

ORDINANCE NO. 2026 - 01

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING SECTION 10-1-6 OF THE LAVERKIN CITY CODE, BY REMOVING, ADDING / INSERTING CERTAIN TERMS AND DEFINITIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of LaVerkin, Utah has previously enacted Section 10-1-6 of the LaVerkin City Code; and

WHEREAS, said City Council now deems it necessary and desirable to amend the provisions of said Section 10-1-6; and

WHEREAS, said City Council having determined, after notice and public hearing as required by law, that said amendments to Section 10-1-6 are in the best interests of the residents of the City of LaVerkin,

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that Section 10-1-6 of the LaVerkin City Code shall be, and is hereby, amended as follows:

1. The following terms/definitions shall be added to Section 10-1-6:

*ACCESSORY BUILDING OR ACCESSORY STRUCTURE: Means a building or structure located on the same lot as the primary structure that is subordinate to, and the use of which is incidental to, that of the primary building or structure. An accessory building or structure is a non-habitable building or structure. Accessory buildings or structures in residential zones shall be a maximum of one story in height*

*ATTACHED TO THE PRIMARY BUILDING: means a structure or unit is physically connected to the main building by a shared wall, floor, roof, and often includes a door providing interior access. This connection makes it an extension of the main house rather than a separate, stand-alone structure.*

*LOT COVERAGE - Means the total area of a lot covered by any structure or building on the lot. Lot coverage does not mean or shall not mean typical lot landscaping, a pool or patio cove*

2. The following definitions/phrases shall be deleted from Section 10-1-6:

*DETACHED ACCESSORY DWELLING UNIT (DADU): An accessory dwelling unit created or established and operated or used: (a) outside of a primary dwelling or residence, and having its own separate outside entrance; and (b) within the appropriate and relevant setbacks established by law or ordinance, and not encumbering dedicated rights-of-way; and (c) in accordance with the provisions of Section 10-7-22.*

*ACCESSORY USE OR STRUCTURE: A use or structure on the same lot and of a nature customarily incidental and subordinate to the principal use or structure.*

3. Except as modified hereby, all other terms/definitions of Section 10-1-6 shall remain in full force and effect.

BE IT FURTHER ORDAINED that this ordinance shall take effect at the earliest possible time after publication and posting as required by law.

PASSED AND APPROVED by the City Council of La Verkin , Utah, this 21st day of January, 2026.

  
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Kelly B. Wilson, Mayor

ATTEST:

  
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Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the 21<sup>st</sup> day of January 2026, whereupon a motion to adopt said Ordinance was made by John Valenti and seconded by Scot Pectol.

A roll call vote was then taken with the following results:

NAME	VOTE
<u>John Valenti</u>	<u>Yes</u>
<u>Amanda Barr</u>	<u>Yes</u>
<u>Scot Pectol</u>	<u>Yes</u>
<u>Darren Prince</u>	<u>Yes</u>
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Nancy Cline, City Recorder