

Sec. 21-19-34. SD(R-1-30A) Bell Canyon Acres—10600 S. 1300 E.

All requirements pertaining to an R-1-30A Zone District shall be applicable except as specifically set forth otherwise herein.

- (1) *Purpose.* The purpose of the SD(R-1-30A) District is to provide and perpetuate a rural residential environment within Sandy City that is characterized by large single-family lots with farm animal rights. This is a unique community that was developed to cater to horse owners. Its proximity to the Dimple Dell Regional Park adds to the unique nature of the community. It has access to the horse trails of the park and was developed as per the recorded subdivision plat with an extensive network of trails within the community. Certain unique regulations are necessary to maintain the agricultural nature of the community.
- (2) *Definitions Applicable to this Section.* The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:
 - a. *Horse Boarding means a private stable and related facilities for the keeping of horses located on a single-family lot that is used for the housing, daily care, and maintenance of horses that are not owned by the homeowner or resident.*
- (3) *Uses Allowed.* All uses shall be regulated as allowed under section 21-7-2 of the R-1-30A Zoning District, except described in this section and as follows:
 - a. *Horse Boarding.* This use may be permitted as an ancillary use only if the home is owner occupied. The use will not be regulated as a business or a home occupation. This use is not allowed if operated by a commercial entity or property renter. All other kenneling or boarding of any other animal is expressly prohibited.
- (4) *Lot and Yard Regulations.* See the standards for an R-1-30 Residential District in section 21-20.
- (5) *Farm Animal Area Set Aside.* A minimum of 5,000 square feet of usable square footage must be designated and maintained on each lot for the housing and containment of farm animals (the "farm animal area set aside"), regardless of whether or not farm animals are maintained on the lot. This area may consist of stables, hay barns, turnouts, etc., or any other structure that its primary use is related to the keeping of farm animals. Areas that may not be used to satisfy the farm animal area set aside include front yard (area between the front plane of the home and the street); side yard (15 feet from primary dwelling); rear yard (30 feet from primary dwelling); and areas dedicated for other uses (bridle paths, pools, non-animal related accessory structures, etc.). Side and rear yard areas that are 25 feet or greater in width may be used as the farm animal area set aside and must be contiguous areas on the lot. The farm animal area set aside may be used for other purposes when not needed for farm animal housing and confinement but must be easily returnable to an area for housing and containment of farm animals. Structures and other improvements (such as sport courts, patios, parking areas, paved driveways, etc.) that would have to be removed or substantially modified in order to use the area for

farm animal housing and containment are not allowed within the farm animal area set aside. The farm animal area set aside may not be used at any time for residential dwellings (see Figure 1).



Figure 1 - Diagram of Farm Animal Set Aside Area (not drawn to scale)

- (6) *Ratio of Farm Animals to Lot Size.* Keeping of farm animals shall be regulated as stated in section 21-11-3, except for the Ratio of Animals to Lot Size for Farm Animals. Definitions of what constitutes a small, medium, and large animal can be found in section 21-37-7(3)). The following ratios of animals to gross land area shall apply:
- a. Large animals may be kept at a ratio of one per 7,500 square feet of lot size. In addition, one offspring under the age of 12 months may be kept on the property and shall not be tabulated in the allowed number of farm animals.
 - b. Medium animals may be kept at a ratio of one per 4,000 square feet of lot size.
 - c. Small animals may be kept at a ratio of one per 400 square feet of lot size.
 - d. Miniature horses shall be considered medium animals in this zone only.

- e. Vietnamese potbellied pigs shall be limited to no more than two per lot.
- f. Unless a special use permit is obtained as described below, no lot shall have more than a maximum of four large animals, or ten medium animals, or 50 small animals.
- g. Combinations of each size of animal may be kept at these ratios listed above. For example, a 30,000 square foot lot could have a combination of three large animals (22,500), one medium animal (4,000), and eight small animals (3,200). See breakdown table below:

Example of Farm Animal Ratio Breakdown	
k = 1000	Gross Lot Square Footage = 30,000 sq ft
Large	3 x 7.5k = 22.5k
Medium	1 x 4k = 4k
Small	8 x 0.4k = 3.2k
Total	3 Large (22.5k) + 1 Medium (4k) + 8 Small (3.2k) = 29.7k

(7) *Special Use Permit for Keeping of Additional Farm Animals.* Lot owners that maintain a more than half of their gross lot area in farm animal area set aside may be allowed to keep additional animals on their lot through a special use permit from the Sandy City Community Development Department at the ratios specified below and if certain criteria is met:

- a. Under this special use permit, the following ratios of animals to dedicated farm animal area set aside shall apply:
 - (1) Large animals may be kept at a ratio of one per 3,000 square feet. In addition, one offspring under the age of 12 months may be kept on the property and shall not be tabulated in the allowed number of farm animals.
 - (2) Medium animals may be kept at a ratio of one per 2,000 square feet.
 - (3) Small animals may be kept at a ratio of one per 200 square feet.
 - (4) In no case shall this permit grant more than a maximum of ten large animals, or ten medium animals, or 50 small animals per lot.
 - (5) Combinations of each size of animal may be kept at these ratios as listed above. For example, a 30,000 square foot lot (gross area) with 20,000 square feet of dedicated farm animal area set aside would allow for a combination of five large animals (15,000) and two medium animals (4,000) and five small animals (1,000). See breakdown table below:

Example of Farm Animal Ratio Breakdown – Special Use Permit –	
k = 1000	Lot Farm Animal Set Aside Area – 20,000 Sq Ft
Large	5 x 3k = 15k
Medium	2 x 2k = 4k
Small	5 x 0.2k = 1k
Total	5 Large (15k) 2 Medium (4k) 5 Small (1k) = 20k

- b. Owner Occupancy. The owner of the subject property shall live in the primary dwelling unit and must reside therein as their primary residence.
 - (1) An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses 50 percent or more ownership of the primary

dwelling. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.

- (2) To establish that the property is the owner's primary residence, the owner shall:
- a. Present the owner's most recent State and Federal tax returns both listing the property as the owner's primary residence; or
 - b. Present a government-issued identification document listing the address of the property as the address of the owner; and
 - c. A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner, and they will occupy the property as their residence, except for bona fide temporary absences.
- c. *Farm Animal Area Set Aside.* This area must be actively used and preserved for the purpose of keeping farm animals (including fencing). Areas that merely could be used for farm animals but is not currently being used as such (play areas, landscaped yards, gardens, unfenced yard areas, etc.), will not be used in determining additional farm animal area set aside.
- d. *Shelter.* Shelter shall be provided for all large animals on the property at all times. At a minimum, this shelter shall consist of three solid walls, a pitched or slanted roof and provide ventilation. This shelter must meet all Building Code requirements. The minimum space required for shelter shall be 120 square feet per large animal. An outdoor animal domicile structure is required for all other farm animals. A plot plan must be submitted to illustrate the location of all proposed and existing structures and facilities.
- e. *Waste Removal.* A Waste Management Plan must be submitted to provide for the elimination of potential nuisances, including unsanitary conditions, odors, rodents, and flies. At a minimum, the plan must ensure routine cleaning of shelter space of all manure and waste. This plan must provide details of how the removal from the premises or proper recycling of manure and other waste products will be accomplished. The waste removal plan is subject to the approval of the Community Development Department, Sandy City's Animal Services Division, affected water districts, and the Salt Lake Valley Board of Health.
- f. *Review.* The applicant shall at all times remain in compliance with all the requirements of the special use permit, the City's ordinances and state laws pertaining to animals and nuisances and the regulations of the Salt Lake Valley Board of Health. The Community Development Department, the City's Animals Services Division, and the Salt Lake Valley Department of Health shall be allowed to inspect the property at reasonable times to verify compliance. This special use permit may be reviewed upon legitimate complaint or failure to comply with the requirements herein. If the applicant is found to be out of compliance, this special use permit may be revoked by the Community Development Director.
- (8) **Additional Square Footage for Accessory Structures.** The total maximum square footage of all accessory buildings on a lot may be increased from the permitted size listed in section 21-11-2 upon receipt of a conditional use permit from the Sandy City Planning Commission if the following criteria are met:
- a. The square footage of all accessory structures approved in this process may increase up to a maximum of 20 percent of the rear yard area, less bridle path areas.
 - b. The requested increase of square footage is used exclusively for animal domiciles or related to the keeping of animals (stables, hay barns, etc.). The typical permitted maximum square footage of accessory buildings may be used for all other purposes, but all structures beyond the maximum size permitted by right will be restricted in the use thereof.
- (9) **Fencing.** Lot fencing shall be regulated as stated in section 21-28, except for the following exceptions:
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Exhibit "B"

- a. A six-foot open style fence for the keeping of animals is allowed within a portion of the front yard area. The fence may not be in front of the home (that area between the front of the home and the street and at least 15 feet on either side of the home) and must be located outside of any required sight visibility triangle areas

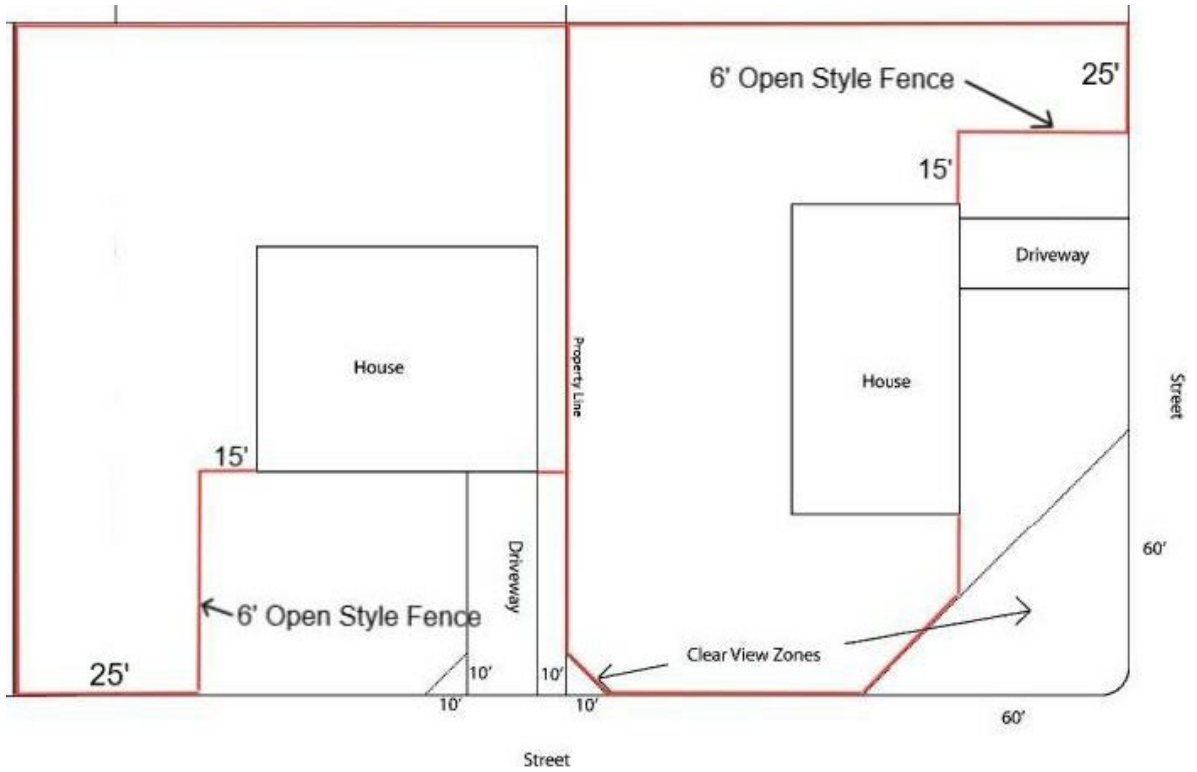


Figure 2 - Fence Diagram (not drawn to scale)