



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

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**WORKSESSION MEETING AGENDA**  
**March 06, 2012**  
**5:00 p.m.**

1. ZTA2010-15      Discussion on a draft agri-tourism ordinance.
  
2.    **Adjourn**

*The meeting will be held in the County Commission Break-Out Room or as otherwise posted.  
in the Weber Center, 1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah.*



*In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings  
should call the Weber County Planning Commission at 801-399-8791*



## Weber County

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February 28, 2012

To: Ogden Valley Township Planning Commission

From: Weber County Planning Division

Re: Work-session, scheduled for **Tuesday, March 6, 2012** to discuss the proposed agri-tourism ordinance.

Dear Commissioner,

Enclosed you will find a draft copy of the agri-tourism ordinance and a second copy that includes Staff comments, explaining updates/issues, in the right margin. The last time that we discussed this ordinance we were successful in working through Sections 46-1 (Definitions), 46-2 (Purpose and Intent), 46-3 (Applicability), and 46-4 (General Development Standards). Preparation for next Tuesday's meeting should begin with Section 46-5 (Agricultural Operation Designation).

The work-session discussion, scheduled for March 6, 2012 will give us an opportunity to continue working through the remaining four sections.

Overall, we will try to complete the following:

1. Discussion on farm designations.
2. Discussion on the permitted uses/activity table.
3. Discussion on additional standards and limitations.
4. Discussion on signs related to agri-tourism.

We look forward to meeting with you to discuss agri-tourism and its possible future role as an agricultural/open space preservation tool in Weber County.

Sincerely,

Scott Mendoza

Weber County Planning Division

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## CHAPTER 46

## AGRI-TOURISM

Consumer-Direct Sales, Education, Recreation, and Entertainment

- 46-1 Definitions *(To be moved to Chapter 1)*
- 46-2 Purpose and Intent
- 46-3 Applicability
- 46-4 General Development Standards
- 46-5 Agricultural Operation Designation
- 46-6 Permitted Uses/Activities Table
- 46-7 Use/Activity Standards and Limitations
- 46-8 Signs

### 46-1. Definitions *(To be moved to Chapter 1 – General Provisions)*

**Note:** The tilde symbol (~) indicates an existing definition.

**Accessory Dwelling Unit (ADU):** An accessory, non-owner occupied, single-family dwelling unit that is sited on the same lot/parcel as a main dwelling unit. The ADU is located in designated areas when constructed on property that can accommodate the necessary zoning, water, wastewater, and typical building system requirements. It may privately serve as a guest house or be rented/leased separately; however, an ADU may not, by any means, be sold/conveyed separately from the main house. The right to construct an ADU does not constitute a Transferable Development Right. See also Carriage House.

**Acreage, Productive Agri-tourism:** Agriculturally productive land area used for the combined purpose of cultivating agricultural products and hosting active “tourism” attractions (e.g., pumpkin patch, corn maze, U-pick, U-cut Christmas trees, crop tour, bird watching, hunting, horseback/sleigh/wagon rides etc.).

**Acreage, Agri-tourism Activity Center:** The land area within an approved agri-tourism operation that contains the grouping or assemblage of agri-tourism uses/activities. Activity Center area consists of that impacted ground lying immediately adjacent to, in between, and within a reasonable distance around each use/activity. Distances greater than three hundred (300) feet in between uses/activities and their impacted grounds, represent a separation of activity centers.

**~Agriculture:** Use of land for primarily farming and related purposes such as pastures, farms, dairies, horticulture, aquaculture, animal husbandry, and crop production, but not the keeping or raising of domestic pets, nor any agricultural industry or business such as fruit packing plants, fur farms, animal hospitals or similar uses.

**Agri-Tourism:** An agricultural accessory use that can provide a means of diversifying a farm’s income through broadening its offerings and adding value to its products that are produced on it a farm. Agri-tourism businesses are permitted conditionally in designated zones, excepting those areas within residential subdivisions that are dedicated for the purpose of open space or common area. They operate during more than six (6) (consecutive or inconsecutive) days per year and provide agriculturally related, and in some instances, non-agriculturally related products and activities that attract members of the public to the farm for retail, educational, recreational, and/or general tourism purposes. Educational and recreational agri-tourism activities/uses may include but not be limited

to, educational activities, nightly accommodations, entertainment opportunities, and/or outdoor recreation (e.g., farm tours, farm/cooking/ecological classes, farm-stays, corn mazes, and special occasions including weddings and family reunions, special events including harvest festivals and musical events, U-pick operations, agriculturally related competitions, and other similar events). Consumer-direct sales of farm products may include but not be limited to, open-air or farmers markets, on-farm produce stands, and Value Added Product Processing and Packaging and retail sales facilities (e.g., process pumpkins grown on-premise, into pumpkin pies).

**Carriage House:** An accessory, non-owner occupied, single-family dwelling unit that is sited on the same lot/parcel as a main dwelling unit. The Carriage House may be constructed in designated areas when located on property that can accommodate the necessary zoning, water, wastewater, and typical building system requirements. It may privately serve as a guest house or be rented/leased separately; however, a Carriage House may not, by any means, be sold separately from the main house. The right to construct a Carriage House does not constitute a Transferable Development Right. See also Accessory Dwelling Unit.

~~~~~**Conference/Education Center:** A facility ~~which has been planned, developed and constructed~~ designed for the purpose of conducting meetings for consultation, exchange of information and/or discussion which results in enhanced personal, business and/or professional development. ~~of a company's, corporations, or governmental agency's employees, for example, by scheduling~~ A conference/education center may provide office facilities and schedule a range of uses business related and/or leisure activities such as (e.g., training workshops, seminars, retreats and similar type meetings). Such a facility may serve meals and be used for offer day use only and/or may be planned with overnight lodging facilities not exceeding twenty (20) guest rooms.

~~**Wellness Retreat Health Farm:**~~ A facility, including overnight lodging facilities not exceeding ten (10) ~~twelve (12)~~ guest rooms, designed for the purpose of providing proactive health and wellness education and/or ~~treatment~~ physical exercise and diet regimens that can, in a rural and spa-like environment, improve one's quality of life. ~~through enhancing physical, mental, and potentially spiritual health in a rural or natural and spa-like environment.~~ Health and wellness ~~Education and treatment~~ opportunities may consist of, but are not limited to, general and specialized exercise, wellness, and nutritional classes/consultations; organic cooking classes/workshops; yoga; meditation; ~~cranial-sacral, reiki, and~~ massage. ~~and diet therapy.~~ A Health Farm may serve meals when consisting of an ingredients produced on the premises and only when served to participating clientele.

**Product, Agricultural:** Any raw product which is derived from agriculture, including fruits, vegetables, crops, floriculture, herbs, forestry, animal husbandry, livestock, aquaculture products, water plants, horticultural specialties, and other similar products that can be broadly classified as a food, fiber, fuel, or a raw material group. Specific foods may include cereals, fruits, vegetables, and meat. Fibers may include cotton, wool, hemp, silk and flax. Raw materials may include lumber and other plant products.

**Product, Agriculturally Related:** Any item that is sold at a specific farm, approved for agri-tourism, which attracts customers and promotes the sale of agricultural products. Such items may include, but are not limited to, all agricultural products, baked goods, cheese, ice cream and ice cream based desserts and beverages, jams, honey, and other food stuffs or products that feature ingredients produced on a specific farm, approved for agri-tourism, or other farm located within Weber County. Additional agriculturally related products may consist of, but are not limited to, gift items, clothing and other items that directly promote the specific farm and/or the agriculture industry in Weber County.

**Product, Non-Agriculturally Related:** Any item that is sold at a specific farm, approved for agri-tourism, which is not connected to farming nor derived from that farm's operation or other farm located in Weber County. Non-agriculturally related products may include, but are not limited to, novelty t-shirts or other clothing, crafts, knick-knacks and/or products imported from other counties, states or countries.

**Use/Activity, Agriculturally Related:** A use or activity that is part of a specific agri-tourism operation's total offerings and is primarily tied to that farm operation's agricultural products, buildings and/or equipment. Such Agriculturally Related Uses/Activities may include, but are not limited to, petting farm/zoos, corn mazes, pumpkin

patches, barn dances, sleigh/hay rides, and educational activities, such as farm tours, food preparation or ecological classes.

**Use/Activity, Non-Agriculturally Related:** A use or activity that is part of a specific agri-tourism operation's total offerings but is not tied to farming or that farm operation's agricultural products, buildings and/or equipment. Such non-agriculturally related uses/activities may include, but are not limited to, amusement rides/play area, bakery featuring farm products, café featuring farm products, gift shops, restaurants featuring farm products, concerts, non-agriculturally related festivals and sporting events, valued added product processing and packaging, residences and all other overnight accommodations.

**Miniature-Market:** An agri-tourism use/activity that provides the opportunity for customers to purchase a wide variety of farm products at one farm location. A miniature-market does not consist of multiple farm vendors; however, it offers for sale, agricultural products and goods derived from the farm on which the miniature market is located as well as other commonly owned and/or independent or unaffiliated Weber County farms.

**U-Pick Operation:** An agri-tourism use/activity that provides the opportunity for customers to pick or harvest fruits and vegetables directly from the plant grown on a farm location.

**Play Area, Agri-tourism:** An ~~land~~ area within an agri-tourism operation's activity center that is dedicated to open and informal play. The play area may include but not be limited to, conventional playground equipment (e.g., slides, swings, climbing wall, etc.) and unconventional playground equipment (e.g., inflatable play area, sand/corn kernel box, tractor tires, straw bale mountain etc.).

#### **Seasonal Product Stand:**

**On-Farm Store/Retail Market, Agri-tourism:** An agri-tourism use/activity that provides the opportunity for a farmer to sell retail quantities of agriculturally related products and, in some cases, non-agriculturally related products directly to the consumer or agri-tourist.

**Farm Stay:** A general agri-tourism use/activity category that is comprised of a variety of overnight accommodations made available at a working farm that is approved for an agri-tourism operation. A Farm Stay, for any group or individual, does not exceed fourteen (14) inconsecutive or non-consecutive calendar days per month; however, may serve be as an interactive recreational activity that offers agri-tourists, including children, opportunities to participate in feeding animals, collecting eggs, and/or learning how a farm functions through practical day to day experience. A farm stay may also consist of peaceful retreats or be described as a work exchange, where the guests, for recreational purposes, work in exchange for free or discounted accommodations.

**Farm Tour:** An agri-tourism use/activity that offers opportunities for the "non-farm" public to learn how a farm functions and where/how food, fiber, fuel, and other agricultural products are produced and/or packaged. Farm tours frequently highlight the history of the subject farm and in general, foster a broader understanding of the importance of agriculture and educate the public as to current agricultural practices and technology.

**Fee Fishing:** An agri-tourism use/activity, approved by the appropriate local, state and/or federal agency, that provides the opportunity for anglers to pay a fee for the right to fish on a farm. Fee fishing is a Non-Agriculturally Related Use unless provided as an accessory to a bona fide aquaculture operation.

**Glamping:** An agri-tourism use/activity that provides the opportunity for agri-tourists to rent, on a nightly basis, fully furnished tents and sites that are characterized by furnishings, amenities, and comforts offered by a luxury hotel room. Furnishings, amenities, and comforts may include but not be limited to, luxurious décor, beds, linens, baths, veranda, spa services, concierge, dining and chef.

**Hunting Preserve:** An agri-tourism use/activity, approved by the appropriate local, state and/or federal agency, that provides the opportunity for an individual or group to pay a fee for the right to hunt on a farm. A hunting preserve is a “non-agriculturally related” use unless provided as an accessory to a bona fide agricultural operation.

**Special Occasion, Agri-tourism:** An agri-tourism use/activity that provides the opportunity for agri-tourists to rent an area that can act as a venue for events including, but not limited to, birthdays, weddings, family reunions, small scale fundraisers, and/or corporate picnics/outings that do not constitute a Special Event as defined by Title 20 – Weber County Special Events Ordinance.

**Value Added Product Processing and Packaging:** The process by which consumer appeal and/or the economic value of a raw agricultural commodity is increased. This process includes changing the physical state or form of a raw agricultural commodity (e.g., pumpkin) into a final retail product (e.g., pumpkin pie). Value added product processing and packaging is a non-agriculturally related use.

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#### 46-2 Purpose and Intent

The purpose of this Chapter is to provide support and economically feasible land use alternatives to local and enterprising farm owners who are devoted to their land and are committed to providing authentic, agriculturally related products and experiences to the public. Agriculture is a very important contributor to Utah’s economy and observably, an integral and indispensable part of Weber County’s rich cultural heritage; therefore, it is the County’s desire to create an environment in which agriculture is not only encouraged but can thrive. It is intended to benefit farm owners and the residents of Weber County through its ability to generate supplementary farm income while promoting the preservation of agricultural open space and significantly enhancing leisure, recreational, educational, and gastronomic opportunities for those in pursuit of such experiences in a rural farmland setting.

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#### 46-3 Applicability

The standards found in this Chapter shall apply to all agri-tourism applications/operations. Also, all agri-tourism operations are subject to Chapter 22C (Conditional Uses) of the Weber County Zoning Ordinance which regulates the Conditional Use Permit application and review process. This process may include, but is not limited to, a review by the Weber County Planning Division, Building Inspection Department, Engineering Department, and Sheriff’s Office. Other review agencies may include the Weber-Morgan Health Department, Weber Fire District, Utah State University Cooperative Extension, and/or other various state and federal agencies. Agri-tourism events that operate outside of “normal day-to-day” hours and/or involve spectators in a number greater than that which can be served by existing facilities shall be subject to Title 20 of the Weber County Ordinance - Code (Special Events Ordinance). Other ordinances, codes and/or regulations may apply; therefore, it shall be the responsibility of the applicant to know and understand all applicable standards and agency requirements.

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#### 46-4 General Development 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 uses/activities.

1. **Primary Use:** Agriculture is the preferred use in agricultural zones; therefore, all agri-tourism uses/activities shall be complimentary and clearly accessory to the primary agricultural use. To guarantee legitimacy and viability, an agri-tourism operation shall demonstrate that the subject property has been qualified under the Farmland Assessment Act or that the subject property is currently, or will be within

the next growing season, producing an agricultural product in an amount that meets or exceeds the production requirement as established by the Farmland Assessment Act. A farmer, whose primary agricultural use is that of an apiary, shall be required to maintain two (2) hives per acre with a ten (10) hive minimum.

2. **Narrative:** In addition to the requirements listed in Chapter 22C (*Conditional Uses*) of the Weber County Zoning Ordinance, all agri-tourism applications shall be accompanied by a concise narrative describing the farm and the overall vision for the proposed agri-tourism operation. The narrative shall include farm history, a description and general maintenance plan for its agricultural product(s), and proposals for the following:
  - a. Offerings for agriculturally related and non-agriculturally related products and uses/activities.
  - b. Agriculturally related and non-agriculturally related types of facilities and equipment.
  - c. Time(s) of “normal day-to-day” operation as referenced in Title 20 (*Weber County Special Events Ordinance*); 20-1-2(C).
  - d. Anticipated number of daily patrons and employees.
  - e. Parking needs.
  
3. **Access:** Notwithstanding Section 23-30 (Access to a Lot/Parcel Using a Private Right-of-Way/Easement), of the Weber County Zoning Ordinance, an agri-tourism operation is not required to have frontage or access directly off of a public or privately dedicated roadway.
  
4. **General Site and Building Design/Layout:** An agri-tourism operation shall have a general design and layout that concentrates all “tourism” uses and activities into a distinct activity center(s). The area within a developed activity center or combined area of multiple activity centers, excluding Productive Agri-tourism Acreage, trail corridors, and/or a half (1/2) acre for a ~~farm house~~ farmer’s residence and any uses confined thereto (e.g., home office, B&B, etc.), may consist of a total area that does not exceed twenty (20%) percent of a farm’s overall Gross Acreage. The remaining acreage, shown outside of all activity centers, shall be maintained in a manner that is consistent with the farm’s main agriculturally productive use(s) and historic condition, where that condition or circumstance (e.g., wetlands, drainages, or steep slopes) physically interferes with farm production.

Newly constructed buildings and facilities intended for agri-tourism purposes and/or to serve agri-tourism needs, 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 discretely incorporated into the agri-tourism operation and completely screened from street and adjacent property view.
  
5. **Ownership:** An agri-tourism operation may consist of multiple properties; however, all properties shall have identical and common ownership.
  
6. **Production:** An agri-tourism operation shall, with exception of the winter season, actively and continuously produce an agricultural product for sale and purchase. ~~It shall also be demonstrated that the featured product(s) can be has been successfully grown and/or raised for a period of not less than one (1) year prior to making application for an agri-tourism operation.~~ In the event that the agri-tourism operation’s main, agricultural productivity ceases or becomes improperly maintained, as determined by the Planning Commission, the right to operate an agri-tourism business under a Conditional Use Permit may be revoked.
  
7. **Uses/Activities and Products:** All uses/activities and products (excluding meal, food item, and/or concession menus), made available at an agri-tourism operation, shall be subject to the following:

- a. One-half (1/2) of all uses/activities and products, made available at an agri-tourism operation, shall be agriculturally related as defined in Chapter 1 – *General Provisions*, of the Weber County Zoning Ordinance.
  - b. One-half (1/2) of all agriculturally related products shall be raised/cultivated and/or produced by the farm on which the agri-tourism business is operated.
  - c. To ensure an appropriate balance and mixture of agriculturally related and non-agriculturally related uses/activities and products, the following methods, by which measurements are made, shall apply:
    - i. Uses/Activities shall be measured on a one-to-one basis.
    - ii. Agriculturally related and non-agriculturally related products shall be measured in units of volume (width×height×depth), rounded to the nearest cubic foot, based on simple measurements of a products public display area.
  - d. The sale of non-agriculturally related products shall not exceed twenty-five (25) percent of the total gross revenue generated by the agri-tourism component of a farm operation.
  - e. The sale of motorized vehicles and equipment is prohibited.
8. **Meals, Food Items, and Concessions:** Meal, food item, and/or concession menus, offered at an agri-tourism operation, shall consist of not less than one (1) featured agricultural product or ingredient that has been produced or otherwise derived from the farm on which the agri-tourism operation is located or another commonly owned and/or independent or unaffiliated Weber County farm.
9. **Hours of Operation:** Agri-tourism uses/activities, not including: residential overnight accommodations and/or those conducted within a completely enclosed building, shall be limited to operating during the daily hours of 8:00am and 10:00pm. The Planning Commission may consider a variation to this standard upon finding that a proposed use/activity is reliant on and/or based on making observations that can only occur during hours otherwise not permitted.
10. **Development Agreement:** An agri-tourism operation shall, prior to the construction of any structure intended to accommodate agri-tourism uses, record a Farm Stay and Commercial Development Agreement, provided by Weber County, on all parcels utilized as part of an approved agri-tourism operation. A single-family dwelling or farm house and/or a structure that qualifies for an agricultural exemption is accepted from this standard when developed in accordance with the requirements found in the Weber County Zoning and/or Subdivision Ordinance.
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#### 46-5 Agricultural Operation Designation

The following establishes a categorical designation for agricultural operations based on acreage:

1. **Market Garden:** includes an agriculturally productive property consisting of three (3) acres or more; however, less than five (5) acres.
2. **Family Farm:** includes an agriculturally productive property consisting of five (5) acres or more; however, less than ten (10) acres.
3. **Small Farm:** includes an agriculturally productive property consisting of ten (10) acres or more; however, less than twenty (20) acres.
4. **Medium Farm:** includes an agriculturally productive property consisting of twenty (20) acres or more; however, less than forty (40) acres.
5. **Large Farm:** includes an agriculturally productive property consisting of forty (40) acres or more; however, less than eighty (80) acres.
6. **Ranch:** includes an agriculturally productive property consisting of eighty (80) acres or more.

## 46-6 Permitted Uses/Activities Table

The following uses/activities have been determined desirable when thoughtfully incorporated into an approved agri-tourism operation. As stated above, these uses/activities may be subject to other requirements beyond those imposed by this Chapter; therefore, it shall not be construed in any manner that this Chapter alters, supersedes or nullifies any requirements contained in other codes, ordinances, statutes, or applicable standards. Those uses/activities marked with an asterisk (\*) have additional design and/or limitation standards beyond any provided within other specific, codes, ordinances, statutes, or other applicable standards. See Section 46-7 for specific design and/or limitation standards associated with each use/activity marked with an asterisk (\*).

| Uses/Activities                                                             | Farm Designations             |                              |                              |                               |                              |                      |
|-----------------------------------------------------------------------------|-------------------------------|------------------------------|------------------------------|-------------------------------|------------------------------|----------------------|
|                                                                             | Market Garden<br>(3-<5 acres) | Family Farm<br>(5-<10 acres) | Small Farm<br>(10-<20 acres) | Medium Farm<br>(20-<40 acres) | Large Farm<br>(40-<80 acres) | Ranch<br>(≥80 acres) |
| <b>Farm Stay (Residential and Overnight Accommodation) Uses/Activities</b>  |                               |                              |                              |                               |                              |                      |
| B&B Dwelling (2 Room)*                                                      |                               |                              | •                            | •                             | •                            | •                    |
| B&B Hotel (20 Room)*                                                        |                               |                              |                              |                               | •                            | •                    |
| B&B Inn (7 Room)*                                                           |                               |                              | •                            | •                             | •                            | •                    |
| Campground* Glamping*                                                       |                               |                              |                              |                               | •                            | •                    |
| Carriage House*                                                             |                               |                              |                              |                               | •                            | •                    |
| Conference/Education Center*                                                |                               |                              |                              |                               | •                            | •                    |
| Single-Family Dwelling; aka Farm House*                                     | •                             | •                            | •                            | •                             | •                            | •                    |
| Wellness-Retreat Health Farm*                                               |                               |                              |                              | •                             | •                            | •                    |
| <b>Agriculturally Related Uses/Activities</b>                               |                               |                              |                              |                               |                              |                      |
| Barn Dance                                                                  |                               | •                            | •                            | •                             | •                            | •                    |
| Community Garden/Rent-A-Row                                                 |                               |                              | •                            | •                             | •                            | •                    |
| Community Supported Agriculture                                             | •                             | •                            | •                            | •                             | •                            | •                    |
| Corn Maze                                                                   |                               |                              |                              | •                             | •                            | •                    |
| Educational Classes                                                         | •                             | •                            | •                            | •                             | •                            | •                    |
| Farm Museum                                                                 |                               | •                            | •                            | •                             | •                            | •                    |
| Farm Product Processing and Packaging* See Value Added...                   |                               | •                            | •                            | •                             | •                            | •                    |
| Farm Tour                                                                   | •                             | •                            | •                            | •                             | •                            | •                    |
| Fee Fishing (If Aquaculture)                                                |                               | •                            | •                            | •                             | •                            | •                    |
| Miniature-Market*                                                           | •                             | •                            | •                            | •                             | •                            | •                    |
| Multi-Farmer Open Air (Farmer's Market, Agri-tourism*)                      |                               |                              |                              | •                             | •                            | •                    |
| Nursery (Plant Cultivation)                                                 | •                             | •                            | •                            | •                             | •                            | •                    |
| Petting Farm/Zoo                                                            |                               | •                            | •                            | •                             | •                            | •                    |
| Seasonal Product Stand* Define                                              |                               |                              | •                            | •                             | •                            | •                    |
| Sleigh/Hay Ride                                                             |                               |                              | •                            | •                             | •                            | •                    |
| Special Event; As Defined by Title 20-Weber County Special events Ordinance | •                             | •                            | •                            | •                             | •                            | •                    |
| Special Occasion, Agri-tourism                                              |                               |                              |                              | •                             | •                            | •                    |
| U-Pick Operation/Pumpkin Patch                                              | •                             | •                            | •                            | •                             | •                            | •                    |

| <b>Non-Agriculturally Related Uses/Activities</b>                             |   |   |   |   |   |   |
|-------------------------------------------------------------------------------|---|---|---|---|---|---|
| Bakery/Café Featuring Farm Products*                                          |   |   |   | • | • | • |
| Conference/Education Center*                                                  |   |   |   |   | • | • |
| Fee Fishing                                                                   |   | • | • | • | • | • |
| Food Concessions Stand*                                                       |   |   | • | • | • | • |
| Gift Shop (Retail)*                                                           | • | • | • | • | • | • |
| Haunted House/Hay Stack/Farm                                                  |   |   | • | • | • | • |
| Hunting Preserve*                                                             |   |   |   |   |   | • |
| On-Farm Store/Retail Market, Agri-tourism*                                    |   |   |   |   | • | • |
| Play Area, Agri-tourism                                                       |   | • | • | • | • | • |
| Restaurant Featuring Farm Products*                                           |   |   |   | • | • | • |
| Special Event; As Defined by Title 20 - Weber County Special Events Ordinance | • | • | • | • | • | • |
| Wellness-Retreat <u>Health Farm</u> *                                         |   |   |   |   | • | • |
| Value Added Product Processing*                                               | • | • | • | • | • | • |

**46-7 Use/Activity Standards and Limitations**

To ensure considerate integration of agri-tourism operations into established rural neighborhoods, the uses listed below shall be subject to additional standards beyond any provided within other, expressed and/or unexpressed, codes, ordinances, statutes, rules, or requirements. One or more of these additional standards and/or limitations, may be waived by the Planning Commission upon finding that either: a proposed use poses no detrimental effects to neighboring properties due to unique circumstances or that a proposed use can be mitigated to an acceptable level due to the imposition of other more appropriate, site specific conditions that justify the use’s/activity’s approval.

**1. Farm Stay (Residential and Overnight Accommodation) Uses/Activities**

- a. B&B Dwelling (2 Guest Room)
  - i. An agri-tourism operation shall be limited to one (1) B&B facility (i.e., One (1) B&B Dwelling, Inn, or Hotel) or Health Farm.
  - ii. Meals shall only be served to overnight guests.
- b. B&B Inn (7 Guest Room)
  - i. An agri-tourism operation shall be limited to one (1) B&B facility (i.e., One (1) B&B Dwelling, Inn, or Hotel) or Health Farm.
  - ii. Meals shall only be served to overnight guests.
  - iii. A B&B Inn shall not be located closer than one hundred (100ft.) feet to any agri-tourism operation’s perimeter boundary line and in no case located closer than three hundred (300ft.) feet to an existing dwelling on an adjacent lot/parcel.
- c. B&B Hotel (20 Guest Room)
  - i. An agri-tourism operation shall be limited to one (1) B&B facility (i.e., One (1) B&B Dwelling, Inn, or Hotel) or Health Farm.

- ii. Meals shall only be served to overnight guests.
  - iii. The B&B Hotel shall not be located closer than three hundred (300ft.) feet to any agri-tourism operation's perimeter boundary line and in no case located closer than five hundred (500ft.) feet to an existing dwelling on an adjacent lot/parcel.
- d. Campground Glamping
- ~~i. Campgrounds are subject to the Weber County Forest Campground Ordinance.~~
  - ii. Glamping, approved as part of an agri-tourism operation, shall be limited to a number of tents that does not exceed one (1) tent per five (5) Gross Acres.
  - iii. Occupancy shall not exceed six (6) persons per tent.
  - iv. Meals shall only be served to overnight guests.
  - v. Glamping area(s) shall be completely screened from street view.
  - vi. Glamping areas shall not be located closer than three hundred (300ft.) feet to any agri-tourism operation's perimeter boundary line and in no case located closer than five hundred (500ft.) feet to an existing dwelling on an adjacent lot/parcel.
- e. Carriage House
- i. Carriage Houses shall be limited to a number that does not exceed the following calculation:
 
$$\begin{array}{l} \text{Adjusted Gross Acreage of the parcel upon which a Carriage House(s) is located} \\ \div \text{Minimum single-family dwelling area requirement set forth by the zone in which the parcel(s) is located} \\ \times \text{Ten (10\%) percent} \\ = \text{Maximum number of Carriage Houses at an approved agri-tourism operation} \end{array}$$
  - ii. Meals shall only be served to overnight guests.
  - iii. A Carriage House shall consist of not more than eight hundred (800 sq.ft.) square feet, as measured by its footprint.
  - iv. Carriage Houses shall not be located closer than one hundred fifty (150ft.) feet to any agri-tourism operation's perimeter boundary line and in no case located closer than three hundred (300ft.) feet to an existing dwelling on an adjacent lot/parcel.
- f. Conference/Education Center
- i. An agri-tourism operation shall be limited to one (1) Conference/Education Center.
  - ii. Meals shall only be served to conference or educational activity attendees.
  - iii. Conference/Education Centers shall not be located closer than three hundred (300ft.) feet to any agri-tourism operation's perimeter boundary line and in no case located closer than five hundred (500ft.) feet to an existing dwelling on an adjacent lot/parcel.
- g. Health Farm
- i. An agri-tourism operation shall be limited to one (1) Health Farm or B&B facility (i.e., One (1) B&B Dwelling, Inn, or Hotel).
  - ii. Meals shall only be served to participating guests.
  - iii. A Health Farm shall not be located closer than one hundred fifty (150ft.) feet to any agri-tourism operation's perimeter boundary line and in no case located closer than three hundred (300ft.) feet to an existing dwelling on an adjacent lot/parcel.
- h. Single-Family Dwelling; aka Farm House
- i. An agri-tourism operation shall be limited to one (1) single-family dwelling/farm house and is subject to the Weber County Zoning and platting requirements of the Subdivision Ordinance.

## 2. Agriculturally Related Uses/Activities

- a. Educational Classes
  - i. All courses of study or subject matter shall incorporate and consist of an agricultural and/or ecological component.
  - ii. Classes related to food preparation are subject to 46-4-8 of this ordinance.
- b. Mini-Market
  - i. Limited to agricultural products as defined in Chapter 1 – General Provisions, of the Weber County Zoning Ordinance.
- c. Multi-Farmer Open Air (Farmer’s) Market
  - i. The operation of a Multi-farmer Open Air (Farmer’s) Market shall be limited to the months of June through October.
  - ii. A Multi-farmer Open Air (Farmer’s) Market shall not be located closer than two hundred (200ft.) feet to any agri-tourism operation’s perimeter boundary line and in no case located closer than three hundred (300ft.) feet to an existing dwelling on an adjacent lot/parcel.

## 3. Non-Agriculturally Related Uses/Activities

- a. Bakery/Café Featuring Farm Products
  - i. A Bakery/Café made part of an agri-tourism operation is subject to 46-4-8 of this ordinance.
  - ii. A Bakery/Café shall not be located closer than one hundred fifty (150ft.) feet to any agri-tourism operation’s perimeter boundary line and in no case located closer than three hundred (300ft.) feet to an existing dwelling on an adjacent lot/parcel.
- b. Farm Stay
  - i. See Section 46-7-1 above.
- c. Food Concession Stand
  - i. A Concession Stand made part of an agri-tourism operation is subject to 46-4-8 of this ordinance.
- d. Gift Shop (Retail)
  - i. A Gift Shop and its outdoor display area or Gift Shop area within a multi-use building shall be limited to the following size standards:~~consist of not more than eight hundred (800 sq.ft.) square feet, as measured by its footprint.~~
    - 1. Market Garden (3<5ac) - Seventy Five (75) square feet maximum.
    - 2. Family Farm (5<10ac) - One hundred (100) square feet maximum.
    - 3. Small Farm (10<20ac) - Two hundred (200) square feet maximum.
    - 4. Medium Farm (20<40ac) - Four hundred (400) square feet maximum.
    - 5. Large Farm (40<80ac) - Six hundred (600) square feet maximum.
    - 6. Ranch (>80ac) - Eight hundred (800) square feet maximum.
- e. Hunting Preserve
  - i. Limited to the Western Weber County Township.
  - ii. Limited to upland game and waterfowl hunting only.
  - iii. Subject to Utah Division of Wildlife Resource standards.

- f. On-Farm Store/Retail Market
  - i. Not less than one (1) agricultural product, offered at an On-Farm Store/Retail Market, shall be raised/cultivated and/or produced by the farm on which the On-Farm Store/Retail Market is operated.
  - ii. An On-Farm Store/Retail Market shall not be located closer than one hundred fifty (150ft.) feet to any agri-tourism operation's perimeter boundary line and in no case located closer than three hundred (300ft.) feet to an existing dwelling on an adjacent lot/parcel.
  
- g. Restaurant Featuring Farm Products
  - i. A Restaurant made part of an agri-tourism operation is subject to 46-4-8 of this ordinance.
  - ii. A Restaurant shall not be located closer than one hundred fifty (150ft.) feet to any agri-tourism operation's perimeter boundary line and in no case located closer than three hundred (300ft.) feet to an existing dwelling on an adjacent lot/parcel.
  
- h. Value Added Product Processing and Packaging (VAPPP)
  - i. VAPPP shall be limited to dairy, apiculture, aquaculture, and botanical products that have been raised, produced, and/or cultivated by the farm on which the processing and packaging is taking place.
  - ii. VAPPP, related to the products listed immediately above, shall be limited to agri-tourism operations consisting of five (5) acres or more. The Planning Commission may allow up to a two (2) acre reduction to this limitation if it is found that the VAPPP will take place in a completely enclosed building and will emit no perceivable smoke, dust, vibration, noise, and/or objectionable smell at the subject farm's boundary.
  - iii. A VAPPP building and any outdoor work area or VAPPP area within a multi-use building shall be limited to the following size standards:
    - 1. Market Garden (3<5ac) - Seventy Five (75) square feet maximum.
    - 2. Family Farm (5<10ac) - One hundred (100) square feet maximum.
    - 3. Small Farm (10<20ac) - Two hundred (200) square feet maximum.
    - 4. Medium Farm (20<40ac) - Four hundred (400) square feet maximum.
    - 5. Large Farm (40<80ac) - Six hundred (600) square feet maximum.
    - 6. Ranch (>80ac) - Eight hundred (800) square feet maximum.
  - iv. Consumer direct (retail) sales of processed and packaged products shall only be made from an approved concession or other retail outlet.
  - v. The structure in which VAPPP takes place shall in no case be located closer than two hundred (200ft.) feet to an existing single-family dwelling on an adjacent lot/parcel.

#### 46-8 Signs

Signs shall be regulated according to the requirements found in Chapter 32 (Signs) or Chapter 32B (Ogden Valley Signs) of the Weber County Zoning Ordinance.