

MANTI CITY ORDINANCE NO. 2022-09-14

Establishment of Setbacks for Accessory Buildings

AN ORDINANCE RE-ESTABLISHING SETBACKS FOR ACCESSORY BUILDINGS (INCLUDING ACCESSORY DWELLING UNITS) WITHIN THE RESIDENTIAL ZONES.

WHEREAS, the Manti City residential zoning ordinance was modified and updated by Ordinance # 2020-2-12 on February 2, 2020; and

WHEREAS, prior to said update, Title 17.40.050 B & C defined setbacks for placement of “Out Buildings” (accessory buildings), and secondary water (pressurized irrigation) lines; and

WHEREAS, said update inadvertently omitted requirements defined in Title 17.40.050 B & C; and

WHEREAS, the City Council and Planning Commission desire to reestablish omitted setbacks; and

WHEREAS, the City Council and Planning Commission additionally desire to define setbacks for primary electrical lines and secondary power poles and to update how setbacks are measured; and

WHEREAS, the Planning Commission held a public hearing on September 13th 2022 to solicit public comment regarding the proposed ordinance to re-establish setbacks for accessory buildings; and

WHEREAS, the City Council held a public hearing on September 14th 2022 to solicit public comment regarding the proposed ordinance to re-establish setbacks for accessory buildings; and

WHEREAS, the Manti Council has the authority to modify the land-use ordinance; and

WHEREAS, the Council finds good cause for adopting the provisions set forth herein;

NOW THEREFORE, be it ordained by the Manti City Council, that the Manti City, Utah land-use ordinance and municipal code Title 17.40.060 be modified to include setbacks for Accessory Buildings, or secondary structures, (including Accessory Dwelling Units) as follows:

17.40.060 Required Setbacks And Frontage

Except where otherwise indicated, all setbacks are measured from the property line, or back of sidewalk, or back of curb, or back of asphalt of a right-of-way, plus the utility corridor, whichever is closest to the structure’s building line. Where the building is a single-family attached dwelling, such as a twin home or townhome, all setbacks apply to the building as a whole, except for the shared line between units.

	R1	R2	R3
Accessory Buildings (secondary structures) Minimum Required Setbacks (from the nearest point of the main structure to either: the property line or right-of-way improvements plus utility corridor) to the "building line" of the proposed structure (in feet)			
Front yard	30 *	30 *	30 *
Side yard	5	5	5
Side yard(s) on street frontage	25 *	25 *	25 *
Rear yard	5	5	5
From primary use structure (home)	10	10	10
From other secondary structures	5	5	5
From main secondary water (irrigation) lines	5	5	5
From either side of overhead or underground primary electrical lines	10	10	10
From secondary power poles	5	5	5
Accessory Dwelling Unit (Detached) Minimum Required Setbacks (in feet)			
Front yard	30	30	30
Side yard	10	10	10
Side yard(s) on street frontage	25	25	25
Rear yard	10	10	10
From primary use structure (home)	10	10	10

From other secondary structures	5	5	5
From main secondary water (irrigation) lines	5	5	5
From either side of overhead or underground primary electrical lines	10	10	10
From secondary power poles	5	5	5

* Any accessory building which is to be located in a front yard or side yard with street frontage, must be located behind the setback of the main structure or 30 feet for front yards and 25 feet for side yards on street frontage, whichever is greater.

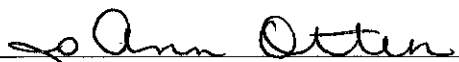
1. **Repeal of Conflicting Provisions.** Any provision of Manti City Code addressing Residential Zone setbacks for Accessory Buildings (including Accessory Dwelling Units) (17.40.050 and/or 17.40.060) which predates or conflicts with this Ordinance is hereby repealed.
2. **Effective Date.** This Ordinance shall take effect on September 22, 2022.

PASSED AND APPROVED this 22 day of September 2022.

MANTI CITY

By 
Alfred C. Bigelow, Mayor

ATTEST:


JoAnn Otten, City Recorder



Voting:

Gary Chidester	Yea___ Nay___
Darren Dyreng	Yea ☒ Nay___
Jeff Killian	Yea ☒ Nay___
Jason Vernon	Yea ☒ Nay___
Mary Wintch	Yea ☒ Nay___