

**MENDON CITY  
ORDINANCE 2018-14**

**AMENDMENTS TO THE AGRICULTURAL ZONING CODE**

**WHEREAS**, Mendon City Planning and Zoning has reviewed the agricultural zoning code and proposes clarifications, corrections, and additions

**WHEREAS**, Mendon City Water Policy specifies the amount of secondary water required per parcel and those requirements are specified in this proposed amendment

**WHEREAS**, Mendon City Council finds the amendments to be necessary and appropriate to provide clarity to the zoning code

**NOW THEREFORE**, be it ordained by the Council of Mendon City, in the State of Utah, as follows:

**SECTION 1:**     **AMENDMENT** “6.7 AGRICULTURAL ZONE A-1” of the Mendon City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

6.7 AGRICULTURAL ZONE A-1

- A.   **PURPOSE.** The A-1 Agricultural Zone has been established as a district in which the primary use of the land is for the production of agricultural and livestock products. This Zone has been created to preserve appropriate areas of Mendon, Utah 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. This zone is characterized by dwellings situated on small, part-time subsistence farms. The zone is also characterized by family garden plots and the keeping of animals and fowls for family food production. Representative of the uses within this zone are barns, milking parlors, corrals, row crops, fruits, livestock, pasturing of animals, and dwellings occupied by persons obtaining all or part: of their livelihood from the land on which the dwelling is located but excluding production of fur-bearing animals.
- B.   **PERMITTED USES**
1.   Single family dwellings and buildings accessory thereto, when located on a farmstead of at least two and one half (2.5) acres. When lot size is at minimum, livestock numbers will be governed by regulations under Family Food Production.
  2.   The production of agricultural produce.
  3.   Fruit and vegetable packing plants and produce depots; fruit and vegetable stands provided such stands are temporary and will be moved in the off season and are made exclusively of wood frame or light metal material.
  4.   Farm produce sheds, buildings, and cellars.
  5.   Nurseries (plant)
  6.   Machinery sheds for the storage of farm machinery.

7. The raising of livestock and poultry.
  8. Barns, corrals, pens and coops, for the keeping and breeding of animals and fowls.
  9. Chicken hatcheries; milking parlors, and outbuildings accessory thereto.
  10. Poultry killing and dressing.
- C. CONDITIONAL USES
1. Public utility buildings; and other public buildings.
  2. Schools and churches.
  3. Sewage treatment plants when approved by the State Department of Health and by the Board of Adjustment.
  4. Water reservoirs and water and drainage facilities.
  5. Airports
  6. Country Clubs
  7. Golf courses
  8. Cemeteries
  9. Residential facilities for elderly persons
  10. Tower or Antenna Structure
  11. Equestrian Park
  12. Gravel Pit
  13. Other similar uses ruled by the Planning Commission to be in harmony with the objectives and characteristics of the zone.
- D. HEIGHT REGULATIONS None.
- E. AREA REQUIREMENTS. An area of not less than two and one half (2.5) acres shall be provided and maintained for all permitted uses, except Schools and churches shall have a building site of at least five (5) acres. ~~Buildings housing animals and fowls shall be kept a minimum of one hundred and thirty (130) feet from the street.~~ Area requirements for conditional uses shall be as required by the Planning Commission provided a minimum of two and one half (2.5) acres shall be required.

District	Minimum Area	Minimum Lot Width
A-1-108	2.5 Acres (108,900 sq. ft)	330 feet
A-1-217	5 Acres (217,000 sq. ft)	330 feet

- F. WIDTH REQUIREMENTS. The minimum width of any building site for dwellings or other main buildings shall be at least three hundred thirty (330) feet.
- G. FRONT YARD REGULATIONS. All buildings and structures shall be set back at least sixty (60) feet from the center of any public road, or forty (40) feet from the right-of-way, whichever is the greater distance, except that all buildings and structures situated adjacent to state or federally designated highways shall be set back at least fifty feet from the right-of-way line. Buildings housing animals and fowls shall be kept to a minimum of one hundred and thirty (130) feet from the street.
- H. SIDE YARD REGULATIONS. All buildings shall be set back at least ten (10) feet from a side property line, except that a one (1) foot side setback shall be required for accessory buildings and for barns, coops, and sheds which are located adjacent to waterway boundaries or on road right-of-ways. On corner lots the required setback from the side property line which abuts upon a street shall be the same as the front setback.
- I. REAR YARD REGULATIONS. All buildings shall be set back from the rear property line at least eight (8) feet, except that no setback shall be required for accessory buildings, barns, coops, and sheds which are located adjacent to a waterway or road right-of-way.

J. SIZE OF DWELLINGS. The ground floor area of any single-family dwelling shall be at least eight hundred (800) square feet exclusive of open porches and carports. For other buildings there shall be no size requirements.

K. SPECIAL PROVISIONS

1. Space around buildings and structures shall be kept free from refuse and debris.
2. Domestic water supply and sewage disposal shall comply with State Department of Health requirements as represented by a letter or other approval there from.

L. SECONDARY WATER REQUIREMENTS. Lots with dwellings which are greater than two and one half (2.5) acres and less than five (5) acres, must have one (1) acre-foot of secondary water per acre, and lots which are five (5) acres or greater must have one (1) acre foot of secondary water per five (5) acres.

**SECTION 2: REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 3: EFFECTIVE DATE** This Ordinance shall be in full force and effect from August 9th, 2018 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE MENDON CITY COUNCIL AUGUST 09, 2018.

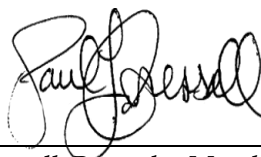
	AYE	NAY	ABSENT	ABSTAIN
Jon Hardman	<u>X</u>	_____	_____	_____
Bob Jepsen	<u>X</u>	_____	_____	_____
Karole Sorensen	<u>X</u>	_____	_____	_____
Kelly Barrett	_____	_____	<u>X</u>	_____
Greg Taylor	_____	_____	<u>X</u>	_____

Presiding Officer

Attest



Edwin D. Buist, Mayor, Mendon City



Paul Cressall, Recorder Mendon City



