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12.6.3.1 Purpose and Zone Characteristics

The Agriculture Zone (A-5) is established to provide areas within the City where agricultural pursuits can be encouraged and supported. Uses permitted in the zone, in addition to agriculture, should be incidental thereto and should not change or inhibit the basic agricultural character of the zone. Rezoning of land in the A-5 Zone should be accomplished in an orderly manner to avoid undue and inefficient extension of City infrastructure, and "leap-frog" development patterns. Large tracts of agricultural land should not be separated by residential development. Rather, where possible residential development in the A-5 Zone should occur near the edge of existing residential development.

12.6.3.2 Permitted, Conditional and Accessory Uses

Permitted Uses

The following land use types are permitted uses in the A-5 Agriculture Zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this ordinance.

1. Agriculture and forestry
2. Reserved (*amended 10/8/2002 Ord. 2002-13*)
3. Single family dwellings - detached
4. Utility rights-of-way and maintenance facilities
5. Public or private maintenance facilities
6. Parks and recreational facilities
7. Subdivisions pursuant to the Subdivision Ordinance
8. Residential Facilities for Elderly Persons or

Persons with a Disability in accordance with Chapter 12.21 herein

9. Planned Residential Developments in accordance with Title 12

Conditional Uses

The following land use types are allowed as conditional uses in the A-5 Agriculture Zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Section 12.13 of this ordinance.

1. Agricultural support facilities, barns and sheds
2. Clustered Residential Development in accordance with Section 12.6.3.3.1 herein (*amended 3/11/2003 Ord. 2003-05*)
3. Cellular and low power towers pursuant to Section 12.17 herein
4. Ranch or farm employee dwellings (limited to one unit per twenty (20) acres of land area which must be reviewed and renewed every three (3) years)
5. Water storage facilities, culinary or irrigation
6. Cemetery grounds and facilities
7. Religious buildings and structures
8. Resorts and group camps
9. Golf courses
10. Accessory dwelling unit (*amended 10/8/2002 Ord. 2002-12*)
11. Public uses (*amended 10/8/2002 Ord. 2002-12*)
12. Canine Hobby License (*amended 12-14-04, Ord. 2004-22*)

Accessory Uses

The following list of land use types are allowed as accessory uses in the A-5 Agriculture Zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this Section.

1. Garages - detached
2. Storage facilities for products, machinery and equipment as an accessory use to a permitted or conditional use in the zone
3. Buildings used for the confinement or protection of animals used as a permitted or conditional use in the zone
4. Private riding arenas and stables, no outdoor

- lighting
- 5. Public riding arenas and stables, with outdoor lighting
- 6. Stands for selling goods and products produced on the premises as a permitted or conditional use in the zone
- 7. Home occupations in accordance with City ordinance.

12.6.3.3 Lot Area

Each dwelling in the Agriculture Zone shall be on a separate lot containing not less than five (5) acres, except that ranch or farm employee housing may be on a smaller parcel in conjunction with a bona fide agricultural use at a ratio of one (1) unit per twenty (20) acres that must be reviewed and approved every three (3) years.

12.6.3.3.1 Clustered Residential Development

At the discretion of the City Council, an applicant may be allowed to reduce the required lot size in order to accomplish one or more of the following objectives:

- 1. Protection or preservation of environmentally sensitive areas.
- 2. Provision of open space used for view shed protection or public recreational use.
- 3. Protection of valuable agricultural land with lots arranged to allow continued agricultural use of the property.
- 4. Improved circulation and traffic flow.
- 5. More efficient operation and maintenance of public infrastructure.

In no case may the lot size in the A-5 Agriculture Zone be less than one half (½) acre. It is not the intention of this Section to increase density. The Bluffdale City Council finds that clustering of residential lots is a bonus for the applicant. Lot sizes and arrangement may vary to take advantage of topographical or aesthetic features.

The City Council is under no obligation to allow clustered residential development. Each proposed clustered development will be reviewed and approved and denied on it's own merits. Denial of a clustered residential development will not affect the ability of the applicant to develop the property in accordance with the standards set forth in this Chapter.

12.6.3.4 Lot Width

Each lot in the Agriculture Zone shall have a minimum width of two hundred (200) feet for all of the area

within the required front setback of the zone, unless approved for a more narrow lot in accordance with Section 12.6.3.3.1.

12.6.3.5 Lot Frontage

Each lot in the Agriculture Zone shall abut a public street, or private street if approved by the City Council, for a minimum distance of two hundred (200) feet, unless approved for less frontage in accordance with Section 12.6.3.3.1.

12.6.3.6 Lots Created Prior to Adoption of Ordinance

Lots or parcels of land which were legally created and eligible for a building permit prior to the adoption and application of this zone shall not be denied the issuance of a building permit for the construction of one (1) single family dwelling solely on the reason of non-conformance with the parcel size requirements of this Chapter. A building permit must be obtained and all requirements of the appropriate building code must be satisfied.

It shall be the burden of the applicant to demonstrate that the parcel legally existed and was recorded in the office of the County Recorder.

12.6.3.7 Setback Requirements

The following minimum setback requirements shall apply in the A-5 Agriculture Zone. Each setback is measured from the property line of the lot or parcel.

- 1. Front setback - Each lot or parcel in the A-5 Agriculture Zone shall have a minimum front setback of thirty (30) feet.
- 2. Side setback - Each lot or parcel in the A-5 Agriculture Zone, unless otherwise noted below, shall have a minimum side setback of twenty (20) feet.
 - a. Side setback for accessory building - The side setback for any permitted accessory building shall have a minimum side setback of ten (10) feet, except that accessory buildings that house animals or poultry shall have a minimum side setback of fifty (50) feet and be located no less than seventy-five (75) feet from any dwelling unit.
- 3. Rear setback - Each lot or parcel in the A-5 Agriculture Zone shall have a minimum rear setback of thirty (30) feet.
 - a. Rear setback for accessory building - An accessory building may be located no less than twenty (20) feet of the rear property line provided it is not used to house animals or poultry.
 - b. Accessory buildings that house animals or

poultry shall have a minimum rear setback of fifty (50) feet and be located no less than seventy-five (75) feet from any dwelling unit.

12.6.3.8 Projections into Setbacks

The following structures may be erected on or projected into any required setback:

1. Fences and walls in conformance with all applicable City ordinances and resolutions.
2. Appropriate landscaping.
3. Necessary appurtenances for utility service.

The following structures may be erected on or projected into any required front or rear setback not more than four (4) feet, and into a side setback not more than two (2) feet:

1. Cornices, eaves, sills, buttresses, or other similar architectural features.
2. Awnings, decks, and planter boxes.

12.6.3.9 Building Height Requirements

A primary building or structure may not exceed thirty-five (35) feet in height, nor be lower than ten (10) feet in height, except that accessory buildings may not exceed eighteen (18) feet in height unless it can be shown that the building or structure must be higher to accommodate a bona fide agricultural use.

12.6.3.10 Distance Between Buildings

The distance between any accessory building and any dwelling shall not be less than twenty (20) feet. Accessory buildings that house animals or poultry shall have a minimum side setback of fifty (50) feet and be located no less than one hundred (100) feet from any dwelling unit.

12.6.3.11 Permissible Lot Coverage

The sum total of all buildings and structures on any parcel in the A-5 Agricultural Zone shall not be greater than fifteen (15) percent of the total area of the parcel.

12.6.3.12 Parking, Loading and Access

Each lot or parcel in the A-5 Agricultural Zone shall have on the lot or parcel two off-street parking spaces for each dwelling unit. The spaces should be hard surfaced with asphalt or concrete and be accessed from a public road, or private drive if approved. If approved, access may be composed of dirt or road base, but only if it can be shown that the dwelling can be adequately served by public safety vehicles.

12.6.3.13 Project Plan Approval

Any request for project plan approval in the A-5 Agricultural Zone is subject to any and all applicable City resolutions and ordinances including the Subdivision Ordinance, Design Guidelines and Standard Specifications, and the Bluffdale City General Plan.

12.6.3.14 Other Requirements

The following requirements are in addition to the requirements found in this ordinance or any other applicable resolution or ordinance.

1. Signs - The following signs, and no others, are allowed in the A-5 Agricultural Zone:
 - a. Name plates not exceeding two (2) square feet in area to identify the name and address of the occupant.
 - b. One sign advertising the sale of agricultural products produced on the parcel not to exceed four (4) square feet in area.
2. Landscaping - Each dwelling unit shall landscape the lot or parcel from the front of the unit to the public street prior to issuance of a Certificate of Occupancy.
3. Trash, junk, and other debris - No trash, used materials, unsightly storage of any kind, or non-licensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or, if deemed appropriate by the City, by a sight obscuring fence.