

### **Section 10.11.210. Light Industrial East Zone.**

**Current** H. Building Height. No building or structure in this zone shall be over two (2) stories with a thirty-five (35) ft. maximum height.

**Text amendment:** Building Height. No building or structure in this zone shall be over two (2) stories with a thirty-five (35) ft. maximum height, except for electrical transmission towers, substations, and any ancillary equipment for transmission towers, lines, or substations, which shall not exceed 175 feet in height.

### **Section 10.11.200(L). Light Industrial West Zone.**

L. Permitted Uses. The following land uses shall be permitted uses in the Light Industrial West Zone. Any use not specifically permitted in this chapter shall be prohibited:

**Text amendment:** 25. Tow yards with short-term storage

**Quick Silver Conditional Use Permit** (CUP) application is substantial in scope. Interested parties may review the application in the town office during regular business hours prior to the meeting.

Public comments may be submitted in writing prior to the hearing or presented in person during the meeting. The Planning Commission will consider all relevant comments before making a decision on the application. For more information or to submit written comments, please contact **Stephanie Shelley** at [sshelley@fairfieldtown-ut.gov](mailto:sshelley@fairfieldtown-ut.gov).

## EXHIBIT A

### Section 10.11.100 - Agricultural Residential Zones (AR-1 to AR-40)

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#### 10.11.150.010. Purpose.

##### A. Purpose:

To maintain rural agricultural and residential areas with low-density development while preserving the community's rural character. These zones accommodate a range of lot sizes from 1 to 40 acres, allowing flexibility for agricultural and residential uses.

##### B. Zone Classifications:

This ordinance applies to the following Agricultural Residential zones:

1. **AR-1:** Minimum lot size of 1 acre.
  2. **AR-5:** Minimum lot size of 5 acres.
  3. **AR-10:** Minimum lot size of 10 acres.
  4. **AR-40:** Minimum lot size of 40 acres.
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#### 10.11.150.020. Land Use Table.

The table below defines permitted and special uses within the AR-10 zone. Uses not listed are prohibited.

Land Uses	Permitted	*Special Use
Accessory Structures	X	
Agriculture	X	
Child Care Center	X	
Church	X	
Commercial Greenhouse	X	
Home Based Business		X

Household Pets	X	
Farm Animals	X	
Manufactured Home	X	
Modular Home	X	
Outdoor Rec-Park-Play	X	
Public Rights of Way	X	
Residential, Single Family	X	
Schools, Public and Private-Quasi Public	X	

\*Special uses must comply with standards listed in Section \_\_\_\_\_ and require a special use permit.

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#### **10.11.150.030. Area Requirements.**

1. All developments must comply with parking, landscaping, utilities, and site plan regulations;
  2. A master site plan, including stormwater retention plans, is required for all developments;
  3. All development in this zone must connect to the Fairfield culinary water system unless necessary for a type of business.;
  4. All developments must secure and transfer the required water shares to Fairfield before a building permit is issued, ensuring adequate water resources for sustainable growth.;
  5. The owner must demonstrate sufficient water shares to meet demand before receiving development approval;
  6. All developments must undergo a septic feasibility study through the Utah County Health Department before any approvals are granted;
  7. Septic system approval is required prior to issuing any permits for buildings, subdivisions, or complexes. Businesses generating high wastewater volumes may be restricted based on septic system limitations: and
  8. All roadway, drainage, construction and infrastructure improvements must comply with the most current APWA (American Public Works Association) standards as adopted by Fairfield.
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**10.11.150.040. Setbacks, Building Height, Lot Size, Frontage, Parking.**

Requirement	AR-1	AR-5	AR-10	AR-40
Lot area	1 acre	5 acres	10 acres	40 acres
Frontage	125 feet	250 feet	350 feet	350 feet
Setbacks residential buildings	Front 25 feet	Front 25 feet	Front 25 feet	Front 25 feet
	Side 15 feet	Side 15 feet	Side 15 feet	Side 15 feet
	Rear 40 feet	Rear 40 feet	Rear 40 feet	Rear 40 feet
Setbacks (accessory structures)	Street 25 feet	Street 25 feet	Street 25 feet	Street 25 feet
	side/rear 5 feet	Side/rear 5 feet	side/rear 3 feet	side/rear 3 feet
Maximum building height	35 feet	35 feet	35 feet	35 feet
Road Type	Local	Rural/local	rural	Rural

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**10.11.150.050. Development Standards.****A. Building Design and Appearance.**

1. **Primary Structures:** Must complement the rural character of the area. Exterior materials such as wood, stone, and natural finishes are encouraged. Highly reflective or modern materials are discouraged;and

2. **Accessory Structures:** Must match or complement the primary building. Structures larger than **900 square feet** require a Special Use authorization and must meet additional design standards..
  3. **Landscaping Requirements.**
    - a. All yards visible to the public must have an area the same size as the square footage of the home that is improved, groomed, and maintained.
    - b. Natural vegetation should be preserved where possible; and
    - c. Water-wise landscaping, including native plants and xeriscaping, is encouraged.
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#### **B. Fencing Standards.**

1. Residential Lots. Fences must not exceed 6 feet in height in rear and side yards and 4 feet in front yards;
  2. Barbed wire and electric fences are allowed only for agricultural purposes; and
  3. Animal enclosures must be secure and well-maintained.
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#### **C. Home-Based Business Standards (Special Use).**

1. Allowed as an accessory use. Business operations must not generate excessive noise, traffic, or dust;
  2. No more than ten (10) customer visits per day;
  3. On-site parking is required for business-related vehicles;
  4. Up to two non-resident employees are allowed on-site; and
  5. Auto repair and hazardous material storage are prohibited.
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#### **D. Farm Animal Standards.**

1. **AR-1 Zone:** Up to 2 large animals (horses, cattle) and 10 smaller animals (chickens, goats) per acre;
2. **AR-5, AR-10, and AR-40 Zones:** No set limit on the number of farm animals, but operations must follow best management practices to prevent nuisance conditions; and
3. Animal enclosures must be at least fifty (**50**) feet from neighboring residential structures.

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## **E. Outdoor Lighting Standards.**

1. Lighting must be downward-directed and shielded to prevent light pollution;
  2. No light should spill onto adjacent properties; and
  3. Motion-activated security lighting is encouraged.
  4. Must follow Fairfield's lighting ordinance
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## **F. Parking Standards.**

1. **Residential Lots:** A minimum of 2 off-street parking spaces per dwelling unit;
  2. Accessory structures used for home-based businesses must provide additional parking; and
  3. Agricultural vehicles and trailers must not block public rights of way.
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## **F. Road and Access Requirements.**

1. All new developments must have direct access to a public or private road that meets town standards; and
  2. In AR-40 zones, shared driveways may be permitted with Planning Commission approval.
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## **G. Renewable Energy System Standards.**

### **1. Residential Solar Panels.**

- a. Roof-mounted solar panels are permitted on all homes; and
- b. Ground-mounted systems must comply with accessory structure setbacks and must not exceed ten **(10) feet** in height.

### **2. Large Solar Energy Systems.**

- a. Permitted by conditional use only in the **Light Industrial East Zone**.
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## **H. Special Use Application and Approval Process.**

To establish a Special Use, applicants must follow the process outlined below to ensure transparency and consistency.

### **1. Application Submission.**

Applicants must submit a completed Special Use application form, along with the following supporting documents:

- a. Site Plan: Showing the location of all proposed structures, setbacks, parking areas, landscaping, and utility connections;
- b. Operation Plan: Detailing the proposed use, hours of operation, number of employees, and expected traffic;
- c. Odor Mitigation Plan: If applicable, describing methods for odor control and air filtration;
- d. Waste Management Plan if applicable: Outlining how waste, including plant material and water runoff, will be managed;
- e. Lighting Plan: Showing compliance with shielding and light pollution standards; and
- f. Traffic Management Plan: If applicable, for uses generating more than 10 vehicle trips per day.

### **2. Staff Review.**

Town staff will review the application for completeness and compliance with town standards. Additional information may be requested if necessary.

### **3. Public Notification.**

The town will notify property owners within 300 feet of the proposed special use at least 10 days before the Planning Commission meeting.

### **4. Planning Commission Review.**

The Planning Commission will hold a public meeting to review the application and hear comments from the applicant and the public.

### **5. Decision.**

The Planning Commission may:

- a. Approve the application with or without conditions.
- b. Deny the application, providing written reasons for the denial.

- c. Continue the review to request additional information.

## **I. Appeal Process.**

1. Filing an Appeal.

Applicants may file an appeal within fifteen **(15) days** of the Planning Commission's decision;

2. Town Council Review.

The Town Council will hold a hearing and may affirm, modify, or reverse the decision.

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## **J. Compliance and Enforcement.**

1. Special Uses are subject to periodic inspections; and
2. Violations may result in fines, suspension, or revocation of the Special Use authorization.

## **K. Definitions.**

**Accessory Structure** means a subordinate structure located on the same lot as the primary building, such as a detached garage, barn, shed, or greenhouse.

**Agriculture** means the use of land for cultivating crops, raising livestock, and other agricultural operations.

**Child Care Center (8 Children or Less)** means a home-based facility providing care and supervision for up to 8 children.

**Farm Animals** means domesticated animals raised for agricultural purposes, including but not limited to cattle, horses, sheep, goats, pigs, and poultry.

**Home-Based Business** means a business operated from a residential property, subject to conditions and limitations to maintain the residential character of the neighborhood.

**Household Pets** means domesticated animals typically kept for companionship, such as dogs, cats, rabbits, and similar non-livestock animals.

**Manufactured Home** means a pre-fabricated structure built on a permanent chassis and transported to its site, meeting federal HUD standards.



**Modular Home** means a pre-fabricated building constructed in sections at a factory and assembled on-site, meeting state building codes.

**Outdoor Recreation (Park/Play)** means an open area intended for recreational use, such as parks, playgrounds, and sports fields.

**Public Utility Station** means a facility for public utilities such as electrical substations, water treatment plants, or telecommunication equipment (excluding sewer treatment).

**Public Rights of Way** means an area designated for public transportation or utilities, including streets, sidewalks, and utility lines.

**Quasi-Public School** means a privately run educational institution serving the community in a capacity similar to public schools.