

## CHAPTER 5

# AGRICULTURAL ZONE A-1

March 15, 2012

7-76

- 5-1. Purpose and Intent
- 5-1a. Agriculture Preferred Use
- 5-2. Permitted Uses Requiring 40,000 Square Feet Minimum Lot Area
- 5-3. Permitted Use Requiring Two (2) Acres Minimum Lot Area
- 5-4. Permitted Use Requiring Five (5) Acres Minimum Lot Area
- 5-5. Conditional Uses Requiring 40,000 Square Feet Minimum Lot Area
- 5-6. Conditional Uses Requiring Two (2) Acres Minimum Lot Area
- 5-7. Conditional Uses Requiring Five (5) Acres Minimum Lot Area
- 5-8. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area
- 5-69. Site Development Standards
- 5-710. Sign Regulations

---

### 5-1. Purpose and Intent

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

---

### 5-1a. Agriculture Preferred Use

Agriculture is the preferred use in Agriculture Zone A-1. All agricultural operations shall be permitted at any time, including the operation of farm machinery and with no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

6-80

---

### 5-2. Permitted Uses Requiring 40,000 Square Feet Minimum Lot Area

1. Accessory building, not including agricultural buildings unless or use customarily incidental to any as an accessory use to a dwelling or accessory building to another main use listed in this ordinance in any permitted or conditional use
2. Agriculture, agricultural experiment station; apiary, aviary, or aquarium aquaculture as an accessory use to a dwelling
3. Animals or fowl kept for family food production as an accessory use to a dwelling
4. Cemetery; chinchilla raising, convalescent or rest home
5. Convalescent or rest home
56. Church, synagogue or similar building used for regular religious worship
67. Cluster subdivision in accordance with subject to Chapter 22B of this Zoning Ordinance.
78. Corral, stable or building for keeping animals or fowl, located on a lot with a dwelling, provided such structure 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, and provided that not more than two (2) large animal may be kept for each one-half (1/2) acre of land used for large animals within any lot
9. Crop production

- ~~8~~10. A temporary fruit or vegetable stand during the harvest months, and the size of the stand not greater than 100 square feet for the sale of produce grown on the premises only
- 911. Golf course, ~~except~~ excluding miniature golf course
- ~~10~~12. Greenhouse and nursery limited to sale of materials produced on premises ~~and with no retail shop operation~~ as an accessory use to a dwelling
- 13. Grazing of animals, but does not include corrals or agricultural buildings
- ~~11~~14. Home occupations 96-35, 2010-20
- ~~12~~15. Household pets
- 16. Mobile butcher as an accessory use to a dwelling
- ~~13~~17. Parking lot accessory to uses allowed in this zone
- 14. ~~Private Park, playground, or recreation area but not including privately owned commercial amusement business~~
- 15. ~~Private stables; horses for private use only, provided that not more than two (2) horses may be kept for each one-half (1/2) acre of land used for horses within any lot~~ 14-92
- ~~16~~18. Public building; Public Park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given in public schools
- 1719. Residential Facility for Handicapped Persons meeting the requirements of Chapter 23-13 of this Ordinance
- ~~18~~20. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-15 of this Ordinance 12-91, 2009-14
- ~~19~~21. Single family dwelling
- 20. ~~Sugar beet loading or collection station~~
- ~~21~~22. Temporary buildings or use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work

**5-3. Permitted Uses Requiring Two (2) Acres Minimum Lot Area**

- 1. Two family dwelling

**5-4. Permitted Uses Requiring Five (5) Acres Minimum Lot Area**

2008-31

- 1. Agricultural building
- 2. Agriculture, agricultural experiment station, apiary, aviary, or aquaculture
- 3. Corral, stable or building for keeping animals or fowl, provided such structure 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. Private stables; large animals for private use only, provided that not more than two (2) large animals may be kept for each one-half (1/2) acre of land used for large animals within any lot.
- 14. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises
- 25. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver
- 36. Fruit and vegetable storage and packing plant for produce grown on premises
- 7. Fur farm
- 48. The keeping and raising of not more than ten (10) hogs, more than sixteen weeks (16) old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises
- 59. ~~The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:~~
  - ~~A.— not exceed a density of twenty five (25) head per acre of used land;~~
  - ~~B.— be carried on during the period of September 15 through April 15 only.~~

~~C. be not closer than three hundred (300) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,~~

~~D. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation. 9-65~~

Livestock feed lot in conjunction with, the raising and grazing of cattle, sheep, horses, goats, or other livestock as part of a farming operation. This includes the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer shall:

a. not exceed a density of twenty-five (25) head per acre of used; and,

b. be carried on during the period of September 15 through April 15 only; and,

c. not be closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land.

10. A fruit or vegetable stand for produce grown on the premises only

---

### 5-5. Conditional Uses Requiring 40,000 Square Feet Minimum Lot Area

2010-20

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

~~1. Animal hospital or clinic; dog breeding, dog kennels, or dog training school, on a minimum of two acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line. 30-85~~

~~21. Child day care other than a home occupation 97-8~~

~~32. Circus or transient amusement~~

~~43. Educational/Institutional Identification Sign 20-94, 30-94~~

~~5. 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 11-77~~

~~6. Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance 3-72~~

~~74. Private Park, playground or recreation grounds and buildings not open to the general public and to which no admission charge is made, but not including private owned commercial amusement business~~

~~8. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than 10 horses per acre 7-81~~

~~9. Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre 10-87~~

~~105. Public storage facilities developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance~~

~~116. Public Utility Substations 96-42~~

~~127. Radio or television station or tower~~

~~138. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time as an accessory use to a dwelling 4-7~~

~~149. School Bus parking, provided the vehicle is parked at least 30 feet from a public street and as an accessory use to a dwelling 3-84~~

~~15. 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 (5) acres~~

~~16. The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than twenty-four thousand (24,000) lbs. 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 fifty feet from a public street 3-84~~

~~17. 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 (5) acres or more, for off-farm, non-agricultural related, construction~~

<del>work to supplement farm income</del>	3-84, 2008-31
<del>1810. Wastewater treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations</del>	16-72
<del>1911. Residential facility for troubled youth subject to the requirements listed in Chapter 23-14</del>	6-92, 2009-14
<del>2012. Laboratory facility for agricultural products and soils testing</del>	99-9
<del>2113. Small Wind Energy System</del>	2008-8

**5-6 Conditional Uses Requiring Two (2) Acres Minimum Lot Area**

1. Animal hospital or clinic
2. Dog breeding, dog kennels, or dog training school, as an accessory to a single family dwelling not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line
3. The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than twenty-four thousand (24,000) lbs. net weight, which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street

**5-7 Conditional Uses Requiring Five (5) Acres Minimum Lot Area**

1. 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
2. Private Equestrian Training and Stable facilities at a density of not more than 10 horses per acre
3. 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
4. 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 for off-farm, non-agricultural related, construction work to supplement farm income
5. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time

**5-8. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area**

1. Public Equestrian Training and Stable Facilities on a tract of land at a density of not more than 5 horses per acre
2. Planned Residential Unit Development subject to Chapter 22D of this Zoning Ordinance

**5-69. Site Development Standards**

	<u>Permitted and Conditional Uses</u>	<u>Permitted and Conditional Uses Requiring 2, 5 &amp; 10 Acres Minimum</u>
1. Minimum lot area	40,000 sq. feet	2 acres - 5 acres - <u>10</u>
23. Minimum lot width	150 feet	150 feet
34. Minimum yard setbacks		
1. Front	30 feet	30 feet
2. Side		

A. Dwelling	10 feet with total width of two side yards not less than 24 feet	
B. other main building	20 ft. each side	20 ft. each side
C. accessory building	10 feet except one ft. if located at least 10 feet in rear of main building	
D. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials- see Chapter 23-16.		14-91, 2009-14
3. Side, facing street corner lot	20 feet	20 feet
4. Rear		
A. main building	30 feet	30 feet
B. accessory building	one foot except 10 feet where accessory building on a corner lot rears on side yard of an adjacent lot.	
45. Main Building Height		
1. Minimum	one story	one story
2. Maximum	35 ft.	35 ft.
56. Accessory Building Height	25 feet unless meeting requirements of Chapter 23-16, Large Accessory Buildings. 8-2002, 2009-14	

**5-710. Sign Regulations**

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

1. Business Signs - for legal nonconforming 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

## CHAPTER 6

# AGRICULTURAL A-2 ZONE

March 15, 2012

7-76

- 6-1. Purpose and Intent
- 6-1a. Agriculture Preferred Use
- 6-2. Permitted Uses
- 6-3. Permitted Uses Requiring Five (5) Acres Minimum Lot Area
- 6-4. Conditional Uses (Other Main Uses Requiring 2 Acres)
- 6-5. Conditional Uses Requiring Five (5) Acres Minimum Lot Area
- 6-6. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area
- 6-57. Site Development Standards
- 6-68. Sign Regulations

---

### 6-1. Purpose and Intent

The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved.

---

### 6-1a. Agriculture Preferred Use

Agriculture is the preferred use in Agriculture Zone A-2. All agricultural operations shall be permitted at any time, including the operation of farm machinery and with no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

6-80

---

### 6-2. Permitted Uses

1. Accessory building not including agricultural buildings unless or use customarily incidental to any permitted or conditional use as an accessory use to a dwelling or accessory building to another main use listed in this ordinance
2. Agriculture, ~~agricultural experiment station~~, apiary, aviary, or aquarium as an accessory use to a dwelling
3. Animals or fowl kept for family food production as an accessory use to a dwelling
4. Cemetery; ~~chinchilla raising, convalescent or rest home~~
5. Convalescent or rest home
56. Church, synagogue or similar building used for regular religious worship
67. Cluster subdivision in accordance with subject to Chapter 22B of this Zoning Ordinance
78. Corral, stable or building for keeping animals or fowl, located on a lot with a dwelling, provided such structure 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, and provided that not more than two (2) large animals may be kept for each one-half (1/2) acre of land used for large animal within any lot
9. Crop production
- 810.A temporary fruit or vegetable stand during the harvest months, and the size of the stand not greater than 100 square feet for the sale of produce grown on the premises only
911. Golf course, ~~except~~ excluding miniature golf course
1012. Greenhouse and nursery limited to sale of materials produced on premises ~~and with no retail shop operation~~ as an accessory use to a dwelling

13. Grazing of animals, but does not include corrals or agricultural buildings

~~14. Home occupations –with no visiting clientele~~

96-35

~~15. Household pets~~

16. Mobile butcher as an accessory use to a dwelling

~~17. Parking lot accessory to uses allowed in this zone~~

~~14. Private park, playground or recreation area, but not including privately owned commercial amusement business~~

~~15. Private stables, horses for private use only and provided that not more than two (2) horses may be kept for each one-half (1/2) acre within any lot~~

~~16. Public building; public park, recreation grounds and associated buildings; public school; private education institution having a curriculum similar to that ordinarily given in public schools~~

~~17. Single family dwelling~~

~~18. Sugar beet loading or collection station and dump sites~~

~~19. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work~~

---

**6-3. Permitted Uses Requiring Five (5) Ares Minimum Lot Area**

8-84, 2008-31

1. Agricultural building

2. Agriculture, agricultural experiment station, apiary, aviary, or aquarium

3. Corral, stable or building for keeping animals or fowl, provided such structure 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. Private stables; large animals for private use only, provided that not more than two (2) large animal may be kept for each one-half (1/2) acre of land used for large animals within any lot.

14. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises

25. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver

36. Fur farm

47. Golf driving range

58. Grain storage elevators

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

610. The keeping and raising of not more than ten (10) hogs more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises

~~711. Public stables~~

~~812. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:~~

~~A. not exceed a density of forty (40) head per acre of used and;~~

~~B. be carried on during the period of September 15 through April 15 only;~~

~~C. be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,~~

~~D. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation –9-65~~

Livestock feed lot in conjunction with, the raising and grazing of cattle, sheep, horses, goats, or other livestock as part of a farming operation. This includes the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer shall:

a. not exceed a density of twenty-five (25) head per acre of used; and,

b. be carried on during the period of September 15 through April 15 only; and,

c. not be closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land.

13. A fruit or vegetable stand for produce grown on the premises only

---

**6-4. Conditional Uses (Other Main Uses Requiring 2 Acres)**

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

1. Airports, private and commercial
2. Animal hospital or clinic. Dog breeding, dog kennels, or dog training school as an accessory use to a dwelling, on a minimum of two acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line 30-85
3. Child day care
4. Circus or transient amusement
5. Commercial campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County
6. Correctional institution
7. Educational/Institutional Identification Sign 20-94, 30-94
- ~~8. Gun Club; 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 11-77~~
9. Home occupations with visiting clientele 96-35
- ~~10. Horse racing and training track, cutter racing track, including indoor concessions as an accessory use~~
- ~~11. Mines, quarries, gravel pits in accordance with Weber County Excavation and Clean Fill Ordinance~~
- ~~12. Outdoor recreation club activities for horse riding, bow and arrow shooting, snowmobiling, etc.~~
- ~~13. Planned Residential Unit Development in accordance with Chapter 22C of this Zoning Ordinance 3-72~~
- ~~14. 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~~
15. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than 10 horses per acre 7-81
- ~~16. Public storage facilities developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance~~
- ~~17. Public Utility Substations 96-42~~
- ~~18. Radio or television station or tower~~
19. Raising and slaughtering of rabbits as an accessory use to a dwelling, limited to a maximum of five hundred (500) rabbits at any one time
20. Residential Facilities for Handicapped Persons meeting the requirements of Chapter 23-13 of this Ordinance 16-86, 2009-14
21. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-15 of this Ordinance 12-91, 2009-14
- ~~22. Rodeo grounds~~
23. School bus parking as an accessory use to a dwelling, provided the vehicle is parked at least 30 feet from a public street 18-84
24. Skeet shooting range; sanitariums
- ~~25. 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 (5) acres~~
26. The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (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 fifty feet from a public street 18-84
- ~~27. 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 (5) acres or more, for off-farm, non-agricultural related, construction work to supplement farm income 18-84, 2008-31~~
28. Turf horse jumping course
29. Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations 16-72
- ~~30. Residential facility for troubled youth subject to the requirements listed in Chapter 23-14 6-92, 2009-14~~
- ~~31. Commercial soil composting, manufacture, and sales on a minimum of 10 acres 18-94~~



**6-5. Conditional Uses Requiring Five (5) Acres Minimum Lot Area**

1. Gun Club; 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
2. 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
3. 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, for off-farm, non-agricultural related, construction work to supplement farm income
4. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time

**6-6. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area**

1. Planned Residential Unit Development in accordance subject to Chapter 22C of this Zoning Ordinance
2. Private Equestrian Training and Stable facilities at a density of not more than 10 horses per acre
3. Commercial soil composting, manufacture, and sales

**6-57. Site Development Standards**

	<u>Permitted and Conditional Uses</u>	<u>Permitted and Conditional Uses Requiring 2, 5 &amp; 10 Acres Minimum</u>
1. Minimum lot area		
A. Single Family Dwelling	40,000 sq. ft.	-----
B. Other	Two Acres	Two, Five or Ten acres
2. Minimum lot width	150 feet	300 feet
3. Minimum yard setbacks		
A. Front	30 feet	30 feet
B. Side		
1. dwelling	10 feet with total width of two side yards not less than 24 feet	
2. other main building	20 feet each side	20 feet each side
3. accessory building	10 feet except one foot if located at least six (6) feet in rear of main building	
4. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials	-See Chapter 23-16	14-91, 2009-14
C. Side; facing street	20 feet	20 feet
D. Rear		
1. main building	30 feet	30 feet
2. accessory building	one ft. except 10 ft. where accessory building on a corner lot rears on side yard of an adjacent lot	
4. Main Building Height		
A. Minimum	one story	one story

B. Maximum	35 feet	35 feet
5. Accessory Building Height	25 feet unless meeting requirements of Chapter 23- 16, Large Accessory Buildings. 8-2002, 2009-14	

---

**6-68. Permitted Signs**

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

1. Business Signs - for legal nonconforming 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 Sign - directional, flat, freestanding, projecting, temporary or wall type signs
  5. Service Signs - directional, flat, freestanding or projecting type signs
  6. Off Premise Sign, Advertising - directional flat, freestanding, projecting, roof or wall type signs
-

## CHAPTER 7

### AGRICULTURAL A-3 ZONE

March 7, 2012

- 7-1. Purpose and Intent
  - 7-1a. Agriculture Preferred Use
  - 7-2. Permitted Uses
  - 7-3. Permitted Uses Requiring Five (5) Acre Minimum Lot Area
  - 7-4. Conditional Uses
  - 7-5. Conditional Uses Requiring Two (2) Acres Minimum Lot Area
  - 7-6. Conditional Uses Requiring five (5) Acres Minimum Lot Area
  - 7-57. Site Development Standards
  - 7-68. Sign Regulations
- 

#### 7-1. Purpose and Intent

The purpose of the A-3 Zone is to designate farming areas where heavy agricultural pursuits can be permanently maintained.

---

#### 7-1a. Agriculture Preferred Use

6-80

Agriculture is the preferred use in Agriculture Zone A-3. All agricultural operations shall be permitted at any time, including the operation of farm machinery and with no agriculture use shall be subject to restriction because it interferes with other uses permitted in the zone.

---

#### 7-2. Permitted Uses on a Minimum of Two (2) Acres

1. Accessory building, not including agricultural buildings unless ~~or use customarily incidental to any as an accessory use to a dwelling or accessory building to another main use listed in this ordinance in any permitted or conditional use~~
2. Agriculture, ~~agricultural experiment station; apiary, aviary, or aquarium~~ aquaculture as an accessory use to a dwelling
3. Animals or fowl kept for food production as an accessory use. Animal hospital or clinic; dog breeding, dog kennel, dog training school as an accessory use to a dwelling, provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line
4. Cemetery, ~~chinchilla raising, convalescent or rest home~~
5. Convalescent or rest home
56. Church, synagogue, or similar building used for regular religious worship
67. Cluster subdivision in accordance with Chapter 22B of this Zoning Ordinance
78. Corral, stable or building for keeping animals or fowl, located on a lot with a dwelling, provided such structure 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, and provided that not more than two (2) large animals may be kept for each one-half (1/2) acre of land used for large animal within any lot
9. Crop production
810. A temporary fruit or vegetable stand during the harvest months, and the size of the stand not greater than 100 square feet for the sale of produce grown on the premises
911. Golf course, ~~except~~ excluding miniature golf course
12. Grazing of animals, but does not include corrals or agricultural buildings

- ~~10~~13. Greenhouse and nursery with no retail shop operation area as an accessory use to a dwelling
- ~~11~~14. Home occupations 96-35, 2010-20
- ~~12~~15. Household pets
- 16. Mobile butcher as an accessory use to a dwelling
- ~~13~~17. Parking lot accessory to uses allowed in this Zone
- ~~14.~~ Private Park, playground or recreation area but not including privately owned commercial amusement business
- 15. Private stables, horses for private use only, and provided that not more than two (2) horses may be kept for each one-half (1/2) acre of land used for horses within any lot 14-92
- ~~16~~18. Public building, public park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given in public schools
- ~~17~~19. Single family dwelling
- ~~18.~~ Sugar beet loading or collection station and dump sites
- ~~19~~20. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work

**7-3. Permitted Uses Requiring Five (5) Acres Minimum Lot Area**

- 1. Agriculture, apiary, aviary, or aquaculture
- 2. Agricultural building
- 3. Corral, stable or building for keeping animals or fowl, provided such structure 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. Private stables; large animals for private use only, provided that not more than two (2) large animal may be kept for each one-half (1/2) acre of land used for large animals within any lot.
- ~~4~~4. Dairy or creamery
- ~~2~~5. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises
- ~~3~~6. Dog pound
- 47. Farms devoted to the hatching, raising, fattening, slaughtering, dressing and marketing of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver hatched or raised on the premises
- ~~5~~8. Fur farm
- ~~6~~9. Golf driving range
- ~~7~~10. Grain storage elevators
- ~~11.~~ Greenhouse and nursery with or without retail shop operation
- ~~8~~12. The keeping and raising of not more than ten (10) hogs, more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises
- ~~9~~13. Public stables or private stables, provided that not more than two (2) horses may be kept for each one-half (1/2) acre of land used for horses within any lot
- ~~10~~14. The raising and grazing of horses, cattle, sheep, or goats as part of a farming operation including the supplementary of full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house, shall:
  - A. not exceed a density of forty (40) head per acre of used land;
  - B. be carried on during the period of September 15 through April 15 only;
  - C. be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,
  - D. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation
- Livestock feed lot in conjunction with, the raising and grazing of cattle, sheep, horses, goats, or other livestock as part of a farming operation. This includes the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer shall:
  - a. not exceed a density of twenty-five (25) head per acre of used; and,
  - b. be carried on during the period of September 15 through April 15 only; and,
  - c. not be closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land.
- ~~11~~15. Riding academies

~~1216.~~ Sanitariums and hospitals

17. A fruit or vegetable stand for produce grown on the premises only

---

**7-4. Conditional Uses Requiring 2 Acres**

**2010-20**

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

1. Airports, private and commercial
2. Child day care 97-8
3. Circus or transient amusements
4. Commercial campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County
5. ~~Commercial soil composting manufacture and sale~~
6. Correctional institution
7. Educational/Institutional Identification Sign 20-94, 30-94
8. ~~Hog ranch provided that no person shall feed any hogs any market refuse, home refuse, garbage or offal other than that produced on the premises, all pens and housing for hogs shall be concrete and maintained in a sanitary manner and drainage structures and disposal of animal waste shall be provided and properly maintained as required by the Building Inspector and Health Officer~~
98. Horse racing and training track, cutter-racing track, including indoor concessions as an accessory use
- ~~109.~~ Livestock feed or sales yard
- ~~110.~~ Manure spreading, drying and sales
- ~~1211.~~ Mines, quarries, gravel pits in accordance with the Weber County Excavation Ordinance
- ~~1312.~~ Outdoor recreation club activities for horse riding, bow and arrow shooting, snowmobiling, etc.
14. Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance 3-72
- ~~1513.~~ 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 amusement business
- ~~1614.~~ Public storage facility developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance
- ~~1715.~~ Public Utility Substations 96-42
- ~~1816.~~ Radio or television station or tower
- ~~1917.~~ Residential Facilities for Handicapped Persons meeting the requirements of Chapter 23-13 of this Ordinance 16-86, 2009-14
- ~~2018.~~ Residential Facility for Elderly Persons meeting the requirements of Chapter 23-15 of this Ordinance 12-91
- ~~2119.~~ Rodeo grounds
- ~~2220.~~ School bus parking, provided the vehicle is parked at least 30 feet from a public street as an accessory use to a dwelling 18-84
- ~~23.~~ Slaughterhouse
- ~~24.~~ Stockyards
2521. The overnight parking or not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (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 fifty feet from a public street 18-84
26. 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 (5) acres or more, for off-farm, non-agricultural related, construction work to supplement farm income. 2008-31
- ~~2722.~~ Turf horse jumping course
- ~~2823.~~ Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations
- ~~2924.~~ Residential facility for troubled youth subject to the requirements listed in Chapter 23-14 6-92, 2009-14
- ~~30.~~ Gun Club with 5 acre minimum parcel 98-36
- ~~31.~~ Skeet Shooting Range with 5 acre minimum parcel 98-36
- ~~3225.~~ Laboratory facility for agricultural products and soils testing 99-9
- ~~3326.~~ Small Wind Energy System 2008-8

---

**7-5. Conditional Uses Requiring Five (5) Acres Minimum Lot Area**

1. 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, for off-farm, non-agricultural related, construction work to supplement farm income.
2. Gun Club
3. Skeet Shooting Range
4. Commercial soil composting manufacture and sale
5. Hog ranch provided that no person shall feed any hogs any market refuse, home refuse, garbage or offal other than that produced on the premises, all pens and housing for hogs shall be concrete and maintained in a sanitary manner and drainage structures and disposal of animal waste shall be provided and properly maintained as required by the Building Inspector and Health Officer

---

**7-6. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area**

1. Planned Residential Unit Development subject to Chapter 22D of this Zoning Ordinance

---

**7-57. Site Development Standards**

	<u>Permitted Uses &amp; Conditional Uses</u>	<u>Permitted Uses Requiring 5 Acres</u>
1. Minimum lot area	two acres	five acres
2. Minimum lot width	150 feet	300 feet
3. Minimum yard setbacks		
A. Front	30 feet	30 feet
B. Side		
1. dwelling	10 feet with total width of two side yards not less than 24 feet	
2. other main building	20 feet on each side	20 feet on each side
3. accessory building	10 ft. except one ft. if located at least six feet in rear of main building	
4. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials	- See Chapter 23-16.	14-91, 2009-14
C. Side; facing street on corner lot	20 feet	20 feet
D. Rear		
1. main building	30 feet	30 feet
2. accessory building	one foot except 10 feet where accessory building on a corner lot rears on side yard of an adjacent lot	
4. Main Building Height		
A. Minimum	one story	one story
B. Maximum	35 ft.	35 ft.
5. Accessory Building Height	25 feet unless meeting requirements of Chapter 23-16, Large Accessory Buildings	8-2002, 2009-14

---

**7-68. Sign Regulations**

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

1. Business Signs - for legal nonconforming 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 free standing, 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
  6. Off Premise Sign, Advertising, - directional, flat, freestanding, projecting roof or wall type signs
-

## CHAPTER 5-B

### AGRICULTURAL VALLEY AV-3 ZONE

March 15, 2012

#### 5B-1. Purpose and Intent

##### 5B-1a. Agriculture Preferred Use

##### 5B-2. Permitted Uses

##### 5B-3. Permitted Uses Requiring Five (5) Acres Minimum Lot Area

##### 5B-4. Conditional Uses Requiring Three (3) Acres Minimum Lot Area

##### 5B-5. Conditional Uses Requiring Five (5) Acres Minimum Lot Area

##### 5B-6. Conditional Uses Requiring ten (10) Acres Minimum Lot Area

##### 5B-5. Site Development Standards

##### 5B-6. Sign Regulations

---

#### 5B-1. Purpose and Intent

The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

---

##### 5B-1a. Agriculture Preferred Use

Agriculture is the preferred use in Agricultural Valley, AV-3. All agricultural operations shall be permitted at any time, including the operation of farm machinery and with no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

---

##### 5B-2. Permitted Uses Requiring Three (3) Ares Minimum Lot Area

1. Accessory building, not including agricultural buildings unless or use customarily incidental to any as an accessory use to a dwelling or accessory building to another main use listed in this ordinance in any permitted or conditional use
2. Agriculture, ~~agricultural experiment station; apiary, aviary, or aquarium aquaculture~~ as an accessory use to a dwelling
3. Animals or fowl kept for family food production as an accessory use to a dwelling
4. Cemetery; ~~chinchilla raising, convalescent or rest home~~
5. Convalescent or rest home
56. Church, synagogue or similar building used for regular religious worship
67. Cluster subdivision in accordance with subject to Chapter 22B of this Zoning Ordinance
78. Corral, stable or building for keeping animals or fowl, located on a lot with a dwelling, provided such structure 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, and provided that not more than two (2) large animal may be kept for each one-half (1/2) acre of land used for large animals within any lot
9. Crop production
810. A temporary fruit or vegetable stand during the harvest months, and the size of the stand not greater than 100 square feet for the sale of produce grown on the premises only
11. Grazing of animals, but does not include corrals or agricultural buildings
912. Golf course, ~~except~~ excluding miniature golf course
1013. Greenhouse and nursery limited to sale of materials produced on premises ~~and with no retail shop~~



operation and as an accessory use to a dwelling

2010-20

~~11~~14. Home occupations

~~12~~15. Household pets which do not constitute a kennel

~~16.~~ Mobile butcher as an accessory use to a dwelling

~~13~~17. Parking lot accessory to uses allowed in this zone

~~14.~~ Private park, playground or recreation area, but not including privately owned commercial amusement business

~~15.~~ Private stables, horses for private use only and provided that not more than two (2) horses may be kept for each twenty thousand (20,000) square feet of area devoted exclusively to the keeping of the horses.

~~16~~18. Public building; public park, recreation grounds and associated buildings; public school; private education institution having a curriculum similar to that ordinarily given in public schools

~~17~~19. Residential Facility for Handicapped Persons meeting the requirements of Chapter 23-13 of this Ordinance

~~18~~20. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-15 of this Ordinance

~~19~~21. Single Family Dwelling

~~20~~22. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work

---

### 5B-3. Permitted Uses Requiring Five (5) Ares Minimum Lot Area

1. Agricultural building

2. Agriculture, agricultural experiment station, apiary, aviary, or aquaculture

3. Corral, stable or building for keeping animals or fowl, provided such structure 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. Private stables; large animals for private use only, provided that not more than two (2) large animal may be kept for each one-half (1/2) acre of land used for large animals within any lot.

14. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises

25. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver

36. Fruit and vegetable storage and packing plant for produce grown on premises.

7. Fur Farm

48. The keeping and raising of not more than ten (10) hogs more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises

59. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation, including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:

A. not exceed a density of twenty five (25) head per acre of used and;

B. be carried on during the period of September 15 through April 15 only;

C. be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,

D. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation

Livestock feed lot in conjunction with, the raising and grazing of cattle, sheep, horses, goats, or other livestock as part of a farming operation. This includes the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer shall:

a. not exceed a density of twenty-five (25) head per acre of used; and,

b. be carried on during the period of September 15 through April 15 only; and,

c. not be closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land.

10. Private stables, horses for private use only and provided that not more than two (2) horses may be kept for each twenty thousand (20,000) square feet of area devoted exclusively to the keeping of the horses.

11. A fruit or vegetable stand for produce grown on the premises only
12. Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop area and no dwelling

**5B-4. Conditional Uses Requiring Three (3) Acres Minimum Lot Area**

**2010-20**

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

1. ~~Animal hospital or clinic; Dog breeding, dog kennels, or dog training school as an accessory to a single family dwelling and on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (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.~~
- 1a2. ~~Animal hospital or clinic, or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line~~
- 1b. ~~Dog breeding and dog kennels on a minimum of two (2) acres, on a legal non-conforming lot, as an accessory use to a single family dwelling, limited to 10 dogs of more than 10 weeks old. Any building or enclosure for the dogs shall be located not less than one hundred (100) feet from a public street and not less than fifty (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~~
23. Child day care other than home occupation
34. Circus or transient amusement
45. Educational/Institutional identification sign
56. 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 produced on premises as an accessory use to a dwelling
67. Laboratory facility for agricultural products and soils testing 99-9
78. Petting Zoo where accessed by a collector road as shown on the County road plan as an accessory use to a dwelling 2007-2
8. ~~Planned Residential Unit Development in accordance with Chapter 22C of this Zoning Ordinance~~
9. 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
10. ~~Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than ten (10) horses per acre of land devoted exclusively to the keeping of the horses~~
11. ~~Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre~~
1210. Public storage facilities developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance
1311. Public Utility Substations
1412. Radio or television station or tower
1513. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time as an accessory use to a dwelling
1614. Residential facility for troubled youth subject to the requirements listed in Chapter 23-14
1715. School bus parking, provided the vehicle is parked at least 30 feet from a public street
18. ~~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 (5) acres~~
19. Sugar beet loading or collection station
2016. The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (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 fifty feet from a public street

~~21. 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 (5) acres or more, for off-farm, non-agricultural related, construction work to supplement farm income~~ 2008-31

~~2217. Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations~~

~~2318. Small Wind Energy System~~ 2008-8

**5B-5. Conditional Uses Requiring Five (5) Acres Minimum Lot Area**

1. 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
2. Petting Zoo where accessed by a collector road as shown on the County road plan
3. Private Equestrian Training and Stable facilities at a density of not more than ten (10) horses per acre of land devoted exclusively to the keeping of the horses
4. Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver
5. 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 for off-farm, non-agricultural related, construction work to supplement farm income

**5B-6. Conditional Uses Requiring ten (10) Acres Minimum Lot Area**

1. Public Equestrian Training and Stable Facilities on a tract of land and at a density of not more than 5 horses per acre
2. Planned Residential Unit Development subject to Chapter 22C of this Zoning Ordinance

**5B-57. Site Development Standards.**

	<u>Permitted &amp; Conditional Uses</u>	<u>Permitted and Conditional Uses Requiring Five and Ten Acres Minimum</u>
1. Minimum lot area		
A. Single Family Dwelling	Three Acres	-----
B. Other	Three Acres	Five Acres <u>and Ten Acres</u>
2. Minimum lot width	150 feet	300 feet
3. Minimum yard setbacks		
A. Front	30 feet	30 feet
B. Side		
1. dwelling	10 feet with total width of two side yards not less than 24 feet	
2. other main building	20 feet each side	20 feet each side
3. accessory building	10 feet except one foot if located at least six (6) feet in rear of main building	





# Weber County Planning Division

## WEBER COUNTY AGENCY REVIEW OF ZONING TEXT AMENDMENTS

---

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input type="radio"/>	HEALTH
<input type="radio"/>	<input type="radio"/>	BUILDING INSPECTION

## OTHER AGENCY REVIEW

---

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	<u>USFS OGDEN RANGER DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>UTAH DEPT OF TRANSPORTATION</u>
<input type="radio"/>	<input type="radio"/>	<u>UTAH PUBLIC LANDS OFFICE</u>
<input type="radio"/>	<input type="radio"/>	<u>WEBER PATHWAYS</u>
<input type="radio"/>	<input type="radio"/>	_____
<input type="radio"/>	<input type="radio"/>	_____

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

*Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473*

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano