

# 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 26<sup>th</sup>, 2025, to consider the proposed modifications, and forwarded a positive recommendation to the City Council on September 9<sup>th</sup>.

**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.

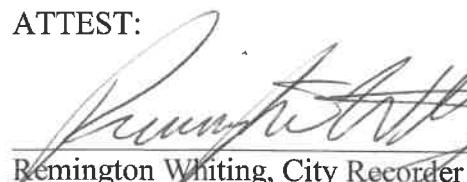
By:



Mark Preece, Mayor Pro-Tem

Voting by the City Council: AYE NAY  
Councilmember Ahlstrom Exused  
Councilmember Butterfield ✓  
Councilmember Enquist ✓  
Councilmember Nielsen ✓  
Councilmember Preece ✓

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 cul-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 17<sup>th</sup>, 2025.*

  
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*Remington Whiting, City Recorder*

DATE: 09/17/25