

CHAPTER 7

AGRICULTURAL ZONE A-3

- 7-1. Purpose and Intent
 - 7-1a. Agriculture Preferred Use
 - 7-2. Permitted Uses
 - 7-3. Permitted Uses Requiring Five (5) Acre Minimum Lot Area
 - 7-4. Conditional Uses
 - 7-5. Site Development Standards
 - 7-6. Sign Regulations
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7-1. Purpose and Intent.

The purpose of the A-3 Zone is to designate farming areas where heavy agricultural pursuits can be permanently maintained.

7-1a. Agriculture Preferred Use.

6-80

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

7-2. Permitted Uses.

1. Accessory building or use customarily incidental to any permitted or conditional use
2. Agriculture, agricultural experiment station, apiary; aviary
3. Animals or fowl kept for food production as an accessory use; animal hospital or clinic, dog breeding, dog kennel, dog training school, 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
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 side or rear lot line
8. Fruit or vegetable stand for produce grown on the premises
9. Golf course, except miniature golf course
10. Greenhouse and nursery with no retail shop operation
11. Home occupations - with no visiting clientele 96-35
12. Household pets
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 one-half (1/2) acre of land used for horses within any lot

14-92

16. Public building, public park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given in public schools
17. Single family dwelling
18. Sugar beet loading or collection station and dump sites
19. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work

7-3. Permitted Uses Requiring Five (5) Acres Minimum Lot Area.

1. Dairy or creamery
2. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises
3. Dog pound
4. Farms devoted to the hatching, raising, fattening, slaughtering, dressing and marketing of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver hatched or raised on the premises
5. Fur farm
6. Golf driving range
7. Grain storage elevators
8. 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
9. Public stables
10. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary of 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 forty (40) head per acre of used land;
 - 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
11. Riding academies
12. Sanitariums and hospitals
13. The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income

18-84

7-4. Conditional Uses.

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

1. Airports, private and commercial
2. Child day care 97-8
3. Circus or transient amusements
4. Commercial campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County
5. Commercial soil composting manufacture and sale
6. Correctional institution
7. Educational/Institutional Identification Sign 20-94, 30-94

8.	Hog ranch provided that no person shall feed any hogs any market refuse, home refuse, garbage or offal other than that produced on the premises, all pens and housing for hogs shall be concrete and maintained in a sanitary manner and drainage structures and disposal of animal waste shall be provided and properly maintained as required by the Building Inspector and Health Officer	
9.	Home occupations - with visiting clientele	96-35
10.	Horse racing and training track, cutter racing track, including indoor concessions as an accessory use	
11.	Livestock feed or sales yard	
12.	Manure spreading, drying and sales	
13.	Mines, quarries, gravel pits in accordance with the Weber County Excavation Ordinance	
14.	Outdoor recreation club activities for horse riding, bow and arrow shooting, snowmobiling, etc.	
15.	Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance	3-72
16.	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 amusement business	
17.	Public storage facility developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance	
18.	Public Utility Substations	96-42
19.	Radio or television station or tower	
20.	Residential Facilities for Handicapped Persons meeting the requirements of Chapter 23-26 of this Ordinance	16-86
21.	Residential Facility for Elderly Persons meeting the requirements of Chapter 23-28 of this Ordinance	12-91
22.	Rodeo grounds	
23.	School bus-parking, provided the vehicle is parked at least 30 feet from a public street	18-84
24.	Slaughterhouse	
25.	Stockyards	
26.	The overnight parking or 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	18-84
27.	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	18-84
28.	Turf horse jumping course	
29.	Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations	
30.	Residential facility for troubled youth subject to the requirements listed in Chapter 23-27	6-92
31.	Gun Club with 5 acre minimum parcel	98-36
32.	Skeet Shooting Range with 5 acre minimum parcel	98-36
33.	Laboratory facility for agricultural products and soils testing	99-9

7-5. Site Development Standards.

	<u>Permitted Uses</u>	<u>Permitted Uses Requiring 5 acres & Conditional Uses</u>
1. Minimum lot area	two 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 on each side	20 feet on each
	iii. accessory building	10 ft. except one ft. if located at least six 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.		14-91
	c. Side; facing street		
	on corner lot	20 feet	20 feet
	d. Rear		
	i. main building	30 feet	30 feet
	ii. accessory building	one foot except 10 feet 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 ft.	35 ft.
	Accessory Building Height	25 feet unless meeting requirements of Chapter 23-29, Large Accessory Buildings. 8-2002	

7-6. Sign Regulations.

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 32 of this Zoning Ordinance.

1. Business Signs - for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs
2. Name Plates - flat or wall type
3. Identification and Information Signs - directional, flat free standing, projecting, temporary or wall type signs
4. Property Signs - directional, flat, freestanding, projecting, temporary or wall type signs
5. Service Signs - directional, flat, freestanding or projecting type signs
6. Off Premise Sign, Advertising, - directional, flat, freestanding, projecting roof or wall type signs