



Washington City Council
Workshop Meeting Agenda
March 25, 2026

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Workshop Meeting on **Wednesday, March 25, 2026 at 4:00 P.M.** hosted at Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. Approval of the Agenda
2. Internal Accessory Dwelling Units
3. Detached Structures
4. Supplementary and Qualifying Regulations
5. Swimming Pool Safety Requirements
6. Closed Session
7. Adjournment

POSTED on this 19th day of March 2026
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

Washington City staff would like to discuss the following ordinances with the City Council to get feedback regarding proposed changes. Proposed changes have been included in a separate document. Below is an overview of proposed changes regarding the following ordinances:

- Internal Accessory Dwelling Units
- Modifying Regulations for the Agricultural, Residential Agricultural and R-1 Zones
- Supplementary and Qualifying regulations
- Fencing of Swimming Pools

- IADU proposed changes

- **9-8A-9: INTERNAL ACCESSORY DWELLING UNIT (IADU): - RA zones**
- **9-8B-8: INTERNAL ACCESSORY DWELLING UNIT (IADU): - R-1 zones**

-Currently, IADU's are only allowed on 6k square foot lots. Proposed changes would allow IADU's on any lot size with the requirement that the IADU would be under the roofline of the main residence and meet setback requirements for the applicable zone.

-Other changes are clerical / definition oriented to create a concise understanding of IADU's. For example replacing the word "dwelling" to "residence" to avoid confusion when speaking about internal accessory dwelling units and the primary residence

-Lastly, the current code does not incorporate the needed verbiage prohibiting IADU's to be used as a nightly rental. Proposed verbiage matches the DADU verbiage

The proposed changes are intended to create consistency throughout the AG, RA and R-1 zones. An overview of the proposed changes for each zone are as follows:

- Modifying Regulations proposed changes

- **9-7-6: MODIFYING REGULATIONS: AG zones**
- **9-8A-6: MODIFYING REGULATIONS: RA zones**
- **R-1: MODIFYING REGULATIONS: R-1 zones**

-AG zone. The modifying regulations for the AG zone have not been updated since 2004 while they have been updated in the RA and R-1 zones. The proposed changes are intended to better align with the changes that have been made in the RA and R-1 zones.

-Proposed changes are intended to better define the height of accessory structures and the required 3 foot setback from property lines.

-Proposed changes include removing the 10 foot separation requirement from the main residence.

-RA and R-1 zone. The majority of the proposed changes are definition oriented to create a better understanding of detached structure requirements. The most significant changes include the following:

- Removing the 10 foot separation requirement from the main residence.

-Current code prohibits detached structures from being taller than the main residence. Proposed changes allow detached structures to be 25' feet tall and/or no taller than the existing residence whichever is greater. This is inline with the recent changes to the DADU code.

-Proposed changes include removing the requirement that the detached structure be setback 10 feet from the front corner of the main residence in the given side yard. This would allow detached structures closer to the front property line while maintaining setback requirements for that given zone.

-Proposed changes in regards to the side yard area in the RA zone include removing the limitation that the structure be a maximum of 50% of the square footage of the main residence. This requirement was removed a few years ago in the R-1 zone and not updated in the RA section.

The proposed changes are to repeal 9-14-8 and 9-14-10. Both of these ordinances are addressed in the modifying regulations. When the modifying regulations changed, these ordinances were not changed leaving conflict between ordinances.

- Supplementary and Qualifying Regulations proposed changes:

- 9-14-8 has been updated in other areas of the ordinance leaving this section outdated. Repealing this section would remove conflicting information in the different sections.

9-14-8: Repealed: AREA OF ACCESSORY BUILDINGS:

~~No accessory building nor group of accessory buildings in any residential district shall cover more than twenty five percent (25%) of the rear yard, unless an accessory building or group of accessory buildings covering more than twenty five percent (25%) are approved under a conditional use permit. (Ord. 2004-18, 6-9-2004)~~

9-14-10 has been updated in other areas of the ordinance leaving this section outdated. Repealing this section would remove conflicting information in the different sections.

9-14-10: Repealed: MAXIMUM HEIGHT OF ACCESSORY BUILDINGS:

~~Except for allowed agricultural buildings located in a zoning district that allows agricultural uses, 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 or twenty feet (20'), unless an additional story or height in excess of twenty feet (20') is approved under a conditional use permit. Accessory buildings exceeding one story or twenty feet (20') in height shall not encroach into the side yard or rear yard setbacks. (Ord. 2004-18, 6-9-2004)~~

4-6: Fencing of Swimming Pools

Washington City ordinance regarding fencing of swimming pools currently conflicts with state building requirements. Pool builders have asked about updating city ordinance so that it matches state building requirements. City Staff supports updating this Ordinance as it would create consistency for pool builders.

City Staff would like to propose Title 4 Chapter 6 read as follows:

4-6-1: Pool fencing shall be provided as per International (Utah State) Pool and SPA Code

If approved, below are the requirements that would apply regarding fencing of swimming pools:

State requirements regarding pools are as follows:

Section 305 Barrier Requirements

305.1 General

The provisions of this section shall apply to the design of [barriers](#) for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable [safety cover](#) complying with ASTM F1346 and swimming pools are equipped with a powered [safety cover](#) that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections [305.2](#) through [305.7](#).

305.1.1 Construction Fencing Required

The construction sites for in-ground swimming pools and spas shall be provided with construction fencing to surround the site from the time that any excavation occurs up to the time

that the permanent [barrier](#) is completed. The fencing shall be not less than 4 feet (1219 mm) in height.

305.2 Outdoor Swimming Pools and Spas

Outdoor pools and spas and indoor swimming pools shall be surrounded by a [barrier](#) that complies with Sections [305.2.1](#) through [305.7](#).

305.2.1 Barrier Height and Clearances

[Barrier](#) heights and clearances shall be in accordance with all of the following:

1. The top of the [barrier](#) shall be not less than 48 inches (1219 mm) above grade where measured on the side of the [barrier](#) that faces away from the pool or spa. Such height shall exist around the entire perimeter of the [barrier](#) and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required [barrier](#).
2. The vertical clearance between grade and the bottom of the [barrier](#) shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the [barrier](#) that faces away from the pool or spa.
3. The vertical clearance between a surface below the [barrier](#) to a solid surface, such as concrete, and the bottom of the required [barrier](#) shall not exceed 4 inches (102 mm) where measured on the side of the required [barrier](#) that faces away from the pool or spa.
4. Where the top of the pool or spa structure is above grade, the [barrier](#) shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the [barrier](#) is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the [barrier](#) shall not exceed 4 inches (102 mm).

305.2.2 Openings

Openings in the [barrier](#) shall not allow passage of a 4-inch-diameter (102 mm) sphere.

305.2.3 Solid Barrier Surfaces

Solid [barriers](#) that do not have openings shall not contain indentations or protrusions that form [handholds](#) and footholds, except for normal construction tolerances and tooled masonry joints.

305.2.4 Mesh Fence as a Barrier

Mesh fences, other than chain link fences in accordance with [Section 305.2.7](#), shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the [deck](#) or installed surface or grade.
2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not [permit](#) the fence to be lifted more than 4 inches (102 mm) from grade or decking.

3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall be not greater than 4 inches (102 mm) from grade or decking.
4. An attachment device shall attach each [barrier](#) section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye-type latch incorporating a spring-actuated retaining lever such as a safety gate hook.
5. Where a hinged gate is used with a mesh fence, the gate shall comply with [Section 305.3](#).
6. Patio [deck](#) sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.
7. Mesh fences shall not be installed on top of onground [residential](#) pools.

305.2.4.1 Setback for Mesh Fences

The inside of a mesh fence shall be not closer than 20 inches (508 mm) to the nearest edge of the water of a pool or spa.

305.2.5 Closely Spaced Horizontal Members

Where the [barrier](#) is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed $1\frac{3}{4}$ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm) in width.

305.2.6 Widely Spaced Horizontal Members

Where the [barrier](#) is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm).

305.2.7 Chain Link Dimensions

The maximum opening formed by a chain link fence shall be not more than $1\frac{3}{4}$ inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than $1\frac{3}{4}$ inches (44 mm).

305.2.8 Diagonal Members

Where the [barrier](#) is composed of diagonal members, the maximum opening formed by the diagonal members shall be not greater than $1\frac{3}{4}$ inches (44 mm). The angle of diagonal members shall be not greater than 45 degrees (0.79 rad) from vertical.

305.2.9 Clear Zone

Where equipment, including pool equipment such as pumps, [filters](#) and heaters, is on the same lot as a pool or spa and such equipment is located outside of the [barrier](#) protecting the pool or spa, such equipment shall be located not less than 36 inches (914 mm) from the outside of the [barrier](#).

305.3 Doors and Gates

Doors and gates in [barriers](#) shall comply with the requirements of Sections [305.3.1](#) through [305.3.3](#) and shall be equipped to accommodate a locking device. Pedestrian access doors and gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

305.3.1 Utility or Service Doors and Gates

Doors and gates not intended for pedestrian use, such as utility or service doors and gates, shall remain locked when not in use.

305.3.2 Double or Multiple Doors and Gates

Double doors and gates or multiple doors and gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device.

305.3.3 Latch Release

For doors and gates in [barriers](#), the door and gate latch release mechanisms shall be in accordance with the following:

1. Where door and gate latch release mechanisms are accessed from the outside of the [barrier](#) and are not of the self-locking type, such mechanism shall be located above the finished floor or ground surface in accordance with the following:
 - 1.1. At public pools and spas, not less than 52 inches (1219 mm) and not greater than 54 inches (1372 mm).
 - 1.2. At [residential](#) pools and spas, not less than 54 inches (1372 mm).
2. Where door and gate latch release mechanisms are of the self-locking type such as where the lock is operated by means of a key, an electronic opener or the entry of a combination into an integral combination lock, the lock operation control and the latch release mechanism shall be located above the finished floor or ground surface in accordance with the following:
 - 2.1. At public pools and spas, not less than 34 inches and not greater than 48 inches

(1219 mm).

2.2. At [residential](#) pools and spas, at not greater than 54 inches (1372 mm).

3. At private pools, where the only latch release mechanism of a self-latching device for a gate is located on the pool and spa side of the [barrier](#), the release mechanism shall be located at a point that is at least 3 inches (76 mm) below the top of the gate.

305.3.4 Barriers Adjacent to Latch Release Mechanisms

Where a latch release mechanism is located on the inside of a [barrier](#), openings in the door, gate and [barrier](#) within 18 inches (457 mm) of the latch shall not be greater than 1/2 inch (12.7 mm) in any dimension.

305.4 Structure Wall as a Barrier

Where a wall of a dwelling or structure serves as part of the [barrier](#) and where doors, gates or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and [labeled](#) as a water hazard entrance alarm in accordance with UL 2017.
2. In dwellings not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located at not less than 54 inches (1372 mm) above the finished floor.
3. In dwellings that are required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.
4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.
5. A [safety cover](#) that is listed and [labeled](#) in accordance with ASTM F1346 is installed for the pools and spas.
6. An [approved](#) means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 5.

305.5 Onground Residential Pool Structure as a Barrier

An onground [residential](#) pool wall structure or a [barrier](#) mounted on top of an onground [residential pool](#) wall structure shall serve as a [barrier](#) where all of the following conditions are present:

1. Where only the pool wall serves as the [barrier](#), the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of [Section 305.2](#) and the pool manufacturer allows the wall to serve as a [barrier](#).
2. Where a [barrier](#) is mounted on top of the pool wall, the top of the [barrier](#) is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the [barrier](#) on top of the wall comply with the requirements of [Section 305.2](#).
3. [Ladders](#) or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the [ladder](#) or steps are surrounded by a [barrier](#) that meets the requirements of [Section 305](#).
4. Openings created by the securing, locking or removal of [ladders](#) and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.
5. [Barriers](#) that are mounted on top of onground [residential pool](#) walls are installed in accordance with the pool manufacturer's instructions.

[305.6 Natural Barriers](#)

In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required [barriers](#) extend to and beyond the water's edge not less than 18 inches (457 mm), a [barrier](#) is not required between the natural body of water shoreline and the pool or spa.

[305.7 Natural Topography](#)

Natural topography that prevents direct access to the pool or spa area shall include but not be limited to mountains and natural rock formations. A natural [barrier approved](#) by the governing body shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections [305.2](#) through [305.5](#).

[305.8 Means of Egress](#)

Outdoor public pools provided with [barriers](#) shall have means of egress as required by [Chapter 10](#) of the [International Building Code](#).

9-8B-8: INTERNAL ACCESSORY DWELLING UNIT (IADU):

A. Purpose and Intent:

1. The purpose and intent of the internal accessory dwelling unit (IADU) is to provide for additional and affordable housing units located in residential zoning districts within the city.

2. An internal accessory dwelling unit is defined as a separate dwelling unit located entirely within a primary dwelling or within the footprint of a primary dwelling at the time the IADU is created in association with an owner-occupied single family detached dwelling on residentially zoned property, that is clearly incidental and accessory to the primary dwelling on the property. In addition to the standards described in this section, internal accessory dwelling units must adhere to the standards described in state code.

3. A primary dwelling is defined as a single-family detached dwelling that is occupied as the primary residence of the owner of record.

B. Permitted Zones: An internal accessory dwelling unit is a permitted use in all residential zones, subject to the standards set forth in this section.

C. General Standards: The following standards shall be adhered to for all internal accessory dwelling units:

1. Only one (1) internal accessory dwelling unit may exist on any qualifying residentially zoned lot.

2. The proposed property location for an internal accessory dwelling unit shall be a residential zoned lot that is a minimum of six thousand (6,000) square feet (or greater) in size.

3. The lot where the internal accessory dwelling unit is located must maintain the single-family appearance and character of the neighborhood. Internal accessory dwelling units shall be compatible in design and appearance with the primary dwelling on the property and shall not be located in detached structures connected only by a roofed passage connecting two separate buildings, such as a breezeway. Exterior doors to the internal accessory dwelling units shall be located on the primary dwelling so as to avoid the street-appearance of multiple unit entry doors on the primary dwelling's street-frontage.

4. The owner of the property must occupy the primary dwelling on the property.

5. Internal accessory dwelling units shall meet all applicable Health, Fire and Building Codes.

6. The internal accessory dwelling unit must contain complete cooking and bathroom facilities that are separate from the facilities located in the primary dwelling.

a. The cooking facility must contain:

(1) A sink and water faucet;

(2) Capacity for food refrigeration; and

(3) A commercially-manufactured appliance, such as a stove-top, range, or other similar appliance for cooking and preparation of food. Devices such as hot-plates, microwave ovens, and propane grills are not sufficient to meet this health, fire and building standard.

b. The bathroom facility must contain:

(1) A sink and water faucet;

(2) A toilet; and

(3) A shower and/or bathtub.

7. One additional off-street parking space shall be provided in addition to the required parking standards for the single-family residential lot. The parking space shall be a minimum of nine feet (9') wide and nineteen feet (19") long.

8. The total number of residents that reside in an internal accessory dwelling unit may not exceed the number allowed for a single-family dwelling.

9. If a garage or carport is converted to an interior accessory dwelling unit, the property owner must provide the required off-street parking spaces somewhere on the property in a manner that complies with all standards found within this Title.

10. Internal accessory dwelling units are not permitted within a "mobile home" as said definition is adopted by Utah Code 57-16-3, and as amended.

11. If rented, an internal accessory dwelling unit must be rented for a minimum of thirty-one (31) days or longer.

12. Under no circumstances, shall internal accessory dwelling units be used for nightly, short-term or vacation rental purposes. Rental periods of thirty (30) days or less are prohibited in an IADU.

13. A city license for the renting of the internal accessory dwelling unit is required.

C. Required Deed Restriction:

1. As a condition of securing a building permit for construction and/or a business license for an internal accessory dwelling unit being developed on a lot with an existing single-family residence; the property owner shall record against the deeded title to the subject property, a deed restriction, in a form provided by the city.

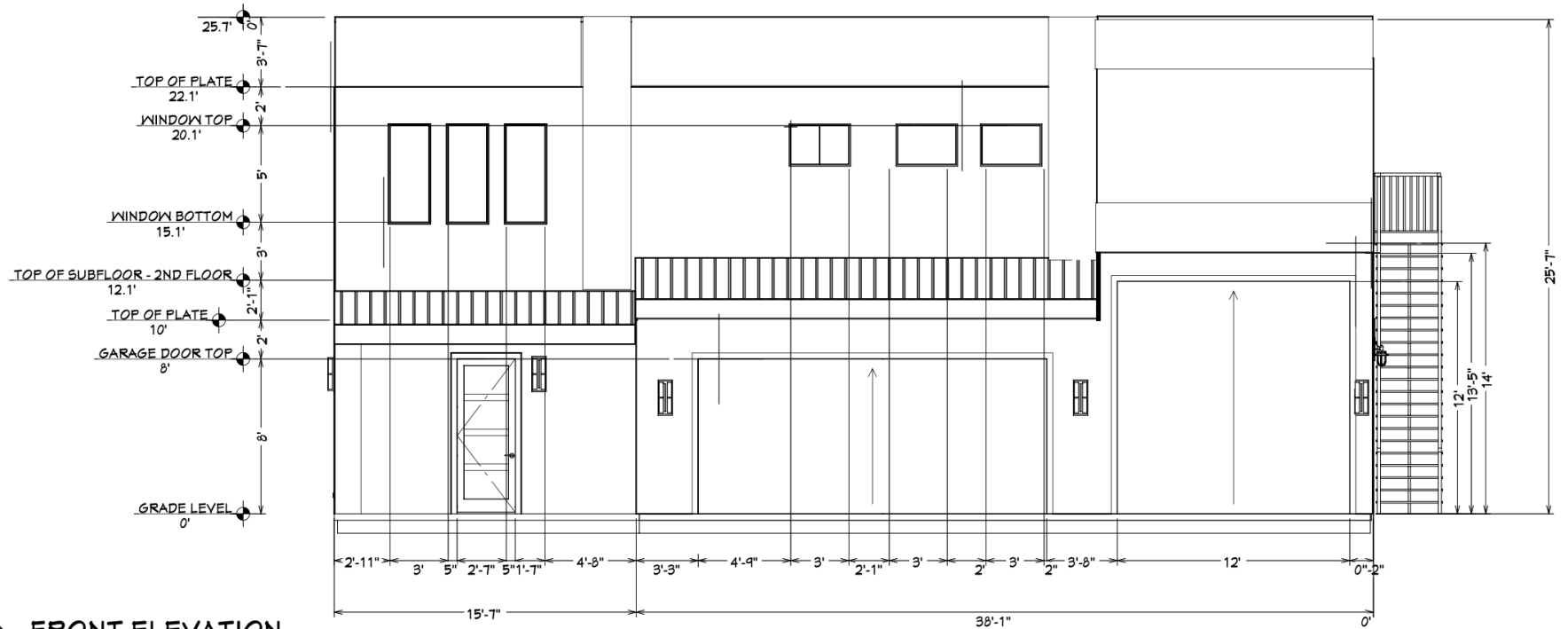
2. Proof that such a deed restriction has been recorded shall be provided to the Community Development Department prior to the issuance of the Certificate of Occupancy or a Business License for the internal accessory dwelling unit.

D. Penalty:

1. Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of the provision of this section, shall be guilty of an infraction, subject to penalty as provided in section 1-4-1 of this code. Any such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this ordinance is committed, continues or is permitted by such person, firm or corporation.

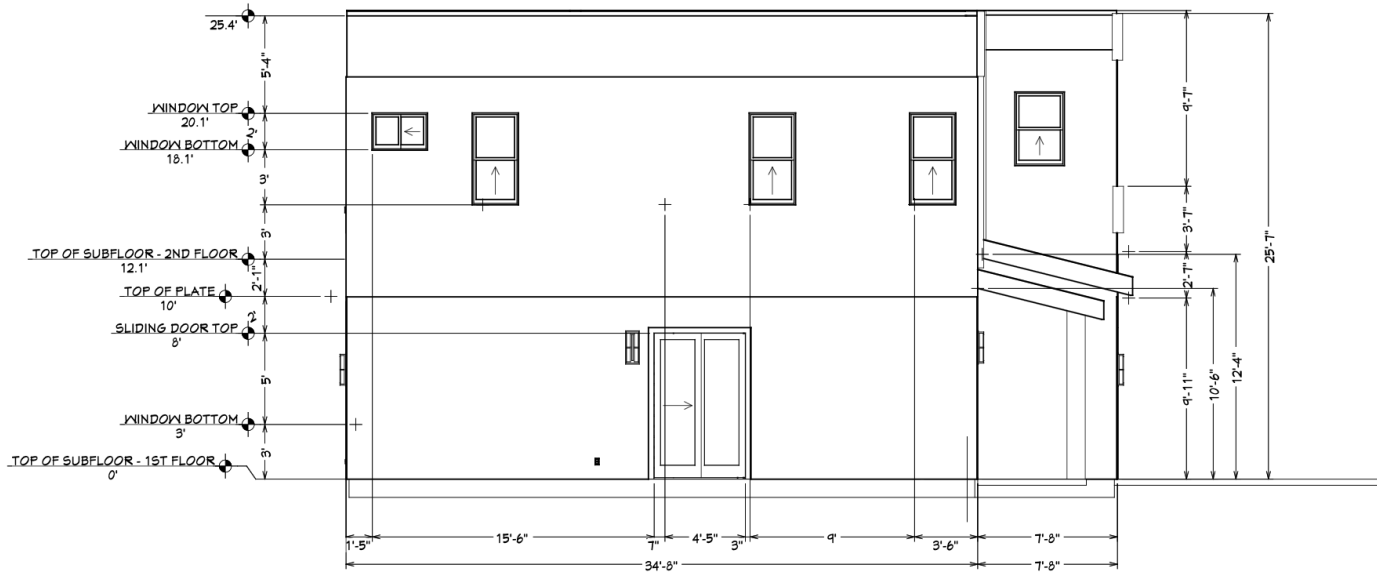
2. In addition, the city may hold a lien against a property that contains an internal accessory dwelling unit if the property owner violates any standard for operation of an internal accessory dwelling unit. The amount, notice, and procedure for the lien shall be in accordance with state law. (Ord. 2022-41, 7-13-2022)





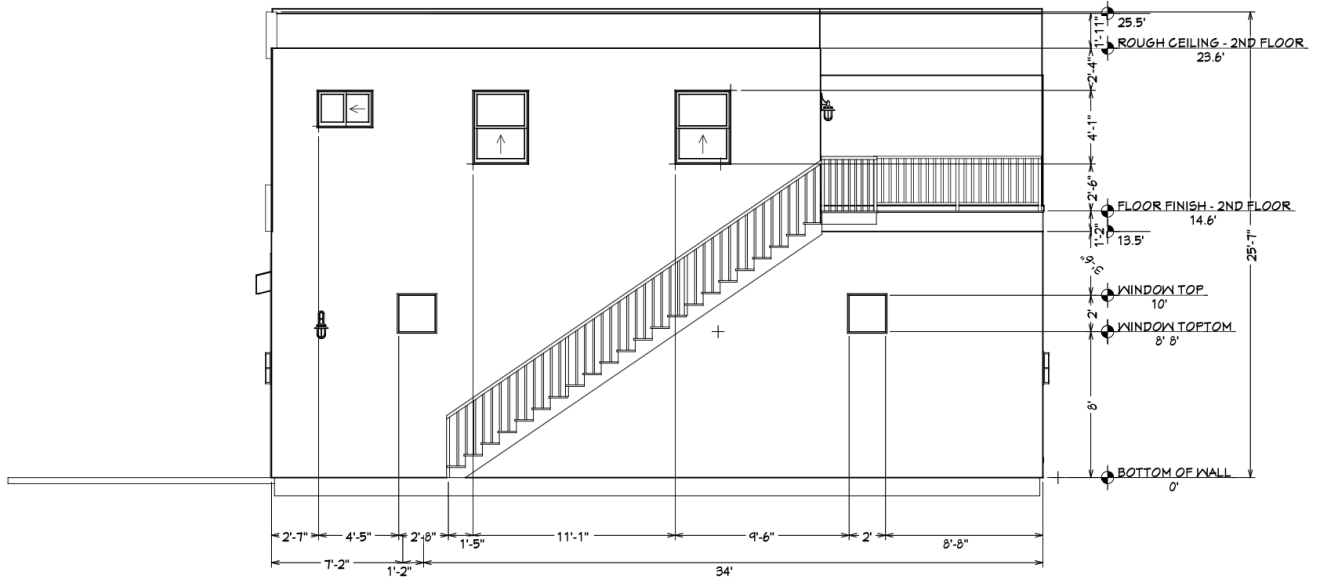
E1 FRONT ELEVATION
1/4"=1'





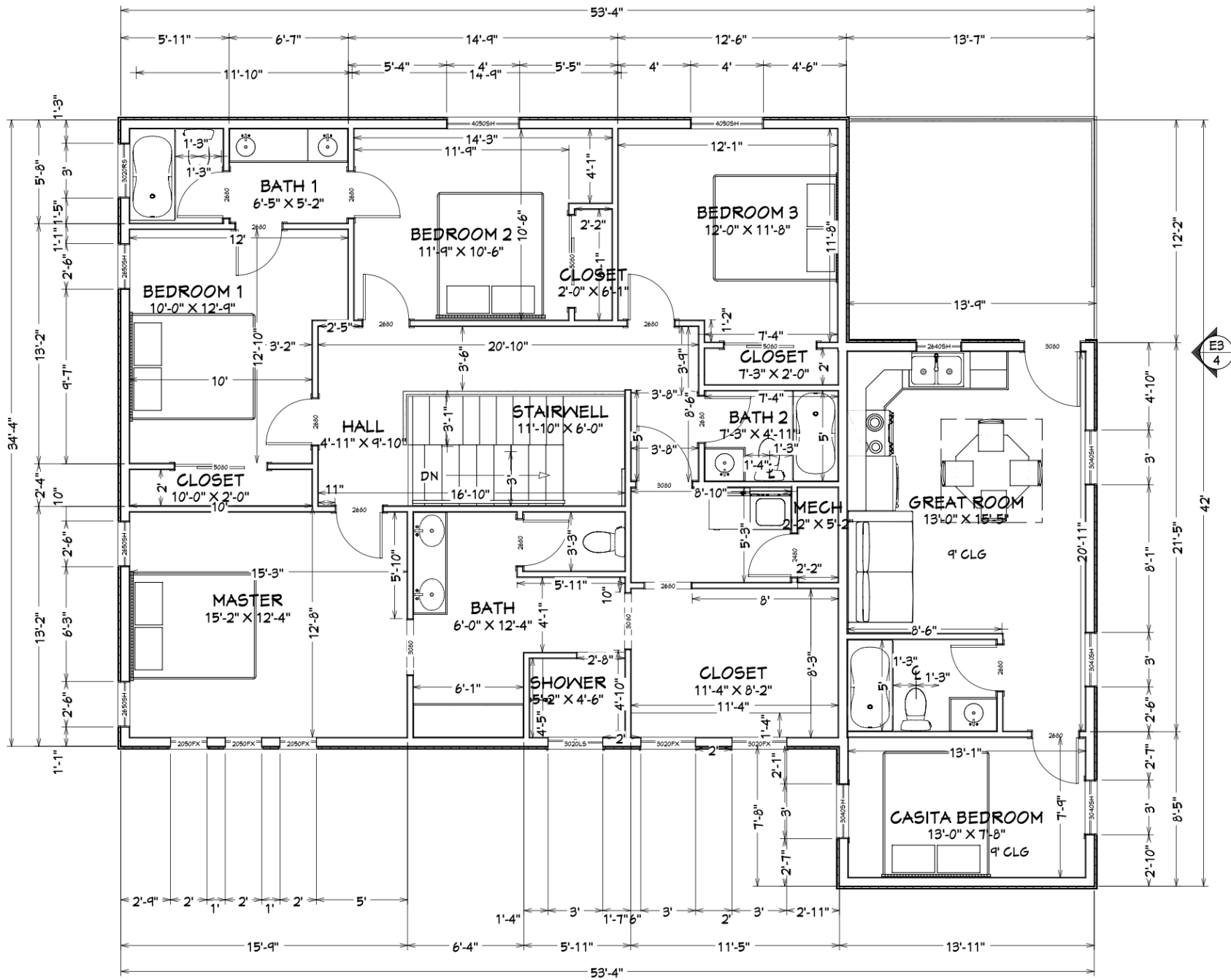
3 LEFT SIDE ELEVATION

1/4"=1'



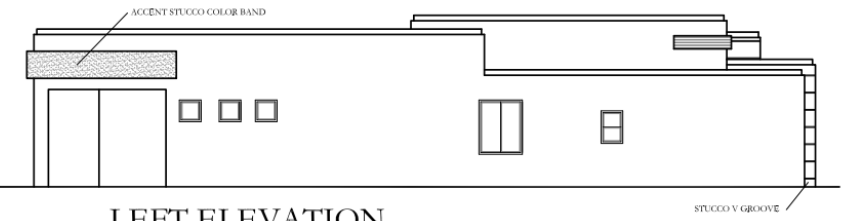
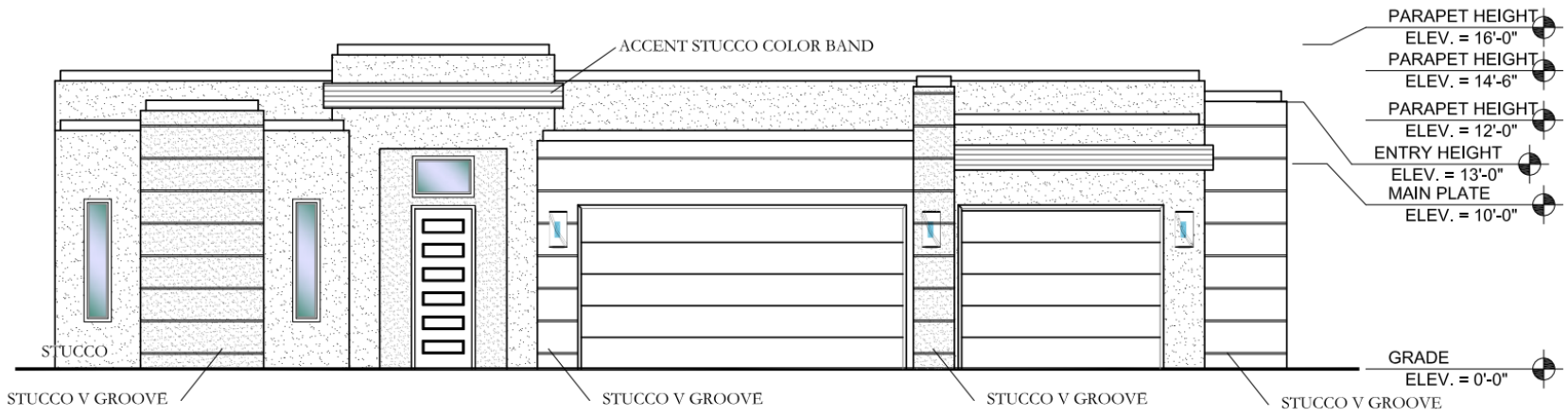
4 RIGHT SIDE ELEVATION

1/4"=1'

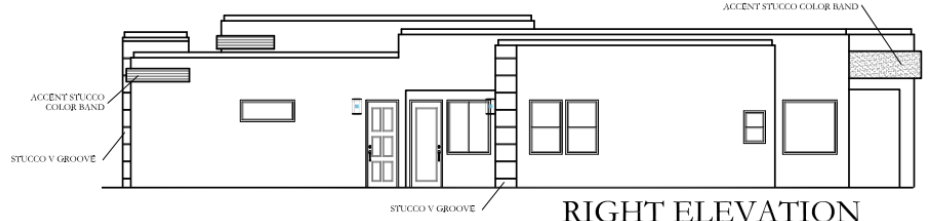


LIVING AREA
1294 SQ FT

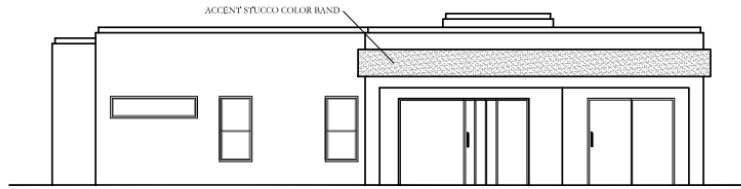




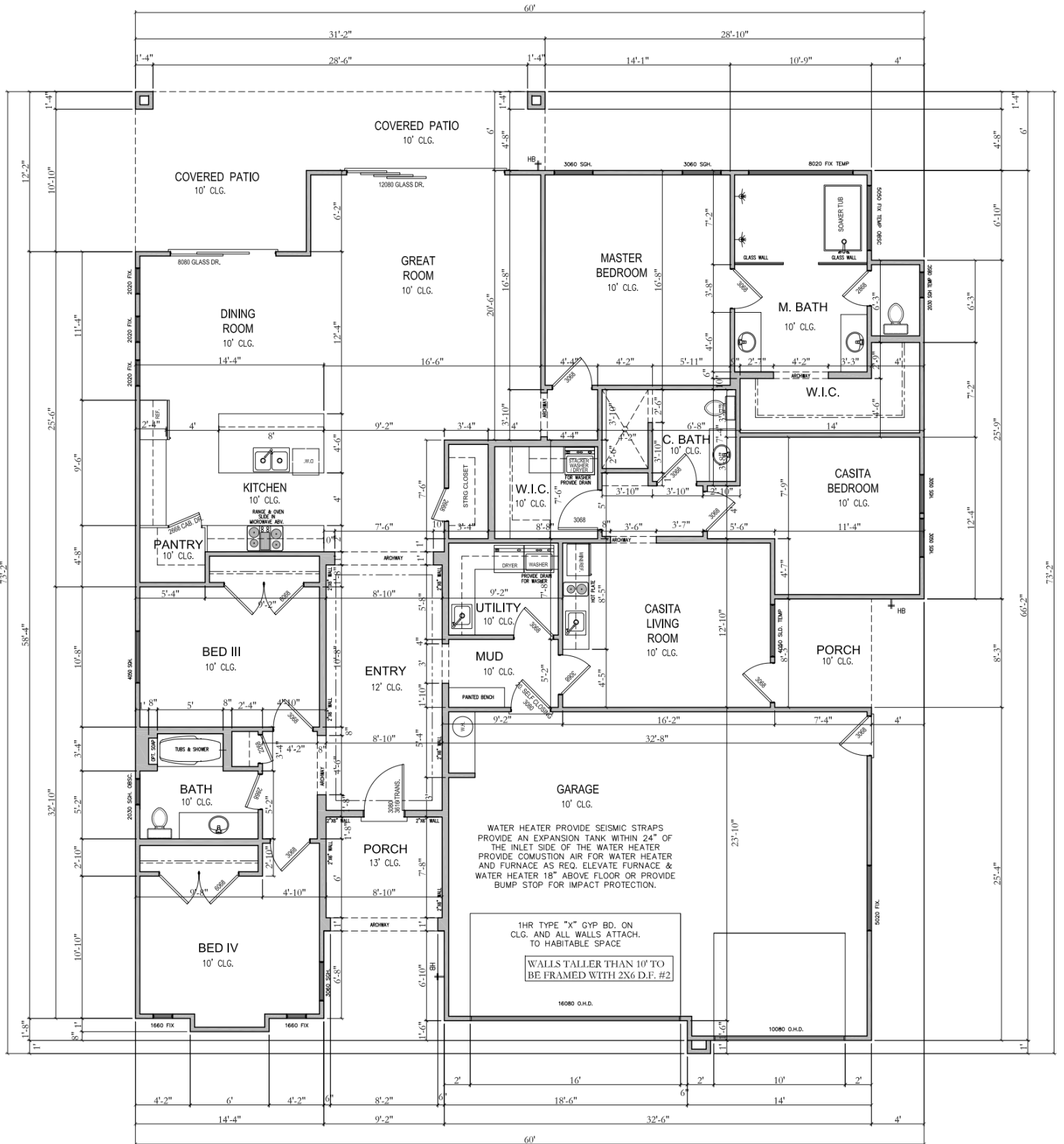
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



WATER HEATER PROVIDE SEISMIC STRAPS PROVIDE AN EXPANSION TANK WITHIN 24" OF THE INLET SIDE OF THE WATER HEATER PROVIDE COMUSTION AIR FOR WATER HEATER AND FURNACE AS REQ. ELEVATE FURNACE & WATER HEATER 18" ABOVE FLOOR OR PROVIDE BUMP STOP FOR IMPACT PROTECTION.

1HR TYPE "X" GYP BD. ON CLG. AND ALL WALLS ATTACH. TO HABITABLE SPACE

WALLS TALLER THAN 10' TO BE FRAMED WITH 2X6 D.F. #2

16080 O.H.D.

10080 O.H.D.

~~Black letters strike through~~ = proposed deletions

Red lettering = proposed additions

9-8A-9: INTERNAL ACCESSORY DWELLING UNIT (IADU): - Residential Agricultural zones

9-8B-8: INTERNAL ACCESSORY DWELLING UNIT (IADU): - R-1 zones

A. Purpose and Intent:

1. The purpose and intent of the internal accessory dwelling unit (IADU) is to provide for additional and affordable housing units located in residential zoning districts within the city.

2. An internal accessory dwelling unit is defined as a separate dwelling unit located entirely within a primary ~~dwelling~~ **residence** or within the footprint of a primary ~~dwelling~~ **residence** at the time the IADU is created in association with an owner-occupied single family detached ~~dwelling~~ **residence** on residentially zoned property, that is clearly incidental and accessory to the primary ~~dwelling~~ **residence** on the property. In addition to the standards described in this section, internal accessory dwelling units must adhere to the standards described in state code.

3. A primary ~~dwelling~~ **residence** is defined as a single-family detached ~~dwelling~~ **residence** that is occupied as the primary residence of the owner of record.

B. Permitted Zones: An internal accessory dwelling unit is a permitted use in all residential zones, subject to the standards set forth in this section.

C. General Standards: The following standards shall be adhered to for all internal accessory dwelling units:

1. Only one (1) ~~internal~~ accessory dwelling unit may exist on ~~any qualifying a~~ residentially zoned lot.

~~2. The proposed property location for an internal accessory dwelling unit shall be a residentially zoned lot that is a minimum of six thousand (6,000) square feet (or greater) in size.~~

3. The lot where the internal accessory dwelling unit is located must maintain the single-family appearance and character of the neighborhood. Internal accessory dwelling units shall be compatible in design and appearance with the primary ~~dwelling~~ **residence** on the property and shall not be located in detached structures connected only by a roofed passage connecting two separate buildings, such as a breezeway. Exterior doors to the internal accessory dwelling units shall be located on the primary ~~dwelling~~ **residence** so as to avoid the street-appearance of multiple unit entry doors on the primary ~~dwelling's~~ **residence** street-frontage.

4. The owner of the property must ~~occupy the primary dwelling on the property.~~ **reside in the primary residence or the internal accessory dwelling unit.**

5. Internal accessory dwelling units shall meet all applicable Health, Fire and Building Codes.

6. The internal accessory dwelling unit must contain ~~complete~~ cooking and bathroom facilities that are separate from the facilities located in the primary ~~dwelling~~ **residence**.

a. The cooking facility must contain:

(1) A sink and water faucet;

(2) Capacity for food refrigeration; and

(3) A commercially-manufactured **cooking** appliance. ~~such as a stove-top, range, or other similar appliance for cooking and preparation of food. Devices such as hot plates, microwave ovens, and propane grills are not sufficient to meet this health, fire and building standard.~~

b. The bathroom facility must contain:

(1) A sink and water faucet;

(2) A toilet; and

~~Black letters strike through~~ = proposed deletions

Red lettering = proposed additions

(3) A shower and/or bathtub.

7. One additional off-street parking space shall be provided in addition to the required parking standards for the single family residential lot. The parking space shall be a minimum of nine feet (9') wide and nineteen feet (19") long.

8. The total number of residents that reside in an internal accessory dwelling unit may not exceed the number allowed for a single-family dwelling.

9. If a garage or carport is converted to an interior accessory dwelling unit, the property owner must provide the required off-street parking spaces somewhere on the property in a manner that complies with all standards found within this Title.

10. Internal accessory dwelling units are not permitted within a "mobile home" as said definition is adopted by Utah Code 57-16-3, and as amended.

11. If rented, an internal accessory dwelling unit must be rented for a minimum of thirty-one (31) days or longer.

12. Under no circumstances, shall internal accessory dwelling units be used for nightly, short-term or vacation rental purposes. Rental periods of thirty (30) days or less are prohibited in an IADU.

~~13. A city license for the renting of the internal accessory dwelling unit is required.~~

C. Required Deed Restriction:

1. As a condition of securing a building permit ~~for construction and/or a business license~~ for an internal accessory dwelling unit ~~being developed on a lot with an existing single-family residence~~ **in accordance with this chapter**; the property owner shall record against the deeded title to the subject property, a deed restriction, in a form provided by the city **and will contain the following language**:

"A permit for an internal accessory dwelling was issued to _____, the current owner of this property located at _____. The Owner shall strictly adhere to the prohibition of the use of the internal accessory dwelling as a nightly, short-term or vacation rental."

2. Proof that such a deed restriction has been recorded shall be provided to the Community Development Department prior to the issuance of the Certificate of Occupancy ~~or a Business License~~ for the internal accessory dwelling unit.

D. Penalty:

1. Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating ~~or causing~~ or permitting the violation of the provision of this section, shall be guilty of an infraction, subject to penalty as provided in section 1-4-1 of this code. Any such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this ordinance is committed, continues or is permitted by such person, firm or corporation.

2. In addition, the city may hold a lien against a property that contains an internal accessory dwelling unit if the property owner violates any standard for operation of an internal accessory dwelling unit. The amount, notice, and procedure for the lien shall be in accordance with state law. (Ord. 2022-41, 7-13-2022)

9-7-6: MODIFYING REGULATIONS: AG Zone

~~A. Side Yards: One-story private garages and other accessory buildings, twenty feet (20') or less in height, located at least ten feet (10') behind the main building, may have a side yard of three feet (3'), except on the street side of a corner lot, which shall be the same as the front yard setback.~~

Side Yards: Setbacks for garages and other accessory buildings and structures shall maintain a 3 feet (3') setback from property lines and shall not be taller than twenty feet (20'). Corner lots shall maintain the required front yard setback for both street frontages. Additional height may be acquired by moving the structure into the lot. For each foot added to the side and/or rear yard setback (beyond three feet (3')), an additional foot may be added to the height of the structure, but in no case shall the detached structure be taller than the main residence or twenty-five feet (25') whichever is greater. The provisions of subsection D of this section shall be met for encroachment into the side yard setback.

~~B. Rear Yards: One-story private garages and other accessory buildings, twenty feet (20') or less in height, located at least ten feet (10') behind the main building, may have a rear yard of three feet (3'); provided, that on corner lots rearing the side yard of another lot, the minimum rear yard for all buildings shall be ten feet (10'). The provisions of subsection D of this section shall be met for encroachment into the rear yard setback.~~

Rear Yards: Setbacks for garages and other accessory buildings and structures shall maintain a 3 feet (3') setback from property lines and shall not be taller than twenty feet (20'). Corner lots shall maintain the required front yard setback for both street frontages. Additional height may be acquired by moving the structure into the lot. For each foot added to the side and/or rear yard setback (beyond three feet (3')), an additional foot may be added to the height of the structure, but in no case shall the detached structure be taller than the main residence or twenty-five feet (25') whichever is greater. The provisions of subsection D of this section shall be met for encroachment into the side yard setback.

C. Distance Between Buildings: No building, structure, enclosure or fence housing animals or fowl shall be located closer than one hundred feet (100') to a dwelling on the same or adjacent lots.

D. Provisions For Detached Accessory Buildings To Encroach Into Side Or Rear Yard Setback: ~~In order for a detached one-story private garage or accessory building, twenty feet (20') or less in height, to encroach into the side or rear yard setback, the following conditions~~ **criteria** shall be met:

1. The roof shall not project across a property line;

2. Stormwater runoff from the building shall not run onto an adjacent property;

3. Any nonportable building to be placed over a drainage and/or utility easement shall require written approval, obtained by the applicant, from the electrical power department and public works department, and all other utility companies with easement rights, prior to obtaining a building permit, and shall require the property owner to provide and sign a recordable waiver and indemnification document that waives and indemnifies the city from any liability for any damages or expenses (including reimbursement to the city for removing the building) associated with the building being placed over an easement, and granting the city permission to remove such building at any time the city determines that said building must be removed to repair drainage facilities or utilities, or for other safety, health or welfare reasons; and

4. All other provisions of this title and applicable building and fire codes regarding accessory buildings shall be adhered to. (Ord. 2004-18, 6-9-2004)

9-8B-6: MODIFYING REGULATIONS: R-1 Zone

A. Side Yards:

1. ~~Detached one-story private garages and other accessory buildings and structures~~ **shall meet the following criteria:** ~~located at least ten feet (10') away from the main building, may have a side yard setback of three feet (3'), subject to the following conditions and restrictions:~~

a. Where applicable, a building permit is obtained.

b. ~~The detached accessory building or structure is twenty feet (20') or less in height. Additional height may be acquired by moving the building or structure inward into the lot. For each foot added to the side yard setback (beyond three feet (3')), an additional foot may be added to the height of the structure, but in no case shall the detached accessory building or structure be taller than the main building.~~

Setbacks shall maintain a 3 feet (3') setback from property lines and shall not be taller than twenty feet (20'). Additional height may be acquired by moving the structure into the lot. For each foot added to the setback (beyond three feet (3')), an additional foot may be added to the height of the structure, but in no case shall the detached structure be taller than the main residence or twenty-five feet (25') whichever is greater.

c. On corner lots, the required ~~twenty foot (20')~~ front yard setback will be maintained on both street frontages;

d. ~~The detached private garage or other accessory building or structure shall be located at least ten feet (10') behind the nearest corner of the front of the main building in the given side yard:~~

~~e. In no case shall the square footage of the detached accessory building or structure exceed fifty percent (50%) of the square footage of the main building.~~

d. Accessory buildings and structures located in the side yard shall not cover more than fifty percent (50%) of the side yard area.

e. The provisions of subsection ~~D~~ **C** of this section shall be met for encroachment into the side yard setback.

2. One-story attached accessory shade structures, open on three (3) sides, may be located in the side yard area to within three feet (3') (at the furthest projection) of the side property line, ~~subject to the following conditions and restrictions~~ **and shall meet the following criteria:**

a. A building permit is required for all attached accessory shade structures

b. The shade structure roof and support columns must be fire rated and built of fire resistant materials in compliance with the International Residential Code and International Fire Code;

c. The shade structure shall not be built higher than the existing roof line that it abuts or exceed twelve feet (12') maximum in height, nor shall it exceed twenty feet (20') in width;

d. A six foot (6') high masonry wall shall be along the side property line adjacent to the shade structure;

e. Only one side yard area may be covered with an accessory shade structure, the other side yard shall remain open;

f. On corner lots, the required ~~twenty foot (20')~~ front yard setback will be maintained on both street frontages;

g. Before installation of any accessory shade structure, a building permit will be required along with approval by the Community Development Director, or his/her designee will be obtained as to materials, location and attachment to the main building.

h. The provisions of subsection ~~D~~ C of this section shall be met for encroachment into the side yard setback.

B. Rear Yards:

1. ~~Detached one-story private garages and other accessory buildings and structures located at least ten feet (10') away from the main building, may have a rear yard setback of three feet (3'), subject to the following conditions and restrictions:~~

Detached private garages and other accessory buildings and structures shall meet the following criteria:

a. Where applicable, a building permit is obtained.

b. ~~The detached accessory building or structure is twenty feet (20') or less in height. Additional height may be acquired by moving the building or structure into the lot. For each foot added to the side/rear yard setback (beyond three feet (3')), an additional foot may be added to the height of the building or structure, but in no case shall the detached accessory building or structure be taller than the main building.~~

Setbacks shall maintain a 3 feet (3') setback from property lines and shall not be taller than twenty feet (20'). Additional height may be acquired by moving the structure into the lot. For each foot added to the setback (beyond three feet (3')), an additional foot may be added to the height of the structure, but in no case shall the detached structure be taller than the main residence or twenty-five feet (25') whichever is greater.

c. On corner lots, the required ~~twenty foot (20')~~ front yard setback will be maintained on both street frontages.

d. ~~The detached private garage or other accessory building or structure shall be located at least ten feet (10') behind the nearest corner of the front of the main building in the given side yard.~~

The provisions of subsection C of this section shall be met for encroachment into the side yard setback.

e. Accessory buildings and structures including detached shade structures located in the rear yard shall not cover more area than the following:

R-1-6 R-1-8	A maximum coverage of thirty percent (30%) of the rear yard, except when combined with an attached shade structure, the combined coverage shall not exceed fifty percent (50%).
R-1-10	A maximum coverage of thirty percent (30%) of the rear yard, except when combined with an attached shade structure, the combined coverage shall not exceed forty percent (40%).
R-1-12 R-1-15 R-1-30 R-1-40	A maximum coverage of thirty percent (30%) of the rear yard, whether detached structures, attached shade structures, or a combination of both.

2. One-story attached accessory shade structures, open on three sides, may be located in the rear yard area to within three feet (3') (at the furthest projection) of the rear property line, ~~subject to the following conditions and restrictions:~~ **and shall meet the following criteria:**

a. A building permit is required for all attached accessory shade structures.

b. The shade structure roof and support columns must be fire rated and built of fire-resistant materials in compliance with the International Residential Code and the International Fire Code;

c. The shade structure shall not be built higher than the existing roof line that it abuts, and where there is no existing one-story roof line, it shall not exceed twelve feet (12') in height;

d. On corner lots, the required ~~twenty foot (20')~~ front yard setback will be maintained on both street frontages;

e. Where an adjoining lot exists along the rear property line, a six foot (6') high masonry wall shall be required along the rear property line adjacent to the shade

structure. Where a setback of at least ten feet (10') will be maintained between the shade structure and the rear property line, no block wall is required;

f. The covered area for attached shade structures that would extend into the restricted setback area, shall be in accordance with the following yard coverage standards:

R-1-6 R-1-8	A maximum coverage of fifty percent (50%) of the rear yard for attached shade structures unless combined with other detached structures, see subsection 6(B)(1)(e) above.
R-1-10	A maximum coverage of forty percent (40%) of the rear yard for attached shade structures unless combined with other detached structures, see subsection 6(B)(1)(e) above.
R-1-12 R-1-15 R-1-30 R-1-40	A maximum coverage of thirty percent (30%) of the rear yard, whether attached shade structure, detached structures, or a combination of both.

g. The provisions of subsection C of this section shall be met for encroachment into the side yard setback.

C. Provisions For Detached Accessory Buildings To Encroach Into Side Or Rear Yard Setback : ~~In order for a detached one-story private garage or accessory building, twenty feet (20') or less in height, to encroach into the side or rear yard setback,~~ The following ~~conditions~~ **criteria** shall be met:

1. The roof shall not project across a property line;
2. Stormwater runoff from the building shall not run onto an adjacent property;

3. Any nonportable building to be placed over a drainage and/or utility easement shall require written approval, obtained by the applicant, from the electrical power department and public works department, and all other utility companies with easement rights, prior to obtaining a building permit, and shall require the property owner to provide and sign a recordable waiver and indemnification document that waives and indemnifies the city from any liability for any damages or expenses (including reimbursement to the city for removing the building) associated with the building being placed over an easement, and granting the city permission to remove such building at any time the city determines that said building must be removed to repair drainage facilities or utilities, or for other safety, health or welfare reasons; and

4. All other provisions of this title and applicable building and fire codes regarding accessory buildings shall be adhered to.

(Ord. 2004-18, 6-9-2004; amd. Ord. 2019-24, 12-11-2019; Ord. 2023-20, 5-24-2023;
Ord. 2024-19, 8-28-2024; Ord. 2024-20, 8-28-2024)

9-8A-6: MODIFYING REGULATIONS: RA Zone

A. Side Yards:

1. ~~Detached one-story private garages and other accessory buildings and structures~~ **shall meet the following criteria:** ~~located at least ten feet (10') away from the main building, may have a side yard setback of three feet (3'), subject to the following conditions and restrictions:~~

a. Where applicable, a building permit is obtained.

b. ~~The detached accessory building or structure is twenty feet (20') or less in height. Additional height may be acquired by moving the building or structure inward into the lot. For each foot added to the side yard setback (beyond three feet (3')), an additional foot may be added to the height of the structure, but in no case shall the detached accessory building or structure be taller than the main building.~~

Setbacks shall maintain a 3 feet (3') setback from property lines and shall not be taller than twenty feet (20'). Additional height may be acquired by moving the structure into the lot. For each foot added to the setback (beyond three feet (3')), an additional foot may be added to the height of the structure, but in no case shall the detached structure be taller than the main residence or twenty-five feet (25') whichever is greater.

c. On corner lots, the required ~~twenty foot (20')~~ front yard setback will be maintained on both street frontages;

d. ~~The detached private garage or other accessory building or structure shall be located at least ten feet (10') behind the nearest corner of the front of the main building in the given side yard.~~

e. ~~In no case shall the square footage of the detached accessory building or structure exceed fifty percent (50%) of the square footage of the main building.~~

d. Accessory buildings and structures located in the side yard shall not cover more than fifty percent (50%) of the side yard area.

e. The provisions of subsection D of this section shall be met for encroachment into the side yard setback.

2. One-story attached accessory shade structures, open on three (3) sides, may be located in the side yard area to within three feet (3') (at the furthest projection) of the side property line, ~~subject to the following conditions and restrictions~~ **and shall meet the following criteria:**

a. A building permit is required for all attached accessory shade structures

b. The shade structure roof and support columns must be fire rated and built of fire resistant materials in compliance with the International Residential Code and International Fire Code;

c. The shade structure shall not be built higher than the existing roof line that it abuts or exceed twelve feet (12') maximum in height, nor shall it exceed twenty feet (20') in width;

d. A six foot (6') high masonry wall shall be along the side property line adjacent to the shade structure;

e. Only one side yard area may be covered with an accessory shade structure, the other side yard shall remain open;

f. On corner lots, the required ~~twenty foot (20')~~ front yard setback will be maintained on both street frontages;

g. Before installation of any accessory shade structure, a building permit will be required along with approval by the Community Development Director, or his/her designee will be obtained as to materials, location and attachment to the main building.

h. The provisions of subsection D of this section shall be met for encroachment into the side yard setback.

B. Rear Yards:

~~1. Detached one-story private garages and other accessory buildings and structures located at least ten feet (10') away from the main building, may have Detached one-story private garages and other accessory buildings and structures located at least ten feet (10') away from the main building, may have a rear yard setback of three feet (3'), subject to the following conditions and restrictions:~~

Detached private garages and other accessory buildings and structures shall meet the following criteria:

a. Where applicable, a building permit is obtained.

~~b. The detached accessory building or structure is twenty feet (20') or less in height. Additional height may be acquired by moving the building or structure into the lot. For each foot added to the side/rear yard setback (beyond three feet (3')), an additional foot may be added to the height of the building or structure, but in no case shall the detached accessory building or structure be taller than the main building.~~

Setbacks shall maintain a 3 feet (3') setback from property lines and shall not be taller than twenty feet (20'). Additional height may be acquired by moving the structure into the lot. For each foot added to the setback (beyond three feet (3')), an additional foot

may be added to the height of the structure, but in no case shall the detached structure be taller than the main residence or twenty-five feet (25') whichever is greater.

c. On corner lots, the required ~~twenty foot (20')~~ front yard setback will be maintained on both street frontages.

~~d. The detached private garage or other accessory building or structure shall be located at least ten feet (10') behind the nearest corner of the front of the main building in the given side yard.~~

d. Accessory buildings and structures (including shade structures as outlined below) located in the rear yard shall not cover more than thirty percent (30%) of the rear yard area.

e. The provisions of subsection D of this section shall be met for encroachment into the rear yard setback.

2. One-story attached accessory shade structures, open on three sides, may be located in the rear yard area to within three feet (3') (at the furthest projection) of the rear property line, ~~subject to the following conditions and restrictions:~~ **and shall meet the following criteria:**

a. A building permit is required for all attached accessory shade structures.

b. The shade structure roof and support columns must be fire rated and built of fire-resistant materials in compliance with the International Residential Code and the International Fire Code;

c. The shade structure shall not be built higher than the existing roof line that it abuts, and where there is no existing one-story roof line, it shall not exceed twelve feet (12') in height;

d. On corner lots, the required ~~twenty foot (20')~~ front yard setback will be maintained on both street frontages;

e. Where an adjoining lot exist along the rear property line, a six foot (6') high masonry wall shall be required along the rear property line adjacent to the shade structure. Where a setback of at least ten feet (10') will be maintained between the shade structure and the rear property line, no block wall is required;

f. The shade structure along with any other accessory structures located in the rear yard shall not cover more than ~~twenty five percent (25%)~~ **thirty percent (30%)** of the rear yard area.

C. Distance Between Buildings: No building, structure, enclosure or fence housing animals or fowl shall be located closer than one hundred feet (100') to a dwelling on the same or adjacent lots.

D. Provisions For Detached Accessory Buildings To Encroach Into Side Or Rear Yard Setback : ~~In order for a detached one-story private garage or accessory building, twenty feet (20') or less in height, to encroach into the side or rear yard setback,~~ The following ~~conditions~~ **criteria** shall be met:

1. The roof shall not project across a property line;
2. Stormwater runoff from the building shall not run onto an adjacent property;
3. Any nonportable building to be placed over a drainage and/or utility easement shall require written approval, obtained by the applicant, from the electrical power department and public works department, and all other utility companies with easement rights, prior to obtaining a building permit, and shall require the property owner to provide and sign a recordable waiver and indemnification document that waives and indemnifies the city from any liability for any damages or expenses (including reimbursement to the city for removing the building) associated with the building being placed over an easement, and granting the city permission to remove such building at any time the city determines that said building must be removed to repair drainage facilities or utilities, or for other safety, health or welfare reasons; and
4. All other provisions of this title and applicable building and fire codes regarding accessory buildings shall be adhered to. (Ord. 2004-18, 6-9-2004; amd. Ord. 2019-24, 12-11-2019; Ord. 2023-20, 5-24-2023)