

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 18, 2026 tabled to March 18, 2026 tabled to April 15, 2026
ACTION REQUESTED:	G-25-07, A request to amend the General Plan Land Use Map from VLD to LD / MD, LD to CCOM and NCOM to CCOM located at Antigua Lane and George Washington Blvd
APPLICANT:	Lance Richards
OWNER:	Capital Funding LTD
ENGINEER:	Rosenberg Associates
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend Approval onto City Council

The Planning Commission tabled this item to April 15th, 2026 to allow the applicant to meet with their team to consider reducing the acreage of the proposed commercial area that was expressed by the Planning Commission during the February 18th meeting. The applicant has not provided an updated exhibit and is ready to discuss their need to keep the proposal as shown.

Background

The applicant is proposing to amend the General Plan Land Use Map located at approximately Antigua Lane and George Washington Blvd. The proposal is situated west of the Southern Parkway and begins the transition from VLD Residential to Commercial type uses. This amendment covers approximately 17.94 acres and is broken down as follows:

- Change approx 5.38 acres of NCOM to CCOM
- Change approx 4.38 acres of LD to CCOM for a total of 9.76 acres of CCOM

- Change approx 1.43 acres of LD to MD and 2.39 acres of VLD to MD for total of 3.82 acres
- Change approx 4.36 acres of VLD to LD

- LD carries a 3-4 D.U / acre ratio and allows the R-1-10 and larger zone designations.

- MD carries a 4.5-6 D.U / acre ratio and allows the R-2, R-1-6 and larger zone designations.
- CCOM is considered medium-scale commercial intended to provide day-to-day commodities for surrounding residential uses and allows the AP, C-1 and C-2 zoning designations.

The surrounding General Plan Land Use designations are VLD to the north and west, LD and NYD to the west, CCOM to the south and NYD and VLD to the east.

Staff has reviewed the requested change and is comfortable with the proposal as it feathers the existing uses of VLD to LD, LD to MD and then MD to CCOM. Furthermore, Antigua Ln will help transition between the existing residential and commercial use.

Recommendation

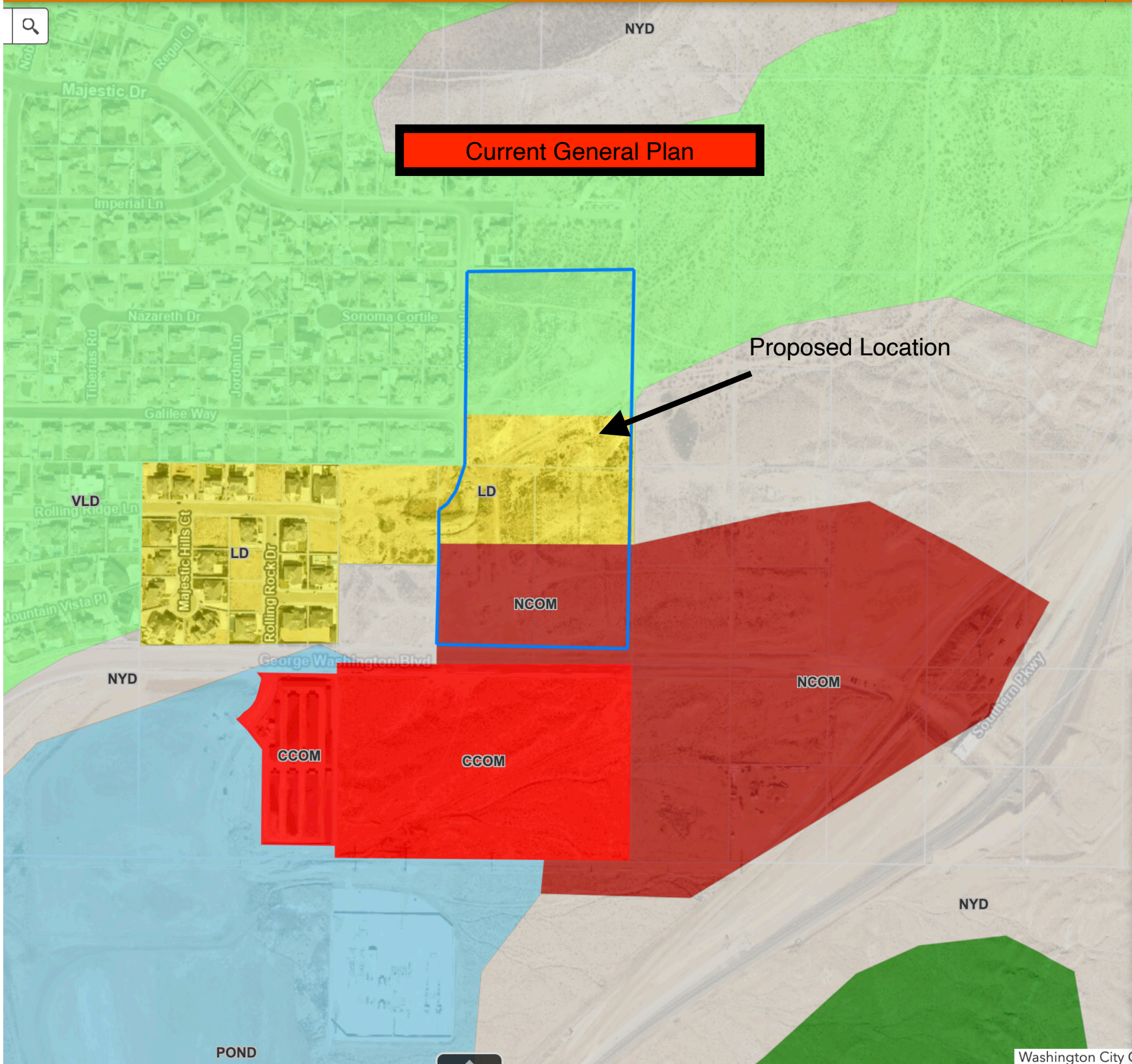
Staff recommends the Planning Commission recommend approval of G-25-07, as outlined above and shown in the exhibits, onto the City Council.

Narrative

The purpose of this General Plan amendment is to change existing commercial and low density to commercial, low density and medium density. The proposed parcels will consist of 4.26 acres of low density, the medium density parcel will be 3.82 acres, and the commercial will be 9.76 acres. This amendment will expand the commercial opportunities along George Washington Boulevard near the SR-7 interchange. The residential portion of the amendment will help facilitate a transition from very low-density residential homes to the future commercial services along SR-7. Thank you for your consideration.

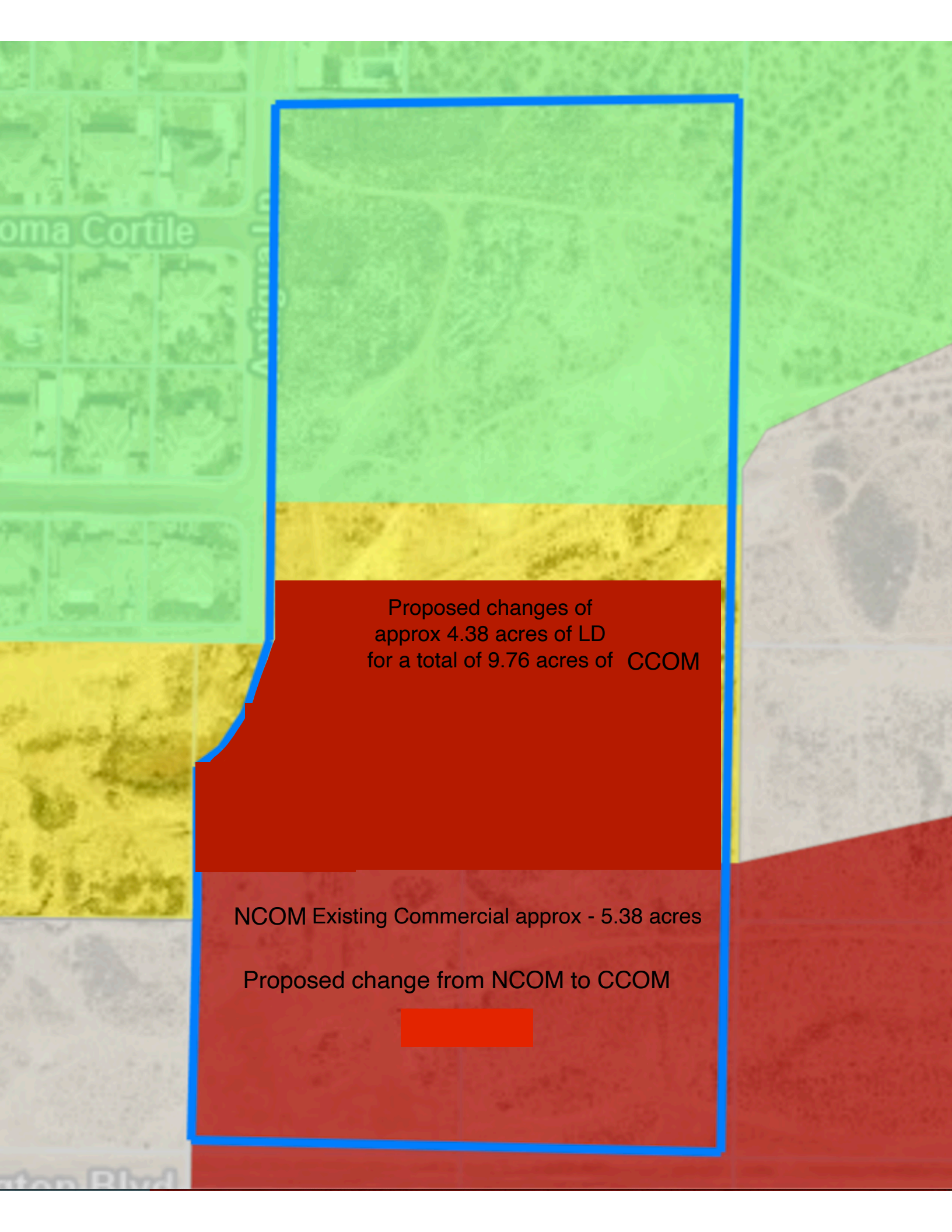


Proposed
Location



Current General Plan

Proposed Location



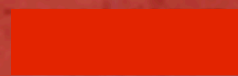
oma Cortile

Antigua Ln

Proposed changes of
approx 4.38 acres of LD
for a total of 9.76 acres of CCOM

NCOM Existing Commercial approx - 5.38 acres

Proposed change from NCOM to CCOM



rtop Blvd

na Cortile

Antigua In

Proposed changes of approximately 2.39 acres of VLD to MD for a total of 3.82 acres of MD

Opprox 1.43 acres of LD remaining
Proposed MD

LD

Proposed CCOM

Proposed CCOM

NCOM

on Blvd

Proposed changes of
approximately 4.36
acres of VLD to LD

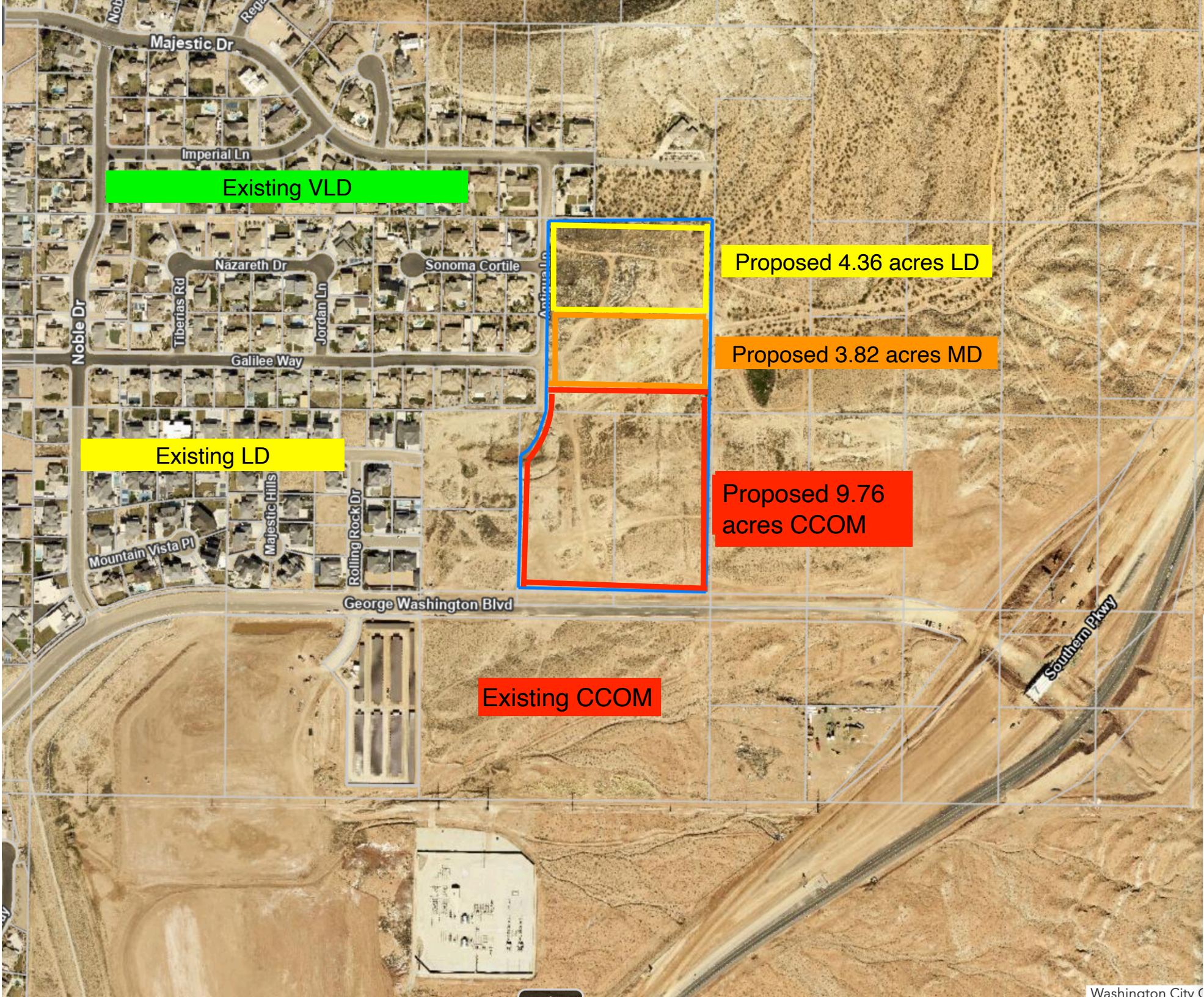
Proposed MD

LD

Proposed CCOM

Proposed CCOM

NCOM



Existing VLD

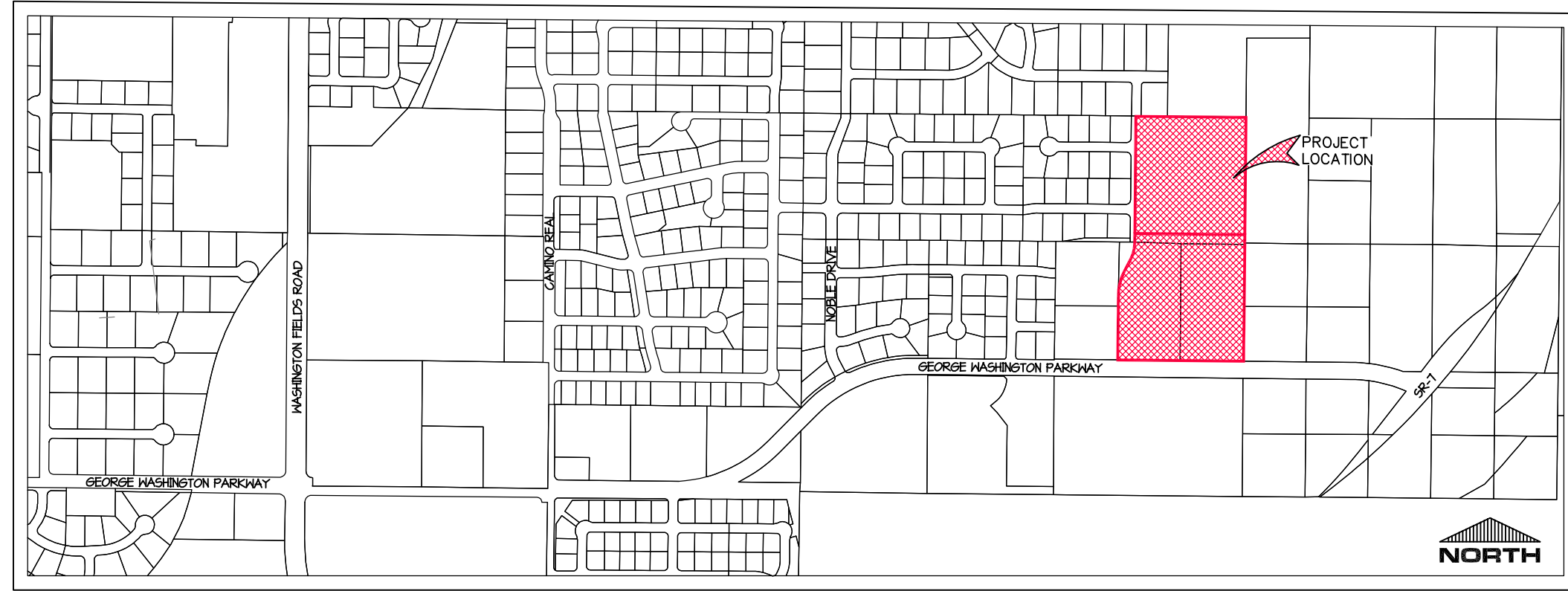
Existing LD

Existing CCOM

Proposed 4.36 acres LD

Proposed 3.82 acres MD

Proposed 9.76 acres CCOM



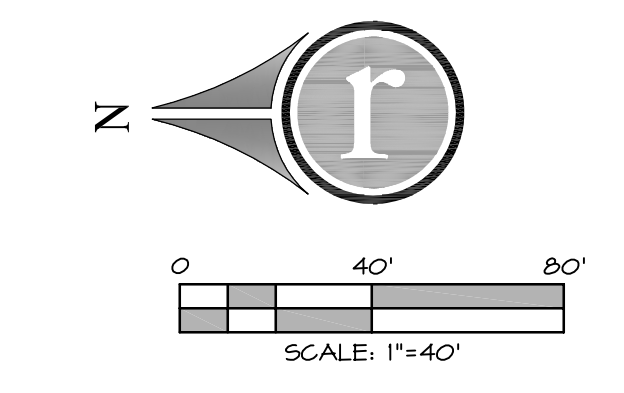
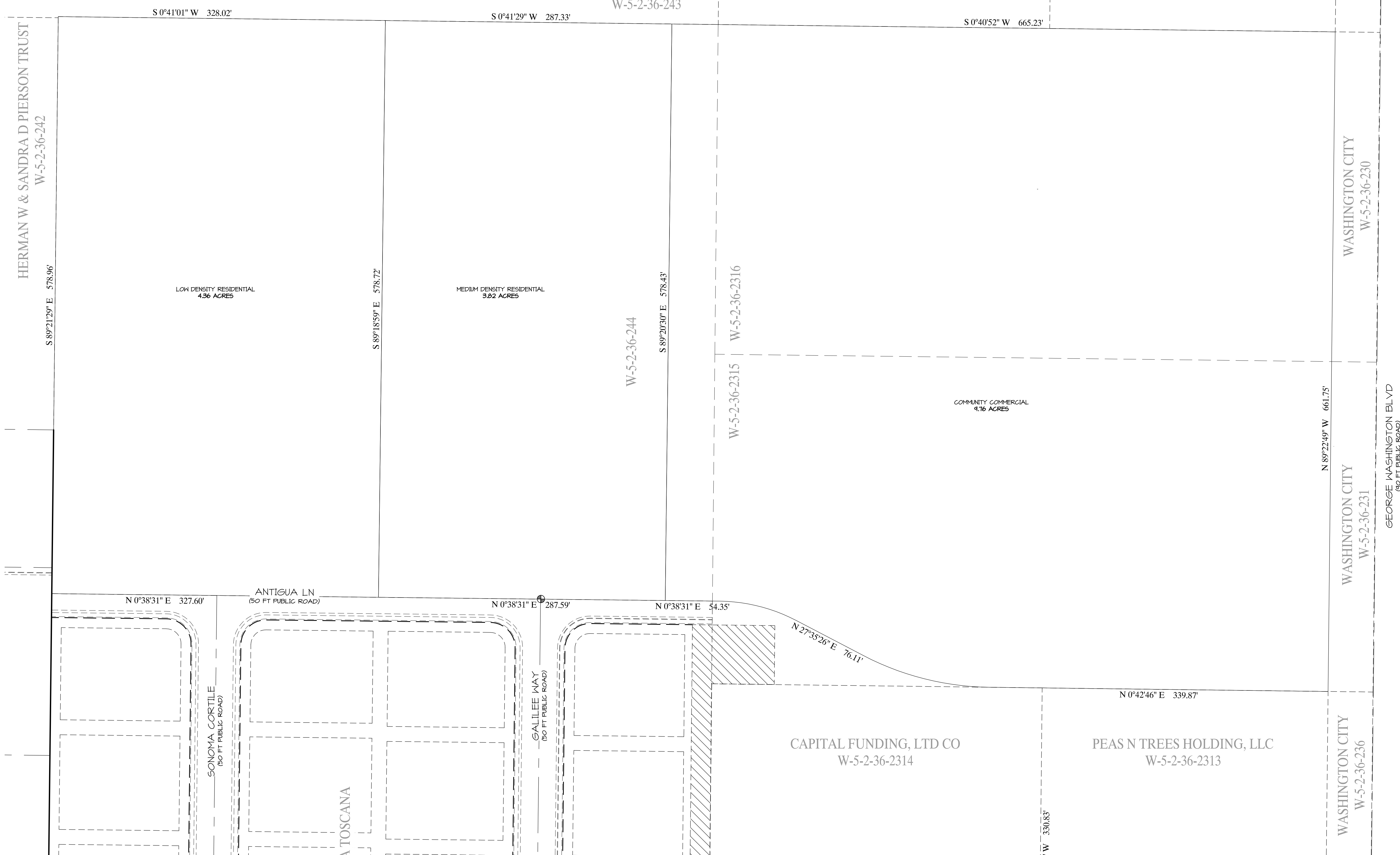
VICINITY MAP
NO SCALE

GENERAL PLAN AMENDMENT
 EXPAND THE NEIGHBORHOOD COMMERCIAL TO 9.16 ACRES.
 CONVERT VERY LOW DENSITY RESIDENTIAL (VLD) AND LOW DENSITY RESIDENTIAL (LD) TO 4.36 ACRES LOW DENSITY RESIDENTIAL (LD) AND 3.82 ACRES MEDIUM DENSITY RESIDENTIAL (MD).

BRUCE L. JACOBSEN TRUSTEE
W-5-2-36-2318

MYLO XYLOTO, LLC
W-5-2-36-2317

SAMMY & MONA HASLEM TRUSTEE
W-5-2-36-243



DATE:	V9/2026
JOB NO.:	4462-25-003
DESIGNED BY:	JLM
CHECKED BY:	JSS
DWG.:	Comm Exhibit
DATE:	
REVISIONS:	

ROSENBERG
 A S O C I A T E S
 CIVIL ENGINEERS • LAND SURVEYORS

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 St. George, Utah 84790
 Ph (435) 673-8586; Fx (435) 673-8397
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General Plan Amendment
 FOR
 Seville Estates Commercial
 Washington Fields
 Washington County, Utah

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 15th, 2026

ACTION REQUESTED: Z-26-08 - A request to rezone approximately 43.53 acres located at approximately Ara Parkway and Hilton Williams Drive from the current C-3 zoning designation to a proposed I-1.

APPLICANT: Curt Gordon, Desert Canyons Business Park

OWNER: Desert Canyons Business Park

ENGINEER: Ken Miller, DSG Civil

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is proposing to change the zoning of approximately 43.53 acres, located at approximately Ara Parkway and Hilton Williams Drive. The requested change is from the current zoning of C-3 to a proposed I-1 designation. The General Plan Land Use designation for this area is Industrial which supports the proposed zone change application.

The surrounding zoning to this parcel is PUD-C (ARA Southwest Logistics Center) to the north and east and Saint George City Airport Supporting Business Park to the south, west and north. The applicant owns land in both municipalities and intends to create a development that looks and feels seamless amongst both jurisdictions.

The I-2 request is for the purpose of creating a development that blends in with the surrounding uses which include warehousing, light manufacturing, fabrication of goods, wholesaling, service and other similar commercial establishments.

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-26-08, onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Desert Canyons Business Park – Phase 3

Zone Change Request Application

3/12/26

General Plan: Industrial

Existing Zone: C-3

Proposed Zone: I-1

Parcels: 43.53 acres (W-6714-D), and (W-6714-E).

Zone Change Application Narrative:

Background

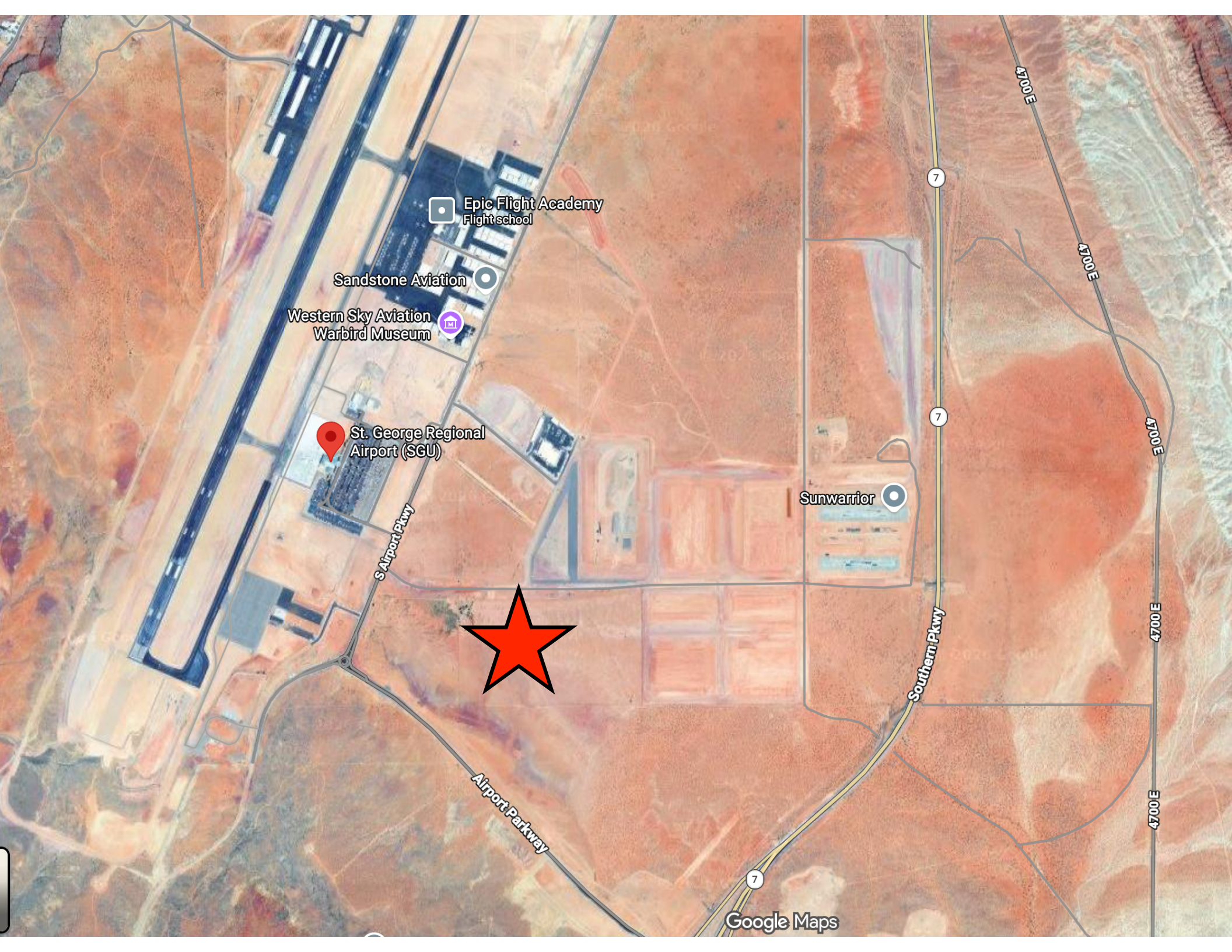
Desert Canyons Business Park Phase 3 is an approximately 43.53 acre rectangular parcel located in the southwest extent of the City of Washington (See Exhibit A). Desert Canyons Business Park is owned and operated by Desert Canyons Development, Inc. a Utah Corporation. The parcel is accessed by Ara Parkway (currently under construction) and Hilton Williams Drive. In the future Ara Parkway will connect to Airport Parkway.

Current Condition

Construction of Ara Way is in progress. The roadway improvement project in Washington has received full approval, including grading, roadway plans, and permits. Adjacent property within Washington is zoned PD-C.

Zone Change Proposal

The applicant has determined that **I-1** zone designation represents the best land use for this site. Accordingly, this proposal requests a zone change from C-3 Space to I-1 in harmony with existing adjacent land-use patterns.



Epic Flight Academy
Flight school

Sandstone Aviation

Western Sky Aviation
Warbird Museum

St. George Regional
Airport (SGU)

Sunwarrior

S Airport Pkwy

Airport Parkway

Southern Pkwy

4700 E

4700 E

4700 E

4700 E

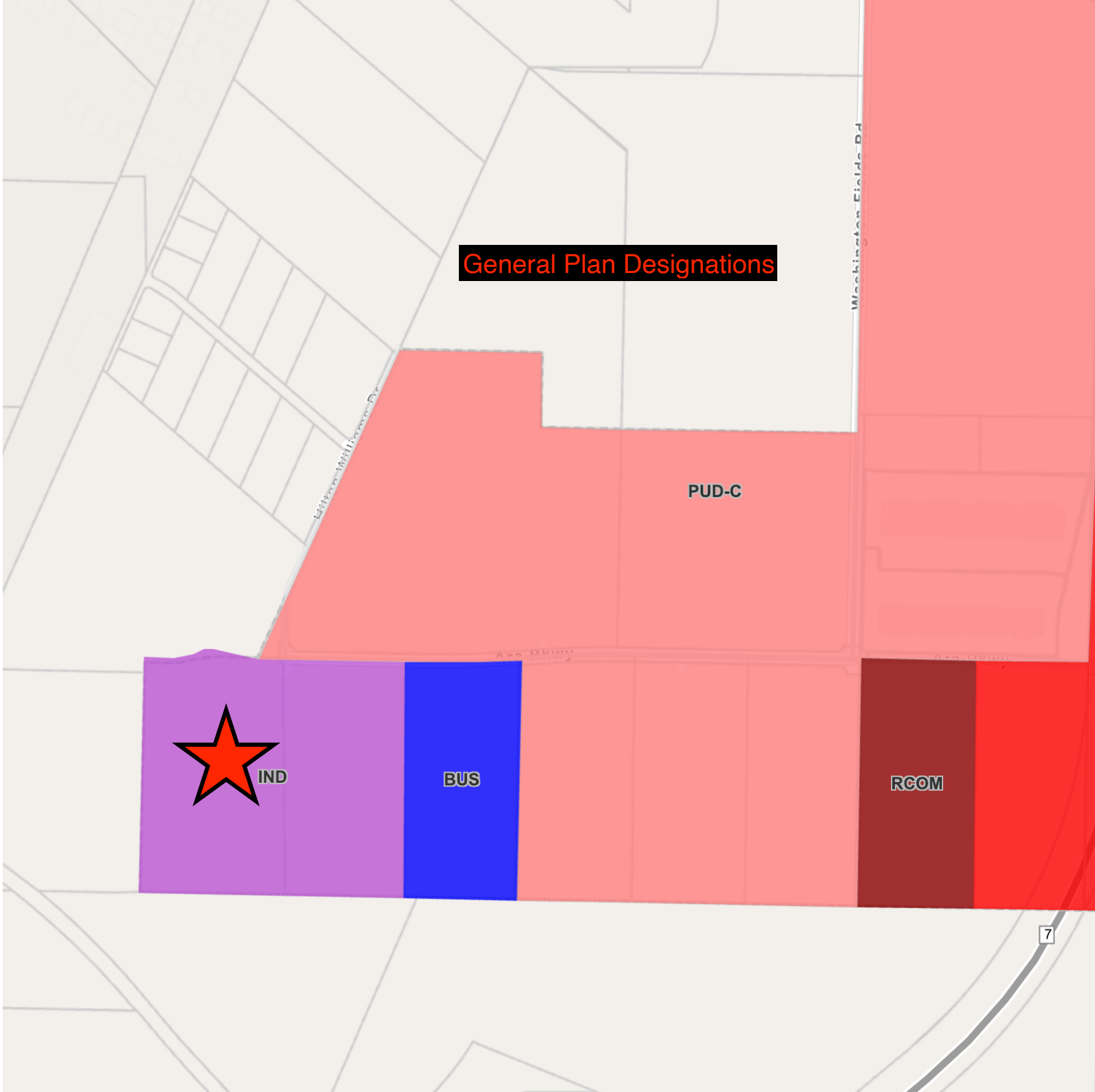
4700 E

ST George City Boundary

Washington City Boundary



General Plan Designations





C-3

Proposed Zone - Industrial-1

PUD-C

PUD-C

C-3

Wickington Fields Rd

Little Mill Lane Dr

App Drwy

App Drwy

7

7

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	April 15th, 2026
ACTION REQUESTED:	Z-26-07 - A request to rezone approximately .17 acres located at approximately 550 East Buena Vista Blvd from the current C-2 to a proposed C-3 zoning designation.
APPLICANT:	Washington City
OWNER:	Washington City
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval to the City Council

Background

The applicant is proposing to change the zoning of .17 acres, located at approximately 550 East Buena Vista Blvd which is where the City Owned billboard is located. The requested change is from C-2 to a proposed C-3 zoning designation. The surrounding zoning to this parcel is R-3 to the north, C-3 to the east, I-15 corridor to the south and C-2 to the west.

Billboards require C-3 zoning which serves the purpose for the request and to allow the billboard to be upgraded with an approved conditional use permit. Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of this zone change, onto City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Zone Change Narrative

Parcel: Approximately 550 E Buena Vista Blvd – Lot 4, Buena Vista Triangle Subdivision

Acreage: 0.17 acres

Current Zoning: C2 (General Commercial)

Proposed Zoning: C3 (Regional Commercial)

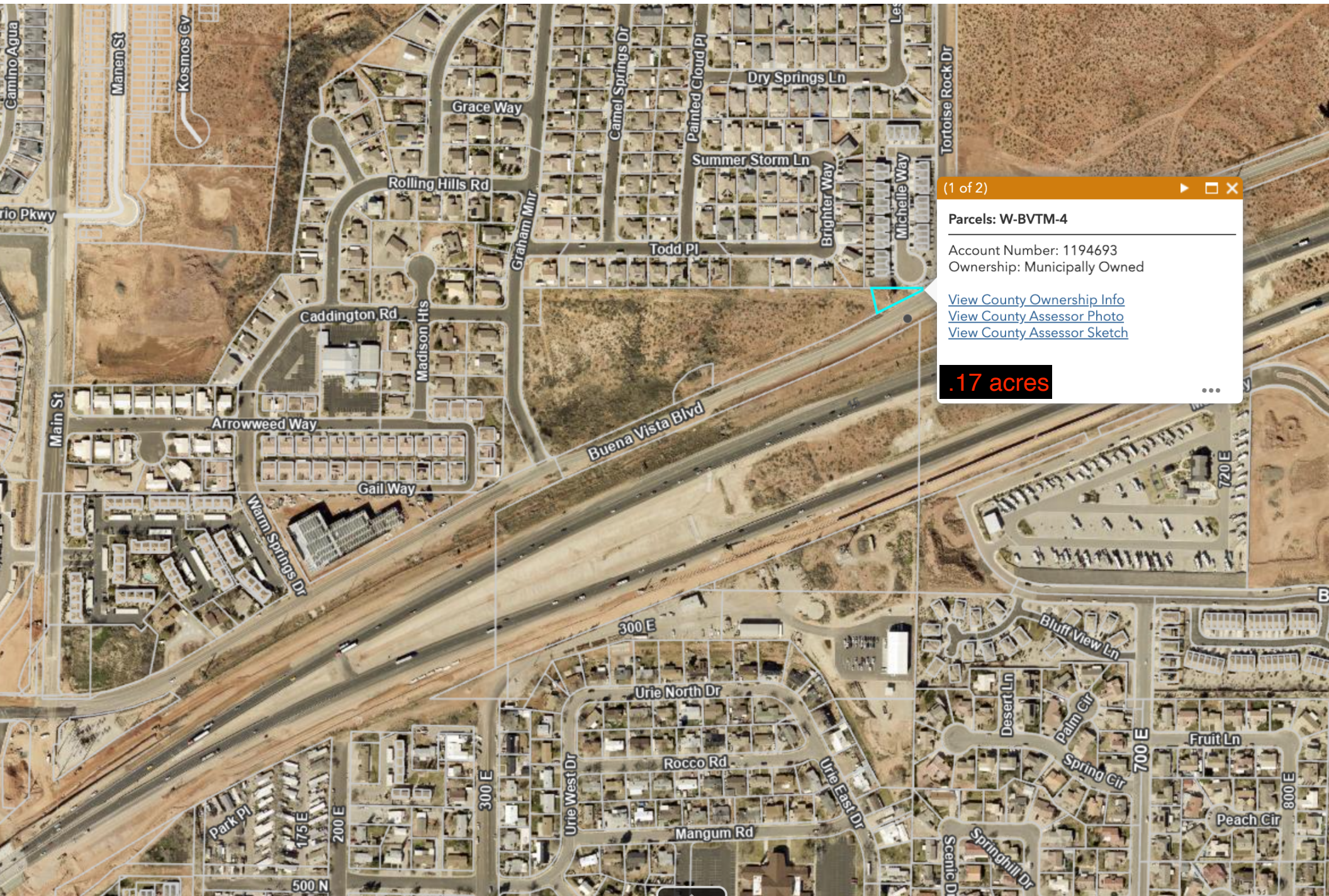
Washington City is requesting a zone change for the city-owned parcel located at Approximately 550 E Buena Vista Blvd, Lot 4 of the Buena Vista Triangle Subdivision, consisting of approximately 0.17 acres. The request is to change the zoning designation from C2 (General Commercial) to C3 (Regional Commercial).

This parcel was recently created through a subdivision process that separated a small portion of land from the larger parent parcel located immediately to the west. The subdivision was completed to allow the City to retain existing city-owned infrastructure assets located on the property, while enabling the remaining portion of the original parcel to be offered through a future Request for Proposals (RFP) for freeway-oriented commercial development.

The newly created Lot 4 contains an existing billboard structure owned by Washington City. Because the billboard is a city asset, the parcel was separated from the developable portion of the property so that the surrounding property can be marketed and redeveloped independently.

Under current Washington City zoning regulations, billboards are required to be located on property zoned C3 (Regional Commercial). Although the billboard existed prior to the subdivision, the newly created parcel currently retains the previous C2 zoning designation that applied to the larger parent parcel.

The purpose of this zone change request is therefore administrative and corrective in nature, ensuring that the zoning designation of the underlying land conforms with current city code requirements for billboard locations.



(1 of 2) ▶ □ ✕

Parcels: W-BVTM-4

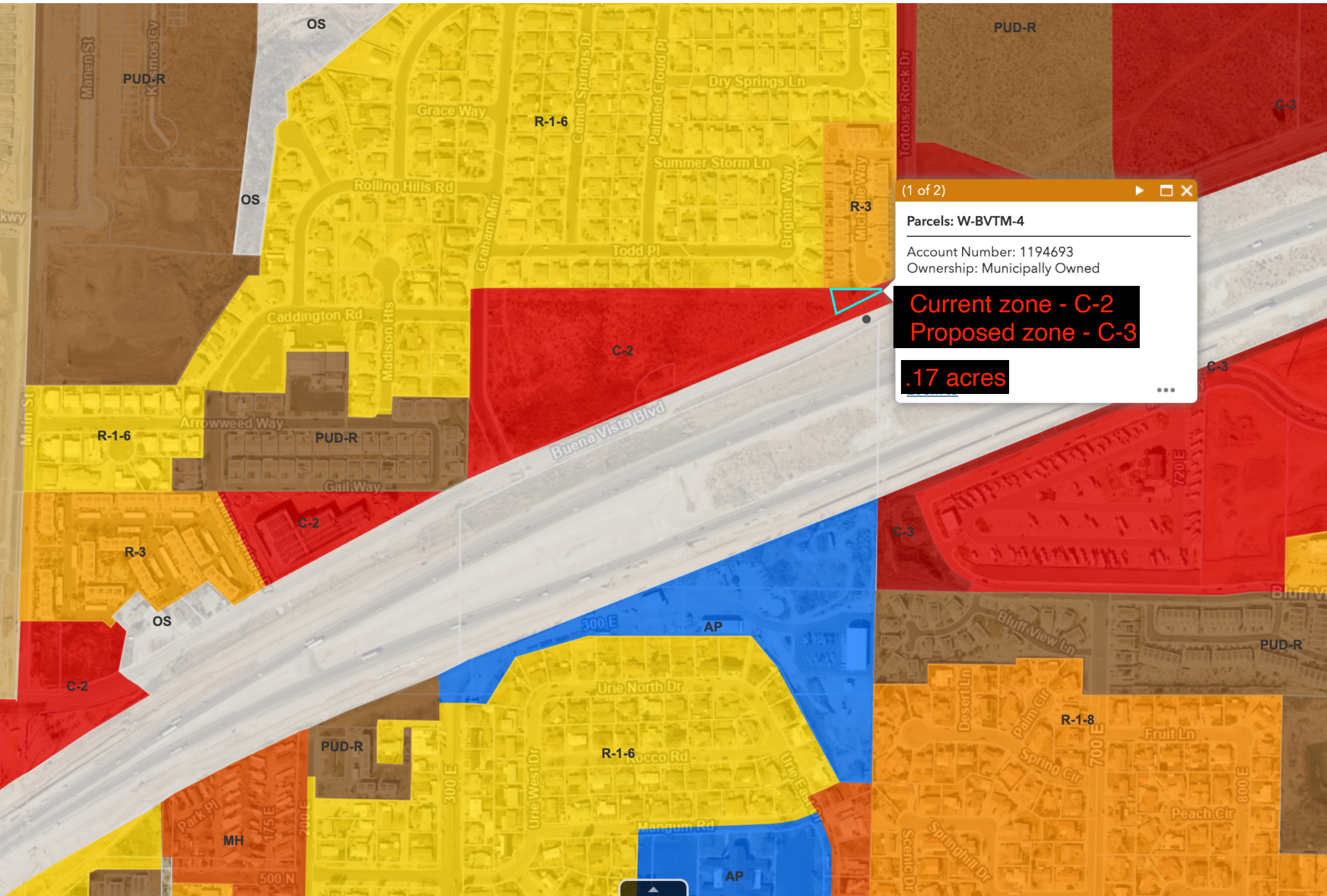
Account Number: 1194693
Ownership: Municipally Owned

[View County Ownership Info](#)
[View County Assessor Photo](#)
[View County Assessor Sketch](#)

.17 acres

...





(1 of 2) ▶ □ ✕

Parcels: W-BVTM-4

Account Number: 1194693
Ownership: Municipally Owned

Current zone - C-2
Proposed zone - C-3

.17 acres

...

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	April 15th, 2026
ACTION REQUESTED:	C-26-03, A request to modify an existing off premise sign, located at 550 East Buena Vista Blvd.
APPLICANT:	Washington City
OWNER:	Washington City
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval to modify an existing off premise sign located at 550 East Buena Vista Blvd. Off premise signs are allowed in C-3 zoning designations and the applicant is in the process of pursuing the C-3 zone. Condition # 3 has been added addressing the zoning of the land in that this Conditional Use Permit is contingent on obtaining C-3 zoning for which the billboard is located.

The sign modifications include the following:

- 50' foot maximum height
- Incorporating a V-type display to position the face of the sign towards I-15 traffic
- Digitizing the display face up to 672 sq. ft (14' feet tall by 48' feet wide)

Recommendation

Staff recommends that the Planning Commission approve C-26-03, allowing modifications to be made to the off premise sign, with the findings and conditions outlined below

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes including UDOT's requirements for billboards.
2. Signage shall be in accordance with State requirements such as the following:
 - a. The electronic reader sign shall come equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with the ambient light conditions..
 - b. No electronic reader sign shall exceed a brightness level of 0.3 foot-candle above ambient light as measured using a foot-candle (lux) meter at a preset distance depending on sign area. The measurement distance shall be calculated with the following formula:

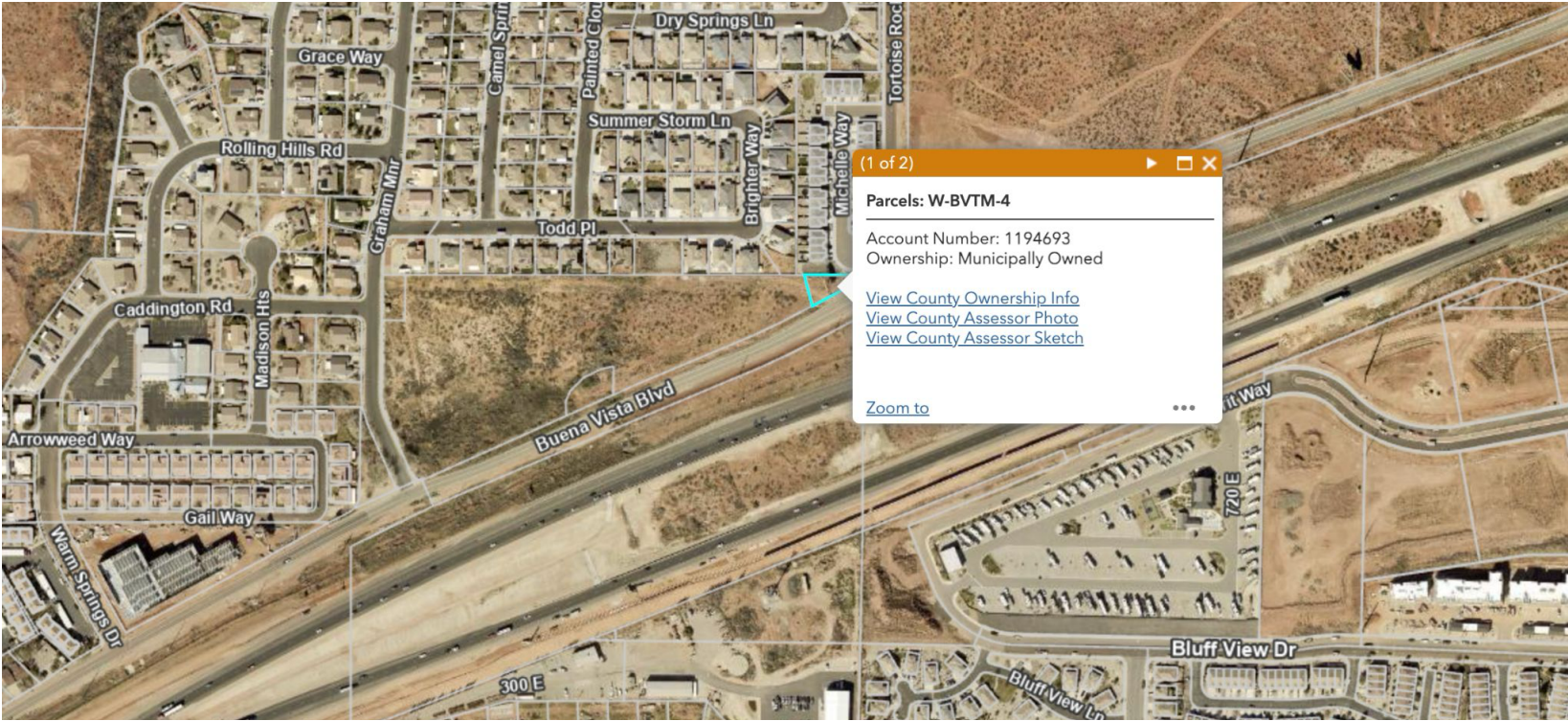
The square root of the product of the sign area and 100 (example, a sign 672 square feet in size would have a measured distance of 259 feet, which is the square root of (672 x 100)).
 - c. All other federal, state and city laws are complied with as it pertains to electronic reader signs.
3. This Conditional Use Permit is contingent on obtaining C-3 zoning of the land for which the billboard is located.

Narrative

Washington City is seeking approval to modernize an existing City-owned off-premises billboard located at approximately 550 E Buena Vista Blvd (Buena Vista Triangle Subdivision, Lot 4). The existing structure is in a state of disrepair, has not been maintained, and is not currently contributing to the visual quality or economic value of the corridor. The proposed project will convert the existing static billboard into a digital display consistent with current state and local standards, improving functionality, safety, and overall site appearance while maintaining compliance with spacing, brightness, and operational requirements.

Utah law requires local approval before applying to UDOT for outdoor advertising along interstate corridors. This includes proper zoning in the C-3 zone and approval of a Conditional Use Permit. This application meets those local requirements and allows the City to proceed with the UDOT permit.

Buena Vista Tiny Triangle: Lot 4



South Facing Side



North Facing Side



North Facing Side



Upgraded Facing



V-Type Digital Billboard Concept Plan (Permit Sheet)

Site Location: 37.143776, -113.500633 (Buena Vista Triangle, Washington City, UT)

1. Structure Dimensions

Item	Specification
Overall Height	45'–50' (Max per freeway corridor allowance)
Display Size (each face)	14' H x 48' W
Display Area	672 SF per face (max allowed)
Configuration	V-Type (30° angle between faces)
Pole Type	Steel monopole
Clearance	18'–25' from grade to bottom of sign

2. Digital Display Compliance

Requirement	Standard
Brightness	Max 0.3 foot-candles above ambient
Dimming	Automatic ambient light adjustment required
Message Duration	Minimum 8 seconds
Animation	No flashing, scrolling, or moving text

3. Required Spacing

Constraint	Minimum Distance
To another digital billboard	2,640 ft
To another billboard (same side)	1,500 ft
From interchange	500 ft
From residential structure	200 ft

4. Structural Notes

- Foundation: 10'–14' diameter drilled pier, 20'–30' depth (soil dependent)
- Wind Load: Designed for 90–120 mph
- Electrical: LED cabinets with internal wiring and service disconnect
- Orientation: One face per traffic direction (NB/SB I-15)

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 15th, 2026

ACTION REQUESTED: Amend City Ordinance 4-6: Fencing of Swimming Pools

APPLICANT: Washington City

REVIEWED BY: Eldon Gibb - Community Development Director

~~Proposed removing from city code~~
Proposed changes to city code

Background

Washington City ordinance **Title 4 Chapter 6** 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. Proposed changes to read as follows:

4-6: Fencing of Swimming Pools:

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

4-6-1: DEFINITIONS:

~~The following words and phrases used in this chapter shall have the following meanings unless a different meaning clearly appears from the context:~~

~~ABOVEGROUND/PORTABLE POOLS: A removable pool of any shape that is deeper than forty two inches (42") or holds more than two thousand five hundred (2,500) gallons of water, or has a water surface area in excess of one hundred fifty (150) square feet. The aboveground pool frame is located entirely aboveground and may be readily disassembled for storage and reassembled to its original integrity.~~

~~INGROUND SWIMMING POOL: Any pool whose sides rest in partial or full contact with the earth.~~

~~ON-GROUND SWIMMING POOL: Any pool whose sides rest fully above the surrounding earth and which has a deep area below ground level.~~

~~PERMANENTLY INSTALLED POOL: One that is constructed in the ground in such a manner that the pool cannot be readily disassembled.~~

~~PRIVATE SWIMMING POOL: Shall include all constructed pools which are used as a swimming pool in connection with a single-family residence and available only to the family of the householder and his private guests.~~

~~PUBLIC SWIMMING POOL: Any constructed or prefabricated pool other than a private swimming pool.~~

~~WADING POOL: Any constructed or prefabricated pool used for wading which is less than twenty four inches (24") deep. (1989 Code § 10-510; amd. 2007 Code)~~

~~**4-6-2: WADING POOLS EXEMPT:**~~

~~Wading pools shall be exempted from the regulations of this chapter. All other pools shall be required to comply with this chapter. (1989 Code § 10-511)~~

~~**4-6-3: DEEP POOLS:**~~

~~Swimming pools with a depth of two feet (2') or more shall be completely surrounded by a security tight fence, enclosure, wall or sturdy barrier of at least five feet (5') in height, or as approved by the building inspector. (Ord. 2009-08, 3-25-2009)~~

~~**4-6-4: POOL ENTRANCES:**~~

~~All gates and enclosures must be self-latching and be provided with hardware for permanently locking, with all latches placed at least four feet, six inches (4' 6") above the underlying ground to prevent access by small children to the pool area. (1989 Code § 10-513; amd. Ord. 2023-30, 11-8-2023)~~

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 1³/₄ inches (44 mm).

305.2.7 Chain Link Dimensions

The maximum opening formed by a chain link fence shall be not more than 1³/₄ 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 1³/₄ 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 1³/₄ 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 $\frac{1}{2}$ 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](#).

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 15th, 2026

ACTION REQUESTED: Amend City Ordinance **9-8A-9 & 9-8B-8**: Internal Accessory Dwelling Unit

APPLICANT: Washington City

REVIEWED BY: Eldon Gibb - Community Development Director

~~Proposed removing from city code~~
Proposed changes to city code

Background

Washington City Staff is proposing changes to the Internal Accessory Dwelling Unit ordinance found in **9-8A-9 (Residential Agricultural)** and **9-8B-8 (R-1)**. An overview of the code changes are as follows:

-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. This verbiage is being proposed and excludes those homes who are in an approved nightly rental overlay from such requirement

Proposed changes to the code are as follows:

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.~~ **Internal accessory dwelling units are a permitted use in all residential zones, excluding mobile homes as defined in Utah Code 57-16-3, as amended, and is 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 residential zoned lot that is a minimum of six thousand (6,000) square feet (or greater) in size.~~

2. 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.

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

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

5. 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

(3) A shower and/or bathtub.

6. 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.

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

8. 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.~~

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

10. 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 (excluding those areas that have been approved for nightly rental)**; the property owner shall record against the deeded title to the subject property, a deed restriction, in a form provided by the city **that contains 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)

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 15th, 2026

ACTION REQUESTED: Amend City Ordinance **9-7-6, 9-8A-6 & 9-8B-6**: Modifying Regulations

APPLICANT: Washington City

REVIEWED BY: Eldon Gibb - Community Development Director

~~Proposed removing from city code~~

Proposed changes to city code

Background

Washington City Staff is proposing changes to the Modifying Regulations ordinances found in **9-7-6 (AG Zone), 9-8A-6 (RA Zone) & 9-8B-6 (R-1 Zone)**. The proposed changes are intended to create consistency amongst the modifying regulations. An overview of the changes include the following:

-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 3 foot setback from property lines.

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

-RA and R-1 zone.

- Several changes are definition oriented to create a better understanding of the ordinance

- 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.

-Proposed changes to increase the percentage of the back yard area that can be covered in the R-1 zones.

Proposed changes for each zone are as follows:

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)

9-8A-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.~~

g. 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 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 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)

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

R-1-6	A maximum coverage of thirty percent (30%) fifty percent (50%) of the rear yard, except when combined with an attached shade structure, the combined coverage shall not exceed fifty percent (50%) seventy percent (70%) .
R-1-8	
R-1-10	

R-1-10 R-1-12 R-1-15	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~~ shall be in accordance with the following yard coverage standards:

R-1-6 R-1-8 R-1-10	A maximum coverage of fifty percent (50%) seventy percent (70%) of the rear yard for attached shade structures unless combined with other detached structures, see subsection 6(B)(1)(e) above.
R-1-10 R-1-12 R-1-15	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	A maximum coverage of thirty percent (30%) of the rear yard, whether attached shade structure, detached structures, or a combination of both.
R-1-15	
R-1-30	
R-1-40	

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)

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 15th, 2026

ACTION REQUESTED: Repeal City Ordinance Title 9 Chapter 14 Sections 8 (Area of Accessory Buildings) and Section 10 (Maximum Height of Accessory Buildings)

APPLICANT: Washington City

REVIEWED BY: Eldon Gibb - Community Development Director

Proposed removing from city code
Proposed changes to city code

Background

Washington City Ordinances **Title 9 Chapter 14 section 8** and **section 10** have been updated in the modifying regulations section leaving both of these ordinances outdated. Repealing these ordinances would remove conflicting information in the different sections. Washington City staff is proposing Title 9 Chapter 14 section 8 and section 10 be repealed as follows:

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: 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)~~