

WEST BOUNTIFUL CITY

ORDINANCE #451-22

AN ORDINANCE AMENDING WBMC TITLE 17 CLARIFYING YARD AND HEIGHT REGULATIONS IN RESIDENTIAL ZONES AND CORRECTING A DEFINITION

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 are clear and understandable by the general public; and

WHEREAS, certain language in Title 17 was found to need clarification or correction, and

WHEREAS, the West Bountiful Planning Commission held a properly noticed public hearing on March 8, 2022, to consider appropriate modifications; and,

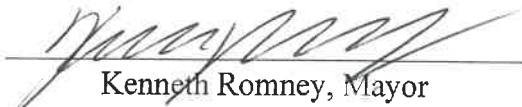
WHEREAS, the West Bountiful Planning Commission has recommended adoption of proposed amendments to Title 17, specifically yard and height regulations in the A-S, A-1, R-1-22, and R-1-10 residential districts, and the definition of “Building” in Introductory Provisions/Definitions.

NOW THEREFORE BE IT ORDAINED by the city council of West Bountiful that WBMC Sections 17.04, 17.14, 17.16, 17.20, and 17.24 be modified as shown in attached Exhibit A.

This ordinance will become effective upon signing and posting.

Adopted this 15th day of March 2022.

By:


Kenneth Romney, Mayor

Voting by the City Council:	Aye	Nay
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	<u>Absent</u>	<input type="checkbox"/>



Attest:


Cathy Brightwell, City Recorder

17.20.050 and 17.24.050 Yard Regulations (R-1-22) and (R-1-10)

A. Minimum Setbacks.

1. Front yard. *No changes proposed.*
2. Side yard.
 - a. Except as otherwise provided in this code, the minimum side yard setback for all main structures is ten (10) feet for any one side with . Main structures shall have a combined total side setback of twenty-four (24) feet for both sides.
 - b. Except as otherwise provided in this code, the minimum side yard setback for accessory structures is six (6) feet, or three (3) feet if the adjacent wall is built to fire code standards.
3. Street side yard. *No changes proposed.*
4. Rear yard.
 - a. The minimum rear yard setback for all main structures is thirty (30) feet.
 - b. Except as otherwise provided in this code, the minimum rear yard setback for accessory structures, measured from the rear lot line or side lot line, is six (6) feet, or three (3) feet if the structure adjacent wall is built to fire code standards.

17.14.050 (A-S) and 17.16.050 (A-1) Yard Regulations

A. Minimum Setbacks.

1. Front yard. *No changes proposed.*
2. Side yard.
 - a. Except as otherwise provided in this code, the minimum side yard setback for all main structures, except non-commercial structures, is ten (10) feet for any one side with . Main structures shall have a combined total side setback of twenty-four (24) feet for both sides.
 - b. Except as otherwise provided in this code, the minimum side yard setback for accessory structures and non-commercial structures is six (6) feet, or three (3) feet if the adjacent wall is built to fire code standards.
3. Street side yard. *No changes proposed.*
4. Rear yard.
 - a. The minimum rear yard setback for all main structures, except non-commercial structures, is thirty (30) feet.
 - b. Except as otherwise provided in this code, the minimum rear yard setback for accessory structures and non-commercial structures, measured from the rear lot line or side lot line, is six (6) feet, or three (3) feet if the structure adjacent wall is built to fire code standards.

17.14.060 and 17.16.060 (A-S) and (A-1) Height Regulations

A.1. The height of a main structure, ~~except for non-commercial structures~~, may be increased to a maximum of forty (40) feet if the structure is set back as shown in the chart below.

A-1 & A-S

Maximum Structure Height (Main, Accessory, Non-Commercial)
= 40 ft. with the following setbacks:

Accessory, Non-Commercial			Main Structure	
Height		Side/Rear Setback ¹	Minimum Side Setback	Combined Side Setback
	≤ 20 ft	6 ft ²	10 ft	24 ft
› 21 ft	≤ 35 ft	10 ft	10 ft	24 ft
› 35 ft	≤ 36 ft	11 ft	11 ft	26 ft
› 36 ft	≤ 37 ft	12 ft	12 ft	28 ft
› 37 ft	≤ 38 ft	13 ft	13 ft	30 ft
› 38 ft	≤ 39 ft	14 ft	14 ft	32 ft
› 39 ft	≤ 40 ft	15 ft	15 ft	34 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.

17.04.030 Definition

“Building” means any structure used or intended to be used for the shelter, ~~recreation, landscape enhancement~~, or enclosure of persons, animals, or property; ~~includes all “structures.”~~