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BOUNTIFUL

Bountiful City Ordinance No. 2025-04

An Ordinance Amending Section 14-3-102 of Chapter 3 Definitions and adding Section 14-4-121 to Chapter 4 (R) Single-Family Residential Zone of the Land Use Code of Bountiful City

It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. After review and a public hearing of the proposed Land Use Code Text Amendment on October 1, 2024, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
3. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
4. The City Council of Bountiful City reviewed the proposed Land Use Code Text Amendment on October 22, 2024, January 28, 2025, and February 11, 2025, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

Be it ordained by the City Council of Bountiful, Utah:

SECTION 1. Section 14-3-102 Definitions of Chapter 3 Definitions of the Land Use Code, Title 14 of the Bountiful City Code, is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

SECTION 2. Section 14-4-121 of Chapter 4 (R) Single-Family Residential Zone of the Land Use

Code, Title 14 of the Bountiful City Code is hereby adopted and enacted as shown in Exhibit B, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this 11th day of February of 2025.




Kendalyn Harris, Mayor

ATTEST:


Sophia Ward, City Recorder

Exhibit A

CHAPTER 3

DEFINITIONS

14-3-101 PURPOSE

14-3-102 DEFINITIONS

14-3-101 PURPOSE

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Code. Words used in the present tense include the future; the singular number shall include the plural and the plural the singular; the word building shall include the word structure; the words used or occupied shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used; the word shall is mandatory and not directory and the word may is permissive; the word person includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; the word lot includes the words plot or parcel. Words which are not included herein, but are defined in the International Building Code, shall have the meaning as defined within said International Building Code.

14-3-102 DEFINITIONS

[...]

- xx. PUBLIC OR PRIVATE ASSEMBLY / EVENT SPACE:** A business that provides for a fee, indoor and/or outdoor facilities for gatherings, such as weddings, receptions, meetings, parties, ceremonies, or similar activities.

Exhibit B

CHAPTER 4

(R) SINGLE-FAMILY RESIDENTIAL

- 14-4-101 PURPOSE AND OBJECTIVES**
- 14-4-102 DEFINITIONS**
- 14-4-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES**
- 14-4-104 MAXIMUM DENSITY AND MINIMUM LOT STANDARDS**
- 14-4-105 YARD AND SETBACK REQUIREMENTS**
- 14-4-106 PROJECTIONS INTO YARDS**
- 14-4-107 BUILDING LOCATION AND HEIGHT**
- 14-4-108 DISTANCE BETWEEN BUILDINGS**
- 14-4-109 PERMISSIBLE LOT COVERAGE**
- 14-4-110 PARKING, LOADING, AND ACCESS**
- 14-4-111 NON-RESIDENTIAL SITE PLAN APPROVAL**
- 14-4-112 LANDSCAPING**
- 14-4-113 STORAGE OF COMMERCIAL ITEMS**
- 14-4-114 WALLS AND FENCES**
- 14-4-115 LOT ACCESS AND SITE LAYOUT**
- 14-4-116 PARCELS OF LAND NOT IN SUBDIVISIONS WITHIN THE R-F SUBZONE**
- 14-4-117 REQUIREMENTS FOR BUILDING IN THE R-F SUBZONE**
- 14-4-118 SUBDIVISION AND PLANNED DEVELOPMENT REVIEW AND APPROVAL PROCEDURE FOR THE R-F SUBZONE**
- 14-4-119 DOMESTIC FARM ANIMALS**
- 14-4-120 DWELLING UNITS CONTAINING SECOND KITCHENS**
- 14-4-121 SPECIAL CRITERIA FOR PUBLIC OR PRIVATE ASSEMBLY / EVENT SPACE**

[...]

14-4-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Residential zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-4-103

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards chapter of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this Title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P
Preschool, Group Instruction, or Daycare with nine (9) to twelve (12) children, as set forth in this Title and State Licensing Requirements	C	C
Private Recreational Facility	C	C
Public or Private Assembly / Event Space	C	C
Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a-504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a-519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility not on City Property	C	C
Telecommunication Facility on City property	P	P
Two Family Dwelling – New	N	N
Utility Lines and Rights-of-Way	P	P

[...]

14-4-121 SPECIAL CRITERIA FOR PUBLIC OR PRIVATE ASSEMBLY / EVENT SPACE

Public or private assembly / event space use is subject to a Conditional Use Permit in the Single-Family Residential Zone subject to the following development standards:

- A. The minimum lot size shall be ten (10) acres.
- B. The minimum setbacks from all directions shall be one hundred fifty (150) feet for the venue including indoor and outdoor space. This does not include parking areas.
- C. Hours of operation shall be limited to 8:00 am to 11:00 pm.
- D. Outdoor Amplified sound shall be limited from 8:00 am to 9:00 pm. Amplified sound shall not exceed seventy-eight (78) decibels at the property line.

- E. Access to the venue shall be limited to a major collector street (or higher designation) as shown on the Bountiful City Master Street Plan.
- F. A traffic impact study shall be submitted. The study shall include, but not be limited to, assessing how the proposed venue may affect the surrounding traffic network, identifying potential congestions issues, and recommending mitigation strategies to minimize possible impacts. The study shall be prepared by a licensed traffic engineer.