

WEST BOUNTIFUL CITY

ORDINANCE #512-26

AN ORDINANCE AMENDING TITLE 17 OF THE WEST BOUNTIFUL MUNICIPAL CODE RELATED TO BUILDING RESTRICTIONS IN THE STREET SIDE YARDS OF CORNER LOTS

WHEREAS, West Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-20-101 et seq.) and under corresponding sections of the West Bountiful City Code; 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 that there was need for modifications to West Bountiful City Code related to the construction of accessory structures in the street side yards of corner lots; and

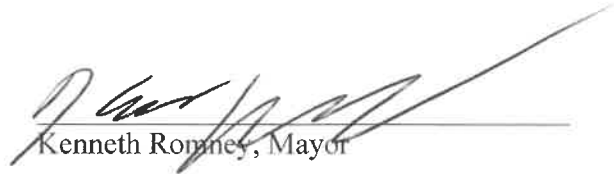
WHEREAS, the West Bountiful Planning Commission held a public hearing on May 26th, 2026, to consider the proposed modifications, and forwarded a positive recommendation to the City Council on May 26th, 2026.

NOW THEREFORE, BE IT ORDAINED by the City Council of West Bountiful that the West Bountiful Municipal Code be modified as shown in Exhibit A.

This Ordinance shall take effect immediately upon signing and posting.

Adopted June 16th, 2026.

By:


Kenneth Romney, Mayor

Voting by the City Council:	<u>AYE</u>	<u>NAY</u>
Councilmember Ahlstrom	<u>✓</u>	_____
Councilmember Butterfield	<u>✓</u>	_____
Councilmember Enquist	<u>✓</u>	_____
Councilmember Nielsen	<u>✓</u>	_____
Councilmember Thompson	<u>✓</u>	_____

ATTEST:

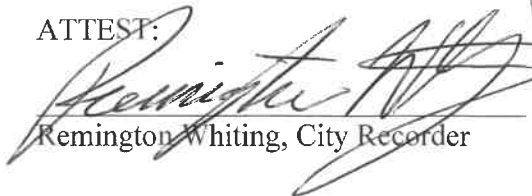

Remington Whiting, City Recorder



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17.16.050 Yard Regulations

The following regulations apply in the agricultural district A-1:

A. Minimum Setbacks. (See diagram below)

1. Front yard. The minimum front yard setback for all structures is thirty (30) feet, except as otherwise allowed in this Code.
2. Side yard.
 - a. Except as otherwise provided in this code, the minimum side yard setback for main structures, except non-commercial structures, is ten (10) feet for any one side with 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.
 - a. On a corner lot, the minimum street side yard setback is twenty (20) feet.
 - b. Notwithstanding the foregoing, an [accessory](#) structure may be constructed within the [minimum](#) street side yard [minimum setback](#) of a corner lot if the structure:
 - 1) Is situated behind the rear line of the main structure and no closer than three (3) feet from the street side lot line;
 - 2) Is two hundred (200) square feet or less;
 - 3) Has a maximum height of nine (9) feet measured from the lowest finished ground level to the highest part of the roof; and
 - 4) Complies with other requirements of this Code.

- H. Other building and structure restrictions. [Except as described in 17.16.050\(A\)\(3\)](#), ~~No~~ structure, including any structure exempt from a building permit, shall be allowed in any part of a required front, side, or street side yard setback, except that landscape enhancements, such as trellises and arbors, shall be allowed subject to

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other applicable regulations. Any such landscape enhancement in the front, side, or street side yard shall be limited to a gross area of ten (10) square feet or less, a width no greater than sixty (60) inches, and a height no greater than ninety-six (96) inches and shall be subject to applicable site triangle area restrictions.

17.20.050 Yard Regulations

The following regulations apply in the R-1-22 residential district:

A. Minimum Setbacks. (See diagram below)

1. Front yard. The minimum front yard setback for all structures is thirty (30) feet, except as otherwise allowed in this Code.
2. Side yard.
 - a. Except as otherwise provided in this code, the minimum side yard setback for main structures is ten (10) feet for any one side with 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.
 - a. On a corner lot, the minimum street side yard setback is twenty (20) feet.
 - b. Notwithstanding the foregoing, an accessory structure may be constructed within the minimum street side yard setback of a corner lot if the structure:
 - 1) Is situated behind the rear line of the main structure and no closer than three (3) feet from the street side lot line;
 - 2) Is two hundred (200) square feet or less;
 - 3) Has a maximum height of nine (9) feet measured from the lowest finished ground level to the highest part of the roof; and
 - 4) Complies with other requirements of this Code.

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~~b.—No accessory structure may be constructed within the street side yard minimum setback of a corner lot unless the accessory structure:~~

- ~~1) —Is situated behind the rear line of the main structure and no closer than three (3) feet from the street side lot line;~~
 - ~~2) —Is two hundred (200) square feet or less;~~
 - ~~3) —Has a maximum height of nine (9) feet measured from the lowest finished ground level to the highest part of the roof; and~~
- ~~-Complies with other requirements of this Code.~~

H. Other building and structure restrictions. [Except as described in 17.20.050\(A\)\(3\)](#), ~~N~~no structure, including any structure exempt from a building permit, shall be allowed in any part of a required front, side, or street side yard setback, except that landscape enhancements, such as trellises and arbors, shall be allowed subject to other applicable regulations. Any such landscape enhancement in the front, side, or street side yard shall be limited to a gross area of ten (10) square feet or less, a width no greater than sixty (60) inches, and a height no greater than ninety-six (96) inches and shall be subject to applicable site triangle area restrictions.

17.24.050 Yard Regulations

The following regulations apply in the R-1-10 residential district:

A. Minimum Setbacks. (See diagram below)

1. Front yard. The minimum front yard setback for all structures is thirty (30) feet, except as otherwise allowed in this Code.
2. Side yard.
 - a. Except as otherwise provided in this code, the minimum side yard setback for main structures is ten (10) feet for any one side with 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.

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3. Street side yard.

a. On a corner lot, the minimum street side yard setback is twenty (20) feet.

b. Notwithstanding the foregoing, an accessory structure may be constructed within the minimum street side yard setback of a corner lot if the structure:

- 1) Is situated behind the rear line of the main structure and no closer than three (3) feet from the street side lot line;
- 2) Is two hundred (200) square feet or less;
- 3) Has a maximum height of nine (9) feet measured from the lowest finished ground level to the highest part of the roof; and
- 4) Complies with other requirements of this Code.

~~b. No accessory structure may be constructed within the street side yard minimum setback of a corner lot unless the accessory structure:~~

- ~~1) Is situated behind the rear line of the main structure and no closer than three (3) feet from the street side lot line;~~
- ~~2) Is two hundred (200) square feet or less;~~
- ~~3) Has a maximum height of nine (9) feet measured from the lowest finished ground level to the highest part of the roof; and~~
~~Complies with other requirements of this Code.~~

H. Other building and structure restrictions. Except as described in 17.24.050(A)(3),

~~N~~no structure, including any structure exempt from a building permit, shall be allowed in any part of a required front, side, or street side yard setback, except that landscape enhancements, such as trellises and arbors, shall be allowed subject to other applicable regulations. Any such landscape enhancement in the front, side, or street side yard shall be limited to a gross area of ten (10) square feet or less, a width no greater than sixty (60) inches, and a height no greater than ninety-six (96) inches and shall be subject to applicable site triangle area restrictions.

**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. 512-26 was duly
passed and posted on the Utah Public Notice Website, the City Website,
and at West Bountiful City Hall on June 17th, 2026.*


Remington Whiting, City Recorder

DATE: 06/17/26