



NOTICE OF ORDINANCE ADOPTION

Notice is hereby given that the City Council of the City of North Salt Lake approved the following Ordinances on December 2, 2025:

- Ordinance 2025-19 – amending Title 10 Land Use Ordinance, Sections 10-10-3 and 10-19-17 pertaining to the maximum size of and minimum setbacks for an accessory structure in all Residential Zones.
- Ordinance 2025-20 – amending Title 10 Land Use Ordinance, Chapters 10 and 12 pertaining to building envelopes for lots within the sensitive area district and geologic hazards.

A copy of the approved Ordinances are available on the Public Notice Website <https://www.utah.gov/pmn/>, at City Hall, or on the City's website at www.nslcity.org.

Dated this 3rd day of December, 2025

/s/Wendy Page, City Recorder

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing class A notice of Ordinance adoption was posted on the Utah Public Notice website, City website, and at City Hall located at 10 East Center Street, North Salt Lake UT 84054, pursuant to Utah Code Annotated §10-3-711 and §63G-30-102.

Dated this 3rd day of December, 2025.


Wendy Page, City Recorder



ORDINANCE NO. 2025-19

**AN ORDINANCE AMENDING TITLE 10 LAND USE ORDINANCE,
SECTIONS 10-10-3 AND 10-19-17 PERTAINING TO THE MAXIMUM
SIZE OF AND MINIMUM SETBACKS FOR AN ACCESSORY
STRUCTURE IN ALL RESIDENTIAL ZONES**

WHEREAS, the City of North Salt Lake is an incorporated city in Davis County Utah;
and

WHEREAS, the City Council of North Salt Lake has received a request to amend the Code related to the maximum size for an accessory structure in residential zones; and

WHEREAS, the City Code conflicts with the International Building Code with regard to minimum setbacks for accessory structures; and

WHEREAS, the Planning Commission of North Salt Lake held a public hearing on the proposed amendments on November 25, 2025 and received favorable public comments and recommended the proposed amendments to the City Council; and

WHEREAS, the City Council of North Salt Lake finds the proposed amendments are also in accord with the comprehensive general plan, goals and policies of the City; and

WHEREAS, the City Council of North Salt Lake finds that changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this Title; and

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake City Code, be amended at this time.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North Salt Lake as follows:

Section 1. Code Amendment. Pursuant to Utah Code 10-20-502, Title 10 Land Use Ordinance is hereby amended as follows:

- a. Sections 10-10-3 and 10-19-17 are hereby amended as shown in the attached Exhibit "A";

Section 2. Effective Date. This Ordinance shall take effect upon posting as required in Utah Code 10-3-713.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 2nd day of December 2025.



CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin
Council Member Clayton
Council Member Jackson
Council Member Knowlton
Council Member Van Langeveld

aye
aye
aye
aye
aye

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2025-19 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this 3rd day of December, 2025.

Wendy Page, City Recorder



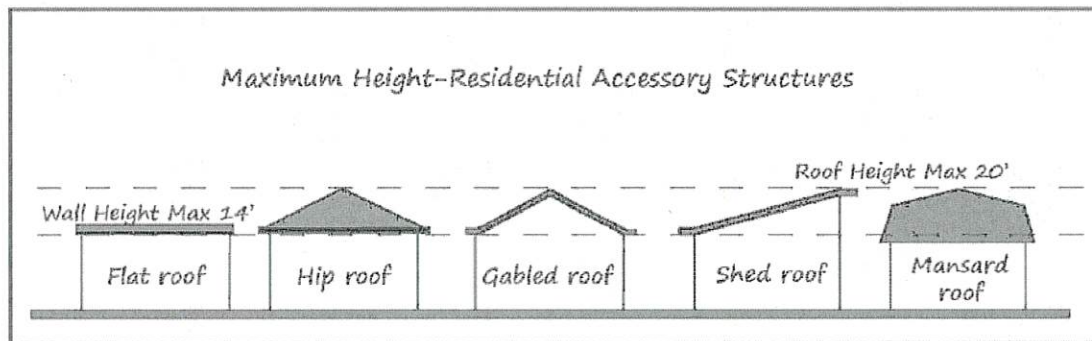
[Seal]

10-19-17: RESIDENTIAL:

C. Residential Structures:

1. Minimum Height Of Dwellings: No dwelling or structure containing a dwelling shall be erected to a height less than one (1) story above grade. (Ord. 2018-11, 10-2-2018)

2. Maximum Height And Floor Area Of Accessory Buildings: No building which is accessory to a one-family, two-family, three-family or four-family dwelling shall be erected to a height greater than one story, fourteen feet (14') to the top of the wall plate and no higher than twenty feet (20') to the highest point of the building roof or coping, nor be taller than the primary structure. For lot sizes one-half acre or less, the maximum square foot floor area of an accessory building is fifty percent (50%) of the footprint of the principal building to which it is accessory. For lots sizes greater than one-half acre, the maximum square foot floor area shall be no greater than the footprint of the principal building. An accessory structure greater than eight hundred sq. ft. (800) must meet the minimum of side yard required by the zone for the principal building and a rear yard setback of ten feet (10'), unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed rear yard setback shall be five feet (5').



3. Area Of Accessory Buildings: No accessory building or group of accessory buildings in any Residential District shall cover more than twenty five percent (25%) of the rear yard. (Ord. 2018-14, 11-20-2018; amd. Ord. 2025-06, 4-1-2025)

10-10-3: USE REGULATIONS:

	ZONE				
	R1-12	R1-10	R1-7	RM-7	RM-20
Rear Yard Regulations (in feet)					
Accessory buildings (may be reduced to one-three feet (13') feet if all roof drainage stays on the lot, the walls of the building have a one (1) hour fire rating with no windows or doors adjacent to the property line, and the building is a minimum of ten (10) feet from any dwelling on adjacent lot.	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>
Side Yard Regulations (in feet)					
The minimum side yard in feet for an accessory building, (May be reduced to one three feet (13') feet if all roof drainage stays on the lot, the walls of the building have a one (1) hour fire rating with no windows or doors adjacent to the property line, and the building is a minimum of ten (10) feet from any dwelling on adjacent lot.)	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>

ORDINANCE NO. 2025-20

**AN ORDINANCE AMENDING TITLE 10 LAND USE ORDINANCE,
CHAPTERS 10 AND 12 PERTAINING TO BUILDING ENVELOPES FOR LOTS
WITHIN THE SENSITIVE AREA DISTRICT AND GEOLOGIC HAZARDS**

WHEREAS, the City of North Salt Lake is an incorporated city in Davis County Utah;
and

WHEREAS, the City Council of North Salt Lake has determined that clarification is necessary for the provision of building envelopes on lots located in the Sensitive Area District;
and

WHEREAS, the Planning Commission of North Salt Lake held a public hearing on the proposed amendments on November 25, 2025 and recommended the proposed amendments to the City Council; and

WHEREAS, the City Council of North Salt Lake finds the proposed amendments are also in accord with the comprehensive general plan, goals and policies of the City; and

WHEREAS, the City Council of North Salt Lake finds that changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this title; and

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake City Code, be amended at this time.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North Salt Lake as follows:

Section 1. Code Amendment. Pursuant to Utah Code 10-20-502, Title 10 Land Use Ordinance is hereby amended as follows:

- a. Sections 10-1-39, 10-12-2, 10-12-4, 10-12-22 and 10-12-24 are hereby amended as shown in the attached Exhibit "A";

Section 2. Effective Date. This Ordinance shall take effect upon posting as required in Utah Code 10-3-713.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 2nd day of December 2025.



CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin
Council Member Clayton
Council Member Jackson
Council Member Knowlton
Council Member Van Langeveld

aye
aye
aye
aye
aye

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2025-20 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this 3rd day of December, 2025.

Wendy Page, City Recorder



[Seal]

10-1-39: DEFINITIONS:

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure", the words "used" or "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual; the word "lot" includes the words plot or parcel. An asterisk (*) at the definition means that the word is defined in the State Code. Words used in this title, but not defined herein, shall have the meaning as defined in any other ordinance adopted by the City.

GEOLOGIC HAZARD:

- A. A surface fault rupture;
- B. Shallow groundwater;
- C. Liquefaction;
- D. A landslide;
- E. A debris flow;
- F. Unstable-Problem soil;
- G. A rockfall; or
- H. Any other geologic condition that presents a risk:
 - 1. To life;
 - 2. Of substantial loss of real property; or
 - 3. Of substantial damage to real property.

Geologic Hazard Study:

A "Geologic Hazard Study" shall contain both engineering geology and geotechnical engineering analyses, if applicable, to the proposed use for which applicant is seeking approval and shall consider, as appropriate, Geologic Hazards as defined in this Chapter. The engineering geology analysis shall be performed under the direct supervision of a qualified engineering geologist as defined in section 10-12-6. The geotechnical engineering analysis shall be performed under the direct supervision of a qualified geotechnical engineer as defined in section 10-12-5. The study should be a collaborative effort between the engineering geologist and geotechnical engineer.

LOT:

A parcel or unit of land abutting a public street or approved private street, described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a subdivision plat map, planned unit development plot map, or condominium lot map, provided it is created pursuant to this title.

LOT AREA: The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this title, excluding any area within an existing street right-of-way, or any area required as open space under this title, and including the area of any easements.

LOT AREA,
BUILDABLE: The buildable area of a lot shall be designated as follows:

1. The portion of a lot remaining after required yards, utility easements, scenic easements, or other rights of way have been provided;
2. The area designated as the buildable area or building envelope on an approved subdivision plat where the slope is which is less than thirty percent (30%) slope or less, or as provided in Section 10-12-22;
3. Any portion of the lot not defined as nonbuildable.

LOT AREA,
NONBUILDABLE: The nonbuildable area of a lot shall be designated as follows:

1. Any portion of a lot defined as nonbuildable under Title 10, Chapter 12;
2. Any portion of a lot defined as nonbuildable by an applicant's approved geotechnical studyGeologic Hazard Study meeting the requirements set forth herein;
3. Any portion of a lot outside the defined building envelope with slopes which-that are greater than thirty percent (30%) or greater as provided in Section 10-12-22;
4. Any portion of a lot included within a defined building envelope on a plat which have that has slopes which-that are greater than thirty percent (30%) or greater, except as provided in Section 10-12-22; or
5. Any portion of a lot with known or reasonably known geologic hazards that cannot be reasonably mitigated to an acceptable level, as concluded by an applicant's approved site-specific Geologic Hazard Study.

NONBUILDABLE AREA: See: LOT AREA, NONBUILDABLE

~~The nonbuildable area of a lot shall be designated as follows:~~

- ~~1. Any portion of a lot defined as nonbuildable under Title 10, Chapter 12;~~
- ~~2. Any portion of a lot defined as nonbuildable by an approved geotechnical study;~~
- ~~3. Any portion of a lot with slopes which are thirty percent (30%) or greater;~~
- ~~4. Any portion of a lot included within a defined building envelope on a plat which have slopes which are thirty percent (30%) or greater; or~~
- ~~5. Any portion of a lot with known or reasonably known geologic hazards.~~

PROBLEM

SOILS:

Soils which may present a hazard from specific soil and/or rock properties, such as collapsible soil, corrosive soil and rock, land subsidence and earth fissures, soluble soil and rock or unstable soils.

Chapter 12: SENSITIVE AREA DISTRICT (SA) AND GEOLOGIC HAZARDS

10-12-2: DEFINITIONS:

BUILDABLE AREA: Based on an applicant's approved accepted engineering geology reportGeologic Hazard Study, the portion of a site not impacted by geologic hazards, or the portion of a site where it is concluded the identified geologic hazards can be mitigated to a level where risk to human life, property and city infrastructure are reduced to an acceptable and reasonable level and where structures may be safely sited, or as otherwise defined in Section 10-1-39.

NONBUILDABLE AREA: That portion of a site ~~which a geologic hazards report~~that an applicant's approved Geologic Hazards Study has concluded may be impacted by geologic hazards that cannot be reasonably mitigated to an acceptable level, and where the siting of habitable structures, structures requiring a building permit, or critical facilities, is not permitted, or as otherwise defined in Section 10-1-39.

10-12-4: RESPONSIBILITY FOR GEOLOGIC HAZARD STUDIES:

~~A. Geologic hazard studies often involve both engineering geology and geotechnical engineering. Engineering geologic studies shall be performed under the direct supervision of a qualified engineering geologist. Geotechnical engineering studies shall be performed under the direct supervision of a qualified geotechnical engineer.~~

~~BA.~~ Project developers, ~~and~~ their consultants and lot owner applicants shall present the results of any ~~geologic~~Geologic hazard-Hazard study-Study in compliance with this chapter, its appendices and the latest guidelines adopted by the Utah ~~geological~~Geological surveySurvey. The standards set forth in the appendices to this chapter are the city's minimum requirements, but may be made more restrictive (in specific, fact sensitive circumstances) by the DRC based on recommendations of the city engineer, in collaboration with the City and applicant's or city geologic consultants, or designee, if compelling evidence becomes available from an applicant's approved Geologic Hazard Study that suggests more stringent requirements are appropriate. In addition, the appendices shall not supersede other more stringent requirements that may be required by other regulatory agencies or governmental entities that have jurisdiction.

~~CB.~~ Building permits on single lots:

1. Any lot, whether or not in platted subdivisions, ~~which-that~~ is in the sensitive lands overlay area, or otherwise meets the criteria defined herein, shall be submitted with a site specific Geologic Hazard Study containing both engineering geologic hazard and geotechnical engineering analysis geotechnical report in accordance with chapter 18 of the ~~international~~International building Building code-Code (IBC) and any engineered construction plan which has been designed in compliance with the recommendations made within the ~~geotechnical report~~Geologic Hazard Study for site excavation,

grading, slope stability, structural components, landscaping, or any other geologic hazard mitigation specified.

2. The building permit may be issued administratively after it is determined that the lot may be developed in accordance with the intent of this chapter.

3. The building official shall require the geotechnical firm to observe the excavation of the site and submit verification of soil conditions and suitability of the site for construction.

4. If the only hazard associated with the site is high liquefaction, then the applicant must submit a soils report with recommendations for control of subsurface water as well as footing and foundation design. (Ord. 2015-16, 10-20-2015)

10-12-22: LOT STANDARDS AND IDENTIFICATION OF BUILDING ENVELOPE:

In order to facilitate the preservation of slopes, natural terrain and vegetation, or avoidance of geologic hazards, all subdivision lots shall identify a building envelope when any portion of the lot for an elevation change eight feet (8') or greater exceeds fifteen percent (15%) slope. the minimum depth of a lot in feet, as regulated in this title may be modified by the City Council upon recommendation by the Planning Commission. The resulting area must contain a "buildable area" as defined by section 10-1-47-10-1-39 of this title, "Lot Area, Buildable".

A. Building Envelope Determination: In determining the extent of building envelopes for site plans, subdivision lots, or other construction projects, building envelopes shall exclude:

1. required building setbacks;
2. easements and rights of ways;
3. any areas with known, geologic hazards that have not or will not be mitigated as a condition of construction;
4. areas greater than thirty percent (30%) slope, as measured in accordance with Section 10-12-24, except as provided for in subsection B below;
5. areas of critical vegetation as identified in the applicant's approved Geologic Hazard Study which prevent erosion that cannot otherwise be mitigated;
6. areas which have been designated for avoidance in the applicant's approved Geologic Hazard Study unless appropriately mitigated using the engineered methods described in the Geologic Hazard Study.

B. Building envelopes with slopes greater than thirty percent (30%) and less than fifty percent (50%):

1. Existing subdivision lots with identified building envelopes that include slopes greater than thirty percent (30%) and less than fifty percent (50%) may only be disturbed in compliance with the recommendations contained within the applicant's approved Geologic Hazard Study that includes detailed site-specific slope stability modeling and is prepared by a qualified engineering geologist and geotechnical engineer. The study shall be prepared in accordance with this chapter and shall meet all requirements of section 10-12-33-2 (Appendix B, Minimum Standards for Slope Stability Analysis) including meeting the minimum acceptable factors of safety, as well as the requirements of all other sections of this title, the city's building code and all other applicable ordinances.
2. New subdivision lots may be approved with building envelopes which contain areas of slopes greater than thirty percent (30%) and less than fifty percent (50%), provided, however, that such

areas may only be disturbed in compliance with the recommendations contained within an approved Geologic Hazard Study prepared by applicant's selected geologist and geotechnical engineer that includes site-specific slope stability modeling. All areas within the proposed building envelope having slopes greater than thirty percent (30%) may not exceed twenty-five percent (25%) of the total buildable envelope area, provided, however, that a minimum of 5,000 square feet of the building envelope shall have a slope of less than thirty percent (30%), as measured in section 10-12-24, below.

3. No building permit shall be issued for construction within those areas of the building envelope which have slopes greater than thirty percent (30%) and less than fifty percent (50%) without approval of a site-specific Geologic Hazard Study that demonstrates and recommends that the proposed retaining walls, grading, structures, or other improvements meet the slope stability factors of safety.

A-C. Building Permit and Site Plan Applications: The ~~developer applicant~~ shall indicate on the site plan ~~and subdivision plat for the site or project, the maximum designated~~ building envelope, ~~or and~~ area of ultimate land/vegetation disturbance, ~~including designation of the building envelope's distance from the lot or site boundary lines, which that~~ will be caused by the proposed structure and its appurtenances. Prior to the beginning of any type of land disturbance or construction on a given lot, the contractor performing the work is responsible for identifying the building envelope in the field by marking of the building envelope perimeter. The building official may require markers to be surveyed when deemed necessary or appropriate. Marking of the building envelope shall be inspected by the City's building division prior to commencement of any land disturbance activity on the lot. (Ord. 2015-16, 10-20-2015)

10-12-24: SLOPE PROTECTION EASEMENTS:

The developer shall provide slope protection easements for all critical slopes (native or constructed) as part of the project. Critical slopes shall include slopes ~~which that are greater than average~~ thirty percent (30%) ~~or higher~~ for an elevation change ~~five-eight~~ feet (5'-8') or greater. ~~The City Engineer may declare in writing o~~ Other slopes ~~less than of~~ thirty percent (30%) ~~or less, may shall be designated by the City based upon the recommendations in the applicant's approved Geologic Hazard Study~~ as critical slopes due to geologic hazard, ~~soil stability unstable soils~~, drainage flows, vegetation conditions or designated open space. Slope protection easements shall be provided ~~by both indicating that are indicated them~~ on the final plat ~~and or~~ by separate recordable easement for each individual lot where the easements are located, ~~as designated by a site-specific approved Geologic Hazard Study as performed by the developer's engineering geologist and geotechnical engineer~~. Such individual easements shall be accompanied by a map indicating areas where land disturbance is prohibited. Easements for individual lots shall be recorded simultaneously with or prior to the recordation of the final subdivision plat. (Ord. 2015-16, 10-20-2015)