

CHAPTER 02-21 AGRICULTURAL ZONE A-1

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02-21-001 OBJECTIVES AND CHARACTERISTICS OF ZONE

The A1 Agricultural Zone is established to provide areas in which agricultural pursuits can be continued within the City of Naples.

Naples City residents identify “quality of life” and “rural atmosphere” as the primary reasons they enjoy living in the area. Many associate the small town sense of place and lifestyle with the surrounding agricultural environment. As Naples City continues to grow, it will become increasingly difficult to maintain the existing rural character unless measures are taken to preserve agricultural areas.

The intent is to protect agricultural uses from being encroached upon by urban development until such a time as residential or commercial development becomes necessary or desirable. The basic agricultural character will be protected or take priority, if such a time as residential or commercial development becomes necessary or desirable.

The character of agriculture is defined as, but not limited to, raising of crops, grains, fruits, livestock, fowl and the building incidental to farming and ranching uses.

02-21-002 PERMITTED USES

No farm animal shall be kept on lots (pastured) containing less than 20,000 square feet, which does not include the square footage of residential structures.

The keeping and raising of not more than eight (8) hogs for each one acre of farmland, provided that no person shall feed any such hog any dead animal parts, or offal, other than that produced on the premises.

Corrals, coops, horse walkers, sheds, netted pens, pens, stack yard and feed storage for the keeping of animals and fowl, and the storage of farm products, provided uses for care and keeping of livestock and fowl are located 100 feet distance from any existing property line.

The Planning Commission through the subdivision process will review existing uses of property adjacent to agricultural uses. If property under the Land Use ordinance is subdivided, the agricultural use will take precedent. All setback requirements in 02-21-005 will be measured from the agricultural preexisting use. One and two-family dwellings and buildings accessory thereto:

Public utilities, buildings and facilities.

Schools and churches, parks and golf courses, plant nurseries, veterinarian hospitals, hospitals and medical clinics.

Home occupation in accordance with this ordinance.

Planned Unit Development (PUD) in accordance with this ordinance.

Naples City continues to support property owner initiated agricultural protection areas as outlined in the Utah State Code and also continues to encourage wildlife management practices sensitive to agricultural land uses.

Conditional Uses:

1. Commercial land uses may be allowed within an agricultural zone on a conditional basis provided that they are agricultural based and determined compatible with the adjacent agricultural land uses. Nonagricultural development will be encouraged to locate in more appropriate zones.
2. Cluster and perimeter type residential development are encouraged on a case-by-case basis within the agricultural zones. These types of development will be allowed as a conditional use on marginal agricultural grounds and not on prime agricultural grounds, to be determined on a case-by-case basis.
3. Oil and gas wells
4. Kennel
5. Gravel and sand pit
6. Private airport

02-21-003 AREA REQUIREMENTS

Each one-family dwelling shall be located on a lot containing at least 16,000 square feet and a two-family dwelling on a lot containing at least 24,000 square feet of land. Two-family dwellings/duplex are allowed at a ration of one duplex to 5 single-family houses.

02-21-004 WIDTH REQUIREMENTS

The minimum width of any building site for a dwelling shall be eighty (80) feet measured at a distance of thirty (30) feet back from the front lot line.

02-21-005 LOCATION REQUIREMENTS

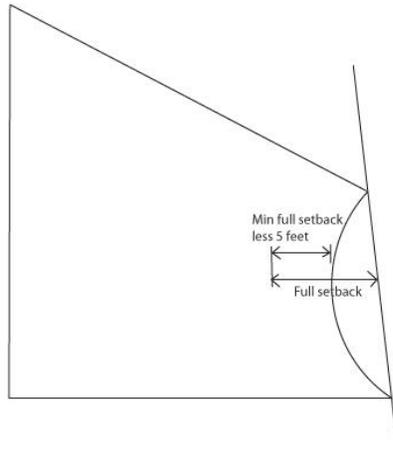
MINIMUM SETBACKS FROM PROPERTY LINES:

1. Main buildings on INTERIOR LOTS (NON-CORNER LOTS):
Front: 30 feet
Side: 12 feet for one side and 8 feet for the other (20 feet minimum for both sides combined)
Rear: 30 feet

2. Main buildings on CORNER LOTS:
Front: 30 feet
Side: 20 feet from the street
Rear: 30 feet except that for dwellings having an attached garage or carport, the setback shall not be less than 20 feet.

3. Main buildings on CUL-DE-SAC LOTS:
Front: 30 feet measuring perpendicular, from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than 5 feet from the requirements of the zone in which the lot is located.
Side:
Rear: 30 feet measured perpendicular from the rear wall of the home to the lot line. In no case shall any part of the home be closer than 8 feet to any lot line, and in no case shall any two homes on adjacent lots be closer than 20 feet.

4. Accessory buildings:
Front: 30 feet
Side: 5 feet unless any part of the accessory building is located within 5 feet of the main building, then the side setback is the same as the main building.
Rear: 5 feet unless on a corner lot, then the setback shall be setback 8 feet.



The design for curb and gutter in Residential subdivisions shall be either high back or modified high back according to UDOT standards.