

**APPLE VALLEY  
ORDINANCE O-2024-89**

**NOW THEREFORE**, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “10.10.020 A Agricultural Zone” of the Apple Valley Land Use is hereby *amended* as follows:

**A M E N D M E N T**

**10.10.020 A Agricultural Zone**

- A. Purpose: The purpose of this zone is to preserve appropriate areas for permanent agricultural use, actively devoted to agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.
- B. Permitted Uses: Uses permitted in this zone are as follows:
1. Crop production, horticulture and gardening
  2. Farm buildings and uses
  3. Household pets
  4. Farming livestock
  5. Stands for sale of produce grown and sold on premises
  6. Veterinarian
  7. ~~Weaner~~ Pigs - See Ordinance O-2024-88, Title 10.41 Pigs.
  8. Residential Dwelling
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
1. Agritourism
  2. Agricultural Industry
  3. Animal Specialties
  4. Kennel, Commercial
  5. Metal Building
  6. Recreation and Entertainment, Outdoor (A-10, A20, A-40 only)
  7. Stable, Public
  8. Pigs
- D. Any use not specifically allowed under permitted or conditional uses shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or conditional use as provided in 10-7-180-E4.
- E. Development Standards in Agricultural Zones:

|  | Zones |  |  |  |  |
|--|-------|--|--|--|--|
|  |       |  |  |  |  |

| Development Standard                                                          | A-X                     | A-40           | A-20           | A-10           | A-5            |         |         |
|-------------------------------------------------------------------------------|-------------------------|----------------|----------------|----------------|----------------|---------|---------|
| Lot standards                                                                 |                         |                |                |                |                |         |         |
| Minimum lot area                                                              | Any Size above 5 acres* | 40 acres*      | 20 acres*      | 10 acres*      | 5 acres*       |         |         |
| Minimum lot width                                                             | 400 feet                | 400 feet       | 400 feet       | 300 feet       | 300 feet       |         |         |
| Building standards                                                            |                         |                |                |                |                |         |         |
| Maximum height, main building <sup>1</sup>                                    | 35 feet                 | 35 feet        | 35 feet        | 35 feet        | 35 feet        |         |         |
| Maximum height, accessory building                                            | 35 feet                 | 35 feet        | 35 feet        | 35 feet        | 35 feet        |         |         |
| Setback standards - front yard                                                |                         |                |                |                |                |         |         |
| Any building <sup>2</sup>                                                     | 30 feet                 | 30 feet        | 30 feet        | 30 feet        | 30 feet        |         |         |
| Setback standards - rear yard                                                 |                         |                |                |                |                |         |         |
| Main building                                                                 | 30 feet                 | 30 feet        | 30 feet        | 30 feet        | 30 feet        |         |         |
| Accessory building                                                            | No requirement          | No requirement | No requirement | No requirement | No requirement |         |         |
| Setback standards - interior side yard                                        |                         |                |                |                |                |         |         |
| Main building                                                                 | 15 feet                 | 15 feet        | 15 feet        | 15 feet        |                |         |         |
| Accessory building of 100 square feet or less                                 | No requirement          | No requirement | No requirement | No requirement | No requirement |         |         |
| Accessory building greater than 100 square feet                               | 20 feet                 | 20 feet        | 20 feet        | 20 feet        | 20 feet        |         |         |
| Setback standards - street side yard                                          |                         |                |                |                |                |         |         |
| Main building                                                                 |                         | 15 feet        | 20 feet        | 20 feet        | 20 feet        | 20 feet | 20 feet |
| Main building on corner lot with yard that abuts the side yard of another lot | 20 feet                 | 20 feet        | 20 feet        | 20 feet        | 20 feet        |         |         |
|                                                                               |                         |                |                |                |                |         |         |

|                                                                                                                                        |                      |                      |                      |                      |                      |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Accessory building                                                                                                                     | Not<br>permitt<br>ed | Not<br>permitt<br>ed | Not<br>permitt<br>ed | Not<br>permitt<br>ed | Not<br>permitt<br>ed |
| ADD Animals<br>permitted                                                                                                               |                      |                      |                      |                      |                      |
| *Required minimum size may be calculated prior to a required road<br>dedication.<br>**No more than one (1) primary home on a property. |                      |                      |                      |                      |                      |

Notes:

F. Modifying Regulations:

1. Fur farms, silos, fish farms or the keeping of exotic animals may not be approved in the A-5 district.
2. Location of Corral or Stable: No corral or stable shall be located closer than one hundred feet (100') from any dwelling unit in an adjacent zone.
3. ~~The housing of weaner pigs is subject to the following requirements:~~
  - a. ~~"Weaner pigs" shall be defined as pigs that will be one year of age or less and do not weigh more than three hundred fifty (350) pounds at the end of the five (5) month period in which the weaner pig is kept.~~
  - b. ~~Agricultural parcels adjacent to residential zoned parcels are not eligible for the raising of weaner pigs.~~
  - c. ~~All weaner pigs shall be kept only during the months of December through April.~~
  - d. ~~Setbacks for pens for weaner pigs shall be the same as required for other animals.~~
  - e. ~~No weaner pig shall be allowed to run loose (not in a restricted environment, such as a pen) unless attended by the owner or keeper of the pig.~~
  - f. ~~All pens shall be cleaned regularly, a minimum of three (3) times weekly.~~
  - g. ~~No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen.~~
4. 3. Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
  - a. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
  - b. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
5. 4. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit.

- 6. 5. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
- 7. 6. On large lots 5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.
- 8. 7. For a lot split on zone A-X, the landowner/applicant must apply for a zone change to match the new lot sizes that will be created if the new lots will be smaller than forty (40) acres. If the new lots created from the lot split are above 40 acres, the land may stay zoned A-X.

**SECTION 2: REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 3: SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 4: EFFECTIVE DATE** This Ordinance shall be in full force and effective immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

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|                                  | <b>AYE</b> | <b>NAY</b> | <b>ABSENT</b> | <b>ABSTAIN</b> |
|----------------------------------|------------|------------|---------------|----------------|
| Mayor   Michael Farrar           | _____      | _____      | _____         | _____          |
| Council Member   Kevin Sair      | _____      | _____      | _____         | _____          |
| Council Member   Annie Spendlove | _____      | _____      | _____         | _____          |
| Council Member   Scott Taylor    | _____      | _____      | _____         | _____          |
| Council Member   _____           | _____      | _____      | _____         | _____          |

Attest

Presiding Officer

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk, Apple Valley

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Michael Farrar, Mayor, Apple Valley