

ORDINANCE NO. 2026- 02

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING THE MODIFYING REGULATIONS IN SECTIONS 10-6A-5, 10-6B-5, 10-6C-5, 10-6D-5, AND 10-6D1-5 OF THE LAVERKIN CITY CODE

WHEREAS, the City Council of LaVerkin, Utah has previously enacted modifying regulations in sections 10-6A-5, 10-6B-5, 10-6C-5, 10-6D-5, AND 10-6D1-5 of the LaVerkin City Code; and

WHEREAS, said City Council now deems it necessary and desirable for the preservation and protection of the health, safety, and welfare of the residents of LaVerkin, Utah, that said modifying regulations be amended; and

WHEREAS, after notice and public hearing required by law, said City Council has determined that said amendments are in the best interest and welfare of the residents of LaVerkin, Utah;

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah, that Section 10-6A-5, Section 10-6B-5, Section 10-6C-5, Section 10-6D-5, and Section 10-6D1-5 are hereby amended as follows:

1. Amendment of Section 10-6A-5. Sections 10-6A-5 A. and 10-6A-5 B. are hereby amended to read as follows:

10-6A-5: MODIFYING REGULATIONS:

A. Side Yards: Private garages and other accessory buildings located at least ten feet (10') behind the main building shall have a side setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, except that the street side setback on a corner lot shall be the same as the front setback required for the zoning district.

B. Rear Yards: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist (Ord. 2008-07, 5-7-2008)

2. Amendment of Section 10-6B-5: Sections 10-6B-5 A. and 10-6B-5 B. are hereby amended to read as follows:

10-6B-5: MODIFYING REGULATIONS:

A. Side Yard: Private garages and other accessory buildings located at least ten feet (10') behind the main building shall have a side setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, except that the street side yard of a corner lot shall be the same as the front setback required for the zoning district.

B. Rear Yards: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, provided that on corner lots

rearing on the side of another lot, the minimum rear yard for all buildings shall be ten feet (10'). (Ord. 2008-07, 5-7-2008)

3. Amendment of Section 10-6C-5: Sections 10-6C-5 A. and 10-6C-5 B. are hereby amended as follows:

10-6C-5: MODIFYING REGULATIONS:

A. Side Yard: Private garages or other accessory buildings located at least ten feet (10') behind the main building shall have a side setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist

B. Rear Yard: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist

4. Amendment of Section 10-6D-5: Sections 10-6D-5 A. and 10-6D-5 B. are hereby amended to read as follows:

10-6D-5: MODIFYING REGULATIONS:

A. Side Yards: Accessory buildings shall have a minimum side yard of ten feet (10'). Private garages located at least ten feet (10') behind the main building shall have a side yard of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, except on the street side of a corner lot, which shall be the same as the front yard setbacks.

B. Rear Yards: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist (Ord. 2008-07, 5-7-2008)

5. Amendment of Section 10-6D1-5: Section 10-6D1-5 A. and 10-6D1-5 B. are hereby amended as follows:

10-6D1-5: MODIFYING REGULATIONS:

A. Side Yard: Private garages and other accessory buildings located at least ten feet (10') behind the main building shall have a side setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist, except that the street side yard of a corner lot shall be the same as the front setback required for the zoning district.

B. Rear Yards: Private garages and accessory buildings located at least ten feet (10') behind the main building shall have a rear setback of five feet (5') if no utilities exist in the setback or seven and one-half feet (7.5') if utilities exist (Ord. 2008-07)

6. Except as modified hereby, all other terms and conditions of Section 10-6A-5, Section 10-6B-5, Section 10-6C-5, Section 10-6D-5, and Section 10-6D1-5 shall remain in full force and effect.

