

Chapter 104-14 Forest Valley Zone FV-3

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Sec 104-14-1 Zone Character And Objectives

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

(Ord. of 1956, § 12B-1)

Sec 104-14-2 Permitted Uses

The following uses are permitted in the Forest Valley Zone FV-3:

- (a) Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.
- (b) Agriculture.
- (c) Animals and fowl kept for family food production.
- (d) Cluster subdivision, in accordance with title 108, chapter 3.
- (e) Corral, stable or building for keeping animals or fowl, provided such building shall be located not less than 100 feet from a public street, and not less than 25 feet from any side or rear lot line.
- (f) Greenhouse, noncommercial only.
- (g) Home occupations.
- (h) Horses for private use only, and provided that not more than two horses may be kept for each one acre of land exclusively devoted to the keeping of horses.
- (i) Household pets which do not constitute a kennel.
- (j) Single-family dwelling.
- (k) Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.
- (l) Residential facilities for handicapped persons meeting the requirements of section 108-7-13.

(Ord. of 1956, § 12B-2; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2015-7, Exh. A, 5-5-2015)

Sec 104-14-3 Conditional Uses

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

- (a) Agri-tourism; meeting the requirements of title 108, chapter 21 (agri-tourism).
- (b) Bed and Breakfast dwelling subject to the following standards:
 - (1) Two parking spaces shall be provided for the host family plus one space for each guest room;
 - (2) Proprietor or owner shall occupy the property;
 - (3) Meals shall only be served to overnight guests;
 - (4) Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling;
 - (5) Not more than two guests sleeping rooms per dwelling;

(6) Allowed only in existing dwellings with no exterior additions nor change in residential character;

(7) Business license shall be obtained.

(c) Bed and breakfast inn subject to the following standards and criteria:

(1) Proprietor or owner shall occupy the premises;

(2) Not more than seven sleeping rooms per inn;

(3) The lot shall be at least three acres in area with frontage on a public street of at least 250 feet in width;

(4) The lot shall have frontage on a major street as shown on the county master plan (state highway or county major street);

(5) The inn shall be at least 300 feet from the nearest existing dwelling;

(6) Two parking spaces shall be provided for the host family plus one space for each guest sleeping room;

(7) The guest parking shall be in the rear of the Inn;

(8) Meals shall be served to registered overnight guests only;

(9) Signs are limited to one name plate or one identification sign of not more than eight square feet in area;

(10) The site shall be landscaped to provide a visual and noise buffer to adjoining property; a landscape plan shall be submitted with site plan.

(11) The inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance;

(12) A business license shall be obtained;

(13) All units to be in one building together with owner's residence.

(d) Small events, such as weddings, family reunions, business retreats and art/cooking classes, not to exceed 75 participants and not more than four events held per calendar month, and only when conducted as an accessory use to an approved bed and breakfast inn.

(e) Church, synagogue or similar permanent building used for regular religious worship.

(f) ~~Conference/~~Education center.

(g) Educational institution.

(h) Educational/institutional identification sign.

(i) Golf course, except miniature golf.

(j) Parking lot accessory to uses permitted in this zone.

(k) Planned residential unit development in accordance with title 108, chapter 5 of the Land Use Code.

(l) Private park, playground or recreation area, but not including privately owned commercial amusement business.

(m) Public building, public park, recreation grounds and associated buildings.

(n) Public utility substations.

(o) Recreation lodge.

(p) Ski resorts, including summer skateboard activities as an accessory use.

(q) Water pumping plants and reservoirs.

(r) Recreation lodge.

(s) Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations, but not including individual water disposal systems.

(Ord. of 1956, § 12B-3; Ord. No. 2003-2; Ord. No. 2004-9; Ord. No. 2007-7; Ord. No. 2010-20; Ord. No. 2012-19, pt.

7(§ 12B-3), 12-18-2012)

Sec 104-14-4 Permitted Signs And Regulations

The following signs and regulations shall apply to the Forest Valley Zone, FV-3:

- (a) *Nameplate*. One nameplate for each dwelling unit, not exceeding two square feet in area, indicating the name of the occupant and/or permitted home occupation.
- (b) *Identification signs*. One sign, not exceeding eight square feet in area.
- (c) *Property signs*. One or more signs not exceeding eight square feet in combined total area for each street frontage of the lot, appertaining to lease or sale of the property. In addition, one or more signs of a temporary nature for each approved subdivision under development, or main building or uses under development other than dwellings, provided such signs shall not exceed in combined total area 200 square feet and that no one sign shall exceed 100 square feet in area.
- (d) *Location of signs*. Identification signs shall not be in any required front or side yard except that signs attached to a building may project not more than six feet into a required yard and must be not less than ten feet above the ground. Property signs shall be located not closer than ten feet to any property line. Nameplates may be located on the main structure.
- (e) *Lighting of signs*. Signs may be illuminated or floodlighted by indirect lighting only and the source of light shall not be visible beyond the property upon which located nor constitute a nuisance. Visible luminous tubes shall be considered as direct lighting. Animated signs are prohibited.
- (f) *Location*. Signs shall meet requirements of title 110, chapter 2, Ogden Valley signs, if located within the Ogden Valley area.

(Ord. of 1956, § 12B-4)

Sec 104-14-5 Site Development Standards

The following site development standards shall apply to the Forest Valley Zone, FV-3:

Minimum lot area	3 acres
Minimum lot width	150 feet except the width of lots on the outside of the curved streets or on the ends of cul-de-sacs may be reduced by up on one-third provided the lot has the required lot width at a distance of 70 feet back from the front lot line
Minimum yard setbacks	
Front	30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width
Side	20 feet, except 30 feet on side facing street on corner lot
Rear	
Main building	30 feet
Accessory building	10 feet
Main building height	
Minimum	1 story
Maximum	35 feet
Accessory building height	25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings

(Ord. of 1956, § 12B-5; Ord. No. 2002-8; Ord. No. 2009-14)