

OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Chapter 104-14 Forest Valley Zone FV-3

Notice Date: March 20, 2026

Public Hearing Date: Tuesday, March 31st, 5:00 PM

Location: 7474 East 200 South, Huntsville, City Council Chambers

Summary of Proposed Zoning Changes

The City of Ogden Valley is considering amendments to the Zoning Ordinance that will create standards that better align with the community’s vision for how property should be used within the FV-3 zone, to improve clarity, and facilitate development within the zone. Proposed amendments include adding a new use table to section Sec 104-14-2 Permitted Uses, replacing the existing Conditional Use list with a Permitted Use list; a new use table added to Sec 104-14-34 Permitted Signs And Regulations, replacing the existing Permitted Signs And Regulations list; a new use table added regarding allowed Accessory Uses, as well as any Special Provisions relating to the siting of such uses; and new text articulating additional Special Regulations and General Operational Standards for a variety of uses within the FV-3 zone.

Key Changes Include:

- **Amendment to Sec 104-14-2 Permitted Uses:**

Deleted: “**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**”

Added: The following Permitted Use Table was added to this section.

		Special Provisions
Agri-tourism	P	meeting the requirements of title 108, chapter 21
Bed and Breakfast	P	Proprietor or owner shall occupy the premises; Allowed only in existing dwellings with no exterior additions nor change in residential character; A business license shall be obtained. The lot shall be at least three acres in area with frontage on a public street of at least 250 feet in width; The lot shall have frontage on a major street as shown on the county master plan (state highway or county major street); The inn shall be at least 300 feet from the nearest existing dwelling; The site shall be landscaped to provide a visual and noise buffer to

		<p>adjoining property; a landscape plan shall be submitted with site plan.</p> <p>Not more than two guests sleeping rooms per dwelling; Not more than seven sleeping rooms per inn; <u>All units to be in one building together with owner's residence</u></p> <p>Two parking spaces shall be provided for the host family plus one space for each guest room; The guest parking shall be in the rear of the Inn;</p> <p>Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling;</p> <p>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;</p>
Small Events	P	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.
Church, synagogue or similar permanent building used for regular religious worship	P	a.
Educational Institution	P	
Educational Institution Identification sign	P	Must follow sign guidelines as outlines for the city in ???
Parking lot accessory to uses permitted in this zone	P	

This table will replace the following language that was deleted:

- 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;
 - 1. Proprietor or owner shall occupy the property;
 - 1. Meals shall only be served to overnight guests;
 - 1. Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling;
 - 1. Not more than two guests sleeping rooms per dwelling;

1. Allowed only in existing dwellings with no exterior additions nor change in residential character;
 1. Business license shall be obtained.
- a. Bed and breakfast inn subject to the following standards and criteria:
1. Proprietor or owner shall occupy the premises;
 1. Not more than seven sleeping rooms per inn;
 1. The lot shall be at least three acres in area with frontage on a public street of at least 250 feet in width;
 1. The lot shall have frontage on a major street as shown on the county master plan (state highway or county major street);
 1. The inn shall be at least 300 feet from the nearest existing dwelling;
 1. Two parking spaces shall be provided for the host family plus one space for each guest sleeping room;
 1. The guest parking shall be in the rear of the Inn;
 1. Meals shall be served to registered overnight guests only;
 1. Signs are limited to one name plate or one identification sign of not more than eight square feet in area;
- The site shall be landscaped to provide a visual and noise buffer to adjoining property; a landscape plan shall be submitted with site plan.
 - 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;
 - A business license shall be obtained;
 - All units to be in one building together with owner's residence.
 - 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.
 - Church, synagogue or similar permanent building used for regular religious worship.
 - Educational institution.
 - Educational/institutional identification sign.
 - Golf course, except miniature golf.
 - Parking lot accessory to uses permitted in this zone.
 - Private park, playground or recreation area, but not including privately owned commercial amusement business.
 - Public building, public park, recreation grounds and associated buildings.
 - Public utility substations.
 - Recreation lodge.
 - Ski resorts, including summer skateboard activities as an accessory use.
 - Water pumping plants and reservoirs.
 - Recreation lodge.

- 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.

- **Amendments to Sec 104-14-4 Permitted Signs And Regulations:** Changed the section numbering from 104-14-4 to 104-14-3. Added a new use table, as follows:

Name Plate	P	One nameplate for each dwelling unit, not exceeding two square feet in area, indicating the name of the occupant and/or permitted home occupation
Identification Signs	P	One sign, not exceeding eight square feet in area
Property Signs	P	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.
Location of signs	P	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.
Lighting of signs	P	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.
Location	P	All sign located with i the Ogden Valley City boundary will meet requirements of title 110, chapter 2, Ogden Valley signs.

This table will replace the following language that was deleted:

- 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.
- 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.
- **New Section Added, 104-14-4 Accessory Uses:** Added a new use table providing for the allowed accessory uses in the FV-3 zone, including special provisions for said uses, as follows:

Sec 104-14-4 Accessory uses. Unless otherwise specified in the Land Use Code, an accessory use is prohibited unless located on the same lot or parcel as its main use.

Land Use	FV-3	Special Provisions
Accessory building, accessory and incidental to the use of a main building.	P	
Accessory dwelling unit.	P	See Chapter 108-19 .
Accessory use, accessory and incidental to the main use.	P	
On-Farm Aggregation, Packing, Storage, and Distribution (CSA/Co-op Hub)		Accessory to an actively operating agricultural use; see Sec. 104-2-4.

<p>Agricultural Produce Sales, Onsite. The sales of agricultural products produced onsite, accessory to an agricultural operation.</p>	<p>P</p>	<p>See Section 104-2-4. 5-acre use.</p>
<p>On-Farm Processing, By Right.</p>	<p>P</p>	<p>The on-site slaughter and processing of poultry and rabbits, and the slaughter and processing of livestock raised on the same parcel, for personal use or direct sale in compliance with state and federal law, shall be permitted by right on agricultural parcels.</p>
<p>Custom exempt meat cutting, accessory to an agriculture use.</p>	<p>CP</p>	<p>See Section 104-2-4. 5-acre use.</p>
<p>Family food production, accessory to a residential use.</p>	<p>P</p>	<p>See Section 104-2-4. 1 animal unit per acre</p>
<p>Home occupation, accessory to a residential use.</p>	<p>P</p>	<p>See Chapter 108-13.</p>
<p>Household pets, accessory to a residential use.</p>	<p>P</p>	
<p>Main building, designed or used to accommodate the main use.</p>	<p>P</p>	
<p>On-Farm Worker Housing.</p>	<p>P</p>	<p>Housing units or structures provided for individuals employed in an on-site agricultural operation are permitted as an accessory agricultural use, subject to the standards of Sec. 104-2-4 Minimum 5 acres</p>
<p>On-Farm Renewable Energy Systems</p>	<p>P</p>	<p>Accessory to an actively operating agricultural use; see Sec. 104-2-4.</p>
<p>On-Farm Equipment Repair, Maintenance, and Fabrication</p>	<p>P</p>	<p>Accessory to an actively operating agricultural use; see Sec. 104-2-4.</p>
<p>Parking lot, accessory to a main use allowed in the zone.</p>	<p>P</p>	
<p>Parking of large vehicle, accessory to residential use.</p>	<p>P</p>	<p>This use shall be restricted to one vehicle, no greater than 24,000 pound GVW, which shall be parked at least 50 feet from a public street. Agricultural and recreational vehicles are exempt from these restrictions.</p>

		See Section 104-2-4 .
Temporary building or use, accessory and incidental to onsite construction work.	P	

b. Agricultural uses, non-animal.

Land Use	FV-3	Special Provisions
Agriculture.	P	
Agriculture, community-oriented. A crop production operation for use by the broader public, such as a community garden, rental row operation, or you-pick operation.	P	
Agricultural experiment station.	P	
Aquaculture.	P	
Cannabis Production , as defined by state code.	P	Cannabis cultivation is permitted only by Conditional Use Permit and shall comply with all applicable state regulations. Industrial scale indoor grows are not permitted.
Farm Educational Activities (Low Intensity)	P	See Section 104-2-4
Small Farm Events (Low Frequency)	P	See Section 104-2-4
Fruit and vegetable storage and packing plant , for produce grown on premises.	P	5-acre use.
Grain storage elevator.	N	5-acre use.
Greenhouse and nursery. Sales must predominantly be plants produced on the premises.	P	Temporary or semi-permanent greenhouses, hoop houses, and high tunnels used solely for agricultural production are exempt from building permits and inspections.
Commercial manure processing.	N	Drying, importation, or sale conducted as a principal use is prohibited.

The on-site generation, storage, composting, and land application of manure produced on the same parcel, when conducted in accordance with customary agricultural practices, **IS** permitted, as is the sale of compost generated from onsite waste.

c. ***Animal-related noncommercial uses.*** The following are animal-related uses that do not generate customer-oriented traffic to the lot or parcel.

Land Use	FV-3	Special Provisions
Animal grazing. Animal grazing	P	See Section 104-2-4.
Animal feeding operation. An animal feeding operation	P	See Section 104-2-4. 5-acre use.
Animal feeding operation, large concentrated. A large concentrated animal feeding operation, as defined in Section 101-2.	N	See Section 104-2-4. 5-acre use.
Apiary.	P	
Aquaculture, animal related. Aviary.	P P	
Corral, stable or building for keeping animals or fowl.	P	<u>This use shall be located less than 25 feet from any side or rear lot line.</u> See <u>Section 104-2-4.</u>
Dairy farm, including milk processing and sale, when at least 50 percent of milk is produced on the farm.	P	<u>Farmstead dairy processing, including the production of milk, cheese, butter, yogurt, and similar products from milk produced on the same parcel, is permitted as an accessory agricultural use, subject to compliance with applicable state and federal health regulations.</u>

		This use shall not exceed ten dogs of more than ten weeks old, per acre, at any time. Any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line. See Section 104-2-4 . 3-acre use.
Dog breeding, dog kennels, or dog training school.	EP	
		<u>Horses may be kept for personal use or limited boarding, provided the use remains accessory to the primary use of the parcel and complies with the following standards:</u>
Stable for horses.	P	<u>Livestock density shall not exceed one (1) horse per one-quarter (¼) acre of land used for horses, with a minimum of one (1) acre required to keep horses.</u>
		<u>Manure shall be managed to prevent excessive odor, flies, runoff, or accumulation.</u>
		<u>Areas used primarily for feeding, confinement, or manure storage shall not be located within seventy-five (75) feet of any dwelling on an adjoining parcel.</u>
Slaughterhouse.	N	See Custom Meat Processing

d. **Commercial uses.** The following are uses that typically generate customer-oriented traffic to the lot or parcel.

Land Use	FV-3	Special Provisions
Agri-tourism.	C	See Chapter 108-21 .
Airport.	N	
Animal hospital or clinic.	P	Veterinary clinics and animal hospitals are permitted as accessory or small-scale uses, provided they primarily serve local needs and do not generate excessive traffic, noise, or nuisance impacts.
Campground and picnic area.	N	See Chapter 108-20 .

		Casual, occasional, or cooperative care of children, including care provided by neighbors, friends, or family, is permitted .
Child day care.	C	In-home day care or childcare operated for profit or as a regular business activity is permitted only by Conditional Use Permit.
Circus or transient amusement.	N	
Equestrian training and stable facilities.	P	Two-Acre Use. Livestock density shall not exceed one (1) horse per one-quarter (¼) acre of land used for horses, with a minimum of one (1) acre required to keep horses.
Golf course, except miniature golf course.	N	
Golf driving range.	N	5-acre use.
Greenhouse and nursery. Sales are limited to plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care, and the growing and sale of sod.	P	
Gun club.	N	5-acre use.
Horse racing and training track, cutter racing track, including indoor concessions as an accessory use.	N	
Outdoor recreation club activities, for horse riding, bow and arrow shooting, snowmobiling, etc.	N	
Skeet shooting range.	N	5-acre use.
Turf horse jumping course.	P	

e. Institutional uses.

	FV-3	Special Provisions
Dog pound.	N	5-acre use.
Cemetery.	P	
Convalescent or rest home.	N	
Correctional institution.	N	
Church, synagogue or similar building used for regular religious worship.	P	
Educational/institutional identification sign.	C	See City Sign Ordinance
Hospital.	N	5-acre use.
Public building.	P	Buildings owned and operated by a public agency and used primarily for administrative, civic, governmental, or community service purposes are permitted, provided the use is low-intensity and compatible with surrounding land uses. This use does not include correctional facilities, detention facilities, vehicle maintenance yards, bulk material storage, industrial operations, or regional service facilities unless otherwise expressly permitted. Public buildings exceeding local service scale or generating significant traffic, noise, or operational impacts shall require Conditional Use Permit approval.
Public park, recreation grounds and associated buildings.	P	
Public school, or private educational institution having a	P	

curriculum similar to that ordinarily given in public schools.		
Sanitarium.	N	
School bus-parking , provided the vehicle is parked at least 30 feet from a public street.	P	No more than 2, in current use

f. Residential uses.

	FV-3	Special Provisions
Residential facility for elderly persons.	P	See Section 108-7-15 .
Residential facility for handicapped persons.	P	See Section 108-7-13 .
Residential facility for troubled youth.	N	See Section 108-7-14 .
Single-family dwelling.	P	
Two-family dwelling.	P	A two-family dwelling may be permitted on a lot or parcel only where two (2) development units are lawfully available and assigned to the parcel, and where construction of the two-family dwelling does not increase the total number of development units beyond those otherwise permitted

g. Recreational noncommercial uses. The following are recreational uses that are typically owned or operated by a nonprofit or governmental entity.

	FV-3	Special Provisions
Campground and picnic area.	N	See Chapter 108-20 .

New Section Added, 104-214-5 Special Regulations: This section has been added to provide additional General Operational Standards for a variety of specific uses in the FV-3 zone. The language for the new section is as follows:

Sec 104-214-45 Special Regulations

Where a use is listed in Sec. 104-214-4, the standards of Sec. 104-214-4 shall control, and any conflicting setback, density, or operational standards elsewhere in this chapter shall not apply.

General Operational Standards.

All permitted and conditional uses within the Forest Valley FV-3 Zone shall:

- (1) Provide sufficient on-site parking and circulation to prevent obstruction of public roads or unsafe traffic conditions;
- (2) Comply with applicable state and local health department requirements for sanitation, wastewater disposal, and food handling where applicable; and

Ponds, reservoirs, and other water impoundments constructed for agricultural purposes, including irrigation storage, livestock watering, wildlife habitat enhancement, or other agricultural management functions, are permitted as part of an actively operating agricultural use.

Such facilities shall comply with applicable state water rights laws and dam safety regulations where required, but shall not be classified as ornamental water features, recreational amenities, or commercial improvements solely due to their presence within the Agricultural Zone.

Nothing in this section shall exempt a property owner from compliance with independently applicable safety, water rights, or environmental regulations.

The uses listed below correspond with certain uses listed in the Land Use Table in Section 104-2-3. Due to the nature of the use, each shall be further regulated as follows:

1. Agricultural Produce Sales, Onsite. The sales of onsite agricultural produce shall be governed as follows:

Definition of Onsite. For purposes of this section, “onsite” means:

on the same lot or parcel; or on contiguous parcels operated as a single agricultural operation under common ownership or management.

- **Operator.** Onsite agricultural produce sales shall be operated by: the owner, lessee, or manager of the agricultural operation.

- **Limitation on items sold.** Retail sales conducted onsite shall be limited to:
 - agricultural products produced on the parcel;
 - agricultural products produced locally; and
 - goods customarily incidental to the production, processing, or sale of agricultural products.
 - At least one agricultural product produced on the parcel shall be offered for sale during periods when retail sales are conducted.
 - **Sales Area and Scale.** Retail sales areas shall remain clearly accessory to the agricultural use and shall not be expanded or operated in a manner that converts the site into a primary retail or commercial operation.

Setbacks. Except for warehousing and storage, retail sales activities shall be conducted no closer than twenty-five (25) feet from any adjoining property line.

Small, low-intensity farm stands of two hundred (200) square feet or less located adjacent to a public roadway may be permitted within the front setback, provided they do not create traffic, safety, or nuisance impacts.

2. Animal grazing and Pasture Use. Animal grazing is a permitted agricultural use.

Supplemental Feeding. Supplemental feeding of grazing animals, including hay or other feed, is permitted as part of normal agricultural and pasture management practices, including seasonal feeding, winter feeding, drought response, rotational grazing, and soil protection.

Management Standard. Grazing and feeding practices shall be managed to:

- prevent excessive manure accumulation;
- prevent soil degradation or runoff beyond the parcel; and
- avoid persistent odor, fly, or nuisance impacts detectable at the property line.
- **Setbacks for Concentrated Feeding Areas.** Areas used primarily for concentrated feeding, confinement, or manure storage shall not be located within **seventy-five (75)** feet of any dwelling, public, or semi-public building on an adjoining parcel.
- **Density.** Livestock shall be maintained in a manner that prevents persistent overgrazing, erosion, or discharge of manure or sediment beyond the property line. Where a verified complaint is received, the city may require the property owner to demonstrate compliance through an approved conservation plan, pasture

management plan, or other documentation prepared in consultation with NRCS, USU Extension, or a qualified agricultural professional.

3. Animal Feeding Operations

Animal Feeding Operation. An animal feeding operation is a use in which animals are primarily confined and fed for extended periods rather than grazed or pastured.

Feeding Restrictions. Animals shall not be fed untreated garbage, household refuse, or offal, except as otherwise permitted by state or federal law.

Waste and Drainage Management. Feeding operations shall provide and maintain waste handling and drainage systems sufficient to prevent unsanitary conditions, runoff, or discharge beyond the parcel, in compliance with applicable Utah Department of Agriculture requirements.

Species-Specific Standards. Facilities used for the confinement or feeding of hogs shall be constructed and managed to maintain sanitary conditions and prevent odors, vectors, or waste discharge, using materials and methods approved by the Utah Department of Agriculture

Relationship to Grazing. This subsection applies to concentrated feeding or confinement operations and does not apply to grazing, pasture-based feeding, or seasonal supplemental feeding conducted as part of normal agricultural practices.

4. Animal Units – Family Food Production Only

Animal Unit Standards for Family Food Production.

For purposes of family food production accessory to a residential use, livestock density shall be limited using the following animal unit (AU) equivalents:

<u>Animal Type</u>	<u>Animal Unit (AU)</u>
<u>Cow (beef or dairy)</u>	<u>1.0 AU</u>
<u>Horse</u>	<u>1.0 AU</u>
<u>Donkey</u>	<u>0.7 AU</u>
<u>Pig</u>	<u>0.4 AU</u>
<u>Sheep</u>	<u>0.2 AU</u>
<u>Goat</u>	<u>0.2 AU</u>
<u>Llama / Alpaca</u>	<u>0.3 AU</u>

Chicken	0.01 AU
Duck	0.02 AU
Turkey	0.02 AU
Goose	0.03 AU
Rabbit	0.01 AU

These animal unit limits apply only to family food production accessory to a residential use and shall not be used to regulate agricultural operations or livestock kept on agricultural parcels.

The City Planner may approve functionally equivalent species using the closest animal unit equivalent.

4. On-Farm Worker Housing

(a) On-farm worker housing shall be accessory to and dependent upon an actively operating agricultural use and shall not be considered a dwelling unit or development unit for purposes of density or subdivision.

(b) Occupancy shall be limited to persons employed in the on-site agricultural operation and their immediate dependents.

(c) On-farm worker housing shall not be used as a short-term rental, vacation rental, or lodging available to the general public.

(d) The housing shall be served by lawfully available water and wastewater systems and shall comply with all applicable health department requirements.

(e) If the agricultural operation ceases for a period exceeding twelve (12) consecutive months, the on-farm worker housing shall be removed, converted to non-habitable use, or otherwise brought into compliance with applicable residential zoning standards.

5. On-Farm Equipment Repair and Fabrication

The repair, maintenance, and fabrication of equipment, implements, structures, or infrastructure used primarily for the on-site agricultural operation is permitted as an accessory agricultural use. Such activities shall not operate as a general commercial repair or fabrication business serving off-site customers. Operations shall be conducted in a manner that does not create excessive noise, visual impact, or nuisance conditions beyond the property line.

7. On-Farm Aggregation, Packing, Storage, and Distribution

The aggregation, washing, sorting, packing, cooling, storage, and distribution of agricultural products is permitted as an accessory agricultural use when conducted in support of an actively operating agricultural operation on the parcel.

Agricultural products processed, stored, or distributed under this subsection may include products produced on the parcel and products produced by other farms located within Weber County or within a reasonable local service area.

This use shall not be operated or expanded in a manner that converts the site into a primary warehousing, freight, or regional distribution facility.

Operations shall be conducted in a manner that does not create excessive traffic, noise, odor, or nuisance impacts beyond the property line.

Retail sales to the general public, if any, shall comply with the Onsite Agricultural Produce Sales standards of this section.

8. On-Farm Education and Demonstration

Educational classes, workshops, demonstrations, and instructional activities directly related to agricultural production, land stewardship, or food production are permitted as an accessory agricultural use when conducted in support of an actively operating agricultural operation on the parcel.

This use shall not be operated as a commercial event venue and shall be conducted in a manner that does not create excessive traffic, noise, parking demand, or nuisance impacts beyond the property line.

Activities involving paid admission, large events, or regularly scheduled gatherings of a scale inconsistent with accessory use shall comply with the applicable agritourism or event standards, if any, or require Conditional Use Permit approval where required.

9. On-Farm Renewable Energy Systems

Solar energy systems, battery storage systems, small-scale wind systems, and bioenergy systems are permitted as an accessory agricultural use when primarily intended to serve the energy needs of the on-site agricultural operation.

Such systems shall not be constructed or operated as a primary commercial power generation facility intended principally for off-site energy sales.

Installation and operation shall comply with applicable building, electrical, fire, and safety codes and shall be designed and maintained to prevent nuisance impacts beyond the property line.

9. Other use Corrals, Stables, and Animal Shelters. Structures used for the keeping or sheltering of animals or fowl are permitted when accessory to a residential or agricultural use, subject to the following:

(a) Such structures shall be located no closer than twenty-five (25) feet from any side or rear property line;

(b) Structures used primarily for concentrated feeding, confinement, or manure storage shall not be located within seventy-five (75) feet of any dwelling on an adjoining parcel; and

(c) Manure and waste shall be managed to prevent odor, runoff, or nuisance conditions beyond the property line

Custom exempt meat cutting. The on-site slaughter and processing of livestock, poultry, or rabbits raised on the same parcel, or on other parcels within Weber County, is permitted as an accessory agricultural use, provided that:

(a) Processing is conducted in compliance with applicable state and federal law;

(b) Processing occurs within an enclosed structure or approved mobile facility;

(c) No outdoor storage of carcasses, offal, or waste is permitted;

(d) The use does not operate as a continuous or high-volume commercial slaughter or processing facility; and

(e) Operations do not create unreasonable odor, noise, or nuisance impacts beyond the property line.

(f) Outdoor composting of animal remains using established, science-based composting practices is permitted, provided it does not result in persistent odors, attraction of vermin, runoff, or other nuisance conditions beyond the property line.

This use is not required to be accessory to a dwelling and shall not be limited to parcels with access from a collector or arterial street.

Dog breeding, dog kennels, or dog training school. Dog breeding, boarding, kennels, or training facilities may be permitted subject to the following standards:

(a) The number of dogs over ten (10) weeks of age shall not exceed ten (10) dogs per acre at any time;

(b) Any building, run, or enclosure used for housing or training dogs shall be located no closer than one hundred (100) feet from a public street and fifty (50) feet from any side or rear property line; and

(c) Operations shall be conducted in a manner that prevents excessive noise, odor, or nuisance impacts beyond the property line.

Facilities exceeding these thresholds may require Conditional Use Permit approval.

Parking and Storage of Commercial and Large Vehicles

Parking and storage of commercial or large vehicles and equipment is permitted when accessory to an allowed use on the parcel, subject to the following standards:

(a) Vehicles and equipment shall be primarily used in connection with an allowed agricultural, residential, or construction activity occurring on the same lot or parcel;

(b) The parcel shall not be used as a commercial vehicle yard, fleet storage area, or equipment staging area for off-site operations;

(c) No more than two (2) commercial or large vehicles not including farm implements may be stored on a parcel at any one time, unless otherwise permitted;

(d) Vehicles with a gross vehicle weight rating (GVWR) greater than 24,000 pounds shall be parked no closer than fifty (50) feet from any public street; and

(e) Parking and storage shall not create excessive noise, visual impact, or safety concerns beyond the property line.

Temporary construction use Temporary buildings, vehicles, or equipment associated with permitted construction activity may be located on the parcel during active construction and shall be removed upon completion or abandonment of the work.

Family Child Care (Small).

A state-licensed family child care facility operated within a dwelling unit is permitted in the Agricultural Zones. Such use shall comply with all applicable state licensing requirements and shall not be subject to additional local density restrictions.

Outdoor play areas shall be located and supervised to prevent unreasonable noise or nuisance impacts to adjoining properties.

Group or Large Family Child Care.

Child care facilities exceeding the capacity of a small state-licensed family child care shall require approval of a Conditional Use Permit.

In evaluating such applications, the city may consider:

(1) Traffic safety and circulation;

(2) Adequacy of on-site parking;

[\(3\) Outdoor play area location and buffering; and](#)
[\(4\) Compatibility with surrounding uses.](#)

Amendment to Section 104-14-4: Changed the section numbering from 104-14-4 to 104-14-6.

The intent of these changes is to adopt standards that better align with the community's vision for how property should be used within the AV-3 zone, to improve clarity, and facilitate development within the zone.

Affected Property Owners (Map Amendments)

This is a citywide amendment, affecting all properties located within the AV-3 Land Use Zone. No map changes are proposed by these amendments.

Reviewing Documents

The draft ordinance/map changes are available for public review at:

- **Online:** www.ogdenvalley.gov/meetings-public-notice/
- **In-Person:** 7474 East 200 South, Huntsville
Mondays and Wednesdays 9am to 1pm
Thursdays 1pm to 5pm

Providing Comment

All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** planning@ogdenvalleyut.org
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

ADA Accommodations

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at khoogland@ogdenvalleyut.org at least 24 hours prior to the hearing.