

WEST BOUNTIFUL CITY

ORDINANCE #506-25

AN ORDINANCE AMENDING THE WEST BOUNTIFUL MUNICIPAL CODE 17.24.050 RELATED TO REAR YARD SETBACKS IN THE R-1-10 ZONE

WHEREAS, West Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-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 rear yard setbacks in the R-1-10 zone; and


WHEREAS, the West Bountiful Planning Commission held a public hearing on August 26th, 2025, to consider the proposed modifications, and forwarded a positive recommendation to the City Council on September 9th.

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.

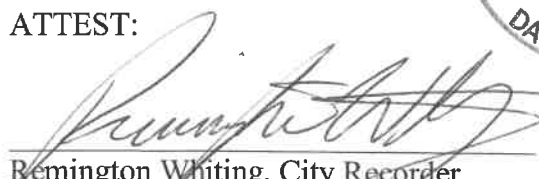
Adopted September 16, 2025.

By:


Mark Preece, Mayor Pro-Tem

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

ATTEST:


Remington Whiting, City Recorder



17.24.050 Yard Regulations

4. Rear yard.

- a. The minimum rear yard setback for all main structures is thirty (30) feet, except as otherwise allowed in this section.
- b. ~~If all or a portion of a lot's front lot line is contiguous with the curve of a cut-de-sac, t~~
The main structure may encroach up to ten (10) feet into the rear yard setback as long as it meets each of the following requirements:
 - 1) The encroachment does not exceed a total of 300 square feet of the rear yard setback area; and,
 - 2) The encroachment maintains compliance with all setback requirements for side yards and street side yards; and,
 - 3) The combination of the encroachment and any accessory structure(s) does not cover more than thirty-five percent (35%) of the rear yard; or, on a corner lot, the combined rear yard and street side yard behind the main structure (see WBMC 17.24.050.F(f)).

**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. 506-25 was duly
passed and posted on the Utah Public Notice Website, the City Website,
and at West Bountiful City Hall on September 17th, 2025.*


Remington Whiting, City Recorder

DATE: 09/17/25