

## CHAPTER 5-B

# AGRICULTURAL VALLEY AV-3 ZONE

### 5B-1. Purpose and Intent

#### 5B-1a. Agriculture Preferred Use

#### 5B-2. Permitted Uses

#### 5B-3. Permitted Uses Requiring Five (5) Acres Minimum Lot Area

#### 5B-4. Conditional Uses

#### 5B-5. Site Development Standards

#### 5B-6. Sign Regulations

---

### 5B-1. Purpose and Intent.

The purpose of the AV-3 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment.

---

### 5B-1a. Agriculture Preferred Use.

Agriculture is the preferred use in Agricultural Valley, AV-3. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

---

### 5B-2. Permitted Uses

1. Accessory building or use customarily incidental to any permitted or conditional use
2. Agriculture, agricultural experiment station; apiary; aviary; aquarium
3. Animals or fowl kept for family food production as an accessory use
4. Cemetery; chinchilla raising, convalescent or rest home.
5. Church, synagogue or similar building used for regular religious worship
6. Cluster subdivision in accordance with Chapter 22B of this Zoning Ordinance
7. Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any rear or side lot line
8. Fruit or vegetable stand for produce grown on the premises only
9. Golf course, except miniature golf course
10. Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation
11. Home occupations - with no visiting clientele
12. Household pets which do not constitute a kennel
13. Parking lot accessory to uses allowed in this zone
14. Private park, playground or recreation area, but not including privately owned commercial amusement business
15. Private stables, horses for private use only and provided that not more than two (2) horses may be kept for each twenty thousand (20,000) square feet of area devoted exclusively to the keeping of the horses.
16. Public building; public park, recreation grounds and associated buildings; public school; private education institution having a curriculum similar to that ordinarily given in public schools
17. Residential Facility for Handicapped Persons meeting the requirements of Chapter 23-26 of this Ordinance

18. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-28 of this Ordinance
19. Single Family Dwelling
20. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work

**5B-3. Permitted Uses Requiring Five (5) Acres Minimum Lot Area.**

1. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises
2. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver
3. Fruit and vegetable storage and packing plant for produce grown on premises.
4. The keeping and raising of not more than ten (10) hogs more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises
5. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation, including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:
  - a. not exceed a density of twenty-five (25) head per acre of used and;
  - b. be carried on during the period of September 15 through April 15 only;
  - c. be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,
  - d. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation
6. The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income

**5B-4. Conditional Uses.**

The following uses shall be allowed only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance.

1. Animal hospital or clinic; dog breeding, dog kennels, or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.
  - 1a. Animal hospital or clinic, or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line
  - 1b. Dog breeding and dog kennels on a minimum of two (2) acres, on a legal non-conforming lot, as an accessory use to a single family dwelling, limited to 10 dogs of more than 10 weeks old. Any building or enclosure for the dogs shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line, as well as being located not closer than 40 feet from the residence and not closer than 70 feet from the nearest adjacent residence
2. Child day care
3. Circus or transient amusement
4. Educational/Institutional identification sign
5. Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod
6. Home occupations - with visiting clientele
7. Laboratory facility for agricultural products and soils testing 99-9
8. Petting Zoo where accessed by a collector road as shown on the County road plan 2007-2

9. Planned Residential Unit Development in accordance with Chapter 22C of this Zoning Ordinance
10. Private park, playground or recreation area not open to the general public and to which no admission charge is made, but not including privately owned commercial business
11. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than ten (10) horses per acre of land devoted exclusively to the keeping of the horses
12. Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre
13. Public storage facilities developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance
14. Public Utility Substations
15. Radio or television station or tower
16. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time.
17. Residential facility for troubled youth subject to the requirements listed in Chapter 23-27
18. School bus parking, provided the vehicle is parked at least 30 feet from a public street
19. Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres
20. Sugar beet loading or collection station
21. The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street
22. The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten wheel truck for off-premise contract work by the owner resident of property of not less than five acres in area
23. Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations

**5B-5. Site Development Standards.**

	<u>Permitted &amp; Conditional Uses</u>	<u>Permitted Uses Requiring Five Acres Minimum</u>
1. Minimum lot area		
a. Single Family Dwelling	Three Acres	-----
b. Other	Three Acres	Five Acres
2. Minimum lot width	150 feet	300 feet
3. Minimum yard setbacks		
a. Front	30 feet	30 feet
b. Side		
i. dwelling	10 feet with total width of two side yards not less than 24 feet	
ii. other main building	20 feet each side	20 feet each side
iii. accessory building	10 feet except one foot if located at least six (6) feet in rear of main building	
iv. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials -See Chapter 23-29		
c. Side; facing street	20 feet	20 feet
d. Rear		
i. main building	30 feet	30 feet
ii. accessory building	one ft. except 10 ft. where accessory building on a corner lot rears on side yard of an adjacent lot	
4. Main Building Height		
a. Minimum	one story	one story
b. Maximum	35 feet	35 feet

Accessory Building Height

25 feet unless meeting requirements of Chapter 23-29,  
Large Accessory Buildings. 8-2002

---

**5B-6. Permitted Signs.**

The height, size and location of permitted Commercial signs shall be in accordance with the regulations set forth in Chapter 32-B, Valley Signs, of this Ordinance.

---