

HUNTINGTON CITY ORDINANCE O-2026-6

AN ORDINANCE AMENDING TITLE 9 OF THE HUNTINGTON CITY CODE TO ENACT FLAG LOT REGULATIONS, ADOPT AN ACCESSORY DWELLING UNIT (ADU) SUMMARY TABLE, UPDATE DEFINITIONS, CORRECT OUTDATED REFERENCES, MAKE TECHNICAL CORRECTIONS, AND PROVIDE FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Huntington City shall exercise its legislative powers through ordinances as provided in Utah Code §§ 10-7-701 and 10-7-702; and

WHEREAS, Huntington City adopted Title 9 of the Huntington City Code to regulate land use, zoning, subdivisions, and development within the City; and

WHEREAS, the Huntington City Planning and Zoning Commission reviewed proposed amendments to Title 9 at a regular meeting held on June 11, 2026, and directed that the amendments proceed to public hearing; and

WHEREAS, the Huntington City Planning and Zoning Commission conducted a duly noticed public hearing on July 9, 2026, regarding the proposed amendments and forwarded a recommendation to the City Council; and

WHEREAS, the City Council finds it necessary to establish standards for Flag Lot Development and to add such development as a conditional use within the City; and

WHEREAS, the City Council finds it beneficial to adopt an Accessory Dwelling Unit (ADU) Summary Table as a reference tool for applicants, property owners, and City staff; and

WHEREAS, the City Council finds that certain provisions of Title 9 contain outdated statutory references, obsolete cross-references, and placeholder language that should be corrected to improve administration and interpretation of the Huntington City Code; and

WHEREAS, the City Council finds that adoption of these amendments promotes the public health, safety, and welfare of the residents of Huntington City.

NOW, THEREFORE, BE IT ORDAINED by the Huntington City Council as follows:

Section 1. Definitions.

9-2-2. TERMS DEFINED:

ACCESSORY DWELLING UNIT (ADU):

A residential dwelling unit occupied as a separate dwelling on the same lot as a single-family dwelling unit, not including an internal accessory dwelling unit as defined herein and in Utah Code § 10-21-303.

...

FLAG LOT:

A lot having access to the public street by means of a narrow strip of land and where the main body of the lot is located behind another lot or lots, resembling the shape of a flag on a pole.

...

STRUCTURE, PREEXISTING:

A structure that was legally constructed prior to June 15, 1976.

...

USE, PRE-EXISTING:

A use lawfully established within twenty-five (25) years preceding the current calendar year and which has not been abandoned for more than six (6) months.

Section 2. Statutory References Renumbered.

Chapter 9-2-2 is further amended to update statutory references in the definitions related to Final Plat - Section 10-2-803, General Plan – 10-20-301 and 10-20-302, Plat –10-20-803, Residential Facility for the Disabled - Title 26B, Chapter 2, Residential Treatment Center - Title 26B, Chapter 2, Special District – Title 17B, and Youth Program–Title 26B to reflect current Utah Code citations.

Section 3. 9-8-2 SPECIFIC REVIEW CRITERIA FOR CERTAIN CONDITIONAL USES.

Section 9-8-2 is amended to add Flag Lot Development as a conditional use subject to Planning Commission approval and compliance with Section 9-7-1.9.

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B. FLAG LOT DEVELOPMENT

A conditional use may be approved by the Planning Commission if it meets the criteria of Section 9-7-1.9.

... and reletter/renumber remaining sections.

Section 4. Chapter 9-7-1.9. FLAG LOT DEVELOPMENT. is enacted to read:

- A. A flag lot development may be approved by the Planning Commission upon submission of a site plan and upon finding that the site is not reasonably developable under

conventional development procedures and that approval will not preclude the orderly future development of the subject property or adjacent properties.

- B. An access not less than twenty-four (24) feet in width shall connect the building site with a designated City road. The distance from the City road to the front face of the principal structure shall not exceed two hundred (200) feet. Said access way shall be owned in fee as part of the building site.
- C. The area of the building site shall not be less than the minimum lot area required within the applicable zoning district.
- D. The setbacks from the boundaries of the building site shall be the same as those required within the applicable zoning district. Measurement of the front setback shall be from the line of the building site portion of the property. No structure shall be located closer than ten (10) feet to an existing occupied structure.

Section 5. CHAPTER 17 – ACCESSORY DWELLING UNITS (ADUs)

An Accessory Dwelling Unit (ADU) Summary Table, attached hereto as **Exhibit A** and incorporated herein by this reference, shall be added immediately following Section 9-17-3 of the Huntington City Code.

Section 6. TECHNICAL CORRECTIONS

Section 9-3-6 SIGN PERMIT REVIEW:

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B. Nonconforming Signs: A nonconforming sign shall not be reconstructed, raised, moved, placed, extended or enlarged unless said sign is changed so as to conform to all provisions of this chapter.

Section 7. Section 9-7-1.5 FENCES, WALLS AND HEDGES:

A. Interior Lot: Referring Figure A, no fence, wall, hedge, or similar device extending into or enclosing all or any part of the front yard, designated by the front corners of the structure, or any side yard adjacent to the street, may not be constructed or maintained at a height greater than forty-eight (48) inches. . .

Section 8. Chapter 9-10-1 A.1 is repealed and removed from the Huntington City Code.

Section 9. State Code Reference Updates.

The Huntington City Code is amended to update outdated Utah Code references identified during codification review. The updated Utah Code citations are set forth in **Exhibit B, attached hereto and incorporated herein by reference.**

Section 10. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this ordinance is determined to be invalid or unconstitutional by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this ordinance.

Section 11. EFFECTIVE DATE

This ordinance shall take effect upon passage, approval, and posting as required by law.

ADOPTED AND APPROVED by the Huntington City Council this 15th day of July, 2026.

HUNTINGTON CITY

(SEAL)

Mayor, Leonard Norton

ATTEST:

Brandy Wagner, City Recorder

City Council Vote as Recorded:

Judd Beagley AYE _____ NAY _____

Tom Kay AYE _____ NAY _____

Lesa Miller AYE _____ NAY _____

Devin Wilson AYE _____ NAY _____

Gloria Wilson

AYE _____ NAY _____

Date published on the Utah Public Notice Website per Utah Code § 10-3-711:

Effective date of ordinance: _____

**SUMMARY OF
HUNTINGTON CITY
ORDINANCE NO. O-2026-6**

On July 15, 2026, the Huntington City Council enacted Ordinance No. O-2026-6, which enacts flag lot regulations, adopts an Accessory Dwelling Unit (ADU) Summary Table, amends and enacts definitions, corrects outdated Utah Code references, makes technical corrections, and provides for an effective date.

ADOPTED AND APPROVED at a duly called meeting of the Huntington City Council on the 15th of July 2026.

HUNTINGTON CITY

(SEAL)

Mayor, Leonard Norton

ATTEST:

Brandy Wagner, City Recorder

City Council Vote as Recorded:

Judd Beagley AYE _____ NAY _____

Tom Kay AYE _____ NAY _____

Lesa Miller AYE _____ NAY _____

Devin Wilson AYE _____ NAY _____

Gloria Wilson AYE _____ NAY _____

A complete copy of Ordinance No. O-2026-6 is available in the office of the Huntington City, located at 20 South Main Street, Huntington, Utah 84528

EXHIBIT A

ACCESSORY DWELLING UNIT (ADU) SUMMARY TABLE

Exhibit A - Accessory Dwelling Unit (ADU) Summary Table

The following table is provided as a summary for convenience only. In the event of a conflict between this table and the text of Chapter 17 or other applicable provisions of Title 9, the text of the Huntington City Code shall control.

DEFINITIONS	
ADU	A separate residential dwelling unit on the same lot as a single-family home.
Detached ADU	An ADU that shares no common walls or roof with the primary dwelling.
Internal ADU	An ADU created within the footprint of the primary dwelling.
Owner Occupancy	An owner who resides on the property while the ADU or primary dwelling is rented or occupied.
ELIGIBILITY & LOCATION	
Allowed Zones	All residential zones (requires a Conditional Use Permit).
Lot Size	Minimum 0.45 acres required.
Existing Structure	Must have an existing occupied single-family dwelling on the lot.
Max per Lot	One (1) ADU maximum per lot.
SIZE & CONSTRUCTION	
Minimum Size	Minimum 750 square feet, and minimum 24 feet wide.
Structure Type	Must be a permanent structure. No travel trailers, boats, or RVs.
Bathroom	Must have at least one bathroom (lavatory, toilet, and tub or shower).
Building Codes	Must comply with all construction/housing codes in effect at time of construction.

Building Permit	A building permit (and other required permits) must be obtained.
PARKING	
Spaces Required	One (1) off-street parking space per ADU bedroom.
Surface Material	Concrete, asphalt, or minimum 3" gravel.
Detached ADU Driveway	Requires its own separate 10-foot-wide driveway.
UTILITIES & CONNECTIONS	
Internal ADU Utilities	Separate culinary and sewer connections allowed and preferred.
Detached ADU Utilities	Separate culinary and sewer connections required plus separate meters.
Billing	All culinary and sewer bills must be in the property owner's name.
Approval	All plans must be approved by the Zoning Administrator and CVSSD.
ACCESS & SETBACKS	
Separate Entrance	ADU must have its own entrance used solely for ADU access.
Independence	Access to the ADU must not pass through any other dwelling unit.
Clearance	At least 10 feet of unrestricted passage between ADU and primary dwelling.
Setbacks	Front: 25 feet, Side: 10 feet minimum, 20 feet total, Rear: 25 feet.
Maximum Distance from Street	The distance from the public street to the front face of the structure shall not exceed two hundred (200) feet.
Address	Detached ADU must have its own separate address.

EXHIBIT B

CORRECTIONS TO UPDATE STATE CODE REFERENCES

The following Utah Code Annotated references were updated in 2026 and require amendments to correct cross-references in Huntington City Code.

Location	Reference
9-2-2, Accessory Dwelling Unit (ADU)	Section 10-9a-530(1) (renumbered to 10-21-303)
9-2-2, Final Plat	10-9a-603 (renumbered to 10-20-803)
9-2-2, General Plan	Sections 10-9a-301 and 10-9a-302 (renumbered to 10-20-301 and 10-20-302)
9-2-2, Plat	10-9a-603 (renumbered to 10-20-803)
9-2-2, Residential Facility for the Disabled	62A-1-116 (renumbered to Title 26B, Chapter 2)
9-2-2, Residential Treatment Center	62A-1-116 (renumbered to Title 26B, Chapter 2)
9-2-2, Special District	Title 17A (renumbered to Title 17B)
9-2-2, Youth Home (Youth Program)	Title 62A (renumbered to Title 26B)
9-5-10(C)(2)(a)	63-34-13
9-5-10(C)(2)(a)(2)	63-34-13(4)(b)
9-5-10(G)(2)(a)	63-34-13
9-5-10(G)(2)(c)	63-34-13
9-5A-5(C)(2)(a)	63-34-13
9-5A-5(C)(2)(a)(2)	63-34-13(4)(b)
9-5A-5(G)(2)(a)	63-34-13
9-5A-5(G)(2)(c)	63-34-13

9-12-1.6, Subdivision	10-9a-524 (renumbered to 10-20-907); 10-9a-608 (renumbered to 10-20-811)
9-12-2.2(A)(2)(s) through (A)(2)(v)	17-41-403(4) (renumbered to 17-81-304)
9-12-2.2(A)(2)(w)	10-9a-904 (renumbered to 10-20-816)
9-12-2.3(B)(3)	10-9a-605(1) (renumbered to 10-20-808)
9-12-2.5(A)(1)(a)	10-9a-211 (renumbered to 10-20-211)
9-12-3.1(F)(1)(a)	10-9a-508(5)(d) (renumbered to 10-20-911)
9-12-3.1(I)	10-9a-604.2 (renumbered to 10-20-806); Sections 10-9a-604.1(3)(a) and 10-9a-604.1(9)(b) (renumbered to 10-20-805)
9-12-5.3(C)	10-9a-604.5(3)(d) (renumbered to 10-20-807)
9-14-2	10-2-401 (renumbered to 10-2-801) through 10-2-428 (repealed)
9-14-3(B)	10-2-402 (renumbered to 10-2-804)
9-14-4(B)(5)(b)(2)	10-2-403 (renumbered to 10-2-806)
9-14-6(B)(2)	10-2-125
9-14-8	10-2-401 (renumbered to 10-2-801) through 10-2-428 (repealed)
9-14-9(B)	10-2-401 (renumbered to 10-2-801) through 10-2-428 (repealed)
9-14-9(B)(4)	10-2-409(1)(b) (renumbered to 10-2-809)
9-14-10	10-2-401 (renumbered to 10-2-801) through 10-2-428 (repealed)
9-14-19(B)	10-1-116
9-14-20(B)	17-34-3 (renumbered to 17-78-502)