

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.

“Casitas” a separate dwelling structure located on a lot with one main residential dwelling structure and used for housing of family and shall not be sold separately from the main residential structure and are subject to the: area square feet, width and location requirements for two-family dwellings in the applicable zone. The casitas is for the use of family members of the owners of the main dwelling that are 3 degrees of consanguinity. Mobile homes, trailers, RVs, campers, and any other temporary buildings and/or vehicles, may not be used as a casitas. A casitas shall only be permitted on lots with an existing owner occupied single-family dwelling or where a permit has been issued and construction is in progress for building a single-family dwelling. Only one casitas shall be permitted per lot of record. The minimum width at the narrowest point of a casitas shall be no less than twenty (20) feet. The construction, design and appearance of the casitas shall match or exceed the existing home, as well as, the neighborhood or adjoining homes. The casitas shall be located outside of all setback areas of the main residential dwelling; side yards, back yard etc. of the main dwelling and shall be located so that the casitas has at least the same minimum setbacks, side yards, etc. as is required for any other dwelling in the zone. The casitas shall meet the setback requirements required for the main dwelling. The property where a casitas is located shall not exceed forty (40) percent of the total lot area. Additionally, a covenant running with the land, recorded in the County Recorder’s Office that the casitas shall be used only for the housing of family, and not, sold, or taxed separately from the main residential structure, until such time the lot is legally subdivided in accordance with city ordinances.

See Family in definitions chapter 02-02

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: 12 feet for one side and 8 feet for the other (20 feet minimum for both sides combined)¹

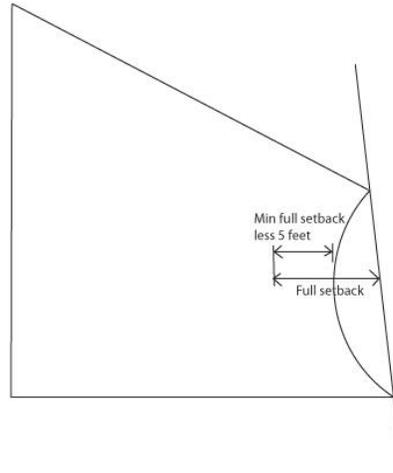
Rear: 30 feet measured perpendicular from the rear wall of the home to the lot line. In no case shall any part of the home be closer than 8 feet to any lot line, and in no case shall any two homes on adjacent lots be closer than 20 feet.

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.

¹ Amended April 27, 2017