

CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Chapter 104-9 Forest Zones

Notice Date: May 1, 2026

Public Hearing Date: May 12, 2026, 5:00 PM

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

Summary of Proposed Design Review Changes:

The proposed amendments clarify jurisdictional authority by updating references from “County” to “City,” ensuring alignment with City governance and administration, and removing references to previous mentions or past ordinances. No other significant changes were made with these changes.

Key Changes Include:

Amended Sec 104-9-1 Purpose

[c. Conservation subdivisions that preserve open space and reduce environmental disturbance are encouraged and may be approved through subdivision review.](#)

[The Forest Zones are intended primarily to support resource-based uses such as forestry, watershed protection, habitat preservation, and low-impact recreation. Residential development is allowed at low densities where it can occur without compromising these primary resource values.](#)

Amended Sec 104-9-3 Land Use Table

Removed the F-10 Zone

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

	F-5	F-40
Agritourism.	NC	NC
Campground and picnic area.	NC	NC
Conference/education center.	EN	EN

Forest industries. Production of forest products.	EN	EN
Dude Ranch.	C	C
Golf course, except miniature golf course.	PN	PN
Skeet or trap shooting range.	N	EN
Ski resort.	EN	EN

	F-5	F-40	Special Provisions
Recreation lodge.	EN	EN	
Single-family dwelling.	P	P	

	F-5	F-40	Special Provisions
Private park, playground or recreation area. No privately owned commercial amusement business.	P	PE	No transfer of Artificial lighting, or dust to adjacent properties. Noise crossing property lines is limited to 50dBA.

			hours of operation to be limited to the hours of 8am-9pm
Public campground and picnic area.	P	P	See Title 108, Chapter 20.
Public park, recreation grounds, and associated buildings.	P	P	
Recreational vehicle parking	PN	NP	See Section 104-9-4 and Section 108-7-20.

	F-5	F-40	Special Provisions
Hydro-electric dam.	EN	EN	
Public utility substation.	C	C	Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.

<p>Radio or television station or tower.</p>	<p>C</p>	<p>C</p>	<p><u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u></p>
<p>Wastewater treatment or disposal facilities.</p>	<p>C</p>	<p>C</p>	<p><u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u></p>
<p>Water storage reservoir, when developed by a utility service provider.</p>	<p>C</p>	<p>C</p>	<p>See Title 108, Chapter 10.</p> <p><u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or</u></p>

			buildings around it.
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	F-5	F-40	Special Regulations
		N	See Section 104-9-4
Mines, quarries, gravel pits.	N	N	Compliance with the Weber County Excavation and Clean Fill Ordinance required.

Amended Sec 104-9-4 Special Regulations

- ~~a.—Animal grazing. No more than one horse or cow per acre of land exclusively devoted to the animal. This use shall not include the supplementary or full feeding of the animals, except when in compliance with the following:~~
- ~~b.—It may only be carried on during times that are reasonable and necessary due to lack of natural growing feed as a result of seasonal changes or extreme and temporary meteorological events:~~
- ~~c.—It shall not exceed a density of 40 head per acre of used land.~~
- ~~d.—It shall not be closer than 75 feet to any dwelling, public or semi-public building on an adjoining parcel of land.~~
- ~~A.—Corral, stable or building for keeping animals or fowl. This use shall be located no less than 100 feet from a public street and not less than 25 feet from any side or rear lot line:~~
- B. [Animal grazing and Pasture Use. Animal grazing is a permitted agricultural use.](#)
 - a. [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.](#)

- b. Management Standard. Grazing and feeding practices shall be managed to:
- c. prevent excessive manure accumulation;
- d. prevent soil degradation or runoff beyond the parcel; and
- e. avoid persistent odor, fly, or nuisance impacts detectable at the property line.
- f. 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.
- g. 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.
- h. Livestock operations shall be managed using generally accepted agricultural practices to prevent manure accumulation, erosion, and runoff from entering waterways, irrigation conveyances, or neighboring properties. Where documented impacts occur, reasonable mitigation measures such as rotational grazing, vegetation buffers, drainage control, or manure management may be required. Operations conducted in accordance with NRCS standards or an approved Conservation District farm management plan shall be presumed compliant with this section.

C. Animal Feeding Operations

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

[e. 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.](#)

~~c. Family food production:~~

~~1. As used in this subsection, a Group A animal is either one pig, one sheep, one cow, or one goat, and Group B animals or fowl are either a set of ten rabbits, ten chickens, ten pheasants, five turkeys, five ducks, five geese, or five pigeons.~~

~~2. No more than four sets of Group B animals or fowl may be kept on a lot or parcel that is less than 40,000 square feet.~~

~~3.1. — No more than six combined sets of Group A animals and sets of Group B animals or fowl may be kept on a lot or parcel that is less than two acres. The same applies to a lot or parcel greater than two acres, except that an additional six combined sets of Group A and sets of Group B animals or fowl may be kept per each additional acre greater than two.~~

[Animal Units – Family Food Production Only](#)

[1. 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:](#)

<i>Animal Type</i>	<i>Animal Unit (AU)</i>
Cow (beef or dairy)	1.0 AU
Horse	1.0 AU
Donkey	0.7 AU
Pig	0.4 AU
Sheep	0.2 AU
Goat	0.2 AU
Llama / Alpaca	0.3 AU
Chicken	0.01 AU
Duck	0.02 AU
Turkey	0.02 AU

Goose	0.03 AU
Rabbit	0.01 AU

2. 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.

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

~~a. Heliport. This use shall comply with the following minimum standards:~~

~~1. It shall be located on a single parcel of record which is not less than 40 acres in area:~~

~~2. It shall be located at an elevation at least 6,200 feet above sea level.~~

~~3. It shall be located at least 200 feet from any property line. The Land Use Authority may grant exceptions to this setback if it can be demonstrated that locating the heliport closer than 200 feet to the property line provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the Land Use Authority.~~

~~4. The landing surface shall be dust proof and free from obstructions:~~

~~5. Prior to the issuance of a permit, written approval from the Federal Aviation Administration (FAA) is required, if necessary:~~

~~b. Recreational vehicle use. No more than one recreational vehicle, or two if on a lot or parcel that is two acres or greater, shall be occupied on a lot or parcel for more than 180 days of any single calendar year. The recreational vehicle use shall be limited to recreational uses only and not for longer term placement or for full-time living. The use may be accompanied by no more than one storage shed no greater than 200 square feet and shall not include electrical or plumbing, one prepared recreational vehicle pad, one raised deck of no more than two feet in height adjacent to the recreational vehicle, one outdoor camp fireplace, and picnic table, chairs, tent-type screen. The following additional conditions shall apply:~~

~~1. The lot shall meet minimum lot requirements as specified in this Land Use Code, or be a nonconforming lot as specified in Title 108, Chapter 12:~~

~~2.1. Health department approval is required for waste disposal by an approved septic tank and drain field with approved connection to the recreation vehicle.~~

Additional findings required for CUP approval in Forest Zones:

The Planning Commission shall find:

Development minimizes disturbance of steep slopes

Development does not create unreasonable wildfire risk

Access is adequate for emergency response

Visual impacts are minimized from valley viewpoints and protects viewsheds

Development protects watershed functions

Development clusters disturbance.

Forest Parcel Access Standards

Because development in Forest Zones occurs in mountainous terrain, new lots and development sites must demonstrate reasonable access for construction, emergency response, and long-term use.

(1) Buildable Access Required

Lots created through subdivision shall demonstrate practical access for construction and emergency services.

(2) Driveway Feasibility

Where driveways exceed a reasonable length or traverse steep terrain, the City may require demonstration that:

- Construction is feasible
- Emergency access is possible
- Excessive grading is not required

(3) Turnaround Requirements

Where driveways exceed a reasonable length, a turnaround adequate for emergency vehicles may be required.

(4) Private Road Disclosure

Where lots rely on private roads:

- Maintenance responsibility shall be disclosed
- Access easements shall be recorded

(5) Limitation of City Responsibility

Approval of lots in Forest Zones shall not obligate the City to improve, maintain, or provide services to private roads.

Forest Site Design and Visual Resource Protection Standards

Because development in Forest Zones occurs in highly visible mountain landscapes that contribute to the character of Ogden Valley, structures shall be sited to reduce visibility from the valley floor and disturbed areas will be promptly revegetated with native species to reduce erosion and visual impact

(3) Clustering Encouraged

Where multiple structures are permitted:

- Development should be grouped to minimize the disturbed footprint.

(5) Applicability

These standards apply primarily to:

- Conditional uses
- Subdivisions
- Commercial uses

Single-family homes should comply based on site constraints.

Forest Buildable Area Standards

Because Forest Zone parcels may contain steep terrain, each newly created lot shall contain a reasonably buildable area suitable for safe construction.

(1) Buildable Area Required

Lots created through subdivision shall contain a buildable area capable of accommodating:

- A primary structure

- [Reasonable access](#)
- [Septic where applicable](#)
- [Utility connections where applicable](#)

[\(2\) Unsuitable Areas](#)

[Areas excluded from buildable area calculations include:](#)

- [Slopes exceeding twenty five \(25%\)](#)
- [Cliffs or rock outcrops](#)
- [Drainageways](#)
- [Wetlands](#)
- [Hazard areas](#)
- [Ridgelines](#)

[Where applicable.](#)

[\(3\) Demonstration of Buildability](#)

[The City may require demonstration of buildable area through:](#)

- [Concept building envelope](#)
- [Topographic information](#)
- [Access concept](#)
- [Other reasonable documentation](#)

[\(4\) Purpose](#)

[The purpose of this section is not to reduce density but to ensure lots created are reasonably usable and safe for development.](#)

Amended Sec 104-9-5 Site Development Standards

[\(1\) Secondary emergency access may be required.](#)

[\(2\) Road grades shall be designed to allow safe emergency response.](#)

[\(3\) Address Identification](#)

[All structures shall be clearly addressed in accordance with County addressing standards to allow rapid emergency response.](#)

(4) Water Supply for Fire Protection

Commercial uses and subdivisions creating multiple lots may be required to demonstrate adequate water availability for fire suppression as determined by the Fire Authority Having Jurisdiction.

This may include:

- Water storage tanks
- Dry hydrants
- Access to approved water sources
- Other reasonable mitigation measures

(5) Site Disturbance Minimization

Development shall minimize disturbance of natural vegetation and terrain to reduce erosion and wildfire exposure.

(a) Structures shall be clustered to minimize disturbance area.

(b) Development shall avoid prominent ridgelines and hazardous slopes where practicable.

(c) Existing natural vegetation buffers shall be retained where they reduce hazard exposure.

(6) Applicability to Conditional Uses

Conditional uses in the Forest Zones shall demonstrate compliance with this section as part of approval review.

Reasonable conditions may be imposed to ensure compliance with these standards.

(7) Alternative Compliance

Alternative wildfire mitigation approaches may be approved where the applicant demonstrates equal or greater protection through site design, vegetation management, or construction methods.

Affected Property Owners (Map Amendments)

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/public-meeting/planning-commission-public-hearing-may-12-2026/

- **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:** P.O. Box 6, Eden, Utah 84310

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.

Chapter 104-9 Forest Zones

Sec 104-9-1 Purpose

Sec 104-9-2 (Reserved)

Sec 104-9-3 Land Use Table

Sec 104-9-4 Special Regulations

Sec 104-9-5 Site Development Standards

HISTORY

Amended _____ *by* _____ *Ord.* _____ *2023-35* _____ *on* _____ *12/5/2023*

Sec 104-9-1 Purpose

- a. The intent of the forest zones is to protect and preserve the natural environment of those areas of the ~~county~~City that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.
- b. The objectives in establishing the forest zones are:
 - a. To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;
 - b. To reduce the hazards of flood and fire;
 - c. To prevent sanitation and pollution problems and protect the watershed;
 - d. To provide areas for private and public recreation ~~and recreation resorts~~; and
 - e. To provide areas for homes, summer homes, and summer camp sites.
- c. Conservation subdivisions that preserve open space and reduce environmental disturbance are encouraged and may be approved through subdivision review.

The Forest Zones are intended primarily to support resource-based uses such as forestry, watershed protection, habitat preservation, and low-impact recreation. Residential development is allowed at low densities where it can occur without compromising these primary resource values.

Sec 104-9-2 (Reserved)

~~(Ord. of 1956, § 8-2; Ord. No. 96-35; Ord. No. 99-21; Ord. No. 2001-4; Ord. No. 2003-14; Ord. No. 2009-15; Ord. No. 2010-20; Ord. No. 2014-14, 5-20-2014; Ord. No. 2015-7, Exh. A, 5-5-2015)~~

HISTORY

Amended _____ *by* _____ *Ord.* _____ *2020-27* _____ *on* _____ *12/22/2020*
Repealed _____ *by* _____ *Ord.* _____ *2023-35* _____ *on* _____ *12/5/2023*

Sec 104-9-3 Land Use Table

The following tables display the uses permitted, conditionally permitted, or not permitted in the forest zones. The letter "P" indicates a permitted use in the zone. The letter "C" indicates a use that requires a conditional use permit, as governed by Title 108 Chapter 4, in the zone. The letter "N" indicates a use that is prohibited in the zone. A use listed is a main use, unless listed in the "accessory uses" table.

- a. **Accessory uses.** Unless otherwise specified in the Land Use Code, an accessory use is prohibited unless located on the same lot or parcel as the main use to which it is accessory.

	F-5	F-40	Special Provisions
Accessory building , accessory and incidental to the use of a main building.	P	P	
Accessory dwelling unit.	P	P	See Chapter 108-19 .
Accessory use , accessory and incidental to the main use.	P	P	
Family food production , accessory to a residential use.	P	P	See Section 104-9-4.
Home occupation , accessory to a residential use.	P	P	See Chapter 108-13 .
Household pets , accessory to a residential use.	P	P	
Main building , designed or used to accommodate the main use.	P	P	
Skeet or trap shooting , when accessory to a public or private camp.	P	P	

- b. **Agricultural uses, non-animal.**

	F-5	F-40	Special Provisions
Agriculture.	P	P	

Aquaculture.

P P

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

	F-5	F-40	Special Provisions
Animal grazing. Animal grazing, as defined in Title 101, Chapter 2.	P	P	See Section 104-9-4.
Apiary.	P	P	
Aquaculture, animal related.	P	P	
Aviary.	P	P	
Corral, stable or building for keeping animals or fowl.	P	P	See Section 104-9-4.

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

	F-5	F-40	Special Provisions
Agritourism.	C	C	See Title 108, Chapter 21 .
Campground and picnic area.	C	C	See Title 108, Chapter 20 .
Conference/education center.	CN	NC	
Forest industries. Production of forest products.	CN	NC	
Dude Ranch.	C	C	
Golf course, except miniature golf course.	PN	PN	
Skeet or trap shooting range.	N	CN	
Ski resort.	CN	CN	

- e. **Institutional uses.**

	F-5	F-10	F-40	Special Provisions
Cemetery.	C	€	C	
Church, synagogue, or similar building used for regular religious worship.	C	€	C	

f. Residential uses.

	F-5	F-10	F-40	Special Provisions
Recreation lodge.	NG	C	NG	
Single-family dwelling.	P	P	P	

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

	F-5	F-10	F-40	Special Provisions
Private park, playground or recreation area. No privately owned commercial amusement business.	<u>P</u>	€	<u>PG</u>	<p><u>No transfer of Artificial lighting, or dust to adjacent properties.</u></p> <p><u>Noise crossing property lines is limited to 50dBA, and</u></p> <p><u>•hours of operation to be limited to the hours of 8am-9pm</u></p>
Public campground and picnic area.	P	<u>P</u>	P	See Title 108, Chapter 20.
Public park, recreation grounds, and associated buildings.	P	<u>P</u>	P	
Recreational vehicle parking	P	<u>P</u>	N	See Section 104-9-4 and Section 108-7-20.

h. Utility uses.

	F-5	F-10	F-40	Special Provisions
Hydro-electric dam.	NG	€	CN	
Public utility substation.	C	€	C	<u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u>
Radio or television station or tower.	C	€	C	<u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u>
Wastewater treatment or disposal facilities.	C	€	C	<u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or</u>

				<u>buildings around it.</u>
				See Title 108, Chapter 10.
Water storage reservoir , when developed by a utility service provider.	C	€	C	<u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u>

i. Other uses.

	F-5	F-10	F-40	Special Regulations
				See Section 104-9-4
Heliport.	N	N	N	Compliance with the Weber County Excavation and Clean Fill Ordinance required.
Mines, quarries, gravel pits.	N	N	N	

HISTORY

Amended by Ord. [2023-35](#) on 12/5/2023
 Repealed & Replaced by Ord. [2023-35](#) on 12/5/2023

Sec 104-9-4 Special Regulations

The uses listed below correspond with certain uses listed in the Land Use Table in Section 104-9-3. Due to the nature of the use, each shall be further regulated as follows:

General *Operational* *Standards.*
All permitted and conditional uses within the Agricultural Zones 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
(3) Be operated in a manner that does not create recurring and demonstrable traffic hazards, road obstruction, or public safety risks on adjacent public roads.
Where a use results in recurring and documented public safety hazards, the city may require reasonable mitigation measures necessary to address the identified hazard, consistent with applicable law.

— Farm Educational Activities (Low Intensity)

Examples

Farm tours (by appointment or limited hours)

School field trips

Demonstration days

Agricultural workshops

a. Permitted as accessory to an active agricultural operation, subject to:

Maximum group size (e.g., 30–50)

Parking on improved surface

Bathroom compliance

— Small Farm Events (Low Frequency)

A. Small Farm Gatherings (Permitted)

≤50 attendees

≤12 events/year

Daytime only

No amplified outdoor music

Onsite parking required

— B. Large Event Venues (Conditional see Agritourism Code)

100+ attendees

Frequent weddings

Permanent event structures

Commercial catering traffic

Agricultural Processing – Clarification The washing, sorting, grading, cutting, milling, pressing, bottling, packaging, cooling, storing, or otherwise preparing agricultural products for market shall be considered an accessory agricultural use when such activities are subordinate to and support agricultural production occurring on the same parcel or on contiguous parcels operated as a single agricultural operation.

Agricultural processing shall not be conducted at a scale or intensity that converts the parcel into a primary manufacturing, warehousing, or industrial facility independent of agricultural production.

Agricultural processing may include value-added products derived primarily from agricultural products produced on the parcel, including preserves, dried goods, juices, extracts, confections, baked goods, dairy products, and similar farm-derived products.

Agricultural Accessory Use Eligibility Accessory agricultural uses permitted under this section, including but not limited to agricultural processing, aggregation, worker housing, and on-farm education, shall be allowed only on parcels containing an actively operating agricultural use as defined in this title.

On parcels utilizing such accessory agricultural uses, agricultural production shall remain the principal land use activity.

If agricultural production ceases for a period exceeding twelve (12) consecutive months, any accessory agricultural uses dependent upon active agricultural production shall terminate unless otherwise permitted under this title.

Lawful Firearm Discharge The lawful discharge of firearms in compliance with applicable state law shall not be prohibited solely by virtue of zoning within the Agricultural Zones. Nothing in this title shall be interpreted to restrict hunting, predator control, pest control, animal slaughter, or other lawful firearm use conducted in accordance with state law and generally accepted agricultural practices.

This provision does not exempt any person from compliance with applicable state safety requirements or other independently applicable laws.

Agricultural Ponds and Water Impoundments. 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:

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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.

Feeding Area. The area within a lot where livestock are provided feed or supplements, or where livestock congregate for feeding, as evidenced by manure accumulation, soil disturbance, etc. A feeding area may exist anywhere within a fenced enclosure and is not defined by the location of fencing.

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 Manure Storage and Feeding Areas used primarily for feeding, or manure storage shall not be located feet within Thirty (30) feet of any existing 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. Family Food Production

The keeping of livestock and poultry for family food production is a permitted use. Provided such animals are maintained in accordance with generally accepted agricultural practices and in a manner that does not create a documented adverse impact to adjacent parcels, including but not limited to sustained off-site odors, runoff, or unsanitary conditions, where in accordance with the Utah Right to Farm Act (Utah Code Ann. §17-41-403). Additionally, the keeping of livestock or poultry is permitted for educational purposes associated with youth agricultural programs such as, but not limited to, 4-H and Future Farmers of America.

5. 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.

6. 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.

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. Any nonoperational energy systems must be removed.

10. Other use **Barns, Stables, and Animal Shelters.** buildings 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) Buildings for keeping animals or fowl are subject to accessory building setback requirements;

(b) Structures used primarily for feeding or manure storage shall not be located within Thirty (30) feet of any existing dwelling on an adjoining parcel; and

(c) Manure and waste shall be managed to prevent odor, runoff 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. Agricultural vehicles and equipment used in connection with an agricultural operation are permitted and shall not be subject to the standards in this section.:

(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. 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.

a. ~~**Animal grazing.** No more than one horse or cow per acre of land exclusively devoted to the animal. This use shall not include the supplementary or full feeding of the animals, except when in compliance with the following:~~

a. ~~It may only be carried on during times that are reasonable and necessary due to lack of natural growing feed as a result of seasonal changes or extreme and temporary meteorological events.~~

b. ~~It shall not exceed a density of 40 head per acre of used land.~~

c. ~~It shall not be closer than 75 feet to any dwelling, public or semi-public building on an adjoining parcel of land.~~

~~**Corral, stable or building for keeping animals or fowl.** This use shall be located no less than 100 feet from a public street and not less than 25 feet from any side or rear lot line.~~

b. ~~—~~

c. ~~**Family food production.**~~

1. ~~As used in this subsection, a Group A animal is either one pig, one sheep, one cow, or one goat, and Group B animals or fowl are either a set of ten rabbits, ten chickens, ten pheasants, five turkeys, five ducks, five geese, or five pigeons.~~

2. ~~No more than four sets of Group B animals or fowl may be kept on a lot or parcel that is less than 40,000 square feet.~~

3. ~~No more than six combined sets of Group A animals and sets of Group B animals or fowl may be kept on a lot or parcel that is less than two acres. The same applies to a lot or parcel greater than two acres, except that an additional six combined sets of Group A and sets of Group B animals or fowl may be kept per each additional acre greater than two.~~

4.1.

d. ~~**Heliport.** This use shall comply with the following minimum standards:~~

1. ~~It shall be located on a single parcel of record which is not less than 40 acres in area.~~

2. ~~It shall be located at an elevation at least 6,200 feet above sea level.~~

3. ~~It shall be located at least 200 feet from any property line. The Land Use Authority may grant exceptions to this setback if it can be demonstrated that locating the heliport closer than 200 feet to the property line provides a more~~

~~beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the Land Use Authority.~~

~~4.—The landing surface shall be dust proof and free from obstructions.~~

~~5.—Prior to the issuance of a permit, written approval from the Federal Aviation Administration (FAA) is required, if necessary.~~

~~e.—**Recreational vehicle use.** No more than one recreational vehicle, or two if on a lot or parcel that is two acres or greater, shall be occupied on a lot or parcel for more than 180 days of any single calendar year. The recreational vehicle use shall be limited to recreational uses only and not for longer term placement or for full time living. The use may be accompanied by no more than one storage shed no greater than 200 square feet and shall not include electrical or plumbing, one prepared recreational vehicle pad, one raised deck of no more than two feet in height adjacent to the recreational vehicle, one outdoor camp fireplace, and picnic table, chairs, tent type screen. The following additional conditions shall apply:~~

~~1.—The lot shall meet minimum lot requirements as specified in this Land Use Code, or be a nonconforming lot as specified in Title 108, Chapter 12.~~

~~2.1. Health department approval is required for waste disposal by an approved septic tank and drain field with approved connection to the recreation vehicle.~~

Additional findings required for Conditional Use Permit approval in Forest Zones:

The Planning Commission shall find:

Development minimizes and mitigates disturbance of steep slopes

Development does not create unreasonable wildfire risk

Access is adequate for emergency response

Visual impacts are minimized and mitigated from valley viewpoints and protects viewsheds

Development protects watershed functions

Forest Parcel Access Standards

Because development in Forest Zones occurs in mountainous terrain, new lots and development sites must demonstrate reasonable access for construction, emergency response, and long-term use.

(1) Buildable Access Required

Lots created through subdivision shall demonstrate practical access for construction and emergency services.

(2) Driveway Feasibility

Where driveways exceed a reasonable length or traverse steep terrain, the City shall require demonstration that:

- Construction is feasible
- Emergency access is possible
- Excessive grading is not required

(3) Turnaround Requirements

Where driveways exceed a reasonable length, a turnaround adequate for emergency vehicles shall be required.

(4) Private Road Disclosure

Where lots rely on private roads:

- Maintenance responsibility shall be disclosed
- Access easements shall be recorded

(5) Limitation of City Responsibility

Approval of lots in Forest Zones shall not obligate the City to improve, maintain, or provide services to private roads.

Forest Site Design and Visual Resource Protection Standards

Because development in Forest Zones occurs in highly visible mountain landscapes that contribute to the character of Ogden Valley, structures shall be sited to ~~minimize visual~~ reduce visibility from the valley floor and ~~environmental disturbance~~ disturbed areas will be promptly revegetated with native species to reduce erosion and visual impact

(3) Clustering Encouraged

Where multiple structures are permitted:

- Development should be grouped to minimize the disturbed footprint.

(5) Applicability

These standards apply primarily to:

- Conditional uses

- Subdivisions
- Commercial uses

Single-family homes should comply based on site constraints.

Forest Buildable Area Standards

Because Forest Zone parcels may contain steep terrain, each newly created lot shall contain a reasonably buildable area suitable for safe construction.

(1) Buildable Area Required

Lots created through subdivision shall contain a buildable area capable of accommodating:

- A primary structure
- Reasonable access
- Septic where applicable
- Utility connections where applicable

(2) Unsuitable Areas

Areas ~~that may be~~ excluded from buildable area calculations include:

- Slopes exceeding twenty five (25%)
- Cliffs or rock outcrops
- Drainageways
- Wetlands
- Hazard areas
- Ridgelines

Where applicable.

(3) Demonstration of Buildability

The City shall require demonstration of buildable area through:

- Concept building envelope
- Topographic information
- Access concept
- Other reasonable documentation

(4) Purpose

The purpose of this section is not to reduce density but to ensure lots created are reasonably usable and safe for development.

HISTORY

~~Amended by Ord. 2023-35 on 12/5/2023~~
~~Repealed & Replaced by Ord. 2023-35 on 12/5/2023~~

Sec 104-9-5 Site Development Standards

The following site development standards apply to a lot or parcel in the agricultural Forest zones, unless specified otherwise in this Land Use Code.

(1) Secondary emergency access may be required.

(2) Road grades shall be designed to allow safe emergency response.

(3) Address Identification

All structures shall be clearly addressed in accordance with County addressing standards to allow rapid emergency response.

(4) Water Supply for Fire Protection

Commercial uses and subdivisions creating multiple lots shall be required to demonstrate adequate water availability for fire suppression as determined by the Fire Authority Having Jurisdiction.

This may include:

- Water storage tanks
- Dry hydrants
- Access to approved water sources
- Other reasonable mitigation measures

(5) Site Disturbance Minimization

Development shall minimize disturbance of natural vegetation and terrain to reduce erosion and wildfire exposure.

(a) Structures shall be clustered to minimize disturbance area.

(b) Development shall avoid prominent ridgelines and hazardous slopes where practicable.

(c) Existing natural vegetation buffers shall be retained where they reduce hazard exposure.

(6) Applicability to Conditional Uses

Conditional uses in the Forest Zones shall demonstrate compliance with this section as part of approval review.

Reasonable conditions may be imposed to ensure compliance with these standards.

(7) Alternative Compliance

Alternative wildfire mitigation approaches may be approved where the applicant demonstrates equal or greater protection through site design, vegetation management, or construction methods.

a. Lot

area:

LOT AREA	F-5	F-40
Minimum for all uses:	5 acres	40 acres

b. Lot width:

LOT WIDTH	F-5	F-40
Minimum for all uses:	300 feet ¹	660 feet ¹

¹ The width of lots on the outside of the curved streets or on the ends of cul-de-sacs may be reduced by up to one-third, provided the required minimum lot width is provided when measured at a distance of 100 feet back from the front lot line in the F-5 Zone; 140 feet in the F-10 Zone.

c. Yard setback:

1. Front yard setback:

FRONT YARD SETBACK	F-5	F-40
Minimum for all buildings:	30 feet ¹	75 feet ¹

¹ See Section 108-7-10 if Lot abuts an Arterial Street or Collector Street.

2. Side yard setback:

SIDE YARD SETBACK	F-5	F-40
Minimum for all buildings:	20 feet	40 feet

3. Rear yard setback:

REAR YARD SETBACK	F-5	F-40
Minimum for main building:	30 feet	
Minimum for accessory building:	10 feet	

d. Building height:

	F-5	F-40
Minimum main building height:	1 story	
Maximum main building height:	35 25 feet	
Maximum accessory building height:	20 feet ¹	

¹ Except when governed otherwise by Section 108-7-16 Large Accessory Buildings.

Editor's note: Ordinance 2023 35 mislabeled the yard setback tables with "minimum for all uses." The legislative intent of the ordinance was for this to read "minimum for all buildings" as set forth herein.

HISTORY

Repealed & Replaced by Ord. 2023 35 on 12/5/2023