

Sec. 104-6-5. - Conditional uses.

The following uses shall be allowed only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code.

- (1) Agri-tourism; meeting the requirements of title 108, chapter 21 (agri-tourism).
- (2) Animal hospital or clinic; dog breeding, dog kennels, or dog training school on a minimum of three acres and not exceeding ten dogs of more than ten weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line.
 - a. Animal hospital or clinic, or dog training school on a minimum of three acres and not exceeding ten dogs of more than ten weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line.
 - b. Dog breeding and dog kennels on a minimum of two acres, on a legal nonconforming lot, as an accessory use to a single family dwelling, limited to ten dogs of more than ten weeks old. Any building or enclosure for the dogs shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line, as well as being located not closer than 40 feet from the residence and not closer than 70 feet from the nearest adjacent residence.
- (3) Child day care.
- (4) Circus or transient amusement.
- (5) Custom exempt meat cutting limited to animals that are part of one or more livestock operation(s) in Weber County, and/or wild game:
 - a. Located on and with access directly from a collector or arterial road;
 - b. The operation shall be located within a completely enclosed building with no outdoor storage;
 - c. Accessory to a dwelling;
 - d. Located on a five-acre parcel.
- (6) Educational/institutional identification sign.
- (7) Greenhouse and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.
- (8) Laboratory facility for agricultural products and soils testing.
- (9) Petting zoo where accessed by a collector road as shown on the county road plan.
- (10) Planned residential unit development in accordance with title 108, chapter 4 of this Land Use Code.
- (11) Private park, playground or recreation area not open to the general public and to which no admission charge is made, but not including privately owned commercial business.
- (12)

Private equestrian training and stable facilities on a minimum of five acres of land and at a density of not more than ten horses per acre of land devoted exclusively to the keeping of the horses.

- (13) Public equestrian training and stable facilities on a tract of land with a minimum of ten acres in area and at a density of not more than five horses per acre.
- (14) Public storage facilities developed by a public agency and meeting requirements of title 108, chapter 10.
- (15) Public utility substations.
- (16) Radio or television station or tower.
- (17) Raising and slaughtering of rabbits limited to a maximum of 500 rabbits at any one time.
- (18) Residential facility for troubled youth subject to the requirements listed in section 108-7-14.
- (19) School bus parking, provided the vehicle is parked at least 30 feet from a public street.
- (20) Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five acres.
- (21) Sugar beet loading or collection station.
- (22) The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than 24,000 pounds net weight, on property of not less than two acres in area and upon which the operator has his permanent residence, provided that the vehicle is parked at least 50 feet from a public street.
- (23) The use and storage of farm equipment and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona-fide farm operation consisting of five acres or more, for off-farm, non-agricultural related, construction work to supplement farm income.
- (24) Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations.
- (25) Small wind energy system.

(Ord. of 1956, § 5B-4; Ord. No. 99-9; Ord. No. 2007-2; Ord. No. 2008-8; Ord. No. 2008-31; Ord. No. 2010-20; Ord. No. 2012-10, § 5B-4, 7-3-2012; Ord. No. 2012-19, pt. 4(§ 5B-4), 12-18-2012)

Sec. 110-2-5. - Allowable signs by zoning district.

(a) *Valley Commercial CV-1, CV-2 and the Manufacturing MV-1 Zoning Districts.*

- (1) *Wall signs.* Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent) not including false fronts. If multiple units, each unit to be allowed five percent of width of the unit multiplied by the height.
- (2) *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed eight feet in height and 12 feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade. Each individual building within the project area may have a ground monument sign and shall meet the requirements of this chapter, with the signs being approved as part of the master signage plan.
- (3) *Entrance ground sign.* One entrance ground sign on a multiple building/tenant project may have a maximum sign height of 14 feet and a maximum width of 12 feet. This sign replaces the ground monument sign that is allowed for one of the buildings in a multiple building/tenant project. The entrance ground sign shall be approved as part of the master signage plan.
- (4) *Conditional use.* As a conditional use, commercial or manufacturing developments of multiple lots that are developed on an interior section of ground with lots having no frontage along major roads (collector or arterial) will be allowed an entrance ground sign meeting the requirements of this chapter, at the location where the local roads intersect the major road, which lead directly to the development. The entrance ground sign will announce the businesses within the development. Hotels/motels will be allowed "Vacancy/No Vacancy" on this sign.

(b) *Commercial Valley Resort Recreation Zone (CVR-1), Agricultural Valley (AV-3), Forest Valley (FV-3), FR-1, FR 3, F-5, F-10, and F-40.*(1) *Nonresidential uses.*

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- b. *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed eight feet in height and 12 feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.

c.