**ORDINANCE**

**An Ordinance of Weber County amending Chapter 3 (Residential Estates Zones RE-15, RE-20) of the Zoning Ordinance by adding a Private Dog Kennel with no more than 10 dogs older than 10 weeks, and on a minimum of 5 acres as a conditional use to the RE-15 and RE-20 Zones.**

**WHEREAS**, Western Weber Township Planning Commission held a public hearing on December 14, 1010 and voted unanimously to recommend adding a private dog kennel as a conditional use; and

**WHEREAS**, Ogden Valley Township Planning Commission held a public hearing on December 07, 1010 and voted unanimously to recommend adding a private dog kennel as a conditional use; and

**WHEREAS**, the Board of County Commissioners of Weber County, Utah, find that the proposed ordinance amendment will comply with the goals/objectives of the General Plan; and

**WHEREAS**, the Board of County Commissioners of Weber County, Utah, after appropriate notice, held a public hearing on January 18, 2011, to allow the general public to comment on the proposed ordinance amendment; and

**NOW THEREFORE**, The Board of County Commissioners of Weber County, State of Utah, ordains as follows:

**CHAPTER 3**

**RESIDENTIAL ESTATES ZONES RE-15 and RE-20**

 **7-76, 2009-15, 2010-20**

**3‑1. Purpose and Intent**

**3‑2. Permitted Uses**

**3‑3. Permitted Uses Requiring 40,000 sq. ft. minimum lot area**

**3‑4. Permitted Uses Requiring five acres minimum lot area**

**3‑5. Conditional Uses**

**3‑6. Site Development Standards**

**3‑7. Sign Regulations**

**3‑1. Purpose and Intent**

The major purpose of the RE‑15 and RE‑20 Zones is to provide and protect residential development at a low density in a semi agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone. 28‑82

**3‑2. Permitted Uses 9-93**

 1. Accessory building or use customarily incidental to a permitted or conditional use

 2. Agriculture and agricultural experiment station

 3. Animals and fowl kept for family food production as an incidental and accessory use to the residential use of the lot

 4. Church, synagogue or similar building used for regular religious worship

 5. Cluster subdivision, in accordance with Chapter 22B of this Zoning Ordinance

 6. Corral, stable or building for keeping of animals or fowl, provided such building shall be located not

 less than one hundred (100) feet from a public street, and not less than twenty-five (25) feet from any side

 or rear lot line

 7. Golf course, except miniature golf

 8. Greenhouse and nursery limited to sale of material produced on premises and with no retail shop operation

 9. Home Occupations 96-35, 2010-20

 10. Household pets

 11. Parking lot accessory to use permitted in this zone

 12. Private stables; horses for private use only, and provided that not more than one (1) horse may be kept for each one-half (1/2) acre of land used for horses within any lot and no horses shall be kept on any lot of less than one-half (1/2) acre in area 14-92

 13. Public building; public park, recreation grounds and associated buildings, public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools

 14. Single family dwelling

 15. Temporary building or use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work

**3‑3. Permitted Uses Requiring 40,000 sq. ft. Minimum Lot Area**

 1. Chinchilla raising

**3‑4. Permitted Uses Requiring Five Acres Minimum Lot Area**

 1. Farms devoted to the hatching, raising (including fattening as incident to raising) of chickens, turkeys or other fowl, rabbit, fish, frogs or beaver hatched or raised on the premises

 2. Raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided that such raising or grazing is not a part of, nor conducted in conjunction with any

 livestock feed yard, livestock sales yard, slaughterhouse, animal by‑products business or commercial riding academy

**3‑5. Conditional Uses 2010-20**

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 22C of this Zoning Ordinance.

 1. Child Day Care or Nursery 2‑79

 2. Educational/Institutional Identification Sign 20-94, 30-94

 3. Private park, playground or recreation grounds and buildings not open to the general public and to which no admission is made but not including privately owned commercial amusement business

 4. Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance 3-72

 5. Public utility substation 96-42

6. Residential Facilities for Handicapped Persons meeting the requirements of Chapter 23‑13 of this Ordinance 16‑86, 2009-14

 7. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-15 of this Ordinance

 12-91, 2009-14

 8. Water storage reservoir developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance

 9. Small Wind Energy System 2008-8

**3‑6. Conditional Uses Requiring Five Acres Minimum Lot Area**

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 22C of this Zoning Ordinance.

1. Private Dog Kennel, for non-commercial purposes subject to the following:
	1. No more than ten (10) dogs older than ten (10) weeks,
	2. A minimum of twenty-five (25) feet from any lot line, one-hundred (100) feet from a property line adjacent to a street, and seventy-five (75) feet from a dwelling on an adjacent lot.

**3‑7. Site Development Standards for RE‑15 and RE‑20 Zones 28‑82**

 RE‑15 RE‑20

 1. Minimum lot area

 A. Uses listed in 3‑2 & 3‑5 15,000 sq. ft. 20,000 sq. ft.

 B. Uses listed in 3‑3 40,000 sq. ft. 40,000 sq. ft.

 C. Uses listed in 3‑4 Five Acres Five Acres

 2. Minimum lot width 100 feet 100 feet

 3. Minimum yard setbacks

 A. Front 30 feet 30 feet

 B. Side

 i. dwelling 10 feet with total width of two side yards not less than

 24 ft.

 ii. other main building 20 feet each side

 iii. accessory building 10 feet except one foot if located at least six feet in rear of main building

 iv. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials

 - See Chapter 23-16 14-91, 2009-14

 RE‑15 RE‑20

 C. Side; facing street on corner lot 20 feet 20 feet

 D. Rear

 i. main building 30 feet 30 feet

 ii. accessory building One foot except 10 feet where accessory building rears on side yard of adjacent corner lot

 4. Main Building Height

 1. Minimum one story one story

 2. Maximum 35 feet 35 feet

 5. Accessory Building Height 25 feet unless meeting requirements of Chapter 23-16,

 Large Accessory Buildings 2002-8, 2009-14

**3‑8. Sign Regulations**

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 23 or 32B of this Zoning Ordinance.

 1. Business signs ‑ for legal non‑conforming commercial or industrial use including flat, freestanding,

 projecting, temporary or wall type signs

 2. Name Plates ‑ flat or wall type

 3. Identification and Information Signs ‑ directional, flat, freestanding, projecting, temporary or wall type

 signs

 4. Property Signs ‑ directional, flat, freestanding, projecting, temporary or wall type signs

 5. Service Signs ‑ directional, flat, freestanding, or projecting type signs

Passed, adopted and a synopsis ordered published this day of , 2011 by the Board of County Commissioners of Weber County, Utah.

Commissioner Zogmaister Voting

Commissioner Gibson Voting

Commissioner Bischoff Voting

Jan M. Zogmaister, Chair

ATTEST:

Alan D. McEwan, CPA

Weber County Clerk/Auditor