

CHAPTER 11

MULTIPLE USE, AGRICULTURE AND RURAL RESIDENTIAL DISTRICTS

- 11.1 Agricultural District - A-40
- 11.2 Agricultural District - A-10
- 11.3 Rural Residential District - RR-5
- 11.4 Codes and Symbols

Table 11.1

11.1 AGRICULTURAL DISTRICT - A-40.

(1) The purposes of providing a 40 acre agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture; to maintain greenbelt spaces; to provide areas established as mountain valley, desert and other open generally undeveloped lands where human habitation would be limited in order to protect land and other open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to avoid damage to watersheds, water pollution, soil erosion and prevent danger from wildland fires. This district is intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity and open spaces.

Minimum Lot Size.....	40 acres
Minimum Width at Front or Rear Setback.....	200 feet
Minimum Frontage (on a public street or an approved private street).....	660 feet

Minimum Yard Setback Requirements:

Front Yard.....	30 feet
Rear Yard.....	60 feet
Side Yard.....	20 feet

On corner lots, 2 front yards and 2 rear yards are required.

Maximum Building Height.....	45 feet
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Required Improvements:

- Street grading with engineered swales
- Street base
- Surface drainage facilities
- Waste water disposal
- Culinary water facilities
- Street name signs and street lighting in subdivisions

11.2 AGRICULTURAL DISTRICTS - A-10.

(1) The purposes of providing a 10 acre agriculture district is to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. This district is intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

Minimum Lot Size.....	10 acres
Minimum Width at Front or Rear Setback.....	200 feet
Minimum Frontage (on a public street or an approved private street).....	60 feet

Minimum Yard Setback Requirements:

Front Yard.....	30 feet
Rear Yard.....	60 feet
Side Yard.....	20 feet

On corner lots, 2 front yards and 2 rear yards are required.

Maximum Building Height..... 45 feet

Required improvements:

- Street grading with engineered swales
- Street base
- Surface drainage facilities
- Waste water disposal
- Culinary water facilities
- Street name signs and street lighting in subdivisions

11.3 RURAL RESIDENTIAL DISTRICT - RR-5.

(1) The purpose of providing a rural residential district are to promote and preserve in appropriate areas conditions favorable to large-lot family life, maintain a rural atmosphere, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities, services and infrastructure. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

Minimum Lot Size..... 5 acres
 Minimum Width at Front or Rear Setback..... 165 feet
 Minimum Frontage (on a public street or an approved private street)..... 50 feet

Minimum Yard Setback Requirements:

Front Yard..... 30 feet
 Rear Yard..... 50 feet
 Side Yard..... 20 feet
 On corner lots, 2 front yards and 2 rear yards are required.

Maximum Height:

Buildings..... 35 feet
 Windmills for on-site, private power generation..... 60 feet

Maximum Building Coverage.....10 percent

Required Improvements:

- Street grading
- Street base
- Curb, gutters and sidewalks in subdivisions
- Surface drainage facilities
- Waste water disposal
- Culinary water facilities
- Street name signs and street lighting in subdivisions
- Fire hydrants in subdivisions
- Street monuments

11.4 CODES AND SYMBOLS.

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as 'permitted uses,' indicated by a 'P' in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

[Refer to Table 11.1](#)

Table 11.1 USE REGULATIONS

(revised 11-9-05)

USE	Permit Type		
	A-40	A-10	RR-5
Accessory buildings and uses customarily incidental to permitted agricultural uses, provided that a minimum of 50 feet from the property line on which the primary building fronts and 50 feet from any dwelling.	P	P	P
Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P
Accessory buildings and uses customarily incidental to conditional uses.	C	C	C
Accessory buildings for the housing of animals customarily incidental to permitted agricultural uses, which buildings including pens and corrals for the keeping of animals are located not less than 50 feet from any residence.	P	P	P
Temporary buildings including recreational vehicles and camp trailers for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.	C	C	C
Manufactured homes for temporary living quarters and such other temporary uses found appropriate by the planning commission.	C	C	C
Agriculture, including grazing and pasturing of animals	P	P	P
Fruit/Vegetable stand	P	P	P
Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale (does not include family food production)	P	C	C
Forestry and forest industry, such as a saw mill, wood products plant or others	C	C	C
Apiary	P	C	C
Aviary	P	C	C
Public or commercial stable, riding academy, riding ring, horse show barns or related facilities	C	C	C
Private Stable, riding academy, riding ring, horse show barns or related facilities	P	P	P
Single-Family dwellings detached	P	P	P
Nursing care facility	C	C	C
Residential facilities for handicapped, elderly or persons with a disability. (Subject to requirements of §§ 10-9a-506 through 10-9a-520 U.C.A.)	C	C	C

<u>USE</u>	<u>PERMIT TYPE</u>		
	<u>A-40</u>	<u>A-10</u>	<u>RR-5</u>
Home occupation	C	C	C
Household pets	P	P	P
<u>Institutional</u>			
Child day care center	C	C	C
Nursing care facility	C	C	C
Places of worship on lots less than four acres in size	C	C	C
Schools, professional and vocational	C	C	C
Mine, quarry, gravel pit, rock crusher, concrete batching plant or asphalt plant, oil wells or steam wells, land excavations	C	--	--
<u>Power Generation</u>			
Solar, wind, steam, hydroelectric or reciprocating engines up to 12.5 KVA output	P	P	P
Solar, wind, steam, hydroelectric or reciprocating engines over 12.5 KVA output	C	C	C
<u>Recreation, Cultural & Entertainment</u>			
Dude ranch	C	--	--
Natural open space & conservation areas	P	P	P
Parks and playgrounds, public and private	C	P	P
Pedestrian pathways, trails and greeways	P	P	P
Community gardens	--	C	C
<u>Miscellaneous</u>			
Public/private utility transmission wires, lines, pipes and poles	P	P	P
Public/private utility buildings and structures	C	C	C
Veterinary offices	P	C	--

Family food production	P	P	P
Government uses and facilities	C	C	C
Municipal service uses, including city utility uses, police and fire stations	C	C	C