

Chapter 9

AG AGRICULTURE ZONE

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The purpose of this Zone is to provide areas where the growing of crops and the raising of livestock can be encouraged and supported within the City limits. The AG Zone is intended to protect agricultural uses, natural resources, and environmentally sensitive lands from encroachment of urban development.

10-9-020: PERMITTED USES:

Uses permitted in the AG Zone, in addition to agricultural uses, should be incidental thereto and should not change the basic agricultural character of the zone. The following are permitted uses by right provided the parcel and buildings meet all other provisions of this Title and any other applicable ordinances of Coalville City.

1. Accessory structures and uses
2. Agriculture
3. Agriculture buildings and uses customarily associated with traditional agriculture operations
4. Animal specialties (i.e. kennels, grooming)
5. Apiaries

6. Aviaries
7. Churches, Synagogues, and Temples
8. Dwellings, accessory
9. Dwellings, Single-Family Detached
10. Educational Services
11. Equestrian facilities, riding academies, schools and associated stables
12. Farm Animal Keeping {see Section 10-6-040}
13. Farm Industry (on a parcel of five [5] acres or more)
14. Fruit and Vegetable Stands
15. Home Occupations, Minor
16. Household pets
17. Nursery/Greenhouse
18. Private Parks and Recreational Activities
19. Public Parks
20. Public uses
21. Quasi-public uses
22. Rabbits and Hens
23. Recreation facilities or uses
24. Residential care facilities for elderly or handicapped persons subject to the conditions found in Utah Code 1996, as amended
25. Seasonal uses
26. Trails and open space, Agriculture and Natural
27. Veterinary Clinics

10-9-030: CONDITIONAL USES

The following may be permitted as a conditional use after application and approval as specified in Section 10-3 of this Title.

1. Cluster Subdivisions
2. Communications, substations/facilities.
3. Educational Services, Private
4. Home Occupations, Major

10-9-040: LOTS OF RECORD

Lots or parcels of land, which legally existed or were created by a preliminary or final plat approval prior to the adoption of this Code, shall not be denied a building permit solely for a reason of non-conformance with the parcel or density requirements of this chapter and are declared a legal nonconforming use under this Code.

10-9-050: ONE DWELLING PER LOT

Not more than one (1) primary single-family dwelling and accompanying accessory dwelling may be placed upon a lot or parcel of land in the AG Zone.

10-9-060: MINIMUM LOT STANDARDS

All lots shall be developed in accordance with the following lot standards. Lot area for properties fronting existing streets shall include all property as described on the most recent plat of record.

Lots or parcels should be arranged in a manner that encourages the retention of open and usable agricultural land. Although clustering of lots is not required, if the applicant chooses not to cluster, evidence and information as to why the lots or parcels will not be clustered should be provided to the Planning Commission.

Open space created by the clustering of lots or parcels shall be clearly indicated on the subdivision plat and all recorded deeds of the subject property. Deed and/or plat restrictions, donation to an approved land trust or the City, or other development restrictions satisfactory to the Planning Commission and City Council shall be required for land designated as open space. Development on land designated as open space will require, at a minimum, a plat amendment and possibly a zone change either of which may be denied by the City.

- A. Density:** One (1) Lot per 20 acres
- B. Lot Size:** Minimum One (1) acre
- C. Lot Frontage:** All lots developed for residential use in the AG Zone shall abut along the right-of-way line of a public street or private road for a minimum distance of one hundred fifty (150) feet or be accessed by a Private Driveway/Road/Lane.

10-9-070: SETBACK REQUIREMENTS - PRIMARY DWELLINGS

The following yard setback requirements for dwellings and main buildings shall apply on all lots in the AG Zone:

- A. Front Set Back:** The minimum front yard setback for all buildings in the AG Zone shall be fifty (50) feet.
- B. Side Set Back:** The minimum side yard setback for all primary structures in the AG Zone shall be twelve (12) feet. The minimum side yard setback for all buildings on corner lots in the AG Zone shall be twelve (12) feet on the side adjoining another lot and fifty (50) feet on the side adjoining the street.
- C. Rear Setback:** The minimum rear yard setback for all buildings in the AG Zone shall be twenty four (24) feet.
- D. Easements:** No dwelling or main building shall be located within a Platted easement area of any kind.

10-9-080: SETBACK REQUIREMENTS - ACCESSORY STRUCTURES

- A. **Side Setback:** No closer than ten (10) feet from the side property line. Accessory Structure may not be located in the required street side yard setback of a corner lot.
- B. **Rear Setback:** No closer than ten (10) feet from the rear property line.
- C. **Height Restriction:** Any Accessory structure exceeding sixteen (16) feet in height shall meet the setback requirements of primary dwellings.
- D. **Setbacks for Accessory Buildings for Animals** Accessory buildings used for the housing or shelter of animals shall be located a minimum distance of fifty (50) feet from any adjacent dwelling on same lot.
 - a. All pens, corrals, barns, coops, stables, and other similar enclosing structures to keep animals or fowl shall be located no less than one hundred fifty (150) feet from a public street and no less than one hundred (100) feet from all dwellings on adjacent lots (This Provision shall not apply to pastures).
- E. **Easements:** No permanent accessory building shall be located within a platted easement area of any kind.

10-9-090 REQUIREMENTS FOR ACCESSORY USES

- A. Private swimming pools, tennis courts, and similar uses shall be allowed in a rear yard provided they are located at least twenty (20) feet from any dwelling on an adjoining lot and at least six (6) feet from any property line.
- B. Detached garages and other accessory buildings sixteen (16) feet or less in height as hereinafter provided. Such structures shall not cover over fifty (50) percent of the rear yard area or be located closer than three (3) feet from the property line or within a public utility easement if noted on a subdivision plat.
- C. Hard surfaced parking areas are allowed, provided the parking area does not cover over fifty (50%) percent of the rear yard area or is closer than three (3) feet from the property line.
- D. Air conditioning units.
- E. Hot tubs, decks or similar uses twelve (12) inches or less above grade shall be allowed in a rear yard provided they are located at least fifteen (15) feet from a dwelling on an adjoining lot and three (3) feet from the property line.

- F. Circular driveways shall be permitted in required front yard areas of residential lots leading to and from a garage or carport on the property subject to the following conditions:
1. Such drives shall be constructed of one or more of the following: Concrete, asphalt, gravel, cobblestone, or other available/viable options, creative designs are encouraged.
 2. Such drives shall not be over sixteen (16) feet in width.
 3. There shall be a landscaped area at least fifteen (15) feet in depth from the front property line to the inside of the circular drive.

Circular driveway areas are not to be used for the parking or storage of any trailer, camper, motor home, boat, or other equipment at any time.

10-9-100: ACCESSORY DWELLINGS

The intent and purpose of this provision is to encourage accessory dwellings as an affordable housing opportunity while protecting the existing quality of life in the residential zones throughout the community.

Any request for an accessory dwelling such as basement, attic or garage apartments within residential dwellings must be reviewed and approved by the Staff and/or Planning Commission.

The limit is one (1) accessory dwelling per single family detached dwelling. Accessory dwellings are permitted uses in all zones; however, the following criteria must be established prior to approval or issuance of a Building Permit:

1. **Size:** The maximum size of an accessory dwelling shall not exceed 1,000 gross square feet as measured from exterior wall to exterior wall, or two-thirds the size of the primary dwelling, whichever is less. The square foot amount of the accessory dwelling shall be included in the total building square footage calculations for all structures.
2. **Parking:** One on-site parking space shall be provided in addition to the underlying parking requirements for a household unit.
3. **Single Municipal Utility Meters:** The primary dwelling and the accessory dwelling shall be on the same utility meters.
4. **Building and Fire Code:** The accessory dwelling and associated improvements shall meet Building Code regulations as well as any Fire Codes in effect.

10-9-110: HEIGHT REQUIREMENTS AND PROVISIONS

No lot or parcel of land in the Agricultural Zone shall have a building which exceeds a height of thirty (30) feet. Silos, windmills, and other agricultural related accessory structures not used for human occupancy exceeding thirty five (35) feet in height will require a Conditional Use Approval

The total height of a building or structure shall be measured as the vertical distance from the natural grade, as defined in this Code, to the highest point of

1. a flat roof
2. the ridge of a hip or gable roof
3. the deck line of a mansard roof.

In no case shall a mansard roof or the parapet wall of a flat roof extend more than eighteen (18) inches above the maximum height limitation in the zone.

Roofs not fitting clearly any of the above three classifications shall be classified by the Staff in accordance with the roof it most closely resembles. Roofs which drain to the center shall be considered as flat or mansard depending on their configuration.

To allow for roof pitches and provide usable space within the structure, the following **exceptions** apply:

- A. Antennas, chimneys, flues, vents, or similar structures may extend up to eight (8) feet above the specified maximum height limit for the zone.
- B. Water towers and mechanical equipment may extend up to five (5) feet above the specified maximum height limit.
- C. Church spires, bell towers, and like architectural features, may extend over the specified maximum height limit, but shall not contain any habitable spaces above the maximum zone height stated. These features must be approved as part of the site plan review and approval.

10-9-120: ACCESS

No more than five (5) dwellings may be constructed on a private road, or a road with only one point of ingress or egress.

- A. All private roads must be constructed in such a manner that emergency service vehicles can operate properly upon them and include pull-outs and turnarounds as required in Title 8 Chapter 4: Requirements for Improvements, Reservations and Design.

- B. Additionally, the City must be given the authority and ability to use the private road at any time for public safety purposes, including keys to any locked gates.

10-9-130: TRASH, WASTE, STORAGE AND ABANDONED VEHICLES

No trash, used materials, wrecked, or non-operational or abandoned vehicles or equipment shall be placed or stored within a public right-of-way, on any public sidewalk or in any required yard setback areas. All such materials must be screened from public streets and adjacent property or stored within an enclosed building.

All storage areas within a side yard and rear yard shall be screened from the public or adjoining residential area view by appropriate fencing or landscaping methods and placed in a rear area of the main building if possible.

No hazardous materials, chemicals or oils/solvents shall be stored in areas that do not meet Health Department regulations or are accessible to the public.

10-9-140: OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided as specified in Chapter 6 of this Title.

10-9-150: SIGNS

The signs permitted in this Zone shall be those allowed in agricultural zones pursuant to Title 13 of this Code.

