

[Title 19 ZONING](#)

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## Chapter 19.48 A-1 AGRICULTURAL ZONE

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### 19.48.010 Purpose of provisions.

The purpose of the A-1 zone is to provide areas in the county for low-density residential development, together with limited agricultural uses. (Prior code § 22-23-1)

### 19.48.020 Permitted uses.

Permitted uses in the A-1 zone include:

-- Accessory uses and buildings customarily incidental to permitted uses;

-- Agriculture;

-- Animals and fowl for family food production;

-- Apiary;

-- Aviary;

-- Farm devoted to the raising and marketing, on a commercial scale, of chickens, turkeys or other fowl or poultry, rabbits, chinchilla, beaver, nutria, fish or frogs;

-- Home business, subject to Chapter 19.85;

- Home day care/preschool, subject to Section 19.04.293;
  - Household pets;
  - Raising and grazing of horses, cattle, sheep or goats, provided that such raising or grazing is not a part of, nor conducted in conjunction with, any livestock feed yard, livestock sales yard, animal byproduct business, or commercial riding academy;
  - Residential facility for elderly persons;
  - Residential facility for persons with a disability, provided that each such facility shall not be located within one-half mile of a similarly-licensed residential facility for persons with a disability;
  - Single-family dwelling;
  - Worm farming (minimum lot area one acre).
- (Ord. 1535 § 4 (part), 2004; Ord. 1452 § 10, 1999; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; 1986 Recodification; § 1 (part) of Ord. passed 2/1/84; prior code § 22-23-2)

### 19.48.030 Conditional uses.

Conditional uses in the A-1 zone include:

- Airport;
- Bed and breakfast homestay;
- Campgrounds;
- Cemetery;
- Day care/preschool center, subject to Section 19.76.260 of this title;
- Dwelling group.

A. The development shall comply with the maximum allowable density for the A-1 zone.

B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer, the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.

C. Access shall be provided by a private street or right-of-way from a public street; the private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units and not less than thirty feet wide for three or more dwelling units.

D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.

E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.

F. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.

- Fruit and/or vegetable stand, provided that the products are produced on the premises;
- Golf course;
- Home day care/preschool, subject to Section 19.04.293;
- Milk processing and sale, provided that at least fifty percent of the milk processed or sold is produced on the premises;
- Nursery and/or greenhouse, excluding retail sales;
- Nursing home;
- Pigeons, subject to health department health regulations;
- Planned unit development;

- Plant for storage or packing of fruit or vegetables produced on the premises;
  - Private educational institution having an academic curriculum similar to that ordinarily given in public schools;
  - Private nonprofit recreational grounds and facilities;
  - Public and quasi-public uses;
  - Radio and television transmitting and relay station and tower, excluding business office or studio, except such control room studio facilities as required for emergency broadcasts in the event of a national or local disaster;
  - Residential health care facility for up to five residents on streets less than eighty feet in width, and up to ten residents on street eighty feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the Utah Department of Health, which use shall not change the residential appearance and character of the property;
  - Sportsman's kennel (minimum lot area one acre);
  - Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner;
  - Two-family dwelling.
- (Ord. 1539 § 14, 2004; Ord. 1535 § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1338 § 2 (part), 1996; Ord. 1198 § 8 (part), 1992; Ord. 1179 § 6 (part), 1992; Ord. 1170 §§ 2 (part), 3 (part), 1991; Ord. 1118 § 5 (part), 1990; Ord. 1088 § 5 (part), 1989; (part) of Ord. passed 12/15/82; Ord. passed 11/17/82; prior code § 22-23-3)

#### **19.48.040 Lot area.**

In the A-1 zone, the minimum lot area for any dwelling, school, church, greenhouse, aviary or apiary, or for the keeping of animals and fowl for family food production, shall be ten thousand square feet. The minimum lot area for any fowl, poultry, rabbit, fish, chinchilla, beaver, nutria or frog farm, or for raising or grazing horses, cattle, sheep or goats (except as permitted for family food production), or for packing or storage plants, shall be one acre. The minimum lot area for radio and television transmitting and relay stations and towers shall be four acres or more, such additional area to be sufficient to permit the placement of towers in such a manner that side clearance in every direction from each and every tower shall be equal to or greater than the height of the tower. (Prior code § 22-23-4)

#### **19.48.050 Lot width.**

In the A-1 zone, the minimum width of any lot which is required by this chapter to contain a minimum area of ten thousand square feet shall be sixty-five feet. The minimum width of any lot which is required by this chapter to contain a minimum area of one acre shall be one hundred feet. The minimum width of any lot which is required by this chapter to contain a minimum area of four acres shall be two hundred feet, provided that the minimum width shall be increased above two hundred feet to the extent necessary to give side clearance in every direction from the base of any tower to be constructed equal to the height of the tower. (Prior code § 22-23-5)

#### **19.48.060 Front yard.**

In A-1 zones, the minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight feet shall be thirty feet, or the average of the existing buildings where fifty percent or more of the frontage is developed, provided that in no case shall the front yard be less than twenty feet, or be required to be more than thirty feet. All accessory buildings, other than private garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the main building. (Prior code § 22-23-7)

#### **19.48.070 Side yard.**

A. Dwellings and Accessory Buildings. In the A-1 zone, the minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear and at least six feet away from the main building shall be a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet.

B. Other Buildings. The minimum side yard shall be ten feet, and the total width of the two required side yards shall be not less than twenty feet. Minimum side yard provisions of this section shall apply to all structures, including guy wires for the support of any towers constructed under this chapter. (Prior code § 22-23-6)

#### **19.48.080 Rear yard.**

In the A-1 zone, the minimum depth of the rear yard for any main building shall be thirty feet, and for accessory buildings one foot; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard. (Prior code § 22-23-8)

#### **19.48.090 Building height.**

A. Except as otherwise specifically provided in this title, no building or structure shall exceed the following height:

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the building or structure. The box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet;

2. Thirty-five feet on other properties;

3. No dwelling structure shall contain less than one story.

B. Accessory Buildings.

1. No building which is accessory to a dwelling shall exceed twenty feet in height. For each foot of height over fourteen feet, accessory buildings shall be set back from property lines an additional foot to allow a maximum height of twenty feet. (Ord. 1509 § 9, 2003; Ord. 1237 § 3, 1993)

#### **19.48.100 Density.**

The allowable density for planned unit developments and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding, the planning commission shall not approve a planned unit development with density higher than the following:

Single-family dwellings	4.0 units per acre
Two-family dwellings	8.0 units per acre

(Ord. 1539 § 13 (part), 2004)

#### **19.48.110 Division of two-family dwelling.**

A lot containing a two-family dwelling may be subdivided, creating a new lot line along the shared common wall and extending to the front and rear property lines, subject to the following conditions:

A. The minimum area of the lot containing each unit shall be five thousand square feet.

B. The division of ground is subject to the requirements of the Salt Lake County Subdivision Ordinance (Title 18).

C. The subdivision plat shall specifically note that the purpose of the subdivision is to accommodate the division of a two-family dwelling. (Ord. 1539 § 13 (part), 2004)

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