

**VERNAL
ORDINANCE 2022-17**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING THE VERNAL
CITY MUNICIPAL CODE, AMENDING SECTION 16.04.055 -BUILDING,
AGRICULTURAL, SECTION 16.34.020 - PERMITTED USES A-1 ZONE,
SECTION 16.38.035 USES RA-1 ZONE AND ADDING SECTION 16.20.170 -
BUILDING, AGRICULTURAL.**

WHEREAS, the City Council finds that the regulation of Agricultural Buildings within A-1 Agricultural Zone and RA-1 Residential Agricultural Zone, within the City is necessary for orderly growth and conduct of business within the City, and;

WHEREAS, the City Council deems it to be in the best interest of the health, safety and welfare of the citizens to incorporate the following changes to the provisions of the Vernal City Code, and;

WHEREAS, the City Council has received input from the public at large in duly noticed open meetings, and has considered and discussed the advantages and disadvantages of such regulation

NOW THEREFORE, be it ordained by the Vernal City Council , in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “Section 16.04.055 Building, Agricultural” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.04.055 Building, Agricultural

A structure designed and constructed to house farm implements, hay, grain, poultry, livestock and other horticultural products. ~~This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged; nor shall it be a place used by the public.~~

(PZSC § 03-15-011)

SECTION 2: **ADOPTION** “Section 16.20.170 Building, Agriculture” of the Vernal Municipal Code is hereby *added* as follows:

A D O P T I O N

Section 16.20.170 Building, Agriculture(*Added*)

A. The building shall not:

1. Be a place of human habitation, or;
2. Be a place of employment where agricultural products are processed, treated or packaged, or;
3. Be a place used by the public.

B. Buildings that house livestock or animals.

1. Structure shall be set back one hundred (100) feet from any side or rear property line.
2. Structure shall be set back thirty (30) feet from any front property line
3. Structure shall be separated from any dwelling by a minimum of one hundred (100) feet.

C. Buildings that do not house livestock or animals.

1. Structure must be set back thirty (30) feet from any front property line.
2. Structure shall be set back from side and rear property lines in accordance with the setbacks for accessory structures within the zone in which the structure is located

SECTION 3:AMENDMENT “Section 16.34.020 Permitted Uses” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.34.020 Permitted Uses

The following buildings, structures and uses of land shall be permitted in the A-1 agricultural zone upon compliance with requirements set forth in this title:

- A. Agriculture including, but not limited to, raising of row crops, grains and fruits, and buildings incidental to the use of the land for agricultural purposes;
- B. The raising and grazing of animals and fowl including the supplementary or full feeding of such animals and fowl, as follows:
 1. Four (4) horses, or four (4) cattle, or four (4) llamas, or four (4) emus, or four

(4) ostriches, or eight (8) sheep, swine or goats and their suckling offspring, or a combination thereof, may be kept for each one (1) acre of agricultural use lot area, and further provided that no animal shall be kept on lots containing less than twenty thousand (20,000) square feet of agricultural use lot,

2. Fowl,
3. The keeping and raising of not more than eight (8) hogs more than sixteen (16) weeks old; provided, that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that purchased on the premises;
4. Household pets not to exceed a combination of four (4) pets over the age of four (4) months.

C. Building, Agricultural ~~Barns, corrals, pens, coops and feed storage buildings for the keeping of animals and fowl, and the storage of farm products, provided such structures for the care and keeping of livestock and fowl are located at least one hundred fifty (150) feet in distance from any existing dwelling, public or semipublic building on any adjoining parcel of land, or at least one hundred (100) feet from any side property line, whichever distance is greater, and located at least one hundred (100) feet in distance from any existing dwelling on the same parcel of land;~~

D. Cannabis Production Establishment

E. One-family dwellings and buildings accessory thereto including dwelling, internal additional;

F. Water reservoirs and water facilities; oil and gas wells;

G. Public utility buildings and facilities, and airports;

H. Schools and churches; parks and golf courses;

I. Temporary buildings and yards for storage of construction materials and equipment incidental and necessary to construction uses otherwise permitted in this zone. A permit therefor shall be valid for not more than one (1) year and shall not be renewable at the same location;

J. Home occupations in accordance with Chapter 16.22 of this title.

K. Day care nursery's which have been approved by the State Health and Welfare Department and are eligible for licensing by the State.

L. Urban farms.

M. Towers

1. Amateur radio.
2. Low power radio.
3. Small cellular.

N. Portable Storage Container

(PZSC § 03-17-002) (Ord. No. 96-12, Amended, 06-19-96; Ord. No. 96-17, Amended, 07-17-96)

(Ord. 2017-11, Amended, 08/16/2017; Ord. 2017-01, Amended, 01/18/2017)

SECTION 4: AMENDMENT “Section 16.38.035 Uses” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.38.035 Uses

Uses are as set out in this section:

USES	RA-1
Assisted living facilities	C
Barns, corrals, pens, coops	P
Bed and breakfast	C
<u>Building, Agricultural</u>	<u>P</u>
Churches	P
Clubs, lodges	P
Day care nursery	P
Domestic abuse shelter	P
Dwelling, internal additional	P
Farm produce sheds, buildings and cellars	P
Feed storage building	P
Fences not exceeding seven feet	P
Home occupations in accordance with 16.22	P
Household pets not exceeding 4	P
Livestock in limited numbers	P
Machinery sheds	P
Portable Storage Container	P
PRUD	P
Public utility buildings and facilities	P
Residential facilities for the elderly	P
Residential facilities for the handicapped	P
Rest homes	P

Schools	P
Signs, monument	C
Signs pertaining to sale or lease of property or professional offices	P
Single family dwelling	P
Temporary storage buildings for construction	P
Tower, amateur radio	P
Tower, low power radio	C
Tower, small cellular	P
Urban farms	P
Urban livestock	P
Uses ruled to be similar by Planning Commission	P

(Ord. 2017-11, Amended, 08/16/2017; Ord. 2017-01, Amended, 01/18/2017; Ord. 2012-04, Add, 05/02/2012)

PASSED AND ADOPTED BY THE VERNAL COUNCIL

October 19, 2022.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nicholas Porter	<u>X</u>	_____	_____	_____
Councilmember Robin O'Driscoll	<u>X</u>	_____	_____	_____
Councilmember Dave Everett	<u>X</u>	_____	_____	_____
Councilmember Corey Foley	<u>X</u>	_____	_____	_____
Councilmember Ted Munford	<u>X</u>	_____	_____	_____

Presiding Officer

Doug Hammond
Doug Hammond, Mayor, Vernal

Attest

Roxanne Behunin
Roxanne Behunin, City Recorder,
Vernal

