

3-55: REQUIREMENTS FOR APPROVAL OF A FARM CARETAKER DWELLING

A. INTENT

It is the intent of this ordinance to provide a means for a portion of the farm labor housing and caretaker housing needs of production agriculture to be met on the farm premise, but only in densities and conditions which will not conflict with nor be deleterious to other agricultural operations in the area.

B. RECORDED DECLARATION OF FARM UNIT

To be eligible for a permit for a farm caretaker dwelling, the subject farm unit shall be clearly described in a "Declaration of Farm Unit" on forms which are obtained from the Zoning Administrator and which are recorded with the Utah County Recorder. The declaration shall have a covenant which binds the lands of the farm unit from transfer apart from one another or from the dwelling, and it shall continue in effect while the farm caretaker dwelling remains on the land. Before recording, the signed Farm Unit Declaration must be reviewed and approved by the Zoning Administrator.

C. LOT SIZES AND QUALIFICATIONS FOR DWELLINGS

The minimum lot size of a farm caretaker dwelling shall be a full 40 acres per dwelling unit for each dwelling on the farm unit (this shall not be varied), but two or more dwellings may be permitted on the same farm unit if it is of sufficient size. Two or more parcels which are contiguous may be included in a single farm unit using a recorded Declaration of Farm Unit, and such shall thereafter be considered one "zoning lot" for the purposes of this ordinance. In determining the number of dwelling units to be approved within a farm unit, the zoning administrator must count the number of existing dwellings on the property against the total number of farm caretaker dwelling units to be permitted. If parcels are to be divided so that portions of former parcels are recombined or otherwise included in a Declaration of Farm Unit, all parcels must meet applicable subdivision plat filing or subdivision waiver requirements and zoning lot provisions.

D. DWELLING TYPES

Farm caretaker dwellings may consist of manufactured homes, conventional one or two-family dwellings, or multiple-family dwellings. No farm caretaker dwelling shall contain more than 4 dwelling units in the entire building (see building separations, below). No building containing a farm caretaker dwelling shall contain another occupancy type except a private garage or carport as an attached residential accessory structure.

E. BUILDING SEPARATIONS

Each farm caretaker dwelling shall be set back from the property lines and roads as normally required by the zone, plus no structure containing a dwelling shall be located closer than 50 feet from another structure. Duplexes and multiple-family dwellings shall have a one-hour fire wall as a complete separation between dwelling units.

F. HEALTH AND OTHER REQUIREMENTS

The height, floor area, eave length, roof pitch, water sewer and other zoning requirements for dwellings shall be met for each building containing farm caretaker dwelling units.