CHAPTER 10

AGRICULTURAL ZONES

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11-10-010 Purpose.

The "AA", "A" and "AE" zones are intended to provide areas for the keeping of farm animals and fowl in conjunction with single-family dwelling units to an extent consistent with said development and in proportion to the amount of land area provided for this purpose.

The AE zone is expressly established to accommodate residential developments which are oriented to a lifestyle that includes farming which is generally non-commercial. To accomplish this purpose, this chapter includes provisions which encourage the design of residential communities to include non-commercial stables, training areas, and equestrian trails as part of the development.

Property in the AA and A zones is intended to be used primarily for commercial agriculture, farming, and large estate parcels for residential living. Additionally, the AA zone is created to apply to environmentally sensitive areas such as flood plains, wetlands, debris flow areas, areas within one hundred (100) feet of a stream channel, all land above an elevation of 5,200 feet above sea level, all land below an elevation of 4,218 feet above sea level.

All lands within agricultural zones are intended, to some extent, for either private or commercial agricultural production, farming, protection of environmentally sensitive areas, and/or open space. Owners, occupants, and users of these properties, or neighboring properties, may be subjected to inconvenience, discomfort, and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including but not limited to, noise, odors, dust, the operation of machinery, including crop dusting aircraft, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants, and users of these properties, or neighboring properties, should be prepared to accept such inconveniences, discomfort, and possibility of injury from normal agricultural operations and are hereby put on official notice that Section 78-38-7, Utah Code Annotated, 1953, as amended, may bar them from obtaining a legal judgment against such normal agricultural operations.

11-10-020 Schedule of Uses.

The following table identifies permitted uses by the letter "P" and conditional uses by the letter "C". The letter "X" indicates that the use is not allowed. Uses not listed shall not be allowed except as provided in Section 11-4-105(6):

USE	AGRICULTURE ZONES		
	AA	AE	A
Accessory Dwellings	C	C	C
Accessory Living Quarters	C	X	X
Agriculture	P	P	P
Boarding kennel	X	X	C
Class "A" animals (small animals)	P	P	P
Class "B" animals (large animals)	P	P	P
Class "C" animals (commercial farming)	P	C	P
Class "D" animals (dangerous animals)	X	X	X
Commercial outdoor recreation, minor (i.e., family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.)	C	C	C
Day-care, preschool	X	C	C
Greenhouse/Garden Center (retail or wholesale) less than 5 acres	C	C	C
Fruit and vegetable stands for sale of produce grown on the premises	P	P	P
Home occupations complying with provisions of the Home Occupation Chapter of this Title except as specified in Section 11-35-104	P	P	P
Home occupations specified in Section 11-35-104	C	C	C
Planned Unit development	C	C	C
Private school, Public School, or hospital	X	C	C
Public uses	X	C	C
Trails and Parks	C	C	C
Public utility installations (not including lines and rights-of-way)	C	C	C
Quasi-public uses	X	C	C
Radio, television, and telephone transmission and relay towers and facilities except as specified in Section 11-28-190	C	C	C
Residential facilities for the elderly	X	C	C
Residential facilities for the handicapped	X	C	C
Signs complying with Title 12	P	P	P
Secondary Dwelling	C	C	C

USE	AGRICULTURE ZONES		
	AA	AE	A
Single-family dwelling	P	P	P
Sportsman's kennel (three to five dogs for non-commercial use)	C	C	C
Uses customarily accessory to a listed permitted use	P	P	P
Uses customarily accessory to a listed conditional use	C	C	C
Veterinary clinic	C	C	C

11-10-030 Development Options.

Residential subdivisions within agricultural zones may be developed as a non-Conservation Subdivision in accordance with the standards set forth in this Chapter. Alternatively, residential subdivisions within the agricultural zones may be developed as a Conservation Subdivision in accordance with the provisions of Chapter 12 of this Title providing innovative and flexible subdivision design options.

11-10-040 Lot and Setback Standards

(1) The following shall be the minimum lot areas, widths, and main building setbacks in agricultural zones:

Zone	Lot Area	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
AA	10 acre	150'	160'	40'	15' min., total 30'	30'	40'
A	2 acre	100'	110'	30'	10' min., total 24'	25'	30'
AE	1 acre	100'	110'	30'	10' min., total 24'	25'	30'

(2) Lot coverage: Not more than twenty-five percent (25%) of the gross area of a lot shall be covered by the main building, accessory buildings, or other structures in the A and AE zones and not more than ten percent (10%) of the gross area of a lot for the AA zone.

(3) Area required for Class "B" animals: Not more than two (2) horses or cows or four (4) sheep, goats, pigs or similar size animals shall be kept on a one-half (1/2) acre lot. For lots larger than one-half (1/2) acre, one (1) additional horse or cow or two (2) additional sheep, goats, pigs, or similar size animals may be kept for each five thousand (5,000) square feet over one-half (1/2) acre. Animals younger than six (6) months in age shall not be counted in determining the total number of animals on the lot.

(4) Area required for Class "C" animals: The minimum lot size for Class "C" animals (commercial farming) shall be five acres. Class "C" animal operations shall not include hog, mink, turkey and chicken farms.

(5) Area required for Sportsman Kennel: The minimum lot size for a Sportsman Kennel shall be one acre.

(6) Land within green belt corridors, waterways, and trail dedications shall not be used in calculating final lot area in Conservation Subdivisions.

(7) Accessory buildings and structures:

(a) Accessory buildings, except those listed in paragraph (b) below, shall be located in the rear yard, shall be separated from the main building by a distance in compliance with applicable building codes, shall be at least five (5) feet from all property lines and shall be fifteen (15) feet from a dwelling on an adjacent lot. Accessory buildings shall not be built over utility easements that may run along the side and rear property lines.

(b) No farm animal structure, hay barn, stable, silo, coop, corral or other similar building or structure which is accessory to the agricultural use of land may be located closer than ten (10) feet to any side or rear boundary line or one hundred (100) feet to any public street or to any dwelling on adjacent properties. This provision shall not apply to pastures.

(c) A detached accessory building, or other architecturally compatible structure as approved by the Planning Commission, may be located in the side yard of a lot providing that a separation is maintained from the residence in compliance with applicable building codes, and all front and side setbacks are provided as specified in Section 11-10-040 and the rear setback is provided as specified in Section 11-10-040(7)(a). In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building.

(d) Equipment or materials stored or located in accessory buildings, yards, or structures in AE zones shall be permitted only for the personal use of the occupants of the property. No such storage or use related to a non-agricultural commercial business shall be allowed.

(8) Transmission towers, except as specified in Section 11-28-190, shall be set back from all property lines a distance equal to the height of the tower plus thirty (30) feet.

11-10-050 Maximum Building Height.

(1) Main buildings shall not exceed twenty-seven (27) feet in height.

(2) The height of accessory buildings and structures shall not exceed twenty-five (25) feet unless an increased height is approved by the Planning Commission after review of a conditional use application filed by the property owner. No fee shall be assessed for such application.

(3) Transmission towers have no restriction on height provided they meet the setbacks established in Section 11-10-040 above and Chapter 28 of this Title.

11-10-060 Site Development Standards.

(1) Site development standards. Site development on agricultural lots shall conform to applicable requirements of Chapter 7 of this Title.

(2) Parking restrictions. In an AE zone, minimum parking required by this Title shall not be located within the minimum required front or side yard setback adjacent to a public or private street. Surfacing of access drives to such parking shall be either gravel, asphalt, or concrete in order to minimize tracking of dirt onto public roads.

(3) Temporary buildings. Temporary buildings, or the temporary use of a building or yard, shall only be allowed in conjunction with a construction project. Temporary buildings may be used only as an office or for storage of equipment or materials. The temporary building or use shall be removed and/or terminated not less than thirty (30) days after final inspection of the construction project or one (1) year after issuance of the building permit, whichever comes first.

(4) Trail dedications. Developers of major subdivisions in agricultural zones may be required by the City to dedicate equestrian and/or pedestrian trails, waterways, or other open space corridors in order to allow internal circulation, separated from vehicular traffic, and connections to a regional trail system. At the discretion of the City, such dedications may be made in lieu of the Park Acquisition and Development Fee required by, and according to the standards established in, the Subdivision Ordinance.

(5) Major Street Plan. All developments shall comply with recommendations of the City's Major Street Plan.

Chapter 10 Amended and Recodified, 7/15/92, Ord. 92-22
Chapter 10 Amended, 12/1/93, Ord. 93-39
11-10-102 and 11-10-103, Amended, 12/8/93, Ord. 93-44
11-10-102 and 11-10-103(8), Amended, 4/2/97, Ord. 97-17
Chapter 10 Amended and Establish AA Zone, 4/21/99, Ord. 99-17
11-10-050(1) Amended, 4/19/00, Ord. 2000-15
11-10-040(7) Amended, 10/3/01, Ord. 2001-37
11-10-020 Amended, 8/6/03, Ord. 2003-30, Adds "Accessory Dwellings".
11-10-020 Amended, 6/2/04, Ord. 2004-27, Adds "Accessory Living Quarters".
11-10-040 Amended 3/18/08, Ordinance 2008-19.
Amended 11-10-020 (Greenhouse) 9/21/10 Ord. 2010-18
Amended 11-10-020 05/17/11 Ord. 2011-10