

## **CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE**

**Subject:** Proposed Changes to Chapter 108-21 Agritourism

**Notice Date:** May 15, 2026

**Public Hearing Date:** Tuesday, May 26<sup>th</sup>, 5:00 PM

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

### **Background:**

Section 108-21 of the Weber County Code was substantively amended by the Agriculture Committee. Following the draft provided by the Committee, the Planning Commission discussed changes to the proposed draft. This summary is an overview of the change between Weber County Code Section 108-21 and the draft provided by the Agriculture Committee and amended by the Planning Commission.

### **Included Exhibits**

- Exhibit A – Weber County Code Section 108-21
- Exhibit B – Draft Agritourism Ordinance by Agriculture Committee (with amendments made by Planning Commission).

### **Summary of Proposed Agritourism Changes:**

The proposed amendments to Chapter 108-21 are intended to streamline agritourism regulations by removing phased approvals and clarifying that the Land Use Authority makes final eligibility decisions with input from the Agricultural Committee. The proposed amendments also tighten approval standards to protect primary agricultural use, add a general presumption supporting qualifying agritourism when impacts can be mitigated, clarify that operation designations are advisory (not entitlements), include a new graphic for context, and remove lodging houses from the use table.

### **Key Changes Include:**

#### **Sec. 108-21-1 Purpose and Intent**

Clarifies policy direction by:

- Supporting long-term viability of working agriculture
- Allowing agritourism as an accessory income source
- Preventing non-agricultural commercial uses from qualifying as agritourism
- Focusing on impact-based regulation rather than internal business structure

### **Sec. 108-21-2 Applicability**

- Applies to agritourism uses, lodging, events, and visitor-serving activities
- Clarifies that agricultural zoning or Greenbelt status alone does not establish agritourism eligibility

### **Sec. 108-21-3 Definitions**

Introduces new definitions that establish clearer standards, including:

- Active Agricultural Operation
- Agritourism (requires production + visitor activity)
- Meaningful Agricultural Nexus
- On-Site Operator Presence

### **Sec. 108-21-4 through 108-21-7 Eligibility Framework**

Establishes a new evaluation approach:

- Requires determination of Agritourism-Eligible Agricultural Operation prior to approval
- Uses a multi-factor analysis rather than fixed thresholds
- Distinguishes between bona fide agricultural use and incidental activity
- Clarifies that passive agricultural uses alone are insufficient

### **Sec. 108-21-8 Operator Accountability**

Adds requirement for:

- Active on-site management and oversight
- Direct connection between agricultural operations and visitor activities

### **Sec. 108-21-9 through 108-21-12 Conditional Use Review**

Reorganizes approval process into:

- Eligibility determination
- Conditional use review

Adds:

- Clear findings for approval
- Defined basis for denial or conditioning
- Presumption in favor of qualifying agricultural diversification when impacts are mitigated

#### **Sec. 108-21-13 Agritourism Lodging**

- Recognizes lodging as a potential accessory use
- Requires agricultural nexus and operator presence
- Allows flexible lodging types (cabins, farm stays, yurts, etc.)
- Defers detailed dimensional standards for future refinement

#### **Sec. 108-21-14 Farm Events and Gatherings**

- Expands allowable events (education, weddings, tours, seasonal activities)
- Requires an agricultural connection to all events
- Allows conditions on frequency, size, hours, and infrastructure
- Limits high-intensity commercial event uses

#### **Sec. 108-21-15 Structures and Incremental Buildout**

- Allows phased development of agritourism structures
- Avoids requirement for full buildout at initial approval
- Supports evolving agricultural operations over time

#### **Sec. 108-21-16 Impact Mitigation Conditions**

Establishes standards addressing:

- Traffic and parking
- Noise and lighting
- Water, septic, and sanitation
- Emergency access

Clarifies that conditions must focus on measurable external impacts

### **Sec. 108-21-17 through 108-21-20 Continuation, Reevaluation, and Enforcement**

- Allows approved uses to continue without annual renewal
- Defines triggers for reevaluation
- Establishes enforcement based on measurable impacts
- Requires opportunity to cure before revocation

### **Sec. 108-21-21 Agricultural Operation Designation**

Introduces acreage-based categories:

- Garden, Small, Medium, Large, Ranch

Used to guide evaluation of scale and intensity, not to create automatic entitlements

### **Sec. 108-21-22 Use Table**

Provides a matrix of allowed agritourism uses by operation size, including:

- Farm tours, events, education, camping, retail, and food services

Links approvals to:

- Agricultural scale
- Ability to mitigate impacts

### **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:** [https://ogdenvalley.gov/?post\\_type=public-meeting&p=633](https://ogdenvalley.gov/?post_type=public-meeting&p=633)
- **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](mailto:planning@ogdenvalleyut.org)
- **Mail:** P.O. Box 6, Eden 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](mailto:khoogland@ogdenvalleyut.org) at least 24 hours prior to the hearing.

## **Chapter 108-21 Agritourism**

### **Sec 108-21-1 Purpose And Intent**

### **Sec 108-21-2 Applicability And Qualifications**

### **Sec 108-21-3 General Development And Operational Standards**

### **Sec 108-21-4 Agricultural Operation Designation**

### **Sec 108-21-5 Use Table**

### **Sec 108-21-6 Site Development Standards**

### **Sec 108-21-7 Special Regulations**

#### HISTORY

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

### **Sec 108-21-1 Purpose And Intent**

The County desires to create a culture that supports and celebrates its agrarian heritage and open spaces in the unincorporated areas. This chapter's purpose is to do this by providing owners of agricultural operations the ability to generate additional income from land uses that are not otherwise allowed in the zone, provided those uses are accessory, incidental, and inextricably related to the on-site agricultural operation. The intent of this chapter is to create allowances and regulations that govern agriculture-oriented land uses that cater to tourists and other visitors coming to the site for recreational, educational, gastronomical, or similar agriculture-oriented attraction.

(Ord. No. 2012-19, pt. 1(§ 46-1), 12-18-2012)

#### HISTORY

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

### **Sec 108-21-2 Applicability And Qualifications**

- (a) ***Applicability.*** The standards found in this chapter shall apply to all agritourism operations. Application and review provisions for an agritourism conditional use permit are set forth in Title 108, Chapter 4 of this Land Use Code. Any additional detail required by this chapter shall supplement the conditional use permit application. An agritourism use that operates outside of approved hours of operation, or that involves crowds in a number greater than that which can be served by existing facilities, shall obtain a Special Event Permit pursuant to Title 38 of the Weber County Code.
- (b) ***Primary use.*** All agritourism operations shall clearly be accessory and incidental to a primary agricultural use of the property. To this end, unless the agritourism use is a routine part of cultivating or harvesting an agricultural product onsite, at no time shall the agritourism use occupy an area that is larger than 20 percent of the agricultural operation's gross acreage, as described in Subsection (c) of this Section 108-21-2.
- (c) ***Qualifications.*** An agricultural operator seeking an agritourism permit shall demonstrate at the time of application, as well as throughout the duration of the agritourism use, the following:
  - (1) ***Ownership.*** Demonstrate that the agricultural operator has owned the subject property for the last two years.
  - (2) ***Actively devoted to Agriculture.*** Demonstrate that the agricultural operation's gross acreage has been actively devoted to an agricultural use for at least the last two years. An agricultural operation's gross acreage shall be determined to be the area actively devoted to an agricultural use that is routinely maintained in an agriculturally productive manner, including barns and similar buildings or structures intended to serve the agricultural operation, and including temporarily nonproductive land if the land is

temporarily nonproductive due to crop or animal rotation, crop immaturity, or other similar accepted agricultural practices.

(3) **Minimum acreage.** Demonstrate that the agricultural operation's gross acreage is equal to or greater than is required for the specific agritourism use or uses being pursued, as specified in Section 108-21-4 and Section 108-21-5. However, if an apiary is the primary agricultural operation:

- a. The subject property shall be at least two acres; and
- b. The agritourism use associated with the apiary shall be limited to only that which is listed as allowed for a Garden Operation, as specified in the Table in Section 108-21-5 herein.

(4) **Proof of production, if necessary.**

a. If not already obvious to the Land Use Authority, demonstrate:

1. That the agricultural operation's gross acreage being claimed to be actively devoted to an agricultural use produces enough to meet or exceed 50 percent of either the production levels reported in the current publication of the Utah Agricultural Statistics, or the current crop budgets developed and published by Utah State University; or
2. That 80 percent or more of the agricultural operation owner's income is derived from agricultural products produced on the subject property.

b. This provision is not applicable for use in the Western Weber Planning Area.

(5) **Private covenants.** If the property is governed by private covenants that prohibit or restrict agritourism, then any approval otherwise is void.

(6) **Modifications of applicability.** Land use authority may waive applicability if it advance an agricultural operation's ability to function.

(d) **Permit enforcement.** An agritourism permit includes all conditions of approval as may be applied by the Land Use Authority. At no time shall an agritourism operation be conducted in a manner that conflicts with the details of the agritourism permit application or the conditions of approval. If a condition or finding of approval conflicts with any detail provided in the application, the condition or finding shall prevail.

(e) **Supplemental application narrative.** In addition to the application requirements listed in Title 108, Chapter 4 of this Land Use Code, all agritourism applications shall be accompanied by a detailed narrative describing the agricultural operation and the overall vision for the proposed agritourism operation. The narrative shall also include the following:

- (1) **History.** The history of the agricultural operation along with evidence that demonstrates the operation meets the minimum qualifications herein.
- (2) **Description of anticipated changes.** A description of any plans for changes to the agricultural operation, its general functions, maintenance, product(s), and customer base.
- (3) **Description of use's incidental and accessory nature.** A description of how the agritourism operation is incidental and accessory to the agricultural operation, and a plan for how the owner will ensure the agritourism operation remains incidental and accessory in perpetuity.

- (4) **Description of new infrastructure and buildings.** A description of all intended new infrastructure, including streets, driveways, parking lots, buildings, and utilities.
- (5) **Description of operation.** An explanation or description of the agritourism operation including:
- a. **Products.** Products that will be sold onsite.
  - b. **Activities.** Activities offered onsite.
  - c. **Intended customer base and typical anticipated behavior.** The type of customer or clientele base that is expected to patronize the operation, categorized based on the intensity of their visitation and the specific product or activity for which they are or will be visiting. For example, the customer base for onsite produce sales may be the general public with customers coming and going many hours throughout the day; the clientele for a barn dance might be a private party of a specified number of people that come and go once on the day of the party; and the customers or clientele for a lodging house might be pre-registered or reserved individuals or small groups.
  - d. **Facilities and equipment.** Agriculturally related and non-agriculturally related types of facilities and equipment to be used and their maintenance plan(s).
  - e. **Vehicle accommodations.** Traffic, circulation, and parking plan that accommodates the parking needs of both employees and patrons.
  - f. **Hours and visitor volume.** Hours of operation and number of patrons:
    1. Normal and routine hours of operation, and anticipated events, dates, and times, or examples of anticipated events, dates, and times, that operations may go beyond those normal and routine hours.
    2. Anticipated number of normal and routine daily patrons, employees, and vehicles, and anticipated number of patrons, employees, and vehicles at times or for events that go beyond what is normal and routine.
    3. For the purpose of this subsection, the phrase “normal and routine” means the time or amount specified in the application, or if different, the approval. If the application or approval does not specify;
      - i. As it relates to time, this shall mean the hours of operation specified in Section 108-21-3.
      - ii. As it relates to patrons or employees, this phrase means 25 people or fewer, or ten or fewer typical passenger vehicles onsite at any one time.

(Ord. No. 2012-19, pt. 1(§ 46-2), 12-18-2012)

HISTORY

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

**Sec 108-21-3 General Development And Operational Standards**

The development standards imposed by this section do not alter, supersede, or nullify any codes, ordinances, statutes, or other applicable standards which may also regulate these same land uses.

- (a) **Access and frontage.** An agritourism operation shall provide customers access from an Arterial Street or Collector Street. It is not required to have actual frontage on a street, but the access from the Arterial Street or Collector Street to the operation shall be owned either in fee or by recorded easement by the agricultural operation. The access from the public right-of-way to the operation shall meet the requirements of Section 108-7-29 unless specified otherwise by the local fire authority. The Land Use Authority may allow access from a Major Neighborhood Street or Minor Neighborhood Street as long as the street is public and as long as the agritourism operation does not increase traffic beyond that which is typical for the type of street. Evidence of this shall be submitted with the application.
- (b) **General site and building design/layout.** An agritourism operation shall have a general layout that concentrates all tourism uses into distinct area(s). Newly constructed buildings and facilities intended to serve the agritourism operation shall reflect an architectural vernacular that is consistent with the area's rural character. Temporary sanitary facilities are discouraged; however, if found necessary, they shall be discreetly incorporated into the agritourism operation and completely screened from street and adjacent property view.
- (c) **Ownership.** An agricultural operation to which an agritourism operation is accessory may consist of multiple properties. All properties shall have identical and common ownership and shall be contiguous except where contiguity is interrupted by a public street right-of-way.
- (d) **Hours of operation.** Not including residential overnight lodging accommodations, and unless specified otherwise in an approved application or other conditions of approval, the hours of operation shall be limited to between 8:00 a.m. and 8:00 p.m., except if the use or activity is restricted to an area of the property that is at least 500 feet from an existing dwelling unit located on another property. The Land Use Authority may, but is not obligated to, allow other hours of operation if the applicant can demonstrate mitigation of detrimental effects.

(Ord. No. 2012-19, pt. 1(§ 46-3), 12-18-2012)

#### HISTORY

Amended by Ord. [2023-01](#) on 1/10/2023

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

### **Sec 108-21-4 Agricultural Operation Designation**

This section establishes a categorical designation for agricultural operations based on acreage. In all cases, the minimum area of the affected Lot or Parcel shall meet the minimum area requirements of this Land Use Code:

- (a) **Garden agricultural operation.** A garden agricultural operation is when an agricultural operation's gross acreage, as described in Section 108-21-2(c)(2), is three acres or more, but fewer than nine acres in the Ogden Valley Planning Area, or two acres or more, but fewer than five acres in the Western Weber Planning Area.
- (b) **Small agricultural operation.** A small agricultural operation is when an agricultural operation's gross acreage, as described in Section 108-21-2(c)(2), is nine acres or more, but fewer than 20 acres in the Ogden Valley Planning Area, or five acres or more, but fewer than 20 acres in the Western Weber Planning Area.
- (c) **Medium agricultural operation.** A medium agricultural operation is when an agricultural operation's gross acreage, as described in Section 108-21-2(c)(2), is 20 acres or more, but fewer than 40 acres.
- (d) **Large agricultural operation.** A large agricultural operation is when an agricultural operation's gross acreage, as described in Section 108-21-2(c)(2), is 40 acres or more, but fewer than 80 acres.

(e) **Ranch.** A ranch is when an agricultural operation’s gross acreage, as described in Section 108-21-2(c)(2), is 80 acres or more.

(Ord. No. 2012-19, pt. 1(§ 46-4), 12-18-2012)

HISTORY

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

**Sec 108-21-5 Use Table**

If an applicant can demonstrate appropriate mitigation of detrimental effects, as specified in Chapter 108-4, the following uses and activities shall be allowed for an agritourism operation when marked with an “A” under their corresponding agricultural operation designation. The use is not allowed if marked with an “N.”

USES OR ACTIVITIES		AGRICULTURAL OPERATION DESIGNATION					SPECIAL REGULATIONS
		GARDEN	SMALL	MEDIUM	LARGE	RANCH	
<b><i>Agricultural center:</i></b>	<b><i>arts</i></b>	N	A	A	A	A	Onsite retail sales of processed and packaged products is only allowed as otherwise specified herein.
<b><i>Agricultural Processing Packaging:</i></b>	<b><i>Product and</i></b>	N	A	A	A	A	
<b><i>Agritourism Facility:</i></b>	<b><i>Events</i></b>	N	A	A	A	A	
<b><i>Agritourism Tour:</i></b>	<b><i>Farm</i></b>	A	A	A	A	A	
<b><i>Agritourism Fishing:</i></b>	<b><i>Fee</i></b>	A	A	A	A	A	

<b><i>Agritourism Farm:</i></b>	<b><i>Health</i></b>	N	A	A	A	A	Limited to wellness, nutrition, and cooking education, and exercise and yoga classes, and meditation, and massage therapy. A health farm may serve meals only when served to participating clientele.
<b><i>Agritourism Preserve:</i></b>	<b><i>Hunting</i></b>	N	N	N	N	A	See Section 108-21-7
<b><i>Agritourism Operation:</i></b>	<b><i>You-Pick</i></b>	A	A	A	A	A	
<b><i>Agro-ecology research and education center:</i></b>	<b><i>and</i></b>	N	A	A	A	A	Lodging, if any, is limited to accommodations for faculty, staff, and students.
<b><i>Barn dance:</i></b>		N	A	A	A	A	

							No more than two tents, cabins, recreational vehicles, or combination thereof, per each five acres of gross agricultural operation, and no more than six people per tent or cabin. Tent and cabin area shall be completely screened from the view of adjoining properties. Conferences and educational topics shall relate to agriculture, agritourism, vegetation management, or similar. The camp shall be based on an agricultural theme and provide agriculturally related activities.
<b>Camping:</b>	<i>Glamorous camping area:</i>	N	N	A	A	A	
	<i>Recreational Vehicle area:</i>	N	N	N	A	A	
	<b>Conference Education Center:</b> <i>or</i>	N	A	A	A	A	
	<b>Day Camp:</b>	A	A	A	A	A	
	<b>Dude Ranch:</b>	N	N	N	A	A	

						All courses of study or subject matter shall incorporate and consist of an agricultural or ecological component related to an Agricultural Product produced onsite.
<b>Educational classes:</b>	A	A	A	A	A	
<b>Farm museum:</b>	N	A	A	A	A	
<b>Farmers Market. A farmer's market where multiple agricultural operators may sell their products:</b>	N	N	A	A	A	
<b>Food Prep:</b>						
<i>Bakery or café:</i>	N	A	A	A	A	At least one type of the onsite agricultural operation's products shall be continuously offered for sale. It may be combined into another product.
<i>Food concessions stand:</i>	N	A	A	A	A	
<i>Restaurant:</i>	N	N	A	A	A	At least one type of the onsite agricultural operation's products shall be continuously offered for sale.

<b>Greenhouse Nursery:</b>	<b>or</b>	N	A	A	A	A	Sales are limited to plants produced on the premises. No more than two guest rooms per each acre of the agricultural operation's gross acreage as defined in Section 108-21-2(c)(2). See Section 108-21-7
	<i>with up to 2 guest rooms:</i>	N	N	A	A	A	
<b>Lodging House:</b>	<i>with 3 to 7 guest rooms:</i>	N	N	A	A	A	
	<i>with 8 to 16 guest rooms:</i>	N	N	N	A	A	
<b>Petting zoo:</b>		N	A	A	A	A	
<b>Rental garden or garden row(s):</b>		A	A	A	A	A	
<b>Seasonal amusement, such as haunted house, corn maze, hay stack slide or climbing area, and similar seasonal amusement uses:</b>		N	A	A	A	A	
<b>Sleigh or hay ride:</b>		N	A	A	A	A	

Onsite  
Agricultural  
Produce  
Sales:

A

A

A

A

A

Gift shop:

**Store:**

Market:

A

A

A

A

A

The sales shall only be operated by the owner or manager of the onsite agricultural operation, and are limited to Agricultural Products, at least one of which must be produced onsite.

At least one type of the onsite agricultural operation's products shall be continuously offered for sale. It may be combined into another product. Products shall be limited to those commonly offered by a small grocer.

HISTORY

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

**Sec 108-21-6 Site Development Standards**

The following table contains certain uses listed in the Use Table in Section 108-21-5. Each use shall comply with the development standards provided in the table.

**SETBACK STANDARDS**

	<b>FROM AGRICULTURAL OPERATION'S EXTERIOR BOUNDARY</b>	<b>FROM EXISTING DWELLING ON AN ADJACENT LOT</b>	<b>MAXIMUM ALLOWED BUILDING FOOTPRINT</b>
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<b>Agroecology Research and Education Center:</b>	100 feet <sup>1</sup>	200 feet <sup>1</sup>	Not applicable
<b>Agricultural Product processing and packaging:</b>	100 feet <sup>1</sup>	200 feet <sup>1</sup>	0.025 Percent of the agricultural operation's gross acreage.
<b>Camping:</b> <i>Glamorous camping area:</i>	300 feet <sup>1</sup>	500 feet <sup>1</sup>	Not applicable
<i>Recreational Vehicle area:</i>			
<b>Conference or education center:</b>	300 feet <sup>1</sup>	500 feet <sup>1</sup>	Not applicable
<b>Educational classes:</b>	100 feet <sup>1</sup>	200 feet <sup>1</sup>	Not applicable
<b>Food Prep:</b> <i>Bakery or café:</i>	200 feet <sup>1</sup>	400 feet <sup>1</sup>	Not applicable
<i>Restaurant</i>			
<b>Market, farmers:</b>	200 feet <sup>1</sup>	400 feet <sup>1</sup>	Not applicable
<b>Lodging House:</b> <i>2 guest rooms</i>	100 feet <sup>1</sup>	200 feet <sup>1</sup>	
<i>3 to 7 guest rooms</i>	200 feet <sup>1</sup>	400 feet <sup>1</sup>	Not applicable
<i>8 to 16 guest rooms</i>	400 feet <sup>1</sup>	600 feet <sup>1</sup>	
<b>Petting zoo.</b>	400 feet <sup>1</sup>	600 feet <sup>1</sup>	Not applicable
<b>Store:</b> <i>Onsite Agricultural Produce Sales:</i>	100 feet <sup>1</sup>	200 feet <sup>1</sup>	0.025 Percent of the agricultural operation's gross acreage.
<i>Gift shop:</i>	100 feet <sup>1</sup>	200 feet <sup>1</sup>	
<i>Market:</i>	150 feet <sup>1</sup>	200 feet <sup>1</sup>	

<sup>1</sup> The setback distances listed in this table shall be reduced by up to one-half when a six-foot high landscape berm is installed that screens the potential visual or audible impacts to neighboring properties.

(Ord. No. 2012-19, pt. 1(§ 46-6), 12-18-2012; Ord. No. 2015-22, Exh. A, 12-22-2015; Ord. No. 2018-6, Exh. A, 5-8-2018)

HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

Amended by Ord. [2023-01](#) on 1/10/2023

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

## **Sec 108-21-7 Special Regulations**

The uses listed below correspond with certain uses listed in the Use Table in Section 108-21-5. Due to their nature, each shall be further regulated as follows.

### **(a) *Agricultural product processing and packaging.***

- (1) Agricultural Product processing and packaging shall be limited to fowl, livestock, dairy, apiculture, aquaculture, and botanical products produced by the onsite agricultural operation.
- (2) Agricultural Product processing and packaging shall be limited to an agricultural operation with a gross area, as provided herein, of five acres or greater. The planning commission may allow up to a two-acre reduction to this limitation if it is found that the Agricultural Product processing and packaging will take place in a completely enclosed building and will emit no perceivable smoke, dust, vibration, noise, or objectionable smell at the agricultural operation's property boundary.

### **(b) *Agritourism Hunting Preserve.***

- (1) Limited to the Western Weber County Planning Area.
- (2) Limited to upland game and waterfowl hunting only.
- (3) Subject to Utah Division of Wildlife Resource standards.

### **(c) *Lodging House.*** For an agritourism operation, a Lodging House is governed as follows:

- (1) The Lodging House shall be owned and managed by the same owner or manager as the agritourism operation.
- (2) The agritourism operator or manager shall be onsite at all times that Lodging House guests are onsite.
- (3) No more than one Lodging House shall be operated on an agritourism operation.

(Ord. No. 2012-19, pt. 1(§ 46-7), 12-18-2012)

#### HISTORY

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

## OGDEN VALLEY AGRITOURISM ORDINANCE

### Chapter 108-21 Agritourism

Sec 108-21-1 Purpose And Intent

Sec 108-21-2 Applicability

Sec 108-21-3 Definitions

Sec 108-21-4 General Interpretive Standard.

Sec 108-21-5 General Interpretive Standard.

Sec 108-21-6 Agritourism Eligibility Factors.

Sec 108-21-7 Passive Agricultural Use Insufficient.

Sec 108-21-8 Operator Accountability

Sec 108-21-9 Conditional Use Review of Agritourism Applications.

Sec 108-21-10 Findings for Approval.

Sec 108-21-11 Basis for Denial or Conditioning.

Sec 108-21-12 Presumption in Favor of Qualified Agricultural Diversification.

Sec 108-21-13 Agritourism Lodging Accommodations.

Sec 108-21-14 Farm Events and Gatherings.

Sec 108-21-15 Structures and Incremental Agricultural Buildout.

Sec 108-21-16 Impact Mitigation Conditions.

Sec 108-21-17 Continuation of Approved Use.

Sec. 108-21-18 Reevaluation or Modification of Approval.

Sec. 108-21-19 Enforcement Standards.

Sec. 108-21-20. Opportunity to Cure.

### Sec ~~108-21-14~~ 108-21-14. Purpose and Intent.

The purpose of this section is to:

- (a) support the long-term viability of legitimate agricultural operations within Ogden Valley;
- (b) allow agritourism activities as an accessory means of diversifying agricultural income, preserving family ownership, and maintaining productive agricultural land;
- (c) distinguish bona fide agricultural operations from incidental, cosmetic, or speculative uses seeking to obtain agritourism privileges without a meaningful agricultural or value-add basis;
- (d) regulate measurable off-site and on-site impacts associated with agritourism activities without unnecessarily dictating the internal business structure of qualifying agricultural operations; and
- (e) provide the Land Use Authority with a practical framework for evaluating agritourism proposals in a manner that protects both agricultural flexibility and neighboring property interests.

## Sec. 108-21-2. Applicability.

This section shall govern all applications for agritourism uses, agritourism lodging, farm-based events, and related accessory visitor activities proposed on property located within agricultural or agricultural-residential zoning districts where such uses are authorized by conditional use permit or other land use approval.

Qualification of a property for agricultural tax treatment, Greenbelt enrollment, or agricultural zoning designation shall not alone establish eligibility for agritourism use approval under this section.

## Sec. 108-21-3. Definitions.

For purposes of this section, the following terms shall apply:

**Active Agricultural Operation** means a managed agricultural use of land involving ongoing human stewardship, cultivation, livestock care, irrigation, harvesting, soil management, agricultural structures, or other observable agricultural practices demonstrating that the property functions as more than passive or incidental open land.

**Agritourism** is a designation that requires active agricultural production as a foundational use and shall include additional agricultural-supportive public, educational, recreational, direct-sales, or value-added activities that are clearly subordinate to and supportive of the primary agricultural operation. Commodity production alone, including hay production, grazing, or contract agricultural services, shall not independently qualify as agritourism absent additional qualifying agritourism components. Agritourism requires visitor-serving activities that are conducted in conjunction with and in support of an Active Agricultural Operation, including but not limited to farm stays, educational experiences, direct sales, farm events, farm stands, CSAs, U-picks, tours, demonstrations, animal boarding and training or other similar uses that maintain a meaningful nexus to the agricultural use of the property.

**Agritourism-Eligible Agricultural Operation** means a property determined by the Land Use Authority to qualify for agritourism privileges under this section based upon the nature, scale, stewardship, and visibility of the agricultural operation.

**Meaningful Agricultural Nexus** means a clear functional relationship in which the proposed agritourism activity supports, complements, or derives identity from the underlying agricultural operation rather than using agriculture as merely incidental branding or justification.

**On-Site Operator Presence** means the regular physical presence of an owner, family member, farm partner, designated manager, or other accountable operator sufficient to maintain oversight of both the agricultural operation and the agritourism activity.

## Sec. 108-21-4. General Interpretive Standard.

In interpreting and applying this section, the Land Use Authority shall distinguish between:

- (a) properties where agriculture functions as a bona fide and visible primary land use supported by agritourism activity; and
- (b) properties where agricultural activity is incidental, symbolic, or subordinate to the real business purpose of lodging, events, or other non-agricultural commercial use.

This section shall be interpreted to support the former and prevent the latter.

## Sec. 108-21-5. Threshold Agritourism Eligibility Determination.

Prior to approving any agritourism use, the Agricultural Committee shall make a recommendation to the Land Use Authority as to whether subject property qualifies as an Agritourism-Eligible Agricultural Operation

~~Prior to approving any agritourism use, the Land Use Authority shall determine that the subject property qualifies as an Agritourism-Eligible Agricultural Operation.~~

Such determination shall be based upon the totality of the circumstances and shall not rely upon any single metric, acreage minimum, revenue threshold, or isolated feature.

In making this determination, the Land Use Authority shall evaluate whether the property demonstrates sufficient evidence of active agricultural stewardship, visible agricultural function, and meaningful operator involvement to establish that agriculture remains a bona fide and defining use of the land.

## Sec. 108-21-6. Agritourism Eligibility Factors.

In determining whether a property qualifies as an Agritourism-Eligible Agricultural Operation, the Land Use Authority may consider, among other relevant evidence, the following:

- (a) the presence of ongoing cultivation, irrigation, livestock husbandry, orchards, greenhouses, barns, fencing, packing areas, rotational grazing, soil work, or other observable agricultural improvements;
- (b) the degree of regular human management, labor, or stewardship occurring on the property;
- (c) the presence of agricultural sales, farm education, direct marketing, value-added processing, or other productive agricultural enterprise activities, where applicable;
- (d) the history of agricultural use on the property and the continuity of that use over time;
- (e) the proportional relationship between the scale and visibility of agricultural activity and the size, location, and characteristics of the parcel;

- (f) the presence of an accountable on-site operator, owner, manager, family member, or farm partner actively engaged in the agricultural operation;
- (g) supporting materials voluntarily provided by the applicant, including but not limited to photographs, farm plans, invoices, business records, Greenbelt enrollment, narrative descriptions, or similar evidence; and
- (h) any other facts reasonably demonstrating that the agricultural operation is active, managed, and more than incidental to the overall use of the property, and constitutes a meaningful physical use of the property rather than a nominal or symbolic feature.

No single factor shall be determinative, and qualification shall be based upon the totality of observable land use and management practices. Applicants may be required to provide documentation sufficient to demonstrate bona fide agricultural activity and operational viability. Proprietary financial records, tax documents, trade secrets, contracts, or competitively sensitive information submitted for this purpose shall, where permissible under state law, be reviewed administratively and maintained separately from the public record to protect applicant privacy while ensuring regulatory compliance

Intensive agricultural production, specialty crop cultivation, greenhouse production, rotational livestock systems, or other high-management agricultural operations may satisfy agritourism eligibility standards even when they occur on smaller acreage. However they must be supported by additional activities such as instructional workshops, onsite sales (farmstand), a CSA, U-pick operation or some way in which the public / paying customer interacts with the agricultural function in a valuable way.

### Sec. 108-21-7. Passive Agricultural Use Insufficient.

Agricultural zoning, passive hay production, contracted third-party harvesting, or minimal open-space maintenance shall not by themselves establish agritourism eligibility.

Where the evidence indicates that agricultural activity is limited, passive, or primarily maintained for tax classification / greenbelt status, appearance, or speculative land holding, the applicant shall bear the burden of demonstrating additional active stewardship and economic activity sufficient to justify agritourism flexibility.

### Sec. 108-21-8. Operator Accountability.

Agritourism eligibility shall require sufficient On-Site Operator Presence and accountability to ensure:

- (a) oversight of the agricultural operation;
- (b) direct management of guest activity, events, or lodging where applicable; and

(c) a genuine functional relationship between the visitor experience and the agricultural use of the property.

Such operator presence may be satisfied by the titled owner, resident family member, designated farm manager, operating partner, or other accountable person regularly engaged with the property.

## Sec. 108-21-9. Conditional Use Review of Agritourism Applications.

Upon determining that a property qualifies as an Agritourism-Eligible Agricultural Operation, the Land Use Authority shall review the specific agritourism proposal to determine whether the requested activities, structures, lodging, or events are appropriate to the site and may be accommodated without creating unreasonable impacts.

Agritourism applications may be approved, approved with conditions, or denied based upon the findings set forth in this section.

## Sec. 108-21-10. Findings for Approval.

Approval of an agritourism application may be granted where the Land Use Authority finds that:

- (a) the subject property qualifies as an Agritourism-Eligible Agricultural Operation under this section;
- (b) the proposed agritourism activity maintains a Meaningful Agricultural Nexus to the underlying agricultural operation;
- (c) the scale, frequency, and intensity of the proposed use are compatible with the agricultural character of the property and surrounding area;
  - (c)(1) In evaluating the appropriateness of agritourism intensity, the Land Use Authority may consider parcel size, surrounding land use pattern, buffering, infrastructure capacity, agricultural productivity, and the overall ability of the site to accommodate visitor activity without materially altering the agricultural character of the area or negatively affecting neighboring properties with activities beyond the scope of normal agricultural practices
- (d) anticipated impacts relating to traffic, parking, noise, lighting / dark sky compliance, sanitation, water use, septic demand, emergency access, and neighboring properties can be adequately accommodated or mitigated through conditions of approval; and
- (e) the proposed agritourism activity does not materially convert the property into a lodging, event, or commercial use where the agricultural operation no longer remains a bona fide and defining component of the property's overall use and identity. .

## Sec. 108-21-11. Basis for Denial or Conditioning.

The Land Use Authority may deny, limit, phase, or condition an agritourism proposal upon finding one or more of the following:

- (a) insufficient evidence that the property functions as an active and managed agricultural operation;
- (b) insufficient evidence of a Meaningful Agricultural Nexus between the agricultural use and the proposed visitor-serving activity;
- (c) cumulative impacts that cannot be reasonably mitigated through conditions related to traffic, parking, hours, sanitation, emergency access, infrastructure, or neighborhood compatibility;
- (d) keeping of animals that have no defined agricultural purpose or proper management
- (e) failure to manage animal health or associated land resources
- (f) evidence that the scale or arrangement of the proposal functions primarily as a hospitality, event, or speculative commercial development rather than as an accessory agricultural use; or
- (g) evidence that the agritourism proposal would materially diminish the property's ongoing agricultural function such that agriculture would no longer remain the primary land use as determine by section 10 findings for approval.

## ~~Sec. 12. Phased or Incremental Approval.~~

~~Where the Land Use Authority determines that a proposal is generally appropriate but that the long-term scale, cumulative intensity, or infrastructure implications are uncertain, the Authority may approve agritourism activities in phases, may limit initial guest capacity or event frequency, and may require future review prior to expansion.~~

~~**Tier 1** Emerging Agricultural Operation (Start-up status: new property owner or new farm operation with minimal or no agricultural operations, including agritourism in initial build-out)~~

~~Applicant submits:~~

- ~~- Farm Management Plan~~
- ~~- Site plan (includes agritourism activities)~~
- ~~- Irrigation plan~~
- ~~- Soil stewardship plan~~
- ~~- Planned agricultural outputs (livestock, orchard, crops, regenerative grazing, etc.)~~
- ~~- Timeline benchmarks (1, 3, 5 years)~~

~~Conditions:~~

- ~~• Event size caps (TBD)~~
- ~~• Frequency caps (TBD)~~
- ~~• Traffic/noise limits~~
- ~~• Annual review~~
- ~~• no agriculture housing until year 3~~

## **Tier 2 Existing Agricultural Operation (adding Agritourism)**

~~Applicant provides benchmarks that can include:~~

- ~~• Greenbelt Status~~
- ~~• Agricultural Protection Area Status~~
- ~~• Demonstrable production~~
- ~~• Irrigation use~~
- ~~• Evidence of sales~~
- ~~• onsite livestock~~
- ~~• business plans and documents describing intended agritourism activities~~

~~Conformance to these requirements leads to:~~

- ~~• Larger events (TBD)~~
- ~~• More by right uses (TBD)~~
- ~~• reduced administrative burden (TBD)~~

## **Sec. 108-21-1213. Presumption in Favor of Qualified Agricultural Diversification.**

Where a property has been determined to qualify as an Agritourism-Eligible Agricultural Operation and where ~~necessary-identified~~ impacts can be reasonably mitigated, agritourism proposals should be ~~accommodated-generally be supported~~ in a manner that supports long-term agricultural viability.

## **Sec. 108-21-1314. Agritourism Lodging Accommodations.**

Agritourism lodging may be approved as an accessory component of a qualifying Agritourism-Eligible Agricultural Operation where the Land Use Authority finds that:

- (a) the lodging maintains a Meaningful Agricultural Nexus;
- (b) sufficient On-Site Operator Presence exists;
- (c) guest occupancy can be accommodated with appropriate traffic, parking, septic, water, sanitation, and emergency access mitigation; and

(d) the lodging does not collectively create a resort-style or hospitality-dominant pattern inconsistent with the agricultural purpose of the property.

Agritourism lodging may include, where otherwise code-compliant, detached guest units, adapted agricultural structures, modest cabins, farm-stay cottages, yurts, phased dispersed accommodations, or similar arrangements approved through the conditional use process. Size, setback and site-plan requirements TBD.

No single building form or consolidated lodging arrangement shall be required where a distributed or phased approach results in comparable or lower impacts.

The Land Use Authority may differentiate review standards, conditions, or phased approval requirements based upon the scale and cumulative intensity of proposed lodging accommodations and the size of the property..

Scale, setbacks and characteristics of agriculture-housing are among the most challenging aspects of this regulatory process, and are being intentionally omitted from this document for schedule reasons.

## Sec. ~~108-21-1415~~. Farm Events and Gatherings.

Farm-based educational gatherings, dinners, tours, workshops, seasonal activities, celebrations, weddings, retreats, and similar agritourism events will be approved where such activities remain meaningfully tied to the agricultural operation and where associated impacts can be reasonably mitigated (within the appropriate land-use zone).

In evaluating such activities, the Land Use Authority may impose conditions (per ~~County~~City regulations) relating to:

- (a) frequency;
- (b) hours of operation;
- (c) guest count;
- (d) parking and circulation;
- (e) sanitation facilities;
- (f) amplified sound or lighting; and
- (g) emergency access.

High-frequency or high-intensity commercial event use that functions independently from the agricultural setting and materially overwhelms the agricultural use of the property will not receive agritourism status but may be separately conditioned via Special Event permits and associated regulations

## Sec. ~~108-21-1516~~. Structures and Incremental Agricultural Buildout.

Agritourism-related structures may be approved incrementally over time in a manner responsive to demonstrated agricultural viability, operator capacity, and infrastructure adequacy.

The Land Use Authority shall not require that all future structures or visitor accommodations be constructed at initial approval, and may allow phased implementation where cumulative impacts remain manageable.

The arrangement of structures may include distributed buildings, agricultural campuses, family compound patterns, or clustered support areas where such arrangements preserve agricultural function and reduce unnecessary subdivision pressure.

## Sec. ~~108-21-1617~~. Impact Mitigation Conditions.

The Land Use Authority may impose reasonable conditions necessary to address:

- (a) traffic generation and internal circulation;
- (b) off-street parking;
- (c) lighting spillover;
- (d) noise;
- (e) water supply and wastewater handling;
- (f) fire and emergency vehicle access;
- (g) trash, sanitation, and public health concerns; and
- (h) similar measurable external impacts.

Conditions shall be based on ~~County~~City (and City General Plan) requirements, and related to the actual scale and nature of the approved use: not for the purpose of dictating architectural style, internal floor plan, luxury level, kitchen configuration, or similar non-impact-based business choices.

## Sec. ~~108-21-1718~~. Continuation of Approved Use.

An agritourism use approved pursuant to this section shall remain valid so long as:

- (a) the property continues to function as an Agritourism-Eligible Agricultural Operation; and
- (b) the approved agritourism activities remain substantially consistent with the scope and intensity of the granted approval, as modified by any lawful conditions.

Agritourism approvals shall not require annual reapplication or recurring discretionary review absent specific findings under this section.

### Discontinuation of Agritourism Use

Where an approved agritourism use materially ceases operation or where the property no longer qualifies as an Agritourism-Eligible Agricultural Operation, agritourism-related structures lawfully constructed pursuant to prior approval may remain on the property.

However, continued lodging, event, or hospitality use of such structures outside the approved agritourism framework shall require separate authorization where otherwise required by City code.

Agritourism structures may continue to be used for agricultural support purposes, storage, seasonal use, future reactivation of agritourism activities, or other lawful accessory uses permitted within the applicable zoning district.

### Sec. ~~108-21-1819~~. Reevaluation or Modification of Approval.

The City may initiate review of an approved agritourism use only upon one or more of the following:

- (a) documented evidence that agricultural activity has materially diminished such that agriculture no longer remains the defining land use identity of the property;
- (b) documented evidence that the agritourism activity has materially expanded beyond the approved scope or intensity;
- (c) documented evidence of recurring unmitigated impacts involving traffic, parking, sanitation, emergency access, noise, or neighboring property disturbance; or
- (d) a request by the permit holder for material expansion or modification.

Minor seasonal variation, crop rotation, temporary production setbacks, or normal fluctuations in agricultural intensity shall not alone trigger reevaluation.

### Sec. ~~108-21-1920~~. Enforcement Standards.

Enforcement of this section shall prioritize documented impact resolution, objective compliance review, and reasonable opportunity to cure deficiencies.

Enforcement actions shall be based upon measurable impacts, material deviation from approved use, or clear failure to maintain agritourism eligibility, and shall not be based solely upon subjective disagreement

with the style, profitability, or internal business evolution of an otherwise qualifying agricultural operation.

## Sec. ~~108-21-20~~ 21. Opportunity to Cure.

Except in cases involving immediate health or safety threats, the City shall provide written notice of deficiency and a reasonable opportunity for the permit holder to cure or mitigate identified issues prior to suspension or revocation of agritourism privileges.

## Sec. ~~108-21-21~~ 22. Agricultural Operation Designation.

This section establishes a categorical designation for agricultural operations based on acreage. In all cases, the minimum area of the affected Lot or Parcel shall meet the minimum area requirements of this Land Use Code. Note that most of the activities denied are due to the scale of the activity relative to the size of the property, and the challenge to achieve appropriate mitigation. The naming convention is somewhat arbitrary, but provides communication value:

***Garden agricultural operation.*** A garden agricultural operation is when an agricultural operation's gross acreage is ~~1.5~~ acres or more, but fewer than 5 acres

***Small agricultural operation.*** A small agricultural operation is when an agricultural operation's gross acreage is 5 acres or more, but fewer than 20 acres.

***Medium agricultural operation.*** A medium agricultural operation is when an agricultural operation's gross acreage is 20 acres or more, but fewer than 40 acres.

***Large agricultural operation.*** A large agricultural operation is when an agricultural operation's gross acreage is 40 acres or more, but fewer than 80 acres.

***Ranch.*** A ranch is when an agricultural operation's gross acreage is 80 acres or more.

[These categories are intended to provide general context for evaluating appropriate scale and intensity of agritourism activity and shall not be interpreted as creating automatic entitlement to specific uses or prohibiting otherwise compatible agritourism proposals where impacts can be reasonably mitigated.](#)

As practices are developed within the Valley, these size designations and restrictions may change in the future..

For reference, Ogden Valley properties have been categorized by acreage in the chart below, recognizing that properties with existing GreenBelt status are most likely to pursue Agritourism designation.

(Data as of May 3, 2026)

### Ogden Valley Property Size Distribution

Acreage	Total Properties			Total Greenbelt			Percentages		Notes
	Total # of Properties	Total Acreage	Average Size	Greenbelt Properties	Total Greenbelt Acreage	Average Size	% in Greenbelt	% of total Greenbelt	
1000+	1	3920	3920.0	1	3920	3920	100		excluded from totals: hillside property east of 10450 E. N of Hwy 39
200 to <1000	22	7940	361	13	4702	362	59.2	18.4	Ranch
80 to <200	78	18886	242	47	12804	272	67.8	50.2	
40 to <80	72	3836	53	32	1757	55	45.8	6.9	Large Agricultural Operation
20 to <40	127	3998	31	73	2077	28	52.0	8.1	Medium Agricultural Operation
5 to <20	751	6511	8.7	406	3645	9.0	56.0	14.3	Small Agricultural Operation
1.5 to <5	1322	3837	2.9	149	462	3.1	12.0	1.8	Garden Agricultural Operation
1 to <1.5	1027	1163	1.1	32	36	1.1	3.1	0.1	single family homes, PUDs
0.1 <1	1786	1026	0.6	70	44.1	0.6	4.3	0.2	single family homes, PUDs
0.02 to <0.1	1116	77	0.07	5	0.244	0.0488	0.3	0.0	most are condos
<0.02	52	0.57	0.01	0	0	na	0	0.0	condos and outbuildings
<b>Totals</b>	<b>6,301</b>	<b>47,274</b>	<b>na</b>	<b>827</b>	<b>25,527</b>	<b>na</b>	<b>54.0</b>	<b>100</b>	

### Sec. 108-21-22 22. Use Table

If an applicant can demonstrate appropriate mitigation of detrimental effects, as specified in Section 17, the following uses and activities shall be allowed for an agritourism operation when marked with an “A” under their corresponding agricultural operation designation. The use is not allowed if marked with an “N.” Recognize that many of the uses approved within Agritourism operations in Ogden Valley are not necessarily approved in the rest of Ogden Valley Weber CountyCity: all categories are subject to appropriate property-size-related controls, restrictions and mitigation requirements per City & CountyCity guidelines (noise, traffic, setbacks, sanitation etc)

USES OR ACTIVITIES	AGRICULTURAL OPERATION DESIGNATION					SPECIAL REGULATIONS
	GARDEN	SMALL	MEDIUM	LARGE	RANCH	
<i>Agricultural arts center:</i>	A	A	A	A	A	
<i>Agricultural Product Processing and Packaging:</i>	A	A	A	A	A	Onsite retail sales of processed and packaged products is only allowed as otherwise specified herein.
<i>Agritourism Events Facility:</i>	A	A	A	A	A	
<i>Agritourism Farm Tour:</i>	A	A	A	A	A	
<i>Agritourism Fee Fishing:</i>	A	A	A	A	A	

<b><i>Agritourism Health Farm:</i></b>		A	A	A	A	A	
<b><i>Agritourism Hunting Preserve:</i></b>		N	N	N	N	A	See Section 108-21-7
<b><i>Agritourism You-Pick Operation:</i></b>		A	A	A	A	A	
<b><i>Agro-ecology research and education center:</i></b>		A	A	A	A	A	Lodging, if any, is limited to accommodations for faculty, staff, and students.
<b><i>Barn dance:</i></b>		N	A	A	A	A	Limited by proximity and noise
<b><i>Camping:</i></b>	<i>Glamorous camping area:</i>	A	A	A	A	A	<b>Size and quantity of camping structures TBD.</b>
	<i>Recreational Vehicle area:</i>	N	N	N	A	A	
<b><i>Conference or Education Center:</i></b>		A	A	A	A	A	Conferences and educational topics shall relate to agriculture, agritourism, vegetation management, or similar.
<b><i>Day Camp:</i></b>		A	A	A	A	A	The camp shall be based on an agricultural theme and provide agriculturally related activities.
<b><i>Dude Ranch:</i></b>		N	N	N	A	A	
<b><i>Educational classes:</i></b>		A	A	A	A	A	All courses of study or subject matter shall incorporate and consist of an agricultural or ecological component related to an Agricultural Product produced onsite.
<b><i>Farm museum:</i></b>		A	A	A	A	A	

<b><i>Farmers Market. A farmer's market where multiple agricultural operators may sell their products:</i></b>		N	A	A	A	A	Goods from multiple Valley producers may be sold at one site. Traffic, noise and other effects must be mitigated
<b><i>Food Prep:</i></b>	<i>Bakery or café:</i>	A	A	A	A	A	At least one type of the onsite agricultural operation's products shall be continuously offered for sale. It may be combined into another product.
	<i>Food concessions stand:</i>	A	A	A	A	A	
	<i>Restaurant:</i>	N	A	A	A	A	At least one type of the onsite agricultural operation's products shall be continuously offered for sale.
<b><i>Greenhouse or Nursery:</i></b>		A	A	A	A	A	Sales are limited to plants produced on the premises.
<b><i>Lodging House:</i></b>	<i>with up to 2 guest rooms:</i>	N	N	A	A	A	<b>All lodging issues will be dealt with after July 2026. Current <u>County</u><u>City</u> requirements listed for reference. More detailed evaluation process is required.</b>
	<i>with 3 to 7 guest rooms:</i>	N	N	A	A	A	
	<i>with 8 to 16 guest rooms:</i>	N	N	N	A	A	
<b><i>Petting zoo:</i></b>		A	A	A	A	A	Petting function should be secondary to agricultural value of animals
<b><i>Rental garden or garden row(s):</i></b>		A	A	A	A	A	
<b><i>Seasonal amusement, such as haunted house, corn maze, hay stack slide or climbing area, and similar seasonal amusement uses:</i></b>		N	A	A	A	A	
<b><i>Sleigh or hay ride:</i></b>		N	A	A	A	A	

<b>Store:</b>	<i>Onsite Agricultural Produce Sales:</i>	A	A	A	A	A	Sales should be predominantly Agricultural Products when season permits, at least one of which must be produced onsite, with the remainder sourced from other producers within Ogden Valley.
	<i>Gift shop:</i>						

Sec. 108-21-23. Setback Standards and Agriculture Building Standards:

Reserved

~~Weber County guidelines are listed in Sec 108 21 6 Site Development Standards of the County Code. Most requirements are excessively restrictive for rural areas, but appropriate in suburban / residential areas. Substantial additional work is required in this area before releasing setback requirements and property site plan requirements to the public.~~