

Elwood Town, Utah
Title 10 – Zoning Ordinance

CHAPTER 10.11
AGRICULTURAL DISTRICT

Sections:

- 10.11.010 Purpose
- 10.11.020 Schedule of Uses
- 10.11.030 Site Development Standards
- 10.11.040 Vehicular Circulation and Parking

10.11.010 Purpose

The purposes of the Agriculture zone are:

- A. To provide areas to promote and protect the opportunities for a broad range of agricultural uses and activities where farming is a viable component of the local economy;
- B. To implement the policies of *Elwood Town General Plan*, which contain the goals of protecting agricultural lands and promoting agriculture as a component of the local economy.

10.11.020 Schedule of Uses

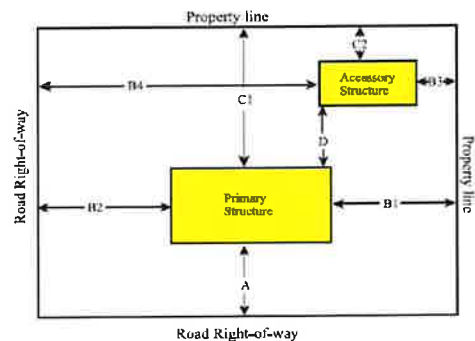
For a schedule of Permitted and Conditional Uses for the Agricultural Zone refer to Chapter 10.09 of this Title.

10.11.030 Site Development Standards

- A. **Minimum Lot Area:** The minimum lot size for a lot in the Agricultural zone shall be five (5) acres.
- B. **Minimum lot width:** The minimum Lot width for a lot in the Agricultural zone measured at minimum front yard setback line shall be five hundred (500) feet.
- C. **Height Standards:**
 - 1. Minimum - 1 story
 - 2. Maximum - 2 stories or 35 feet
 - 3. Agricultural buildings such as grain elevators or other facilities which are for Bona-fide agricultural uses only shall be considered by the Planning Commission as a special exception to the zoning ordinance.
- D. **Setback Standard:** The following table and figure depict the required minimum setback for the Agricultural zone

	A	B1	B2	B3	B4	C1	C2	D
Setback (feet)	30'	20'	30'	20'	30'	30'	20'	10'

- A = Front Yard Setback
- B1 = Side Yard Setback
- B2 = Side Yard Setback - Primary Structure (Corner Lot Only)
- B3 = Side Yard Setback - Accessory Structure
- B4 = Side Yard Setback - Accessory Structure (Corner Lot Only)
- C1 = Rear Yard Setback - Primary Structure
- C2 = Rear Yard Setback - Accessory Structure
- D = Setback From Primary Structure to Accessory Structure



10.11.040 Vehicular Circulation and Parking

- A. Parking for each use shall conform to Chapter 10.22 of this Title.
- B. No required parking shall be permitted in any required setback area.

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