

5-2: RA-5 RESIDENTIAL AGRICULTURAL

C. PERMITTED CONDITIONAL USES

In the RA-5 zone the following buildings, structures, and uses of land shall not be permitted by the Zoning Administrator unless approval of a conditional use permit has been authorized in accordance with the zoning ordinance by the designated reviewing agency:

1. A man-made lake, pond, dam or other uncovered water reservoir over ten (10) acre feet in capacity, or a covered water tank or reservoir which extends over two (2) feet above natural grade, when such is found to be compatible with the surrounding neighborhood and approved by the Board of Adjustment as a special exception according to the provisions of zoning section 7-21.
2. A nursing home or residential treatment center which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21, and which meets the supplemental requirements of zoning section 3-57.
3. A preschool, or primary or secondary school which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
4. Deleted
5. A roping and riding arena which is lighted but not totally enclosed within a farm structure, when approved by the Board of Adjustment as a special exception according to the provisions of zoning section 7-21.
6. A water treatment plant or sewage treatment plant which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
7. A sand, gravel, clay or other earth-products pit (plus an accessory office structure or rock crusher on the same lot as the pit), which the Board of Adjustment has approved as a special exception according to the provisions of zoning sections 3-28 and 7-21.
8. A hunting preserve or shotgun shooting range (plus incidental accessory structures) which the Planning Commission has issued a conditional use permit according to the provisions of zoning section 7-24-D, subject to the applicant submitting a site plan and providing adequate evidence of safe setbacks, location, layout, noise reduction, and continuing management.
9. A helicopter pad, landing strip, flying field, or airport (including terminal and aircraft storage facilities) which the Planning Commission has issued a conditional use permit according to the provisions of zoning sections 3-46 and 7-24-D.
10. A public park facility which the Planning Commission has approved in a public park and issued a conditional use permit according to the provisions of zoning sections 3-48 and 7-24-D.
11. A landscape park recreational facility which the Planning Commission has approved in a landscape park and issued a conditional use permit according to the provisions of zoning sections 3-49 and 7-24-D.

12. A cemetery which has been granted a conditional use permit by the Planning Commission according to the provisions of zoning sections 3-52 and 7-24-D.

13. An electric power transmission line over 69 kv, but less than 345 kv capacity (and rights-of-way and substations) when granted a conditional use permit by the County Commission according to the provisions of zoning section 3-45.

14. A gas transmission line having a design pressure of 600 psi or more, or a pipe diameter of 16" or more (and rights-of-way and regulating stations) when granted a conditional use permit by the County Commission according to the provisions of zoning section 3-45.

15. A water transmission line having a capacity greater than 200 cubic feet per second (and rights-of-way) when granted a conditional use permit by the County Commission according to the provisions of zoning section 3-45.

16. A planned subdivision which has been granted a conditional use permit and plat approval by the County Commission according to the procedures and conditions set forth in zoning sections 6-1 and 6-3.

17. A construction equipment training facility (which may include a portable classroom structure), as an accessory use in conjunction with an existing approved sand, gravel, clay or other earth-products pit, when such training facility has been approved by the Board of Adjustment as a special exception [to be reviewed every five (5) years], according to the provisions of zoning Section 7-21, and for which a reclamation bond has been posted with Utah County by the pit operator or the construction equipment training facility operator according to the provisions of zoning Section 3-28-D to cover the designated area of the training facility and to assure compliance with zoning Section 3-28-C.

18. An agricultural accessory use for the production of value added agricultural products when approved by the Planning Commission as a conditional use, according to the provisions of zoning section 7-24-D, and when the Planning Commission finds that all of the following standards are met:

- a. The subject parcel of property (the "Property"), shall be located in an Agriculture Protection Area created under the authority of U.C.A. § 17-41-101, et. seq., 1953 as amended.
- b. The Property shall be no less than five (5) acres in area.
- c. The Property owner shall designate the specific agricultural product for which the value added use is requested (the "Pre-Value Added Product"), and shall designate the value added agricultural product which will be produced (the "Value Added Product").
- d. The area of the Property used for the value added agricultural use shall not exceed two and one-half (2 ½) acres, and the area of the Property devoted to the active agricultural production of the Pre-Value Added Product, shall not be less than fifty percent (50%) of the total area of the Property.
- e. The Value Added Product shall contain not less than fifty percent (50%), by weight, of the Pre-Value Added Product, as determined when the Value Added Product leaves the Property.
- f. Not less than fifty percent (50%) of the Pre-Value Added Product shall be grown or produced exclusively on the Property, or on the Property and on other property located in Utah County which

(i) either has identical ownership as the Property or is leased by a lessee which is identical to the ownership of the Property,

(ii) has a direct relationship to the total agricultural enterprise,

(iii) makes a significant contribution to the total production of the agricultural enterprise, and
(iv) is assessed under the Farmland Assessment Act, U.C.A. § 59-2-501, et. seq., 1953 as amended; provided that this fifty percent (50%) production requirement shall be determined by the production of each consecutive two(2) year period.

g. The Planning Commission may establish the maximum daily hours of operation of the agricultural accessory use, the permitted days of operation, the maximum noise levels as measured at any boundary of the Property, the maximum number and size of transport vehicles, required buffers, berms and/or visual barriers, dust control measures, odor control measures, traffic and road usage restrictions, and other items deemed appropriate by the Planning Commission to mitigate public health, safety, and welfare concerns, and such other items to address the standards of Zoning Section 7-24-D.

h. Value added production processes which include the rendering of any animal, or animal product, shall not be permitted.

i. The value added use shall be found to be compatible with both the existing residential uses and the potential future residential uses in the zone.

j. Only the designated and approved Value-Added Product shall be produced.