

ORDINANCE NUMBER 282

THIS ORDINANCE IS AN AMENDMENT TO ORDINANCE NUMBER 255, AN ORDINANCE ADOPTING THE UNIFORM ZONING ORDINANCE OF HARRISVILLE, UTAH, TO CLARIFY CHAPTERS 2, 3, 13, 14, 22.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HARRISVILLE, UTAH:

SECTION ONE. ZONING ORDINANCE ADOPTED. A comprehensive Zoning Ordinance as prepared in accordance with the recommendations of the Planning Commission of the City of Harrisville, has been adopted by the City Council of the City of Harrisville.

SECTION TWO. AMENDMENT, CHAPTER 3, SECTION 6, FARM ANIMALS, FOWL AND HORSES. That pursuant to the recommendations of the Planning Commission, Chapter 3, section 6, shall be amended for the purpose of clarification as follows:

3-6. FARM ANIMALS, FOWL AND HORSES

The keeping of farm animals, fowl and horses shall be permitted ONLY in zones RE-15 Residential Estates, and A-1 Agriculture. The area required for keeping of any of the above shall be in addition to the minimum area required for the dwelling, front, side and rear yards of the respective zone.

3-6.1 Minimum Area Requirements:

a. RE-15 Residential Estates---The minimum size lot permitted in this zone is 15,000 square feet. The required additional area for keeping FARM ANIMALS, FOWL AND HORSES is 23,560 square feet. This area will permit the keeping of any of the following: One (1) horse, or two (2) cows, or (3) sheep/goats, or two (2) pigs, twenty five (25) chickens/pheasants, five (5) ducks/geese turkeys, for owner use or food production and not as a commercial project. For each additional 20,000 square feet of area, the number of FARM ANIMALS, FOWL AND HORSES may increase at the above listed quantities.

b. A-1 Agriculture--The minimum size lot permitted in this zone (See Chapter 13-5) is 40,000 square feet. An area of 15,000 square feet shall be reserved as area for the dwelling, front/side and rear yards. The remaining area may be used for the keeping of FARM ANIMALS FOWL AND HORSES at the same requirements as allowed under (a) RE-15 Residential Estates, for owners use or food production. Commercial farming operations are not limited to these limits, but shall not exceed ten (10) head for any area of 43,560 square feet for permitted uses. Conditional uses may allow higher density of animals upon approval.

c. Any barn, corral, stable, pen or coop used for housing of FARM ANIMALS, FOWL OR HORSES shall be constructed or maintained not less than 100 feet from any dwelling or public street, and not closer than 15 feet from any side or rear property line. The grazing of FARM ANIMALS AND HORSES shall be done in such a manner so as to prevent them from reaching onto adjacent property and eating trees and shrubs, and other vegetation.

SECTION THREE. AMENDMENT TO CHAPTER TWO-DEFINITIONS, SECTIONS 26, 42, 55, 51A. That pursuant to the recommendations of the Planning Commission, Chapter two, Definitions, shall be amended for the purpose of clarification as follows:

2-55 Horses Riding - Horses maintained by the occupant of dwellings for riding purposes of a non-commercial nature. (See chapter 3 section 3-6)

2-42 Family Food Production - The keeping of farm animals by the occupants of dwellings for owners use and not for commercial purposes. (See chapter 3, section 3-6)

2-26 Corral - A fenced area other than a building, with less than 100 feet in width and less than 10,000 square feet in area used for the confinement of farm animals or horses. (See chapter 3, section 3-6)

2-51A Pasture - That portion of a parcel of land used by owner or occupant for the purpose of raising and grazing farm animals or riding horses. (See chapter 3, section 3-6)

SECTION FOUR. AMENDMENT TO CHAPTER 13 - (Agriculture zone A-1) SECTIONS 2 AND 3. That pursuant to the recommendations of the Planning Commission, Chapter 13 shall be amended for the purpose of clarification as follows:

Section 13-2.3 Add (see section 3-6 of chapter 3)

Section 13-2.7 Corral, stable, barn, sty, coop or other building used for horses farm animals or fowl. (See section 3-6 of chapter 3)

Section 13-2.13 Horses for private use only (see section 3-6 of chapter 3)

Section 13-3.2 Add: Shall comply to the requirements of Section 3-6 of chapter 3.

Section 13-3.3 Add: shall comply to the requirement of section 3-6 of chapter 3.

Section 13-3.4 Delete all except: Hog keeping. Add: (see section 3-6 of chapter 3)

Section 13-3.5 Delete all except: *Raising, grazing of horses cattle sheep or goats.* Add: (see section 3-6 of chapter 3)

SECTION FIVE. AMENDMENTS TO CHAPTER 14 - RESIDENTIAL ESTATE ZONE (RE-15). That pursuant to the recommendations of the Planning Commission, Chapter 14 shall be amended for the purpose of clarification as follows:

Section 14-3.1 Add *horses, farm animals, and fowl* (See chapter 3, section 3-6.1 for requirements).

Section 14-3.2 Change to read "*Corral, barn, stable, sty, coop or other buildings for keeping of horses, farm animal or fowl shall comply with chapter 3, section 3-6.*"

Section 14-3.3 Delete

SECTION SIX. AMENDMENTS TO CHAPTER 22 - Planned Manufacturing Zone. That pursuant to the recommendations of the Planning Commission, Chapter 22 shall be amended for the purpose of clarification as follows:

Section 22-13 Under permitted uses change: "*Animals and fowl for family food production*" to read:

"*P - Farm animals and fowl for family food production. (See chapter 3, section 3-6)*"

After honey extraction add the following:

"*P - Horses, riding for private use only. (See chapter 3, section 3-6)*"


SECTION SEVEN. That in the opinion of the City Council of the City of Harrisville, a public emergency exists in connection with the matters herein contained, and that it is necessary for the peace, health, safety and general welfare of the inhabitants of the City of Harrisville, that this Ordinance take effect immediately upon its adoption and posting.

PASSED, ADOPTED, AND ORDERED POSTED this 28TH day of March, 1995.




MAYOR

ATTEST:


CITY RECORDER