

ORDINANCE NO. 2025 09

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-9A-8: YARD REQUIREMENTS, BY MODIFYING THE REQUIRED SETBACKS FOR ACCESSORY BUILDINGS IN THE R-R (RURAL RESIDENTIAL) ZONE, IN THE PLEASANT GROVE CITY CODE; INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, the minimum setback separation allowed between the main dwellings and any accessory building in the Rural Residential Zone is 20'; and

WHEREAS, accessory buildings can only be located in the rear yard with no exception; and

WHEREAS, staff has received multiple applications from residents proposing the construction of new accessory buildings, not intended for the housing of animals, with a separation of less than twenty feet from the main dwelling structure as well as applications for detached accessory buildings located in the interior side yard; and

WHEREAS, staff finds that accessory buildings confined solely to the rear yard in the Rural Residential Zone to be limiting for both single-family and agricultural use; and

WHEREAS, to allow for greater flexibility in the placement of accessory buildings in the Rural Residential Zone, and to allow for greater harmonization between single-family and agricultural uses, the applicant has requested that accessory buildings not used for the housing of animals may be constructed no closer than six feet from primary dwelling, and may be located within a rear yard and interior side yard; and

WHEREAS, on May 22, 2025 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-9A-8: Yard Requirements to modify the required setback separation between the main building and accessory structures in the Rural Residential Zone, of the Pleasant Grove Municipal Code; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendments to the Pleasant Grove Municipal Code are in the public's interest and are consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the request to amend Section 10-9A-8: Yard Requirements, of the Pleasant Grove Municipal Code be approved; and

WHEREAS, on Jun 24, 2025 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendments to the Pleasant Grove Municipal Code are in the best interest of the public and are consistent with the goals and policies of the General Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Section 10-9A-8: Yard Requirement in the Rural Residential Zone, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-9A-8: YARD REQUIREMENTS

The following minimum requirements shall apply in the R-R zone (note: All setbacks are measured from the property line):

- A. Front Yard: Each lot or parcel in the R-R zone shall have a front yard of not less than thirty feet (30').
- B. Side Yard: Except as provided in subsections C and D of this section, each lot or parcel of land in the R-R zone shall have a side yard of not less than ten feet (10') on each side of a principal structure.
- C. Corner Lots; Side Yard: On corner lots, the side yard contiguous to the street shall be not less than thirty feet (30').
- D. Side Yard Used For Access: When used for access to a garage, carport, parking area or other accessory structure, a side yard shall be wide enough to provide an unobstructed twelve foot (12') surfaced driveway.
- E. Reserved.
- F. Rear Yard: Each lot or parcel shall have a rear yard of not less than thirty feet (30').
- G. Accessory Buildings: Minimum yard and design requirements for accessory buildings are as follows:
 - 1. Rear Yard/Interior Side Yard Accessory Building:
 - ~~a. Accessory buildings may be located in a rear yard no closer than twenty feet (20') from the dwelling and no closer than three feet (3') from the rear or side property line, except as required in subsection G2 of this section.~~
 - a. Accessory buildings not used for the housing of animals may be located in a rear yard or interior side yard no closer than six feet (6') from the dwelling and no closer than three feet (3') from the rear or side property line, except as required in subsection G2 of this section.
 - b. Accessory buildings used for agricultural uses may be located in a rear yard or interior side yard no closer than twenty feet (20') from the dwelling, and no closer than three feet (3') from the rear or side property line, except as required in subsection G2 of this section.
 - c. Regardless of height, accessory buildings used for the housing of animals or poultry shall be located in an interior side yard or rear yard, shall have a rear yard of not less than twenty feet (20') and shall be located at least seventy five feet

(75') from any neighboring dwelling and fifty feet (50') from the dwelling on the lot. Kennels are subject to the requirements in Title 5, Chapter 1, Article H of this code.

2. Height Considerations: The maximum building height for accessory buildings is twenty five feet (25') or the height of the primary dwelling, whichever is more restrictive. In addition, the minimum setbacks from each property line, for accessory buildings exceeding twelve feet (12') in height, shall be increased by one foot (1') for each foot of building height in excess of twelve feet (12'). Refer to the table below:

Height	Setback	Height	Setback
Up to 12 feet	3 feet	19 feet	10 feet
13 feet	4 feet	20 feet	11 feet
14 feet	5 feet	21 feet	12 feet
15 feet	6 feet	22 feet	13 feet
16 feet	7 feet	23 feet	14 feet
17 feet	8 feet	24 feet	15 feet
18 feet	9 feet	25 feet	16 feet

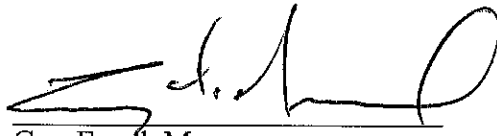
- a. Accessory buildings shall not exceed twenty five feet (25') or the height of the primary dwelling, whichever is more restrictive.
- ~~b. Regardless of height, accessory buildings used for the housing of animals or poultry shall have a rear yard of not less than twenty feet (20') and shall be located at least seventy five feet (75') from any neighboring dwelling and fifty feet (50') from the dwelling on the lot.~~
3. Design Guidelines: All accessory buildings shall require community development approval through the issuance of an accessory building permit prior to installation or construction. In addition to this, a building permit shall be required if the structure exceeds the square footage threshold as established in the international residential code (IRC) and international building code (IBC). All accessory buildings shall adhere to the following design requirements:
- a. Permanent buildings have footings and a foundation, and are to be composed of steel, wood, vinyl, aluminum or cement fiber siding or other durable building materials as deemed appropriate by the building department official and the community development director. Any materials such as cloth, canvas and/or plastic shall not be permitted for permanent buildings.
- b. Temporary buildings are those without footings or a foundation. They are designed for quick assembly and take down, and shall be allowed for up to ninety (90) days. Temporary canopies for events, such as weekend garage/yard sales, shall be exempt for up to seventy two (72) hours. Temporary commercial

- canopies may be allowed through a temporary use permit authorized through city hall.
- c. Semipermanent buildings are movable (no footings or foundation) yet are composed of durable materials such as wood, steel, vinyl, aluminum or cement fiber siding. These buildings may be allowed indefinitely, however, shall require an accessory building permit with each new location on the lot or parcel.
 - d. Accessory buildings larger than five hundred (500) square feet, except those used for the housing of animals, shall match the primary dwelling with architecturally similar materials, colors, and details. The construction of sheds built of metal, vinyl or other similar durable materials shall include a wainscot, siding, or similar architectural feature covering a minimum of thirty percent (30%) of all building sides (except door areas), made of similar materials or masonry used on the primary dwelling.
4. Corner Lots: Accessory buildings shall not be located closer than ten feet (10') from the street side property line in the rear yard of a residential corner lot. **When pedestrian and vehicular access to an accessory building is provided from a property line adjacent to a street, such accessory building shall not be located closer than twenty-five feet (25') from said property line.** Additionally, all accessory buildings must be approved by the city engineer and comply with section [10-15-10](#), "Clear Vision Area; Corner Lots", of this title.
5. Utility Easements: If the building encroaches upon any easements, letters shall be submitted in conjunction with a building permit, from all affected easement holders stating that:
- a. The easement has been abandoned and vacated by the affected entity; or
 - b. The easement holder is authorizing the placement of the permanent structure subject to the superior interest of the easement holder and may be required to be relocated at the property owner's expense to accommodate such interest.

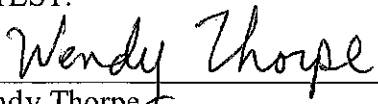
SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 24th day of June, 2025.


Guy Fugal, Mayor

ATTEST:


Wendy Thorpe



Motion: Council Member LeMone

Second: Council Member Andersen

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	<u>X</u>	_____	_____	_____
Steve Rogers	<u>X</u>	_____	_____	_____
Eric Jensen	<u>X</u>	_____	_____	_____
Cyd LeMone	<u>X</u>	_____	_____	_____
Todd Williams	<u>X</u>	_____	_____	_____

CERTIFICATE OF POSTING ORDINANCE
Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. 2025-09 was posted on the State (<http://pmn.utah.gov>) website on this 25 day of June, 2025.

Dated this 25 day of June, 2025.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder