

ORDINANCE 2014-9 4-22

An ordinance of Weber County amending Title 104 (Zones), Chapter 5 (Agricultural-1), Section 7 (Site Development Standards), of the Weber County Land Use Code by reducing the minimum separation (setback) standard in between a main building and an accessory structure.

**WHEREAS**, Weber County is interested in providing clarity and predictability in its Land Use Code; and

**WHEREAS**, This amendment changes the Agricultural-1 Zone’s current accessory structure separation standard so that it is consistent with other zones in the County ; and

**WHEREAS**, The Western Weber Township Planning Commission provided appropriate notice, held a public meeting on February 11, 2014, and has unanimously recommended approval of the proposed ordinance amendment; and

**WHEREAS**, The Board of County Commissioners of Weber County, Utah, after appropriate notice, held a public hearing on April 22, 2014 to allow the general public to comment on the proposed amendment; and

**WHEREAS**, The Board of County Commissioners of Weber County, Utah, find that the proposed amendment promotes the general welfare of the residents of the County and serves a beneficial purpose as it relates to administering the County’s Land Use Code; and

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

**Part 1 of 1**

The Land Use Code of Weber County is hereby amended by reducing the minimum separation (setback) standard in between a main building and an accessory structure as presented below:

**TITLE 104 (ZONES)  
CHAPTER 5 (Agricultural-1) Section 7 (Site Development Standards)**

Section 104-5-7. Site development standards.

The following site development standards apply to the Agriculture Zone A-1:

	Permitted and Conditional Uses	Permitted Uses Requiring 2 and 5 Acre Minimums
Minimum Lot Area	40,000 square feet	2 acres – 5 acres
Minimum Lot Width	150 feet	150 feet
Minimum Yard Setbacks		
Front	30 feet	30 feet
Side		
Dwelling	10 feet with total width of 2 side yards not less than 24 feet.	
Other Main Dwelling	20ft. each side	20ft. each side
Accessory Building	10 feet; except 1 foot if located at least 6 feet in rear of main building.	
Accessory Buildings Over 1,000 sqft. For Storage of Personal Equipment	See Section 108-7-16.	

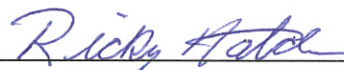
and Materials.		
Side Facing Street on a Corner Lot.	20 feet	20 feet
Rear		
Main Building	30 feet	30 feet
Accessory Building	1 foot; except 10 feet where accessory building on a corner lot rears on a side yard of an adjacent lot.	
Main Building Height		
Minimum	1 story	1 story
Maximum	35 feet	35 feet
Accessory Building Height	25 feet unless meeting requirements of Section 108-7-16, Large accessory buildings.	

Passed, adopted, and a synopsis ordered published this 22nd day of April, 2014 by the Board of County Commissioners of Weber County, Utah.

Commissioner Gibson                      Voting aye  
Commissioner Zogmaister                Voting aye  
Commissioner Bell                         Voting aye

  
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Kerry W. Gibson, Chair

ATTEST:

  
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Ricky Hatch, CPA  
Weber County Clerk/Auditor