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May 26, 2010

# Notice of Public Hearing

Riverdale City gives notice that on Tuesday, June 8, 2010, during the regular Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Riverdale Planning commission will hold a public hearing to receive and consider public comment concerning **amending Title 10, Chapter 8, Agricultural Zone**. The proposed language [is attached](#). Public comment is invited

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.



## AGRICULTURAL ZONES (A-1 & A-2)

**10-8-1: PURPOSE AND INTENT:** The purpose of the Agricultural ~~1~~ zone is to designate farm land areas ~~which are likely to~~ that are currently used for farming or as a temporary holding zone that may undergo ~~a more~~ the possibility of a more intensive urban type of development; and 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. (1985 Code § 19-15-1)

### **10-8-2: PERMITTED USES IN THE A-1 ZONE:**

Accessory building for nonconforming lots and lots having less than two (2) acres shall comply with chapter 14-5B of this title. ~~or use customarily incidental to any permitted use.~~ For all lots with more than two (2) acres: Accessory Buildings that are greater in area than one thousand (1,000) square feet and higher than twenty (20) feet but shall not occupy more than 25% of the total lot area.

Agriculture ~~or agricultural experiment station.~~

Animals or fowl kept for family food production.

Cemetery.

Church, synagogue or similar permanent building used for regular religious worship.

Cluster subdivision in accordance with chapter 23 of this title.

Corral, stable or building for keeping animals or fowl, provided such use shall be located not less than one hundred feet (100') from a public street and any such building shall be located not less than twenty five feet (25') from any side or rear lot line.

Educational institution.

Fruit or vegetable ~~storage packing plant or~~ stand for fruit or vegetables produced only on the premises.

Golf course, except miniature golf course.

~~Greenhouse and n~~Nursery limited to sale of materials produced on premises and with no buildings that are used for a retail shop operation.

Horses for private use only; and provided, that not more than two (2) horses may be kept for each one acre within any lot.

Household pets. If any individual property owner or renter request more than two dogs, a Regulatory Permit provided by Animal Control Services must be obtained.

| [Home Occupation](#)

Parking lot accessory to uses permitted in this zone.

Private park, playground or recreation area, but not including privately-owned commercial amusement business.

Public building, public park, recreation grounds and associated buildings.

| Single-family dwellings [and](#) guest homes ~~convalescent or rest homes~~.

~~Sugar beet loading or collection station.~~

Temporary buildings or use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work. (1985 Code § 19-15-2; amd. 2001 Code)

| **10-8-3: [A-2 ZONE](#) PERMITTED USES REQUIRING TWO ACRES MINIMUM LOT AREA:**

| [All permitted uses allowed in the A-1 zone are allowed in the A-2 zone.](#)

| Animal hospital or clinic, dog breeding, dog kennels and dog training school [that require a Regulatory Permit provided by Animal Control Services and if approved](#) ~~aquariums, provided~~ such use shall be located not less than one hundred feet (100') from a public street and any building or enclosure for animals is located not less than fifty feet (50') from any side or rear property line.

| Dairy farm ~~and~~ [with no](#) milk processing and sales ~~provided at least fifty percent (50%) of milk processed and sold is produced on the premises.~~

| Hog/[Pig](#) keeping and raising of not more than ten (10) [hogs/pigs](#) which are more than sixteen (16) weeks old; provided, that no person shall feed any such hog/[pig](#) any market refuse, house refuse, garbage or offal other than that produced on the premises. [This use requires a minimum five \(5\) acre contiguous lot.](#)

| Raising and grazing of horses, [cows, bulls, steers, sheep, mules, donkeys, llamas,](#) ~~cattle, sheep~~ or goats not exceeding a density of fifteen (15) head per acre of used land, and including the supplementary or full feeding of such animals as part of a farming operation; provided, that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales yard or slaughterhouse shall not be closer than three hundred feet (300') to any dwelling, or public or semipublic building, shall not include the erection of any permanent fences, corrals, chutes or other structures normally associated with commercial feedlots, and shall be carried on during the period September 15 through April 15 only.

Two-family dwelling. (1985 Code § 19-15-3)

**10-8-4: CONDITIONAL USES, only in the A-2 Zone:** The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in [chapter 19](#) of this title:

~~Circus or transient amusement.~~

[Corralling, feeding, exercising and maintenance of horses for persons other than the owner of the A-2 property. Traffic and adjacent properties shall not be impacted by this type of use. Prior to allowing this use a site plan must be submitted to the Planning Commission for review and recommendation to the City Council. A business license is required for the operation of this use.](#)

Farms devoted to the hatching, raising and fattening of chickens, turkeys or other fowl, rabbits, fish or frogs, chinchilla and beaver.

~~Home occupations.~~

Planned residential unit development in accordance with chapter 22 of this title.

Private park, playground or recreation areas not open to the general public and to which no admission charge is made ~~but not including privately owned commercial amusement business.~~

Public utility substation or water storage reservoir developed by a public agency.

Radio or television station or tower.

Swap meets at a drive-in theater.

Wastewater treatment or disposal facilities meeting the requirements of the Utah state division of health code waste regulations. (1985 Code § 19-15-4)

**10-8-5: SITE DEVELOPMENT STANDARDS:**

	<del>Permitted And Conditional</del> Uses	<del>Permitted and Conditional</del> Uses Requiring Two Acres Minimum
Minimum lot area	40,000 square feet	2 acres
Minimum lot width	150 feet	150 feet
Minimum yard setbacks:		
Front	30 feet	30 feet
Side dwelling	10 feet with total width of 2 side yards not less than 24 feet	
Other main building	20 feet each side	<u>20 feet each side</u>
Accessory building <u>Side Setback</u>	10 feet <u>from side property line</u> except 1 foot if located at least 6 feet in rear of main building <u>and shall be at least 20 feet from main building on adjacent lots.</u>	
Side; facing street on corner lot	20 feet	20 feet
<u>Rear Main Building:</u>	<u>30 feet</u>	<u>30 feet</u>
<u>Main building</u>	30 feet	30 feet
<u>Accessory building Rear setback</u>	<p><del>1 foot except 10 feet where accessory building rears on side yard of adjacent corner lot</del> — <u>10 feet where accessory building rears on side yard of adjacent corner lot or 1 foot from rear property line if located 6 feet from rear of main building provided that the structure be at least 20 feet from main building on adjacent lot.</u></p> <p>If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access</p>	
Building height:		
Minimum	1 story	1 story
Maximum	2 <sup>1</sup> / <sub>2</sub> stories or 35 feet	2 <sup>1</sup> / <sub>2</sub> stories or 35 feet

(Ord. 582, 11-15-2000)