

**APPLE VALLEY TOWN  
ORDINANCE NO. 2018-09**

**AN ORDINANCE TO REPEAL AND REPLACE TITLE 10, CHAPTER 6 OST OPEN SPACE TRANSITION ZONE  
AND CHAPTER 7 AG AGRICULTURAL ZONE**

**WHEREAS**, the ordinances of the Town of Apple Valley provide for land use regulation of property; and

**WHEREAS**, on June 13, 2018, the Apple Valley Planning Commission, held a public hearing to consider comments to repeal and replace the Apple Valley Ordinance Title 10, Chapter 6 OST Open Space Transition Zone and Title 10, Chapter 7 AG Agricultural Zone; and

**WHEREAS**, the Planning Commission has recommended the proposed amendments and adoptions to the Town Council; and

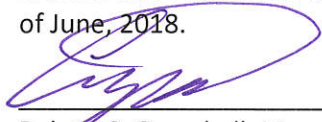
**WHEREAS**, Town Council has reviewed the Planning Commission's recommendation and has determined that these ordinances are in the best interest of the health, safety, and welfare of the citizens of the Town of Apple Valley; and

**WHEREAS**, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 13<sup>th</sup> day of June, 2018, and upon motion duly made and seconded:

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH**, that Apple Valley Town repeals and replaces the Apple Valley Ordinance Title 10, Chapter 6 OST Open Space Transition Zone and Title 10, Chapter 7 AG Agricultural Zone as attached.

**EFFECTIVE DATE.** This amendment shall be effective upon passage, without further publication.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Apple Valley, Utah this 13<sup>th</sup> day of June, 2018.

  
\_\_\_\_\_  
Robert S. Campbell, Mayor

ATTEST:

  
\_\_\_\_\_  
Jauna M. McGinnis, Town Recorder

Mayor Robert Campbell	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Debbie Kopp	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Michael McLaughlin	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Trevor Black	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Paul Edwardsen	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>

**TITLE 10**  
**CHAPTER 6**  
**OST OPEN SPACE TRANSITION ZONE**

- 10-6-1: Purpose**
- 10-6-2: Permitted Uses**
- 10-6-3: Conditional Uses**
- 10-6-4: Height Regulations**
- 10-6-5: Area Width and Yard Regulations**
- 10-6-6: Modifying Regulations**

**SECTION 6-1 PURPOSE:**

The purpose of this zone is to provide for protection of primarily undeveloped private land.

**SECTION 6-2 PERMITTED USES:**

Uses permitted in this zone are as follows:

- A. Bona fide farm buildings
- B. Farming operations
- C. Livestock grazing
- D. Raising of crops, horticulture and gardening
- E. Undeveloped private land
- F. Trails and trail rides

**SECTION 6-2 CONDITIONAL USES:**

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Any use not specifically allowed under permitted or conditional uses shall be prohibited.

**SECTION 6-4 HEIGHT REGULATIONS:**

No building shall be erected to a height greater than thirty five (35') feet without a conditional use permit.

**SECTION 6-5 AREA WIDTH AND YARD REGULATIONS:**

<u>District</u>	<u>Area</u>	<u>Width in Feet</u>	<u>Yard Setbacks in Feet</u>		
			<u>Front</u>	<u>Side</u>	<u>Rear</u>
OST	3 Acres	400	25	25	25

{25' setback on corner and street side lots}

**SECTION 6-6 MODIFYING REGULATIONS:**

As may be established by the land use authority relative to a specific use:

- A. Distance of Animal Housing: no corral, stable or kennel may be located within one hundred feet (100') of any dwelling or residential building lot.

# Title 10

## Chapter 7

### AG Agricultural Zone

**Section 07: 1 Purpose**

**Section 07: 2 Permitted Uses**

**Section 07: 3 Conditional Uses**

**Section 07: 4 Development Standards in Agricultural Zones**

**Section 07: 5 Modifying Regulations**

**Section 07: 1 Purpose:**

The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.

**Section 07: 2 Permitted Uses:**

Uses permitted in this zone are as follows:

- A. Crop production, horticulture and gardening
- B. Farm buildings and uses
- C. Household pets
- D. Farming livestock
- E. Stands for sale of produce grown and sold on premises
- F. Veterinarian
- G. Weaner Pigs
- H. Residential Dwelling

**Section 07: 3 Conditional Uses:**

Uses requiring a conditional use permit in this zone are as follows:

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Any use not specifically allowed under permitted or conditional uses shall be prohibited.

**Section 07: 4 Development Standards in Agricultural Zones:**

Development Standard	Zones			
	A-40	A-20	A-10	A-5
Lot standards:				
Minimum lot area	40 acres	20 acres	10 acres	5 acres
Minimum lot width	400 feet	400 feet	300 feet	300 feet
Building standards:				
Maximum height, main building <sup>1</sup>	35 feet	35 feet	35 feet	35 feet
Maximum height, accessory building	35 feet	35 feet	35 feet	35 feet
Setback standards - front yard:				
Any building <sup>2</sup>	30 feet	30 feet	30 feet	30 feet
Setback standards - rear yard:				
Main building	30 feet	30 feet	30 feet	30 feet
Accessory building	No requirement	No requirement	No requirement	No requirement
Setback standards - interior side yard:				
Main building	15 feet	15 feet	15 feet	15 feet
Accessory building of 100 square feet or less	No requirement	No requirement	No requirement	No requirement
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet
Setback standards - street side yard:				
Main building	20 feet	20 feet	20 feet	20 feet
Main building on corner lot with yard that abuts the side yard of another lot	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted
ADD Animals permitted				

Notes:

**Section 07: 5 Modifying Regulations:**

- A. Fur farms, solos, fish farms or the keeping of exotic animals may not be approved in the A- 5 district.
- B. Location of Corral or Stable: No corral or stable shall be located closer than one hundred feet (100') from any dwelling unit in an adjacent zone.
- C. Housing Of Weaner Pigs: The housing of weaner pigs may be approved by conditional use permit, subject to the following requirements:
  - 1. "Weaner pigs" shall be defined as pigs that will be one year of age or less and do not weigh more than three hundred fifty (350) pounds at the end of the five (5) month period in which the weaner pig is kept.
  - 2. All weaner pigs shall be kept only during the months of December through April, or for a different five (5) month period of time if approved by the planning commission.
  - 3. Setbacks for pens for weaner pigs shall be the same as required for other animals.
  - 4. No weaner pig shall be allowed to run loose (not in a restricted environment, such as a pen) unless attended by the owner or keeper of the pig.
  - 5. All pens shall be cleaned regularly, a minimum of three (3) times weekly.
  - 6. No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen.
- D. For additional restrictions and clarifications in this zone, see Chapter 15 Supplementary and Qualifying Regulations for Land Use and Building.