



This proposed amendment would change the current separation standard from 10 feet to 6 feet in the A-1 Zone. This change would make the separation standard consistent with the County's existing Agricultural-2 (A-2), Agricultural-3 (A-3), Agricultural Valley-3 (AV-3), Residential Estates (RE-15 and RE-20), and Single-Family Residential (R-1-10, R-1-12) Zones.

### Summary of Suggested Considerations

- The County Commission may consider the benefits of having an accessory structure separation standard that is consistent throughout the County.
- The difference in between a 10 foot and 6 foot separation is largely unnoticeable from the public's realm, which is the area within the street right-of-way.

### Western Weber Planning Commission Recommendation

The Western Weber County Planning Commission, on the evening of February 11, 2014, unanimously recommended approval of the proposed amendment to the Agricultural-1 (A-1) Zone.

### Planning Staff Recommendation

Staff recommends approval of the proposed amendment to the Agricultural-1 (A-1) Zone.

### Exhibits

A. Existing Agricultural-1 (A-1) Zone Development Standard Table with proposed amendment shown below:

	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 10 feet in rear of main building.	
Accessory Buildings Over 1,000 sqft. For Storage of Personal Equipment and Materials.	See Section 108-7-16.	
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.	



**ORDINANCE \_\_\_\_\_**

**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
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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 \_\_\_\_\_  
 Commissioner Zogmaister              Voting \_\_\_\_\_  
 Commissioner Bell                         Voting \_\_\_\_\_

\_\_\_\_\_  
 Kerry W. Gibson, Chair

ATTEST:

\_\_\_\_\_  
 Ricky Hatch, CPA  
 Weber County Clerk/Auditor