

WEST BOUNTIFUL CITY

ORDINANCE #473-23

AN ORDINANCE AMENDING TITLE 17 OF THE WEST BOUNTIFUL MUNICIPAL CODE RELATED TO HEIGHT REGULATIONS FOR ACCESSORY STRUCTURES IN RESIDENTIAL ZONES.

WHEREAS, Utah Code Annotated §10-9a-101 et seq., also known as the “Municipal Land Use, Development, and Management Act,” grants authority to the West Bountiful City Council to make changes to its Zoning Ordinances; and

WHEREAS, the West Bountiful City Council desires to maintain land use regulations that meet the needs of its residents; and

WHEREAS, it was determined there was a need for modifications to the way rear and side setbacks are calculated when considering the height of residential accessory structures; and

WHEREAS, the West Bountiful Planning Commission held a properly noticed public hearing on June 27, 2023, to consider the proposed modifications; and

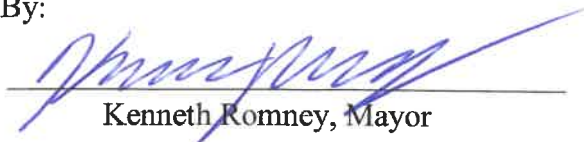
WHEREAS, the West Bountiful Planning Commission has recommended adoption of proposed amendments to Titles 17 as described in attached Exhibit A.

NOW THEREFORE BE IT ORDAINED by the city council of West Bountiful City that Title 17 of the West Bountiful Municipal Code be modified as shown in attached Exhibit A.

This ordinance will become effective upon signing and posting.

Adopted this 18th day of July 2023.

By:


Kenneth Romney, Mayor

<u>Voting by the City Council:</u>	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Bruhn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Enquist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Preece	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attest:


Cathy Brightwell, City Recorder



HEIGHT CHART COMPARISON

Current Proposed

New Proposal requires two measurements as shown below

CURRENT		
R-1-22 ACCESSORY STRUCTURE		
Accessory Structure Height		Side/Rear Setback ¹
	≤ 20 ft	6 ft ²
> 20 ft	≤ 21 ft	7 ft
> 21 ft	≤ 22 ft	8 ft
> 22 ft	≤ 23 ft	9 ft
> 23 ft	≤ 24 ft	10 ft
> 24 ft	≤ 25 ft	11 ft
> 25 ft	≤ 26 ft	11.5 ft
> 26 ft	≤ 27 ft	12 ft
> 27 ft	≤ 28 ft	12.5 ft
> 28 ft	≤ 29 ft	13 ft
> 29 ft	≤ 30 ft	13.5 ft

PROPOSED R-1-22 ACCESSORY STRUCTURE			
		Measurement 1	Measurement 2
Acc. Structure Height (Roof Peak and/ or wall)		Min. Side/Rear Setback ¹ at Max. Height of Roof Peak	Min. Side/Rear Setback ¹ at Max. Height of Wall
	≤ 20 ft	6 ft ²	6 ft ²
>20 ft	≤ 21 ft	7 ft	7 ft
>21 ft	≤ 22 ft	8 ft	8 ft
> 22 ft	≤ 23 ft	9 ft	9 ft
> 23 ft	≤ 24 ft	10 ft	10 ft
> 24 ft	≤ 25 ft	11 ft	11 ft
> 25 ft	≤ 26 ft	11.5 ft	11.5 ft
> 26 ft	≤ 27 ft	12 ft	12 ft
> 27 ft	≤ 28 ft	12.5 ft	12.5 ft
> 28 ft	≤ 29 ft	13 ft	13 ft
> 29 ft	≤ 30 ft	13.5 ft	13.5 ft

CURRENT		
R-1-10 ACCESSORY STRUCTURE		
Accessory Structure Height		Side/Rear Setback ¹
	≤ 20 ft	6 ft ²
> 20 ft	≤ 21 ft	7 ft
> 21 ft	≤ 22 ft	8 ft
> 22 ft	≤ 23 ft	9 ft
> 23 ft	≤ 24 ft	10 ft
> 24 ft	≤ 25 ft	11 ft

PROPOSED R-1-10 ACCESSORY STRUCTURE			
Acc. Structure Height (Roof Peak and/ or wall)		Min. Side/Rear Setback ¹ at Max. Height of Roof Peak	Min. Side/Rear Setback ¹ at Max. Height of Wall
	≤ 20 ft	6 ft ²	6 ft ²
>20 ft	≤ 21 ft	7 ft	7 ft
>21 ft	≤ 22 ft	8 ft	8 ft
> 22 ft	≤ 23 ft	9 ft	9 ft
> 23 ft	≤ 24 ft	10 ft	10 ft
> 24 ft	≤ 25 ft	11 ft	11 ft

CURRENT		
A-1, A-S ACCESSORY STRUCTURE		
Accessory Structure Height		Side/Rear Setback ¹
	≤ 20 ft	6 ft ²
> 20 ft	≤ 35 ft	10 ft
> 35 ft	≤ 36 ft	11 ft
> 36 ft	≤ 37 ft	12 ft
> 37 ft	≤ 38 ft	13 ft
> 38 ft	≤ 39 ft	14 ft
> 39 ft	≤ 40 ft	15 ft

PROPOSED A-1, A-S ACCESSORY STRUCTURE			
Acc. Structure Height (Roof Peak and/ or wall)		Min. Side/Rear Setback ¹ at Max. Height of Roof Peak	Min. Side/Rear Setback ¹ at Max. Height of Wall
	≤ 20 ft	6 ft ²	6 ft ²
> 20 ft	≤ 35 ft	10 ft	10 ft
> 35 ft	≤ 36 ft	11 ft	11 ft
> 36 ft	≤ 37 ft	12 ft	12 ft
> 37 ft	≤ 38 ft	13 ft	13 ft
> 38 ft	≤ 39 ft	14 ft	14 ft
> 39 ft	≤ 40 ft	15 ft	15 ft

¹ Does not apply to street side yards, which have separate restrictions.

² Setback may be reduced to 3 ft. if adjacent wall is built to fire code standards.

**CERTIFICATE OF PASSAGE
AND POSTING ORDINANCE**

*I, the duly appointed and acting recorder for the City of West Bountiful,
do hereby certify that the foregoing Ordinance No. 473-23 was duly
passed and posted on the Utah Public Notice Website, the City Website,
and at West Bountiful City Hall on July 19, 2023.*

Cathy Brightwell
Cathy Brightwell, City Recorder

DATE: *7/19/23*