

# ZONE STANDARDS – Agricultural Residential

## Chapter 6.5 Agricultural Residential Zone (AR-40)

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**6.5.1 PURPOSE.** To create an agricultural zone which:

- A. Allows for and protects agricultural uses with the Town by controlling density and coverage; and providing for compatible land uses.
- B. Protects nearby residential uses from possible objectionable effects of certain agricultural operations that could be deemed a nuisance.

**6.5.2 USE TABLE.** If a use is not specifically designated then it is prohibited.

**Table 6.5.2: Uses**

Type	Allowed	Administrative Conditional Use	Conditional Use	Business License
Accessory Structure, occupied			✓	
Accessory Structure, unoccupied	✓			
Agriculture	✓			
Animal Hospital			✓	✓
Athletic, Tennis	✓			✓
Bed & Breakfast	✓			✓
Business, Commercial, less intensive	✓			✓
Child Care Center: 8 children or less	✓			✓
Child Care Facility: 9 children or more		✓		✓
Church	✓			
Civic Club	✓			
Dwelling – Single	✓			
Dwelling – 2 Family			✓	
Farm Animals	✓			
Fence, Electric	✓			
Fence, Corner Lot	✓			
Fence, Razor		✓		
Fence, Wildlife/Large Animal		✓		
Gated Communities			✓	
Group Home			✓	✓
o Assisted Living Facility			✓	✓
o Elderly			✓	✓
o Disabled			✓	✓

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Heavy/Farm Equipment Sales			✓	✓
Home Occupation	✓	✓		✓
Household Pets	✓			
Intermittent Commercial Use		✓		✓
Kennel			✓	✓
Lumber Sales/Storage	✓			✓
Manufactured Home	✓			
Master Planned Development			✓	
Modular Home	✓			
Nursery	✓			✓
Outdoor Rec – Park – Play	✓			✓
Preschool	✓	✓		✓
Public Rights-of-Way	✓			
Public Services	✓			
Public Utility Stations except Sewer	✓	✓		
Rec Vehicle Park			✓	✓
Schools, Private – Quasi Public	✓	✓		✓
School – Public	✓	✓		✓
Small Engine Repair			✓	✓
Stables, Private	✓			
Stables, Public	✓	✓		✓
Storage Containers max 7 containers up to 1750 sq. ft	✓			

## 6.5.3 DEVELOPMENT STANDARDS

Table 6.5.3 Minimum Lot and Development Standards

LOT	Standard	Area	Width	Setbacks	Height	Sidewalks
		40 acre 1,742,400	330'	Front: 25' Side: 15' Rear: 40' Accessory Structure: 25' Front Yard/3' Side Yard	40' Max	Not Required
	Exceptions	No	No	Corner Lot: 2 Front, 2 Side, 0 Rear A corner lot shall have 2 Fronts, 2 Sides, 0 Rear. Front is determined by location of streets.		

1. **Erection of more than one principal structure on the lot.** More than one structure housing a permitted principal use, may be erected on a single lot provided that yard and other requirements of this ordinance shall be met for each structure.

2. **Nonconforming Lots of Record**

The following applies in all zones wherein single-family dwellings are listed as a permitted use.

- a. A single-family dwelling may be constructed on any lot or parcel of land that does not comply within that area's zoning width or depth requirements for such dwellings. The approval for said construction is subject to determination by the Zoning Commission; that the lot complies as follows:

The lot or parcel qualifies as an existing nonconforming lot of record; it existed as a separately described parcel on the records of the Utah County Recorder prior to the effective date of the Ordinance, and the parcel does not constitute an illegal subdivision lot. Excepting, any nonconforming lot that does not meet requirements set forth in Table 6.5.3. Said nonconforming exceptions shall require an additional prior-approval by the Board of Adjustment before issuance of building permit.

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Animal Hospital	3 spaces per 1,000 square feet gross floor area
Group Home	The greater of: 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 per 3 employees per shift
Business, Commercial Less Intensive	3 spaces per 1,000 square feet
Dwelling, Single Family	2.5 spaces per Dwelling Unit (min. 167 sq. ft. per space)
Master Planned Development	As determined by Planning Commission, based on the proposed uses and the potential for shared parking.
Public and Quasi-Public Institution, church and school; Public Utility; Municipal Facility	The greater of: 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sq. ft.

**6.5.7 MASTER PLANNED DEVELOPMENT:** Any proposal for new development or redevelopment in excess of ten (10) acres in the zone shall be master planned to assure coordination of design, mitigation of adverse impacts, and common open space. The master plan commits the owner to specific, detailed development plan as listed below:

1. **DEVELOPMENT REQUIREMENTS.** All master planned development applications must include:
  - a. Planned access for pedestrian use;
  - b. A minimum of fifteen percent (15%) of the land as improved common open space to include such uses as: mini parks, picnic, playground, recreations structures, etc.
  - c. A designated permanent easement on and over all open spaces to guarantee that the open space remains in recreation use, with the ownership and maintenance the responsibility of the owners association; and
  - d. Adopted articles of association and by-laws that are satisfactory to the Town.
  
2. **INCENTIVES FOR MASTER PLANNED DEVELOPMENT DESIGN.** The Planning Commission may recommend the following incentives for master planning.
  - a. Reduction of setbacks and required yard, subject to the International Building Code;
  - b. Allow for the development of private roads and reduced right of way areas;
  - c. Reduce required parking, based on an analysis that shows:
    - i) The proposed number of vehicles required by the typical tenant mix of the project;
    - ii) A comparison of similar projects and proposed occupancy;
    - iii) The parking needs of non-residential uses; and
    - iv) A shared parking plan and plan for overflow parking.

**6.5.8 SIGNS:** If a sign type is not specifically designated below, then it is prohibited.

Table 6.5.8: Signs

Sign Type	Allowed	Conditional	Max. Area	Max. Height	General Restrictions
Billboard		✓	250 sf.	25"	
Banner Sign	✓		3' x 6'	3'	
Construction	✓		4' x 8'	4'	
Flat or Wall Sign	✓		39 sf.	7'	Low intensity light fixtures only. One sign per building.
Monument Sign	✓		39 sf.	6'	One sign per 500' of frontage. Low intensity light fixtures only.
Name Plate	✓		2' x 3'	2'	
Real Estate	✓		3' x 6'	3'	
Illumination					24 hour illumination of signs is prohibited in the agricultural residential zone.

**RELATED PROVISIONS**

- Chapter 3. Conditional Use Standards
- Chapter 2. Definitions
- Chapter 7. Administration and Enforcement