

ORDINANCE NO. R2017-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL  
MAKING NECESSARY ADMINISTRATIVE CORRECTIONS TO SOUTH SALT  
LAKE MUNICIPAL CODE 17.21.070, DETACHED HOUSE BUILDING DESIGN  
STANDARDS, SUBSECTION I, TITLED “ACCESSORY STRUCTURES”

WHEREAS: the City Council is authorized by law to enact ordinances for the protection of the health, safety, and welfare of residents and businesses; and

WHEREAS: the City is authorized by law to enact ordinances establishing regulations for land use; and

WHEREAS: On February 8, 2017 City Staff presented a Staff Report which included proposed ordinance language regarding Accessory Structure setback requirements

WHEREAS: the City Council discussed Ordinance 2017-01 in the February 8, 2017 Regular Council Meeting changes to South Salt Lake Municipal Code 17.21.070, Detached House Building Design Standards, specifically setback requirements of accessory structures; and

WHEREAS: the City Council intended on incorporating the changes to the setback requirements of accessory structures as set forth in the Staff Report presented that evening; and

WHEREAS: The changes with regard to setback requirements of accessory structures discussed by the Council and included in the Staff Report were not included in the written ordinance (Ordinance 2017-01) before the City Council passed that night; and

WHEREAS: The City Council would like to amend South Salt Lake Municipal Code 17.21.070 to make the necessary administrative corrections to incorporate these changes within 17.21.070(I) of the South Salt Lake Municipal Code; and

BE IT RESOLVED, therefore, by the City Council of the City of South Salt Lake that: 17.21.070, Detached House Building Design Standards, Subsection I, titled “Accessory Structures” is amended as follows:

- I. **Accessory Structures.** Accessory structures associated with the Detached House Building Form are intended for storage and other incidental uses and not for human occupancy. Accessory structures shall be built in a manner compatible with the primary building. Accessory structures may be clad in wood or vinyl siding. Accessory structures shall be located in the side and rear yards only.

1. **Building Requirements.**

- a. Accessory structures shall not exceed one story.
- b. Accessory structures shall only be accessed at the finished grade of the structure by an entry door or overhead door.
- c. Windows are permitted for accessory structures. On the facades of accessory structures facing abutting properties, the heads or upper casings of windows shall be no higher than eight feet above the finished grade of the structure. Greenhouses and structures with clerestory windows that are at least eight feet above grade are exempt from this requirement.
- d. Accessory structures shall not have sewer service. All other utilities for accessory structures shall only be accessed from the principal building on the parcel.

**2. Setbacks.**

- a. Accessory structures shall be separated from the primary residence by at least ten feet.
- b. Accessory structures less than 200 square feet in area shall be at least two feet a rear or side property line.
- c. Accessory structures greater than 200 square feet in area shall be separated from the side property lines by at least five feet, and from the rear property line by at least two feet.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BY THE CITY COUNCIL:

\_\_\_\_\_  
Ben Pender, Council Chair

ATTEST:

\_\_\_\_\_  
Craig D. Burton, City Recorder

City Council Vote as Recorded:

Beverly	_____
Kindred	_____
McConnell	_____
Mila	_____
Pender	_____
Rapp	_____
Siwik	_____

Transmitted to the Mayor's office on this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Craig D. Burton, City Recorder

MAYOR'S ACTION: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Cherie Wood, Mayor

ATTEST:

\_\_\_\_\_  
Craig D. Burton, City Recorder