

CHAPTER 12-B

FOREST VALLEY ZONE FV-3

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12B-1. Zone Character and Objectives.

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

12B-2. Permitted Uses.

1. Accessory building or accessory use customarily incidental to a permitted use
 2. Agriculture
 3. Animals and fowl kept for family food production
 4. Cluster subdivision, in accordance with Chapter 22B
 5. Corral, stable or building for keeping animals or fowl, provided such building shall be located not less than one hundred (100) feet from a public street, and not less than twenty-five (25) feet
 6. Greenhouse, non-commercial only
 7. Home occupations - with no visiting clientele
 8. Horses for private use only, and provided that not more than two (2) horses may be kept for each one (1) acre of land exclusively devoted to the keeping of horses.
 9. Household pets which do not constitute a kennel.
 10. Single family dwelling
 11. Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work
 12. Residential Facilities for Handicapped Persons meeting the requirements of Chapter 23-26 of this Ordinance
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12B-3. Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use permit obtained as provided in Chapter 22C:

1. Bed and Breakfast dwelling subject to the following standards
 - a. Two parking spaces shall be provided for the host family plus one space for each guest room;
 - b. Proprietor or owner shall occupy the property;
 - c. Meals shall only be served to overnight guests;
 - d. Signs are limited to a name plate identification sign not exceeding 2 sq. ft. in area per
 - e. Not more than 2 guests sleeping rooms per dwelling;
 - f. Allowed only in existing dwellings with no exterior additions nor change in residential character; and
 - g. Business license shall be obtained
2. Bed and Breakfast Inn subject to the following standards and criteria:
 - a. Proprietor or owner shall occupy the premises;
 - b. Not more than seven (7) sleeping rooms per inn; 2003-2
 - c. The lot shall be at least three (3) acres in area with frontage on a public street of at least two hundred (250) feet in width;
 - d. The lot shall have frontage on a major street as shown on the County Master Plan (State Highway or County Major Street);
 - e. The Inn shall be at least 300 ft. from the nearest existing dwelling;

- t. Two parking spaces shall be provided for the host family plus one space for each guest sleeping room;
 - g. The guest parking shall be in the rear of the Inn;
 - h. Meals shall be served to registered overnight guests only;
 - i. Signs are limited to one name plate or one identification sign of not more than 8 sq. ft. in area;
 - j. The site shall be landscaped to provide a visual and noise buffer to adjoining property; A Landscape Plan shall be submitted with Site Plan.
 - k. The Inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance;
 - l. A business license shall be obtained;
 - m. All units to be in one building together with owner's residence.
- 2b. Small events, such as weddings, family reunions, business retreats and art/cooking classes, not to exceed 75 participants and not more than 4 events held per calendar month, and only when conducted as an accessory use to an approved bed and breakfast inn 2007-7
- 3. Church, synagogue or similar permanent building used for regular religious worship
 - 4. Conference/Education Center
 - 5. Educational Institution
 - 6. Educational/Institutional Identification Sign
 - 7. Golf course, except miniature golf
 - 8. Home occupations - with visiting clientele
 - 9. Parking lot accessory to uses permitted in this zone
 - 10. Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance
 - 11. Private park, playground or recreation area, but not including privately owned commercial amusement business
 - 12. Public building, public park, recreation grounds and associated buildings
 - 13. Public Utility Substations
 - 14. Recreation Lodge
 - 15. Ski resorts, including summer skate board activities as an accessory use
 - 16. Water pumping plants and reservoirs 2004-9
 - 17. Recreation Lodge
 - 18. Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations, but not including individual water disposal systems
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12B-4. Permitted Signs and Regulations.

- 1. Name Plate. One (1) name plate for each dwelling unit, not exceeding two (2) square feet in area, indicating the name of the occupant and/or permitted home occupation
 - 2. Identification Signs. One (1) sign, not exceeding eight (8) square feet in area
 - 3. Property Signs. One or more signs not exceeding eight (8) square feet in combined total area for each street frontage of the lot, appertaining to lease or sale of the property. In addition, one or more signs of a temporary nature for each approved subdivision under development, or main building or uses under development other than dwellings, provided such signs shall not exceed in combined total area two hundred (200) square feet and that no one sign shall exceed one hundred (100) square feet in area.
 - 4. Location of Signs. Identification signs shall not be in any required front or side yard except that signs attached to a building may project not more than six (6) feet into a required yard and must be not less than ten (10) feet above the ground. Property signs shall be located not closer than ten (10) feet to any property line. Name plates may be located on the main structure.
 - 5. Lighting of signs. Signs may be illuminated or floodlighted by indirect lighting only and the source of light shall not be visible beyond the property upon which located nor constitute a nuisance. Visible luminous tubes shall be considered as direct lighting. Animated signs are prohibited
 - 6. Signs shall meet requirements of Chapter 32-B, Valley Commercial Signs if located within the Ogden Valley area.
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12B-5. Site Development Standards.

- 1. Minimum Lot Area Three acres
- 2. Minimum Lot Width 150 feet except the width of lots on the outside of the curved streets or on the ends of cul-de-sacs may be reduced by up on one-third (1/3) provided the lot has the required lot width at a distance of 70 feet back from the front lot line

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| 3. | Minimum Yard Setbacks | |
| | a. Front | 30 ft. on streets of less than 80 ft. in width; 50 ft. on streets and highways of 80 ft. or more in width |
| | b. Side | 20 ft., except 30 ft. on side facing street on corner lot |
| | c. Rear | |
| | (1) Main Bldg. | 30 feet |
| | (2) Accessory Bldg. | 10 feet |
| 4. | Main Building Height | |
| | a. Minimum | one story |
| | b. Maximum | 35 feet |
| | Accessory Building Height | 25 feet, unless meeting requirements of Chapter 23-29, Large Accessory Buildings. 2002-8 |