

TOWN OF MAYFIELD, UTAH

ORDINANCE NO. 2026-7

AN ORDINANCE AMENDING MAYFIELD TOWN CODE RELATING TO ACCESSORY BUILDINGS AND ACCESSORY DWELLING UNITS (ADUs)

WHEREAS, the Mayfield Town Council finds it necessary to amend certain sections of the Mayfield Town Code to clarify regulations regarding accessory buildings and accessory dwelling units; and

WHEREAS, the Town desires to ensure orderly development, compatibility with surrounding uses, and compliance with Utah State Code; and

WHEREAS, the Town finds it necessary to establish clear standards for accessory buildings, including placement, height, and use;

NOW, THEREFORE, be it ordained by the Mayor and Town Council of Mayfield Town, Sanpete County, State of Utah, as follows:

Amendment to § 18.48.060 Accessory Buildings

1. Accessory Buildings and Accessory Uses shall only be authorized and constructed concurrently with, or after, the establishment of a primary building or primary use. (Primary Bldg.: Single Family residence or Commercial Bldg. use in a R&C Zone.)
2. All Accessory buildings require a zoning permit to determine proper setbacks from streets, property lines and utility lines. Accessory Buildings larger than 199 sq ft also require a building permit.
3. Detached accessory buildings, including garages, shall meet all requirements, including setback requirements, for the location of a detached accessory Building.
4. No Storm Water runoff from any accessory building shall be allowed to run onto an adjacent property.
5. Accessory Buildings located on corner lots shall meet the required setbacks for the side yards with street frontage. (See Attached Table)
6. No Mobile home, travel trailer, board or similar recreational vehicle shall be used as an accessory building.
7. No Utility connections or meters, separate from the primary building shall be allowed for accessory buildings.
8. No Accessory Building shall be used as a dwelling unit.
9. Accessory buildings used for the housing of livestock and/or fowl shall comply with the requirements of this chapter.
10. Types of Accessory Buildings.
 - a. Premanufactured Storage Buildings
 - b. Stick Frame Accessory Buildings
 - c. Steel Frame Buildings
 - d. Pole Barn Buildings
 - e. Connex storage containers. (Connex's must be painted per 18.48.320.E.)

- i. Allow one (1) 40' or two (2) 20' Connex's side by side, but not stacked
- f. Connex Storage Containers with garage between (Roof Connection to Connex must be engineered, designed and permit approved. (Connex's must be painted per 18.48.320.E.)
- g. Temporary/Portable Carports and Garages. (Must show base material and Engineered Anchoring to ground)

Site, placement and setback requirements

1. Accessory Buildings shall not be erected to a height greater than allowed in Attached table.
2. Accessory Buildings located behind the primary residence shall be located a minimum of 12' from the primary residence, 5' from the side and rear yard property lines, and cannot be located over a public utility easement
3. Accessory buildings located to the side of the primary residence shall be located a minimum of 12' from the primary residence and 5' behind the frontal plane of the primary residence.
 - a. If they are 12' behind the rear plane of the primary residence and 12' behind the rear plane of a residence on the adjacent lot, they can be located as close as 5' from the side fence
 - b. If the accessory Building is adjacent to a primary residence on the adjacent lot it must be 8' from the property line.
4. Accessory buildings located beside the front of the primary structure shall be set back at least 30' from the street frontage, but not less than 5' behind the front setback of the primary structure

Table I Setbacks for Accessory Buildings Requirements

Description of location	Measurement in Feet	Explanation
Accessory Building (Secondary Structure) Minimum required setbacks (from nearest point of the main structure to either property line, or right of way improvement plus utility corridor) to the "building line" of the proposed structure		
Accessory Building located behind the primary dwelling (minimum between bldgs.)	12'	If closer than 12' it must maintain same set back as primary residence
Side yard and Rear Yard Minimum	5'	Can not be located over a Public Utility Easement
Height of Accessory Buildings in rear yard	18' eave 24' peak	
Accessory Buildings located to the side of the primary dwelling (minimum between bldgs.)	12'	
Front Yard setback (measured from street right of way line (Property line)	30'	Or 5' behind the front plane of the primary residence which ever is greater
Side yard setback (if parallel to home)	8'	
Side yard and rear yard set back if 12' behind the rear plan of primary home	5'	
Distance between accessory Buildings on the same lot.	5'	
From Main secondary water (Irrigation)	10' PUE	

From Either side of Overhead or underground primary electrical lines	10'	Per RMP Guidelines
Acc bldg. height (<i>Currently our code says all Buildings</i>)	In Rear Lot Eave 18' Peak 24' Set back 5'	In Side Lot Eave 12' Peak 18' Side setback 8'
Max Area of Acc Bldg. On a lot	25% of Rear Yard Area or Side Yard Area on Wide lots Allow for Primary and Replacement Septic and Drain field	
Placement over utilities or easements	No	
Placement over Septic or drain field	No	
Amateur Radio Antenna	12' behind primary building Max height 55' Distance from property line = height of antenna	

Addition of New § 18.48.065 - Accessory Dwelling Units (ADUs)

18.48.065 Accessory Dwelling Units (ADUs).

(A) Purpose. To establish standards for accessory dwelling units, both internal (IADUs) and detached (DADUs), consistent with Utah State Code and the goals of Mayfield Town.

(B) Permitted Locations. Accessory dwelling units may be permitted within a single-family dwelling (IADU) or upon lots containing a single-family detached dwelling (DADU), in accordance with the standards of the Mayfield Town Accessory Dwelling Unit Regulations.

(C) Limitations. No more than one (1) ADU (IADU or DADU) shall be permitted per lot. All ADUs shall have the primary residence owner-occupied and used for long-term residential purposes only (minimum of thirty [30] consecutive days).

(D) Compliance. All ADUs shall comply with applicable building, health, fire, and zoning codes. Shall have a zoning permit by the Town and applicable building permit. Shall not be occupied until the Town has issued zoning approval, and a certificate of occupancy or equivalent approval from the County building department.

(E) Enforcement. Failure to comply with these standards shall subject the owner to penalties and enforcement measures as provided in the Mayfield Town Accessory Dwelling Unit Ordinance.

(F) *Must comply with IADU and DADU ordinances regarding property size and conditions.*

Detached Accessory Dwelling Unit Minimum required setbacks in feet		
Distance from the primary dwelling	12'	Either to Rear or Side of Primary Dwelling
Side Yard	8'	DADU Ord
Front Yard if DADU is located to side of Primary Dwelling	30' or 5' behind primary dwelling	
Rear Yard	20'	DADU Ord <i>Similar to Residential</i>

From Primary Use Structure (Home)	12'	DADU Ord
From other secondary structures	5'	
From Main secondary water (Irrigation lines)	10' PUE	
From either side of overhead or underground primary electrical lines	10'	
From Secondary Power lines and poles, water or gas lines	5'	

Amendment to § 18.08 - Definitions

Add the following definitions:

ACCESSORY DWELLING UNIT (ADU): A self-contained dwelling unit that is subordinate to a primary single-family dwelling, located on the same lot, and includes independent living, sleeping, cooking, and sanitation facilities.

INTERNAL ACCESSORY DWELLING UNIT (IADU): An accessory dwelling unit located entirely within a detached, single-family, owner-occupied **primary** dwelling.

DETACHED ACCESSORY DWELLING UNIT (DADU): An accessory dwelling unit that is physically separated from the primary dwelling but located on the same lot and subordinate in size and use.

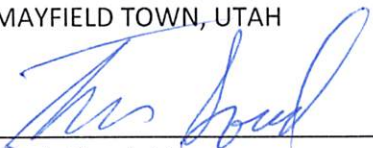
ACCESSORY BUILDING: A building located on the same lot as a primary structure, the use of which is subordinate to and customarily incidental to that of the primary building or use.

Effective Date

This ordinance shall become effective upon passage, approval, and posting as required by law.

ADOPTED by the Town Council of Mayfield Town this 9 day of July, 2026.

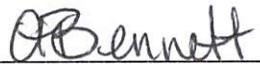
MAYFIELD TOWN, UTAH


Travis Good, Mayor

Council Vote:

☒ Yes ☐ No – Jack Wilber
☐ Yes ☐ No – Catherine Medler - absent
☐ Yes ☐ No – Keston Christiansen - absent
☒ Yes ☐ No – Mitzi Fuller
☒ Yes ☐ No – Travis Good

ATTEST:


Amanda Bennett, Town Clerk/Recorder

