

**ORDINANCE NO. 13-2026**

**AN ORDINANCE OF WEST HAVEN CITY AMENDING TITLE XV LAND USAGE, PH ZONE (RESIDENTIAL PATIO HOMES ZONE) INCLUDING § 157.411-§ 157.419, AND THE REPEAL OF § 157.415 AND THE RENUMBERING OF THE SECTIONS AS SUCH**

**SECTION 1 – RECITALS**

WHEREAS, the City of West Haven (“City”) is a municipal corporation duly organized and existing under the laws of Utah; and

WHEREAS, the City Council finds that in conformance with UC §10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control, or supervise any activity, business, conduct, or condition authorized by the laws of the State of Utah or any other provision of law; and,

WHEREAS, West Haven City has adopted and promulgated city ordinances and rules regarding the development, construction, and display of signs; and

WHEREAS, the City Council finds that certain changes to the West Haven City Code found in the PH Zone (Residential Patio Home Zone) sections, including § 157.411-§ 157.419, should be made; and

WHEREAS, the City desires to provide additional clarity within the PH Zone standards and to limit the type and size of units allowed within the said zone; and

WHEREAS, the City Council finds that the specific changes to the referenced sections are desired and will clarify the standards for PH Zone developments within the City; and

WHEREAS, the Planning Commission held a public hearing and made a positive recommendation of the proposed changes on May 13, 2026; and

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare is at issue in this matter and require action by the City as noted above.

NOW THEREFORE, BE IT ORDAINED by the City Council of West Haven City, Utah that the following portions of the West Haven City Zoning Code be, and the same is, changed and amended to read as follows:

- a. In Title XV Land Usage Ph Zone (Residential Patio Homes Zone), including § 157.411-§ 157.419, And the Repeal Of § 157.415 and the renumbering of the sections as such, as shown in red, as seen on Attachment “A”.**
- b. The Mayor is authorized to sign this Ordinance.**

The forgoing Recitals are fully incorporated herein.

**Section 2 – Prior Ordinances and Resolutions**

That the above changes, where they may have been taken from prior City Ordinances and Resolutions, are listed here for centralization and convenience; and that the body and substance of those prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

**Section 3 – Repealer of Conflicting Enactments**

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts thereof, which conflict with this Ordinance are, for such conflict, repealed, except that this repeal will not be construed to revive any act, order or resolution, or part.

**Section 4 – Savings Clause**

If any provision of this Ordinance be held or deemed invalid, inoperative, or unenforceable, such will render no other provision or provisions invalid, inoperative, or unenforceable to any extent whatsoever, this Ordinance being deemed the separate independent and severable act of the City Council of West Haven City.

**Section 5 – Date of Effect**

This Ordinance shall be effective as of the date of signing and after being published or posted as required by law.

DATED the 1<sup>st</sup> day of July 2026

WEST HAVEN CITY

\_\_\_\_\_  
Rob Vanderwood  
Mayor

ATTEST:

\_\_\_\_\_  
Emily Green, City Recorder

Mayor Rob Vanderwood  
Councilmember Carrie Call

Yes \_\_\_\_\_ No \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_

Councilmember Kim Dixon  
Councilmember Nina Morse  
Councilmember Ryan Saunders  
Councilmember Ryan Swapp

Yes \_\_\_\_\_ No \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_

DRAFT

**RECORDER'S CERTIFICATION**

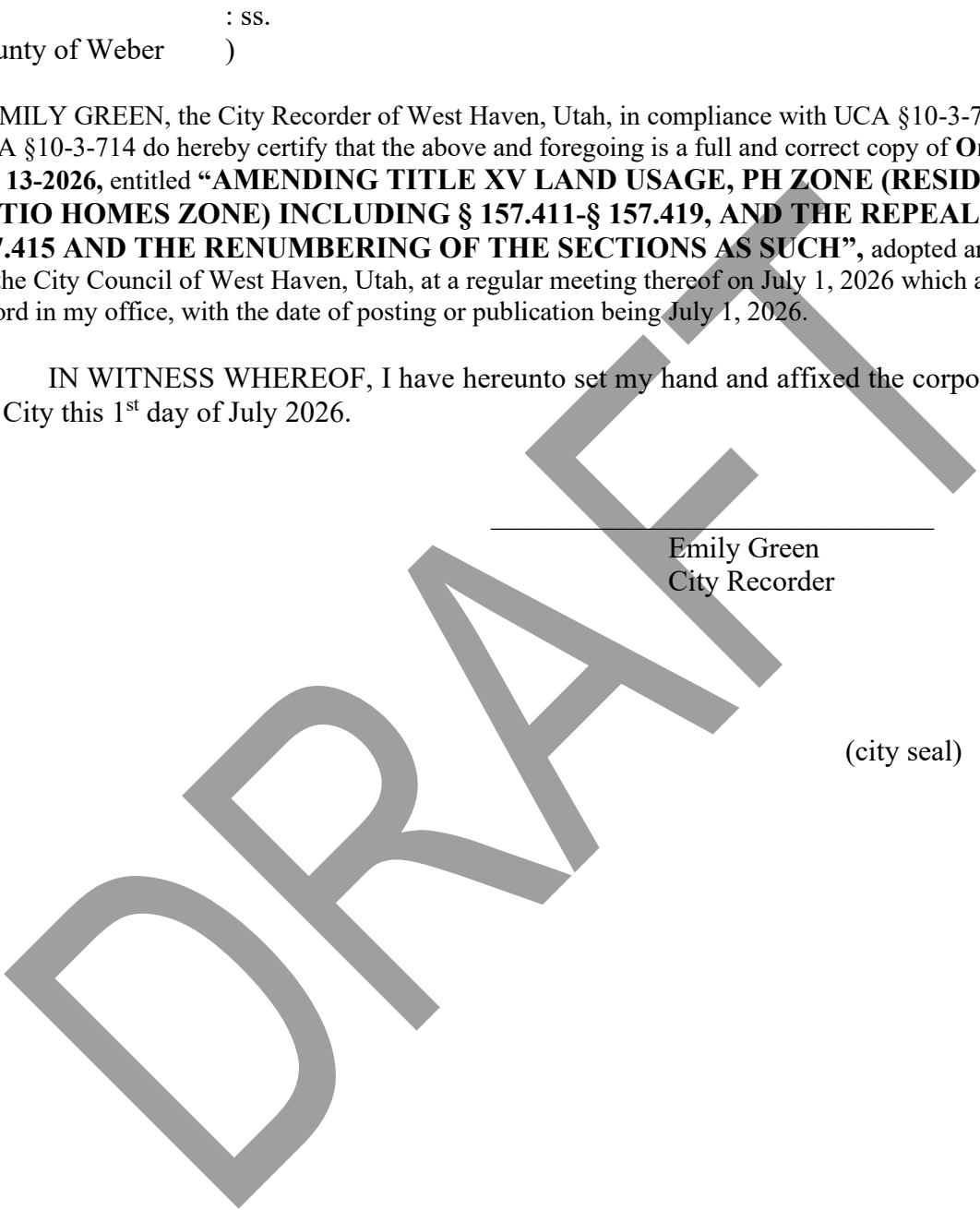
STATE OF UTAH    )  
                              : ss.  
County of Weber    )

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of **Ordinance No. 13-2026**, entitled **“AMENDING TITLE XV LAND USAGE, PH ZONE (RESIDENTIAL PATIO HOMES ZONE) INCLUDING § 157.411-§ 157.419, AND THE REPEAL OF § 157.415 AND THE RENUMBERING OF THE SECTIONS AS SUCH”**, adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on July 1, 2026 which appears of record in my office, with the date of posting or publication being July 1, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 1<sup>st</sup> day of July 2026.

\_\_\_\_\_  
Emily Green  
City Recorder

(city seal)



# **EXHIBIT A**

**Attached to Ordinance 13-2026**

**AMENDING TITLE XV LAND USAGE, PH ZONE (RESIDENTIAL PATIO HOMES ZONE) INCLUDING § 157.411-§ 157.419, AND THE REPEAL OF § 157.415 AND THE RENUMBERING OF THE SECTIONS AS SUCH**

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## PH ZONE (RESIDENTIAL PATIO HOME ZONE)

### § 157.411 PERMITTED USES.

- (A) Accessory uses and buildings (only behind homes) less than 200 square feet;
- (B) Dwellings, single-family detached;
- (C) Animal keeping (see §§ 157.865 through 157.868);
- (D) Home occupations with no visiting clientele;

(E) Accessory Dwelling Units, both attached and detached;

(FE) Pets, the keeping of household pets; and

~~(F) Any use not specifically permitted or conditional is strictly prohibited.~~

(Prior Code, § 31.02) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

### § 157.412 CONDITIONAL USES.

Conditions for approval shall be determined as provided in §§ 157.515 through 157.529:

- (A) Church (temporary churches held in open areas, tents, or in temporary structures excluded); and
- (B) Home occupations.

(Prior Code, § 31.03) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

### § 157.413 PROHIBITED USES

(A) Dwellings, two-family

(B) Dwellings, three-family

(C) Dwellings, four-family

(D) Dwellings, multiple-family

(E) Any use not specifically permitted or conditional is strictly prohibited.

### § 157.4134 BUILDING LOT REQUIREMENTS.

(A) *Density*. There shall be no more than five residential units per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density that the average is still five residential units per acre or less.

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(B) *Lot area*. There shall be a minimum of 6,000 square feet in each lot. Corner lots shall be a minimum of 6,400 square feet. Each primary dwelling shall be built on its own individual lot.

(C) *Lot width*. Minimum lot width shall be 50 feet; corner lots are 60 feet.

(Prior Code, § 31.04) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

### **§ 157.4154 LOCATION OF STRUCTURES.**

(A) *Dwellings*.

(1) *Front setback*. Twenty feet from the property line to garage, 18 feet for the home;

(2) *Side setback*. Five feet minimum on each side, except 15 feet minimum for side fronting on a street;

(3) *Rear setback*. The rear lot line has to average 18 feet.

~~(B) *Detached accessory buildings and garages*. Accessory buildings larger than 200 square feet shall be as follows. The size and location of accessory buildings shall be evaluated and approved during the approval process and shall be outlined in the development agreement and CC&R's. Otherwise not allowed over 200-square feet. Accessory dwelling units are not permitted.~~

~~(B) *Detached accessory buildings and garages*. Two hundred square feet and smaller.~~

(1) *Front setback*. All accessory buildings must be behind the home or behind the plane of the rear wall of the home.

(2) *Side setback*. Five feet.

(3) *Rear setback*. Five feet.

~~(4) *Maximum Size*. 200 square feet, except for Detached Accessory Dwelling Units.~~

~~(5) *Detached Accessory Dwelling Units (DADUs)*. DADUs within the PH Zone shall comply with all other requirements of this title and § 157.455 through § 157.480 for accessory dwellings that are not specified within this chapter.~~

(Prior Code, § 31.05) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 18-2022, passed 9-7-2022; Ord. 03-2023, passed 2-1-2023)

### **§ 157.415 ZERO LOT LINES.**

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~~(A) Developers wishing to provide attached single-level single-family homes (zero lot lines) may request a development agreement with the city which will outline the provisions under which such homes would be allowed.~~

~~(A)—(B) If a development agreement is approved allowing zero lot line projects, developer shall be required to maintain the density requirements of this zone, but shall not be required to maintain a minimum lot size for such uses.~~

(Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

#### **§ 157.416 MAXIMUM STRUCTURE HEIGHT.**

(A) ~~Main buildings or dwellings, and DADUs shall be limited to **one (1) story** in height and shall not exceed a height of twenty-five (25) feet. Basements and below-grade habitable spaces are strictly prohibited. Only a single habitable room in the attic may be permitted, limited to the area directly above the garage, and shall not exceed 576 square feet.~~

~~Dwelling or other main building shall be 25 feet. Habitable attic space is permitted over a garage area; and~~

(B) ~~Accessory building. Fifteen feet.~~

(Prior Code, § 31.06) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 18-2022, passed 9-7-2022; Ord. 03-2023, passed 2-1-2023)

#### **§ 157.417 LANDSCAPING.**

(A) ~~(1) All landscaping shall be installed in compliance with West Haven Landscape standards within this title. (1) Landscaping and an automatic sprinkler system is to be installed with construction contract.~~

(2) At least one tree is to be planted per lot (trunk size is to be a two-inch diameter or larger).

(3) Fencing is standardized within development.

~~(B) The developer shall pay a landscape cash bond of \$8,500, specifically for the landscape installation, at the time of issuance of the building permit.~~

~~(C) (1) The normal landscape installation will be required within 30 days of the certificate of occupancy issuance.~~

~~(2) However, when that 30-day period cannot be achieved due to the short secondary water season, the landscape shall be installed by, or prior to, the next May 15.~~

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~~-(D) The entire landscape cash bond amount shall be held by the city until final completion of the required landscaping.~~

(Prior Code, § 31.07) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

**§ 157.418 OFF-STREET PARKING.**

As provided in §§ [157.630](#) through [157.640](#).

(Prior Code, § 31.08) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

**§ 157.419 PERMITTED SIGNS.**

See §§ [157.755](#) through [157.761](#).

(Prior Code, § 31.09) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)