

Title 10.00. An Ordinance Adopting Amendments to Title 10, Sections 10.1.130; 10.7.250(B)(D)(F); Title 10.11.10(C);10.11.125(C)(D); 10.11.150(C)(D); 10.11.175(C)(D); 10.11.200(L) (1);10.11.210(K)(1);10.11.225(N)(1); of the Fairfield Town Code Pertaining to Accessory Buildings and Accessory Structures.

Ordinance #03142023-2.

Dated 14 March 2023

Document Control Changes: Created 14 March 2023

WHEREAS, the Town Council held a public hearing on March 14, 2023, regarding proposed amendments to Title 10, Sections 10.7.250(B),(D),(F); Title 10.11.10(C),10.11.125(C)(D), 10.11.150(C)(D),10.11.175(C)(D)10.11.200(L)(1),10.11.210(K)(1),10.11.225(N)(1).

WHEREAS, Fairfield Town has deemed it in the best interest of Fairfield Town to amend the Fairfield Town Code: and

Whereas, the Fairfield Town Council has reviewed the proposed amendments to the Fairfield Town Code:

NOW THEREFORE, be it ordained by the Town Council of Fairfield Town, in the State of Utah, that certain sections of Title 10 of the Town Code be amended as follows:

Section 10.1.130. Development Shall Not Burden Other Areas.

A. Any development proposed within the Town boundaries shall assume all costs related to such development. Development, in this sense, includes individuals as well as a developer.

B. Development Requirements shall include, but not be limited to:

1. Supplying adequate water rights for the development;
2. Providing means to irrigate the entire acreage where applicable;
3. Installing all required utilities;
4. Bringing roads up to the Fairfield Town Road Standards;
5. Road connectivity.
6. Providing open space to the extent it is required by the governing body;
7. Protecting vistas that are important to the citizens of the Town; and
8. Controlling drainage water created by the development on the developed property.

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.7.250(B)(6). Requires site plan approval for any ~~occupiable~~ structure over two hundred forty four ~~200~~sq. Ft. (244) sq. ft.

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.7.250(D). Approvals for Accessory Buildings. Unless otherwise exempt by this chapter, all accessory buildings require a building permit.(see section 9.1.10) Exempt accessory buildings shall require a Zoning Compliance Certificate (see section 9.1.95).

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.7.250(E). Smaller Accessory Buildings; Exemption From Building Permit Requirements. An accessory building with a maximum height of sixteen (16) feet and a maximum size of less than two hundred (200) square feet and no permanent foundation shall be exempt from building permit and Zoning Compliance Certificate requirements, provided all setback requirements for the zoning in which the accessory building is located are met. Accessory buildings that do not meet the requirements shall be subject to fines in conjunction with code enforcement.

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.7.250(F). Agricultural Building Requirements. An Agricultural Building shall require the following:

1. A Zoning Compliance Certificate from Fairfield Town (see Section 9.1.95);
2. ~~and shall also submit a signed affidavit along with an application stating that the structure shall be used for agricultural purposes only.~~ A completed Agricultural Exemption Acknowledgement Application.
3. Applicant shall follow Utah State Code; and
4. Any change of use may require a building permit.

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.11.100.(C)(13),(D)(1). AR-1 Zone.

C. Permitted Uses. The following land uses shall be permitted uses in the AR-1 Zone. Any use not specifically permitted in this chapter shall be prohibited:

1. Agriculture.
2. Farm Animals.
3. Child Care Center- 8 children or less.
4. Church.
5. Residential-Single Family.
6. Household Pets.
7. Manufactured Home.
8. Modular Home.
9. Outdoor Rec-Park-Play.
10. Public-Rights of Way.
11. Public Utility Stations-except sewer.
12. Schools, Public and Private-Quasi Public.
13. Accessory Structure.

D. Conditional Uses. The following land uses are a conditional use in the AR-1 Zone. Standards for conditional use can be found in Title 10.17.00.

Conditional Use:

~~1. Accessory Structure:~~

1. Home Based Business.

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.11.125(C)(13),(D)(1).

Permitted Uses. The following land uses shall be permitted uses in the AR-5 Zone. Any use not specifically permitted in this chapter shall be prohibited:

1. Agriculture.
2. Farm Animals.
3. Child Care Center - 8 children or less.

4. Church.
5. Residential, Single Family.
6. Household Pets.
7. Manufactured Home.
8. Modular Home.
9. Outdoor Rec-Park-Play.
10. Public Rights of Way.
11. Public Utility Stations except sewer.
12. Schools, Public and Private-Quasi Public.
13. Accessory Structure.

D. Conditional Uses. The following land uses are a conditional use in the AR-5 Zone. Standards for conditional use can be found in Chapter 17 of this Title:

~~1. Accessory Structure.~~

1. Home Based Business.

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.11.150(C)(13),(D)(1). AR-10 Zone.

Permitted Uses. The following land uses shall be permitted uses in the AR-10 Zone. Any use not specifically permitted in this chapter shall be prohibited:

1. Agriculture.
2. Farm Animals.
3. Child Care Center- 8 children or less.
4. Church.
5. Residential, Single Family.
6. Household Pets.
7. Manufactured Home.
8. Modular Home.
9. Outdoor Rec-Park-Play.
10. Rights of Way.
11. Public Utility Stations except Sewer.
12. Schools, Public and Private-Quasi Public.
13. Accessory Structure.

D. Conditional Uses. The following land uses are conditional uses in the AR-10 Zone. Standards for conditional use can be found in Chapter 17 of this Title:

~~1. Accessory Structure.~~

1. Home Based Business.

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.11.175(C)13, (D)(1). AR-40 Zone.

Permitted Uses. The following land uses shall be permitted uses in AR-40 Zone. Any use not specifically permitted in this chapter shall be prohibited:

1. Agriculture.
2. Farm Animals.
3. Child Care Center - 8 children or less.
4. Church.
5. Residential, Single Family.
6. Household Pets.
7. Manufactured Home.
8. Modular Home.

- 9. Outdoor Rec-Park-Play.
- 10. Public Rights of Way.
- 11. Public Utility Stations except Sewer.
- 12. Schools, Public and Private-Quasi Public.
- 13. Accessory Structure.

D. Conditional Uses. The following land uses are conditional uses in Zone AR-40. Standards for conditional use can be found in Chapter 17 of this Title:

~~1. Accessory Structure:~~

- 1. Home Based Business.

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.11.200(L)(1). 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:

- 1. Accessory Structure, ~~unoccupied.~~

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.11.210(K)(1). Light Industrial East Zone.

K. 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:

- 1. Accessory Structure, ~~unoccupied.~~

Rev. ord. 03142023-2, passed 03-14-2023.

Section 10.11.225(N)(1). Commercial Overlay Zone.

N. Permitted Uses. The following land uses shall be permitted uses in the Commercial Overlay Zone. Any use not specifically permitted in this chapter shall be prohibited:

- 1. Accessory Structure; ~~unoccupied.~~

Rev. ord. 03142023-2, passed 03-14-2023.

Effective Date: This Ordinance shall become effective immediately upon passage and adoption.

Passed and Adopted this 14th Day of March 2023.

Effective as of 10 days after this date.

FAIRFIELD TOWN



 Mayor
 Brad Gurney

RL Panek	yes	<u>RP</u>	no	_____
Tyler Thomas	yes	<u>TT</u>	no	_____
Hollie McKinney	yes	<u>HMK</u>	no	_____
Richard Cameron	yes	<u>RSC</u>	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 **14th Day of March 2023**.

“An Ordinance Adopting Amendments to Title 10, Sections 10.1.130; 10.7.250(B)(D)(F); 10.11.10(C);10.11.125(C)(D);10.11.150(C)(D);10.11.175(C)(D);10.11.200(L)(1);10.11.210(K)(1);10.11.225(N)(1); of the Fairfield Town Code Pertaining to Accessory Buildings and Accessory Structures”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this **14th Day of March 2023**.



Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)



AFFIDAVIT OF POSTING

STATE OF UTAH)
)
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Fairfield Town Council on the **14th Day of March 2023**. and herein referred to as


“An Ordinance Adopting Amendments to Title 10, Sections 10.1.130; 10.7.250(B)(D)(F); 10.11.10(C);10.11.125(C)(D);10.11.150(C)(D);10.11.175(C)(D);10.11.200(L)(1);10.11.210(K)(1);10.11.225(N)(1); of the Fairfield Town Code Pertaining to Accessory Buildings and Accessory Structures”

SUMMARY.

The above-named ordinance was enacted to update, define and describe the requirements, limitations, and restrictions for accessory Building and Structures in the Town of Fairfield.

The three places are as follows:

- 1. Town Hall
- 2. Old School
- 3. Utah State Public Notice Website



Stephanie Shelley
Fairfield Town Recorder/Clerk

Date of Posting 16th day of March 2023