract; or

673 (ii) a share in a water company, as defined in Section 73-3-3.5.

674 (62) "Zoning map" means a map, adopted as part of a land use ordinance, that depicts
675 land use zones, overlays, or districts.

676 Section 4. Section **17-27a-509.7** is amended to read:

677 **17-27a-509.7. Transferable development rights.**

678 (1) A county may adopt an ordinance: