

Chapter 8

Land Use Code, Title 12

AGRICULTURAL ZONE A-5

An ordinance which provides for and regulates agricultural uses within the A-5 zoning district in the City of Wellington.

Updated August 27, 2008

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Section 8-1 PURPOSE.

To promote and preserve in appropriate areas of Wellington conditions favorable to agriculture and to include activities normally related to agricultural uses and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

Section 8-2 PERMITTED USES.

1. Agriculture.
2. Apiary.
3. Aviary.
4. Farms devoted to raising (including fattening, slaughtering, dressing and marketing as incident to raising of chickens, turkey, or other fowl, rabbits, chinchilla, beaver, nutria, fish or frogs.
5. Household pets, family food production.
6. Raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, providing that such raising or grazing is not part of, nor conducted in conjunction with any livestock feed yard, livestock sales yard, slaughter house, animal by-product business or commercial riding academy.
7. Single-family dwelling, ranch buildings and structures.
8. Name plates.
9. Accessory uses and buildings customarily incidental to the above.

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Section 8-3 CONDITIONAL USES.

1. Repealed
2. Veterinary.
3. Cemetery.
4. Church.
5. Dairy or creamery, milk processing and sales of dairy products produced on premises.
6. Dog breeding establishment, dog kennel, dog pound, dog training school.
7. Egg candling and sales of poultry products produced on the premises.
8. Home occupation.
9. Hog ranch.
10. Living quarters for persons employed on the premises.
11. Nursery and/or greenhouse, excluding retail sales.
12. Plant for storage or packing of fruit or vegetables.
13. Private non-profit recreational grounds and facilities.
14. Public and quasi-public use.
15. Public stable, riding academy, rodeo grounds.
16. Stands for the retail sales of products on the premises.

Section 8-4 AREA REGULATIONS.

The minimum lot area shall no not less than five (5) acres.

Section 8-5 WIDTH REGULATIONS.

The minimum width of any lot shall be two hundred (200) feet at a distance of fifty (50) feet back from the front lot line.

Section 8-6 SIDE YARD REGULATIONS.

The minimum side yard for any dwelling shall be twenty (20) feet. On corner lots, the side yard, which faces on a street for both main and accessory buildings, shall be not less than thirty (30) feet. Accessory

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buildings located one (1) foot away from the rear property line may have a minimum side yard of one (1) foot.

Section 8-7 FRONT YARD REGULATIONS.

The minimum depth of the front yard for main buildings and for private garages shall be fifty (50) feet. All accessory buildings, which have a side yard of at least twenty (20) feet, shall be located at least fifteen (15) feet in the rear of the main building.

Section 8-8 REAR YARD REGULATIONS.

The minimum depth of the rear yard for any main building shall be thirty (30) feet, and for accessory buildings one (1) foot, provided that on corner lots which rear upon side yard of another lot, accessory buildings shall be located not closer than twenty (20) feet to such side yard.

Section 8-9 HEIGHT REGULATIONS.

No building or structure shall be erected to a height greater than two and one-half (2½) stories or thirty-five (35) feet, and no dwelling structure shall be erected to a height less than one (1) story.

Section 8-10 DWELLING REGULATIONS.

All dwellings shall meet or exceed the following standards:

1. Each dwelling shall have an engineered an engineered or code approved, site-built, concrete or masonry, permanent foundation, water proofed below ground level and sealed above ground level according to the current Uniform Building Code. Manufactured homes must be permanently attached to the foundation according to manufacturer's installation instructions or an approved engineered foundation design. Each foundation shall have a minimum height of one foot (1') above the prevailing minimum elevation of the surrounding yard plus 2%.
2. Each dwelling unit must be taxed as real property. If it is a manufactured home, affidavits as required by UCA 56-2-602 must be filed under that section and a copy thereof submitted to the city prior to receiving a certificate of occupancy.
3. Each dwelling unit shall have exterior siding material of sufficient quality, durability, and resistance to the elements to satisfy the purpose of this section. Exterior siding material shall consist of brick, stucco, glass, metal lap, vinyl lap, or stone. Wood or hardwood and other siding materials must be pre-approved by the City Zoning Administrator / Building Inspector.

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4. The roof of all dwelling units shall have a minimum pitch of 2'6":12'. All units shall have eave overhangs of at least 6" excluding rain gutters, measured from the vertical side of the dwelling. All units shall have a minimum roof load of 30 lb. per sq. ft.