

Ordinance #2025-02, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Amending Section 10.11.100 - Agricultural Residential Zones (AR-1 to AR-40)

Dated January 19, 2025

WHEREAS, Utah Code § 10-9a-102 grants the Fairfield Town authority to enact ordinances that the Fairfield Town considers necessary or appropriate for the use and development of land within the Town; and

WHEREAS, the subject text amendment updates and revises provisions related to the AR-1 to AR-40 zones; and

WHEREAS, the Town Council has held a public hearing and reviewed the subject text amendment; and

WHEREAS, the Town Council finds that the subject text amendment will enhance public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE FAIRFIELD TOWN, UTAH:

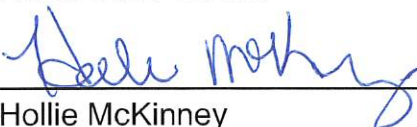
SECTION 1. Text Amendment. Fairfield Town Code Section 10.11.100 - Agricultural Residential Zones (AR-1 to AR-40), as shown in **Exhibit A**, is hereby amended.

SECTION 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, provisions, and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

Passed and Adopted this **19th day of January 19, 2025.**

FAIRFIELD TOWN



Hollie McKinney

RL Panek yes RL no _____
Tyler Thomas yes TT no _____
Michael Weber yes MW no _____
Richard Cameron yes RC no _____

ATTEST: 

Stephanie Shelley, Town Recorder/Clerk

FAIRFIELD TOWN

STATE OF UTAH)
) **ss.**
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the **19th day of January 2025.**

Ordinance #2025-02, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Amending Section 10.11.100 - Agricultural Residential Zones (AR-1 to AR-40)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this **19th day of January 2025.**



Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)



EXHIBIT A

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

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; and
 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-1, AR-5, AR-10, AR-40 Zone. Uses not listed are prohibited.

Land Uses	Permitted	*Special Use
Accessory Structures	X	
Accessory Dwelling Unit (subject to ADU ordinance)	X	
Agriculture	X	
Animal husbandry/farm animals	X	
Child Care Center		X
Church	X	
Commercial Greenhouse		X

Home-Based Business (subject to business Title 3.5)	X	
Household Pets	X	
Manufactured Home	X	
Modular Home	X	
Outdoor Rec-Park-Play	X	
Public Rights of Way	X	
Residential, Single Family	X	
Schools, Public, Private and Charter		X
Stables	X	

*Special uses must comply with standards listed in Section Title 10 - chapter 16 and require a special use permit.

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 rights to Fairfield before a building permit is issued, ensuring adequate water resources for sustainable growth.;
5. The owner must demonstrate sufficient water rights 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.

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	300 feet	300 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 5 feet	side/rear 5 feet
Maximum building height	35 feet	35 feet	35 feet	35 feet
Road Type	Local	Rural/Local	Rural	Rural

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;
2. **Accessory Structures.** Must comply with Section 10.7.250 and match or complement the primary building; and
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. Fences on **residential lots** must not obstruct road visibility for drivers and must comply with the following height limits:

- 1. Front Yards: Maximum height of 4 feet, ensuring clear sightlines for traffic and pedestrians;
 - 2. Side and Rear Yards: Maximum height of 6 feet, ensuring clear sightlines for traffic and pedestrians;
 - 3. Farm Use Exception: Agricultural fencing necessary for livestock containment or crop protection may exceed these limits, provided it does not impair road visibility or create a traffic hazard;
 - 4. Barbed wire and electric fences are allowed only for agricultural purposes; and
 - 5. Animal enclosures must be secure and well-maintained.
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C. Animal Husbandry/Farm Animal Standards.

1. Proper Animal Husbandry Practices. All farm animals kept within the Town of Fairfield must be maintained in a humane and responsible manner. Owners are required to:

- a. Provide adequate food, water, and shelter appropriate for the species;
- b. Maintain clean and sanitary living conditions that prevent disease and odor issues;
- c. Ensure that enclosures, fences, and pastures are appropriately sized and well-maintained for animal health and safety; and
- d. Prevent excessive noise, nuisances, or environmental damage caused by improper livestock management.

2. Compliance with Water Rights for Livestock Use.

- a. All livestock and farm animals must be provided with sufficient water in compliance with Utah State water rights laws;
- b. Water usage for animals must be within the approved water rights allocations associated with the property;
- c. Any livestock watering beyond standard residential water allotments must be supported by appropriate stock watering rights or additional water sources; and
- d. Unauthorized diversion or excessive use of water beyond permitted rights is prohibited.

3. Limits on Farm Animals per Acre. To ensure sustainable land use and responsible animal management, farm animal allowances shall follow **animal unit** guidelines based on property size:

- a. 1 acre or less: Up to 3 animal units;
- b. 2–5 acres: Up to 6 animal units; and
- c. 5+ acres: Subject to agricultural zoning regulations.

Animal Unit Equivalentents:

- a. 1 cow or horse = 1 animal unit;
- b. 5 sheep or goats = 1 animal unit;
- c. 25 chickens, ducks, or similar fowl = 1 animal unit;
- d. Other species will be evaluated based on equivalent water and space requirements.

4. Enforcement and Compliance. Violations of this standard, including neglect of animals or unauthorized water use, may result in penalties or corrective actions as determined by the Town of Fairfield. Property owners must demonstrate compliance upon request by town officials or water authorities.

D. Outdoor Lighting Standards.

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

1. Residential Lot: A minimum of two (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 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.
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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.
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