

ORDINANCE 2026-O-07

Ordinance No. 2026-O-07

Date: October 1, 2026

AN ORDINANCE OF THE WHITE CITY CITY COUNCIL, REPEALING AND REENACTING WHITE CITY CODE CHAPTER 19.42.030, WHITE CITY ACCESSORY DWELLING UNIT PROVISIONS, TO COMPLY WITH S.B. 284 (2026), PROVIDING PURPOSE AND INTENT LANGUAGE, CLARIFYING APPLICATION, PERMIT, BUSINESS LICENSE, AND DEVELOPMENT STANDARDS, AMENDING PERMITTED USES IN LAND USE TABLES 19.28.030 AND 19.30.030, AND PROVIDING AN EFFECTIVE DATE

RECITALS

WHEREAS, the City of White City is a municipality and has authority to adopt land use regulations in general pursuant to Utah Code § 10-20-501, and in specific, to detached accessory dwelling units pursuant to § 10-21-305 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Section 20, Utah Code; and

WHEREAS, the Council deems it necessary to repeal and reenact its land use ordinances to comply with state code and city code, to address the governing procedures for various types of accessory dwelling units, and to provide for the protection and preservation of the public health, safety and general welfare; and

WHEREAS, the White City Planning Commission held a public hearing on September 22, 2026, to consider proposed legislation to address the current need for alternative and flexible housing options, including accessory dwelling units, permitting detached accessory dwelling units on lots that are 11,000 square feet or larger, prohibiting use of ADUs as short term rentals, and providing permitted uses and development standards (the “**Proposed Action**”) in accordance with Utah Code §§ 10-20-205 and 10-20-502; and

WHEREAS, the Planning Commission issued a favorable recommendation to the White City City Council regarding the Proposed Action.

BE IT ORDAINED BY THE WHITE CITY CITY COUNCIL as follows:

1. Chapter 19.42.030 is hereby repealed and reenacted in its entirety with language attached hereto as Exhibit A.
2. Tables 19.28.030 and 19.30.030 are hereby amended with language attached hereto as Exhibit A.
3. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

4. Direction to Staff. Staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to revise the WCMC to include the ordinance, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

5. Effective Date. This Ordinance will take effect immediately on October 1, 2026, pursuant to Utah Code § 10-3-712.

ADOPTED AND APPROVED at a duly called meeting of the White City City Council this 1st day of October, 2026.

WHITE CITY CITY COUNCIL


By: Allan Perry, Mayor

ATTEST


Rori Andreason, Recorder

Voting:

Mayor Perry	voting	Aye
Council Member Mahoney	voting	Aye
Council Member VanHorn	voting	Aye
Council Member Price	voting	Aye
Council Member Shelton	voting	Aye

(Complete as Applicable)

Date ordinance summary was posted to the White City website, the Utah Public Notice website, and in a public place within White City per Utah Code §10-3-711: _____
Effective date of ordinance: October 7, 2026

EXHIBIT A

ORDINANCE NO. 2026-O-07

White City Accessory Dwelling Unit Standards

19.42.030 Accessory Dwelling Unit Standards

Purpose and Intent

- A. White City recognizes that Accessory Dwelling Units (ADUs) in single-family residential zones can be an important tool in the overall housing plan, goals, and owner compliance for White City, allowing for alternative and flexible housing options in owner-occupied single-household dwellings.

The purposes of the ADU standards of this code are to:

1. Comply with State of Utah legislation which allows for Internal Accessory Dwelling Units generally and requires municipalities to adopt an ordinance if they wish to regulate certain requirements of the dwellings;
2. Comply with State of Utah legislation which allows Detached Accessory Dwelling Units (DADUs) on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling.
3. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;
4. Provide for affordable housing opportunities;
5. Make housing units available to moderate income people who might otherwise have difficulty finding housing in the municipality;
6. Provide opportunities for additional income to offset rising housing costs;

7. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle;
8. Preserve the character of single-family neighborhoods by providing standards governing development of ADUs;
9. Ensure that Accessory Dwelling Units (ADUs) are properly regulated by requiring property owners to obtain a business license and a building permit for an ADU prior to renting the ADU;
10. To accommodate such housing in residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion, proximity to neighboring dwelling units, and compatible scale and appearance of residential buildings; and
11. To prevent the proliferation of unregulated rental dwellings, absentee ownership, Building Code violations, and any resulting decline in quality of residential neighborhoods.

Definitions

1. "Internal Dwelling Unit" means an accessory dwelling unit attached unit created:
 1. within a primary dwelling;
 2. within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and for the purpose of offering a long-term rental of 30 consecutive days or longer.
2. "Accessory Dwelling Unit, Attached" means a habitable living unit attached to a primary single-family dwelling and contained on one lot for the purpose of offering a long-term rental of 30 consecutive days or longer. An "Accessory Dwelling Unit, Attached" may include an addition to the footprint of the primary dwelling.
3. "Owner Occupancy" means a property where the property owner, as reflected in title records, makes his or her legal primary residence at the site, as evidenced by

voter registration, vehicle registration, driver's license, county assessor records or similar means.

4. "Primary dwelling units " means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record.

Permitted Areas and Zones

1. Accessory dwelling units (ADUs) may be allowed within, attached, or detached to the main single-family residential dwelling, over the garage (attached or detached), where permitted by White City Code. (See Reference to Chapter 19.28 & 19.30 of the current White City Code)
2. Internal Accessory Dwelling Units (IADU) and Attached Accessory Dwelling Units (AADU) are permitted uses in the R zones as identified in the use tables in this Title. IADUs and AADUs may only be constructed on lots with an area of 6,000 square feet or greater.
3. Detached Accessory Dwelling Units (DADUs) are a permitted use in the R zones as identified in the use tables in this Title. A detached ADU may be constructed on lots with an area of 11,000 square feet or greater.

Applicability

1. Owner Occupancy: The primary dwelling or the ADU must have owner occupancy.
 - a. An application for an ADU shall include evidence of owner occupancy.
 - b. If an exception to owner-occupation is warranted for medical, military service, or religious reasons, it may occur for a period of two years or less and an on-site manager must be designated.
 - c. If property ownership changes, upon the sale of the property, the new owner is required to comply with Chapter 19.42.030(C)(10)(a).

2. The use of the property at the time of application and at any time thereafter is single-household residential.
3. The property pertains to one of the categories or zones stated in the Permitted Areas and Zones of this code, Chapter 19.42.030(C)(2).
4. In no case may an ADU be permitted in a townhome, a multi-family PUD or other attached unit type, in a movable dwelling structure or on any lot that cannot satisfy parking or other conditions of the code.
5. Units approved as ADUs shall not be used as short-term rentals.
 - a. No rental may be made for less than thirty (30) consecutive days.
6. An approved building permit is required for all ADUs before an ADU is constructed; and all other applicable provisions of this Chapter and the Municipal White City Code must be met before an ADU can be rented. Existing non-compliant ADUs may come into compliance by receiving a permit and verifying existing work was done according to code.
7. The owner shall provide a separate address marking for emergency services and mailing services.
8. An accessory dwelling unit (ADU) shall not be sold separately or subdivided from the principal dwelling unit or property.
9. Business Licensing: Prior to renting out any ADU, a business license must be obtained. That license must be renewed annually and maintained annually as long as the unit is rented.
10. Affidavit and Notice of Accessory Dwelling Unit: Applicants for ADUs shall provide an affidavit stating that the owner of the property will live in either the primary dwelling or ADU as their primary residence. Upon approval of the ADU by the building official, and upon the issuance of a business license pursuant to this section 19.42.030(D)(9), a Notice of Accessory Dwelling Unit including the affidavit shall be recorded against the property to provide notice to a future owner

of the owner occupancy requirement for the ADU.

- a. Upon sale of the property, if the new owner wishes to continue using a previously approved ADU, the new owner will be required to receive a new business license and shall sign and record a new affidavit, update their information with the planning and business license departments, and comply with current administrative ADU requirements. A copy of the recorded notice will be provided to the applicant when completed.
11. Retention of Single-Family Residence Status: ADUs are part of a single-family residence and shall not be treated as a multi-family residence per White City Code 19.42.030(D)(4).
12. Remedies for Violations. In addition to any other legal or equitable remedies available to a municipality, White City may hold a lien against a property that contains an accessory dwelling unit (ADU) in accordance with the provisions and procedures of Utah Code Annotated Section 10-21-303, if the owner of the property violates any of the provisions of that Section or any of the provisions of this ordinance.
13. Variances. The Land Use Hearing Officer may grant variances to the standards of this chapter in accordance with Chapters 19.16 and 19.20 of the current White City Code and Utah Code 10-20-1102. The land use hearing officer may not grant a variance from Building Code requirements, owner occupancy provisions, lot square footage requirements, or the number of units allowed per lot.

General Development Standards

1. Number of ADUs per Lot:
 - a. Only one (1) ADU is allowed per lot.
2. The design and size of an ADU shall conform to all applicable building, fire, and health codes, including applicable water service requirements.

3. The installation of separate utility meters is prohibited.
4. An ADU shall comply with the regulations of the underlying zone for accessory buildings. Where the provisions in this chapter are inconsistent with provisions found in any other chapters of City ordinances, the most restrictive provisions shall apply.
5. ADUs may not be built within a recorded easement unless a letter or proof is provided from the company owning the public utility.
6. An applicant shall provide written confirmation from the applicable water supplier that the ADU complies with all applicable water service requirements before a building permit may be issued.
7. Aesthetics. The improvements or construction of any type of ADU (IADU,AADU,DADU) shall be designed in such a manner to reflect that of the existing main building and fits within the character of the surrounding neighborhood.
8. Parking Requirements: In addition to the required parking for the existing home, the property owner shall demonstrate that one (1) on-site parking space is available for an ADU. A property owner bears the burden of showing by a preponderance of the evidence that sufficient parking is available. If a garage is converted to create an ADU, a replacement on-site parking space is required for the primary dwelling in a number equal to the parking spaces eliminated by such ADU. There may be limits on driveways and curb cuts subject to Title 14 and White City adopted Standards and Specifications in Chapter 14.12.110.
9. Internal and Attached Accessory Dwelling Units (IADUs and AADUs) will not require a separate HVAC or firewall.
10. Lot Coverage: Lot coverage maximums shall be as outlined per each zone. Any additions to an existing building or construction of an AADU or DADU shall comply with Chapter 19.28.070 and except as otherwise provided in that

Subsection, may not exceed the allowable lot or rear yard coverage standard for the underlying zone.

11. The upkeep of the area in and around ADUs will be the responsibility of the owner of the parcel.

Internal Accessory Dwelling Units (IADUs)

Internal Accessory Dwelling Units (IADUs) are regulated pursuant to Utah Code Section 10-21-303 and additionally the city shall require that:

1. Conversions of an existing space to an IADU will require compliance with safety requirements per building code including but not limited to:
 - a. Egress windows with window wells in case of emergency
 - b. Close off door(s) if needed between the IADU and main unit, and
 - c. Sufficient HVAC and climate control for the IADU.
2. A mobile home or manufactured home may not be converted as an internal accessory dwelling unit.

Attached Accessory Dwelling Units (AADUs)

1. Setback: Setback standards for Attached ADUs shall be consistent with setback standards for a single-family dwelling in the zone.
2. Height Requirements: AADUs shall not exceed the maximum height limit permitted for the primary single-family dwelling in the zone, including garages.

Detached Accessory Dwelling Units (DADUs)

Detached Accessory Dwelling Units (DADUs) are regulated pursuant Utah Code Section 10-21-304 and additionally shall:

1. A detached ADU shall be a permanent structure. Trailers, mobile homes, moving dwelling structures, or other portable structures, especially structures with wheels, shall not be permitted as a detached ADU.

2. Subject to 19.46.090 a prefabricated or manufactured dwelling unit may be used as an ADU.
3. Exterior lighting shall comply with Subsection 19.46.090 (J) of the current White City Code.
4. Entrances, parking, and stairways within 5' feet of an abutting property shall not be visible from the abutting property. This may be done with a fence along the side and rear property lines, landscaping that is dense enough to obscure activity or by placing the entrances and stairs out of view of abutting properties. Corner properties with ADU entrances facing a right-of-way are not required to screen the entrance if not facing the same right-of-way as the primary dwelling entrance.
5. Exterior stairways and landings may encroach into a setback only as allowed in 19.46.090(i).
6. Height Requirements: DADUs may be no taller than 20' Feet.
7. Setback:
 1. Detached Accessory Dwelling Units (DADUs) must comply with setback rules outlined in the current White City Code Section 19.28.060.
 2. New Detached Accessory Dwelling Units:
 1. Side yard setbacks on detached ADUs shall be a minimum of five feet (5'). Rear yard setbacks shall be a minimum of five feet (5'). DADUs shall also be a minimum of six feet (6') from the main dwelling. If existing public utility easements are greater than the required setback, the minimum setback shall be the public utility easement boundary.
 3. Existing Accessory Structures Built Prior to the Adoption of this Chapter:
 1. Side yard and rear yard setbacks on existing detached structures to be converted into an ADU shall comply with the accessory structure setback standards at the time the structure was erected. Additionally,

the ADU must comply and meet with current building code for occupancy.

Existing Building Conversion

An existing accessory structure may be converted into an ADU provided that it meets the same ADU requirements in this Chapter 19.42.030.

Table 19.28.030 – Schedule of Permitted Uses

<u>Table 19.28.030 - Schedule of Permitted Uses</u>					
<u>Use Categories</u>	<u>R-1-8</u>	<u>R-1-10</u>	<u>R-1-15</u>	<u>R-1-21</u>	<u>R-1-43</u>
<u>RESIDENTIAL:</u>					
Dwelling, Single Family	P	P	P	P	P
Dwelling, Manufactured Home	P	P	P	P	P
Residential facilities for persons with a disability	P	P	P	P	P
<u>ACCESSORY USES:</u>					
Accessory Uses and Buildings	P	P	P	P	P
<u>Accessory Dwelling Unit, subject to Section 19.42</u>	P	X	X	P	X
Home Occupations, subject to chapter 19.42	P	P	P	P	P
Home Day Care/Preschool, subject to Section 19.42	P	P	P	P	P
Household Pets, not including kennels	P	P	P	P	P
<u>INSTITUTIONAL USES:</u>					

Parks/Open Space	P	P	P	P	P
Public and Quasi Public	P	P	P	P	P
Public Utilities, Major	C	C	C	C	C
Public Utilities, Minor	P	P	P	P	P
Religious Institutions and Uses	P	P	P	P	P
Schools, Public	P	P	P	P	P
Schools, Private/Charter	C	C	C	C	C
OTHER USES:					
Apiary	X	X	P	P	P
Gardening for personal use	P	P	P	P	P
Animals and Fowl for family food production established prior to (The date of the adoption of this ordinance)	X	X	X	P	P
Animal Rights, one animal unit per 10, 000 square feet	X	X	X	P	P
Bed and Breakfast Inn	X	X	X	C	C
Residential Keeping of Chickens or Ducks or Domestic Fowl subject to Chapter 19.42	C	C	P	P	P
Child Care, Residential and Licensed Family	C	C	C	C	C
Private, nonprofit recreational grounds and facilities	C	C	C	C	C
Sportsmen's Kennel (one-acre minimum lot area)	X	X	C	C	C
Temporary Construction Office associate with a permitted development project	C	C	C	C	C

Table 19.30.30 – Schedule of Permitted Uses

Table 19.30.030 – Schedule of Permitted Uses		
Use Categories	R-2-8	R-2-10
RESIDENTIAL USES:		
Accessory Structures	P	P
Dwelling, Single-Family	P	P
Dwelling, Single-Family Attached	P	P
<u>Dwelling, Accessory Internal</u>	P	P
<u>Dwelling, Accessory Attached</u>	P	P
<u>Dwelling, Accessory Detached</u>	P	P
Dwelling, Duplex	P	P
Dwelling, Tri-plex	X	X
Dwelling, Four-plex	X	X
Dwelling, Multi-Family (5 dwellings or more)	X	X
Mobile Home Park	X	X
Residential Facility for Persons with a disability subject to 19.42	P	P
Residential Facility for Elderly Persons	P	P
COMMERCIAL:		
Bed and Breakfast	X	X
Home Business subject to 19.42	P	P
Home Daycare/Preschool subject to 19.42	P	P

Daycare	X	X
Short-term Rentals	X	X
OTHER:		
Public or Quasi-Public Use	P	P
Shared Parking	P	P
Rail Transit Mixed-use	X	X
Public Park and Open Space	P	P
Private Park and Recreational Grounds	P	P
Temporary Buildings Incidental to Construction Work, and Other Temporary Buildings	P	P

SUMMARY OF
WHITE CITY
ORDINANCE NO. 2026-O-07

On October 1, 2026, the White City City Council enacted Ordinance No. 2026-O-07, to repeal and reenact Chapter 19.42.030, and to amend Table of Uses 19.28.030 and 19.30.030, regulating and permitting accessory dwelling units and detached dwelling units within the city in certain residential zones.


By: Allan Perry, Mayor

ATTEST


Rori Andreason, Recorder

Voting:

Mayor Perry	voting	Aye
Council Member Mahoney	voting	Aye
Council Member VanHorn	voting	Aye
Council Member Price	voting	Aye
Council Member Shelton	voting	Aye

A complete copy of Ordinance No. 2026-O-07 is available in the White City offices located at 860 W. Levoy Drive, Taylorsville, UT 84123.