ARTICLE O. AGRICULTURE ZONES

10-7O-1: OBJECTIVES AND CHARACTERISTICS:

Santaquin recognizes agriculture lands and uses as viable and of paramount importance in maintaining the culture and identity of Santaquin. The city objectives in establishing agriculture zones include, but are not limited to, the following:

A. Buffering and protecting agricultural operations and lands from encroachment of urban development.

B. Permitting uses that enable agricultural operations to function and remain viable in the area but which are incidental thereto and do not change the basic character of the district. These uses may include farm based businesses to supplement farm income, e.g., experiential farming businesses (i.e., bed and breakfast inns, farm themed commercial uses similar to the Red Barn, farmers' markets, pick your own fruit markets, etc.).

C. Limiting those land uses and activities that could conflict with agricultural uses or adversely affect the long term investment in the land and improvements in areas designated for farmland preservation.

D. New development adjacent to agriculture areas will be more aware of impacts associated with common agricultural practices and be required to mitigate those impacts to and from the adjacent agriculture operations.

E. Assuring that farm related housing can be adequately serviced by necessary utilities.

F. Maintaining as much as possible the agricultural heritage of Santaquin City as further indicated by recognition of Santaquin as the Utah farming heritage district for the state of Utah. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

10-7O-2: AGRICULTURE ZONES ESTABLISHED:

The following agriculture zones are established within the city:

A. Agriculture Zone (Ag): The agriculture zone is established to highlight those agriculture operations and lands most suitable for agriculture operations within the city while allowing housing and other accessory uses necessary for such operations to remain viable. Development within this zone will be limited and only allowed where the above objectives and characteristics are furthered.

B. Residential Agriculture Zone (R-Ag): The residential agriculture zone is established to allow limited development within and near agricultural operations which would allow property owners to develop a portion of their property while maintaining a rural and agrarian character in the city through clustering development, preserving open spaces and view corridors, and limiting infrastructure costs. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

10-7O-3: PERMITTED USES:

General land uses within the agriculture zone shall complement agrarian uses on properties within this zone. All land uses and future development decisions should be based on the goals and policies of the city's general plan land use element.

Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is not a permitted use within the represented area.

(Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

Use	**Ag**	**R-Ag**
Accessory building	P	P

Accessory building without dwelling structure	P	N
Agribusiness	P	C
Agriculture	P	P
Agriculture building	P	P
Agriculture building without a dwelling structure	P	P
Assisted living facility - large	N	C
Assisted living facility - small	N	P
Bed and breakfast homes	C	C
Boarding facility	P	C
Commercial, ancillary	P	C
Dwelling, caretaker	P	P
Dwelling, guest cottage	P	P
Dwelling, single-family detached	P	P
Feedlot	C	N
Gravel, sand, earth extraction, and mass grading	C	N
Home occupations, in accordance with chapter 12 of this title	P/C	P/C
Institutions	C	C
Outdoor youth program	C	C
Public or quasi-public buildings	C	C
Public park, private park or playground	P	P
Public safety buildings	P	P
Religious center	P	P
Resident healthcare facility	N	C
Residential facility for persons with a disability	N	P
Residential facility for the elderly	N	P
Residential support facility	P	P
School, public or quasi-public	P	C
Seasonal businesses	P	P

Sexually oriented business	N	N
Sheltered workshop	N	C
Slaughterhouse	N	N
Social or reception center	C	C
Telecommunications sites	C	C
Treatment facility - large	N	N
Treatment facility - small	N	C
Veterinary hospital, large animal	P	P
Veterinary hospital, small animal	P	P

(Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008; amd. Ord. 02-01-2010, 2-17-2010, eff. 2-18-2010; Ord. 03-02-2010, 3-17-2010, eff. 3-18-2010; Ord. 07-02-2010, 7-21-2010; Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)

10-7O-4: PARCEL REQUIREMENTS:

The following table outlines the parcel standards within the respective agriculture zones:

Zone	Ag	R-Ag
Maximum density	1 unit per 20 acres	1 unit per 5 acres
Minimum lot area	$^{1}/_{2}$ acre	5 acres
Minimum lot frontage	30	100

(Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

10-7O-5: STRUCTURE REQUIREMENTS:

A. Setbacks: The following table outlines the setback requirements for primary dwellings within the respective agriculture zones:

Yard	Ag	R-Ag
Front yard	50 feet from public road	50 feet from public road
	60 feet from centerline of private road	60 feet from centerline of private road
Secondary front yard	25 feet	50 feet
Side yard	25 feet	20/30 feet with at least 50 feet between dwellings
Rear yard	30 feet	30 feet
Nonfarm related dwellings	50 feet from any agriculture boundary	

(Ord. 03-02-2010, 3-17-2010, eff. 3-18-2010)

B. Accessory Buildings: All accessory buildings and structures shall be located behind the primary dwelling front yard setbacks and comply with all applicable building code standards for placement near dwellings and property lines. If an accessory dwelling is located on a property without a dwelling all primary dwelling setbacks and site development standards would apply to the structure.

C. Guest Cottages: A detached guest cottage may be developed upon issuance of a building permit if the following conditions are met:

1. The lot contains an existing, legal single-family dwelling unit;

2. The square footage of the living area of the guest cottage does not exceed the square footage of the living area of the main dwelling unit. However, in no event shall the living area of the guest cottage exceed one thousand (1,000) square feet as measured from the inside of the exterior walls;

3. The proposed building site is not located in an environmentally sensitive area unless the property owner submits information acceptable to the department showing that the proposed guest cottage would not result in or be subject to any significant environmental impacts;

4. The cottage must be detached from the primary dwelling. The community development director may waive the requirement that the structure be stand alone if an alternative design (such as a single level to be built on top of an existing structure) provided by the applicant includes design features which preclude future expansion of the structure beyond the allowable living area of the unit. Examples of such features include: a) use of external staircases rather than internal staircases to access a second floor unit; b)

exclusion of common walls which could be penetrated to create additional living space; or c) exclusion of attached areas that can be easily converted to additional living space (such as substantially enclosed porches);

5. The guest cottage shall be within five hundred feet (500') of the main or secondary residence. The planning director may waive the five hundred foot (500') limit if the applicant presents substantial evidence that an environmental or agricultural constraint prevents meeting this requirement and/or if a greater distance is required to meet the standards of the department of environmental management relating to private water or sewer systems;

6. Any construction shall conform to height, setback, lot coverage, site plan review, fees (including impact fees for an additional dwelling), charges and other zoning requirements applicable to residential construction in the zone in which the property is located;

7. All approvals are granted by the appropriate government entities regarding environmental health where either a private sewage or disposal system or private water system is to be used;

8. Access from a public/private road to the cottage must be the same as to the primary dwelling. Separate driveway entrances will not be permitted. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

10-7O-6: DWELLING SIZE:

The minimum dwelling size for a primary, stand alone, single-family dwelling shall be nine hundred (900) square feet of floor area on the main floor. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

10-7O-7: PROPERTY DEVELOPMENT STANDARDS:

A. Water Systems: Sufficient culinary and irrigation water rights and/or systems must be provided to each new lot created within this zone. Public or private water sources may be utilized dependent upon delivery means and proximity to public sources. If public sources will be utilized, water rights shall be dedicated and infrastructure constructed to handle any new demands on the system. All proposed systems and/or water rights must be approved for adequacy by the city engineering department prior to acceptance by the city council. (Ord. 09-04-2011, 9-21-2011, eff. 9-22-2011)

B. Sewer Systems: Individual or communal septic tanks may be utilized for new homes based on compliance with all applicable city, state and federal provisions, including, but not limited to, water source protection areas. Homes within three hundred feet (300') of a public sewer system must connect to the public system. Provision must be made with any new development for the eventual connection of dwellings to a public system. This may include installing dry sewer lines and stubs lines.

C. Utilities: Due to the potential conflicts with agricultural operations (e.g., discing, tilling, root and crop growth, etc.) power, cable, and phone utilities may be allowed aboveground where traversing agriculture operations. Residential dwellings shall have utility connections underground.

D. Nonresidential Or Mixed Use Developments: All landscaping, parking and other applicable development standards shall apply.

E. Sensitive Lands:

1. Environmentally sensitive lands (e.g., natural stream channels, floodplains, steep slopes, etc.) may not be included with lots as buildable areas. Such lands may be included with lots but shall not count toward the minimum lot area. The city council may accept these lands as permanent open space for general city recreation, scenic, or cultural purposes.

2. Lands which are part of a clustered development, which are to remain in agricultural operations or as open space for the development, shall be conserved in one of the following ways:

a. Dedication of the land as a public park or parkway system if agreed to and accepted in writing by the city;

b. Creation of a homeowners' association by which common areas shall be owned and maintained;

c. Placement of the land within a conservation easement in favor of the city or other city approved land trust organization. This option may include use of the property as a single-family lot to be used primarily for agricultural purposes;

d. Other arrangement devised by the applicant, which is found to be acceptable and approved by the city council prior to preliminary plat approval.

F. Access: All properties must be accessed from improved public or private roads that comply with all public safety accessibility standards. Private roads may only be approved where documentation of a permanent maintenance and funding plan is provided. Though

private roads are not encouraged, they are allowed with city council approval, whether or not a public road could be constructed with property development constraints.

G. Development Agreements: Any property owner(s) wanting to develop within this zone must enter into a development agreement with the city prior to final development approvals being granted. Such agreements should address the above development standards and any other criteria deemed appropriate by the property owner or city.

H. Property Divisions For Agriculture Purposes: In accordance with Utah state law, a bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land shall not constitute a subdivision. Neither the resulting combined parcel nor the parcel remaining from the division or partition may violate any city ordinances.

I. Bed And Breakfast Facilities: Bed and breakfast facilities may have a maximum of ten (10) guestrooms. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)