

BOUNTIFUL

MAYOR Kendalyn Harris

CITY COUNCIL
Kate Bradshaw
Beth Child
Richard Higginson
Matt Murri
Cecilee Price-Huish

CITY MANAGER Garv R. Hill

Bountiful City Ordinance No. 2025-13

Amending Chapter 4 Single-Family Residential, Accessory Structure Requirements 14-4-105 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 June 17, 2025, 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 July 8, 2025, August 12, 2025, and August 26, 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. Chapter 4 Single-Family Residential of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-4), related to accessory structure regulations, is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this 26th day of August 2025.

Mudal Harris, Mayor

ATTEST:

Sophia Ward City Recorder



Exhibit A

J. <u>Accessory Structure, Primary Use Required</u> – An accessory structure shall not be permitted on any lot or parcel of land unless a primary structure is first constructed on the site. If the primary structure is removed and not immediately replaced, any accessory structure must also be removed. A lot or parcel shall not be subdivided such that an accessory structure is located on a lot or parcel without a primary structure.

1. <u>Accessory Structure, Permitted Use</u> – An accessory structure allowed as a permitted use shall meet all of the following:

a. The total footprint of any and all accessory structures shall not exceed ten percent (10%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.

b. An accessory structure shall meet all of the setbacks of a primary structure, or it shall be setback at least ten (10) feet behind the front building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line. An accessory structure shall comply with the following:

i. <u>Standard Height and Setbacks.</u>

(A) Height Requirements:

(1) The maximum height shall not exceed 20 feet.

(2) The height to the eave line, measured from the average slope of the ground to the point where the eaves connect to the top of the sidewall, shall not exceed 15 feet.

(3) For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.

(B) <u>Setback Requirements:</u>

(1) Required Setbacks: The structure shall comply with all required setbacks applicable to a primary structure.

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79 80 81 82 83 84 85 86 87 88 89 90	74 75 76
83 84 85 86 87 88 89 90	79 80 81
88 89 90 91	83 84 85 86
	88 89 90 91

- (2) Reduced Setbacks: If the structure is located at least 10 feet behind the front building line of the primary structure the minimum rear and side yards setbacks shall be 3 feet, and the minimum street side yard setback shall be 20 feet (for corner lots).
- c. <u>An accessory dwelling unit may comply with the following enhanced</u> height and setbacks:
 - i. Enhanced Height and Setbacks.
 - (A) <u>Height Requirements:</u>
 - (1) The maximum height shall not exceed 25 feet, measured from average grade to the peak of the roof.
 - (2) The height to the eave line, measured from the average slope of the ground to the point where the eaves connect to the top of the sidewall, shall not exceed 20 feet.
 - (3) For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.
 - (B) Setback Requirements:
 - 1) Required Setbacks: The structure shall comply with all required setbacks applicable to a primary structure.
 - 2) Reduced Setbacks: If the structure is located at least 10 feet behind the front building line of the primary structure the minimum rear and side yards setbacks shall be 8 feet, and the minimum street side yard setback shall be 20 feet (for corner lots).
- d. An accessory dwelling unit that does not comply with the setback requirements under section 14-4-105(J)(1)(c)(i) Enhanced Height and Setbacks shall comply with section 14-4-105(J)(b)(i) Standard Height and Setbacks.
- e. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and

93 94			any other protrusion on either the accessory building or the primary structure.
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96		f.	No part of an accessory structure, excluding the eaves, shall be
97			closer than twelve (12) feet to any primary dwelling on an adjacent
98			property.
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100		g.	The eaves of an accessory structure shall be setback at least one
101			(1) foot from any property line.
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103		h.	An accessory structure shall be designed and constructed so as to
104			prevent roof runoff from impacting an adjacent property.
105			
106		i.	An accessory structure shall meet all applicable provisions of the
107			International Building Code.
108			
109		j.	An accessory structure shall not encroach on any easements,
110			recorded or otherwise.
111			
112		k.	The sidewall of an accessory structure shall not exceed fifteen (15)
113			feet in height, as measured from the average slope of the ground to
114			the point where the undersides of the eaves connect to the top of
115			the sidewall. For a flat or mansard roof, the sidewall shall be
116			measured from the average slope of the ground to the highest point
117			of the roof, including any coping, parapet, or similar feature.
118			or the reer, mercaning any coping, parapet, or eliminal reatailer
119		I.	The height of an accessory structure shall not exceed twenty (20)
120			feet.
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122		m.	Accessory structures used or designed for vehicle parking shall be
123		111.	connected to the street by a paved driveway.
			connected to the silect by a paved driveway.
124	2	۸ ۵ ۵ ۵	occony Structure, Conditional Llos. An accompany structure may be
125	2.		essory Structure, Conditional Use – An accessory structure may be
126		allow	ved as a conditional use in accordance with the following:
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128		a.	The approval body shall consider the following when reviewing the
129			proposed accessory structure:
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131			i. The extent that sunlight, air, and viewsheds are
132			obstructed/disturbed,
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134			ii. The proximity to adjoining structures,
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136			iii. The contour of the land, both existing and proposed,
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138 139		iv.	eatures peculia properties.	r to the site and the immediately adjoining
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141		V.		rindows, doors, balconies, and other
142			. •	ay intrude on the privacy of adjoining
143			property owners,	
144		_		
145		Vİ.		d potential uses based on the size,
146			configuration, an	d other aspects of the structure.
147	_			
148	b.		•	int of any and all accessory structures shall
149			•	ent (15%) of the entire lot or parcel area,
150				Il be reduced in area after the construction
151		of an	cessory building	g, such that it is in violation of this provision.
152				
153	C.			shall meet all of the setbacks of a primary
154		struct	e, or it shall be s	setback at least ten (10) feet behind the front
155		buildi	line of a primar	y structure, and shall be setback at least
156		three) feet from a rea	ur or interior side property line, and at least
157		twent	20) feet from a	street side yard property line.
158		,	. ,	
159		An ac	essory structure	shall comply with the following:
160				
161		i.	Standard Height	and Setbacks.
162			.,	
163			A) <u>Height Re</u>	<u>quirements:</u>
164			/	
165			(1) The ma	aximum height shall not exceed 20 feet.
166			(1) 1110 111	
167			(2) The he	eight to the eave line, measured from the
168				e slope of the ground to the point where the
169				connect to the top of the sidewall, shall not
170				d 15 feet.
171			<u>CAUCU</u>	<u> </u>
172			(3) For a f	lat or mansard roof, the sidewall shall be
173			. ,	red from the average slope of the ground to
173 174				hest point of the roof, including any coping,
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175			parape	et, or similar feature.
176			D) Cothook E	lo quiromanto:
177			B) <u>Setback R</u>	<u>Requirements:</u>
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179			\ /	ed Setbacks: The structure shall comply
180				I required setbacks applicable to a primary
181			<u>structu</u>	<u>re.</u>
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183			(2) Reduced Setbacks: If the structure is located at
184			least 10 feet behind the front building line of the
185			primary structure the minimum rear and side yards
186			setbacks shall be 3 feet, and the minimum street
187			side yard setback shall be 20 feet (for corner lots).
188			
189	d.		ry dwelling unit may comply with the following enhanced
190		<u>height and s</u>	setbacks:
191			
192		i. <u>Enha</u>	nced Height and Setbacks.
193			
194		(A)	Height Requirements:
195			
196			(1) The maximum height shall not exceed 25 feet,
197			measured from average grade to the peak of the
198			<u>roof.</u>
199			
200			(2) The height to the eave line, measured from the
201			average slope of the ground to the point where the
202			eaves connect to the top of the sidewall, shall not
203			exceed 20 feet.
204			
205			(3) For a flat or mansard roof, the sidewall shall be
206			measured from the average slope of the ground to
207			the highest point of the roof, including any coping,
208			parapet, or similar feature.
209			
210		(B)	Setback Requirements:
211			
212			(1) Required Setbacks: The structure shall comply
213			with all required setbacks applicable to a primary
214			structure.
215			
216			(2) Reduced Setbacks: If the structure is located at
217			least 10 feet behind the front building line of the
218			primary structure the minimum rear and side yards
219			setbacks shall be 8 feet, and the minimum street
220			side yard setback shall be 20 feet (for corner lots).
221			
222	e.	An accessor	ry dwelling unit that does not comply with the setback
223			s under section 14-4-105(J)(1)(c)(i) Enhanced Height
224		-	s shall comply with section 14-4-105(J)(b)(i) Standard
225		Height and	
226			
227	f.	An accessor	ry structure shall be located at least five (5) feet from a
228			cture, including eaves, bay windows, chimneys, and
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229 230 231		any other protrusion on either the accessory building or the primary structure.
232 233 234	g.	No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any dwelling on an adjacent property.
	h.	The cover of an acceptant structure shall be esthable at least one
235236	11.	The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
237		
238 239	i.	An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
		prevent roof runoif from impacting all adjacent property.
240	j.	An accessory structure shall meet all applicable provisions of the
241 242	J.	International Building Code.
243		international building code.
244	k.	An accessory structure shall not encroach on any easements,
245	IX.	recorded or otherwise.
246		recorded or otherwise.
247	I.	The sidewall of an accessory structure shall not exceed fifteen (15)
248		feet in height, as measured from the average slope of the ground to
249		the point where the undersides of the eaves connect to the top of
250		the sidewall. For a flat or mansard roof, the sidewall shall be
251		measured from the average slope of the ground to the highest point
252		of the roof, including any coping, parapet, or similar feature.
253		
254	m.	The height of an accessory structure shall not exceed twenty (20)
255		feet.
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257	n.	Accessory structures used or designed for vehicle parking shall be
258		connected to the street by a paved driveway.
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260	Ο.	The approving body may require an increased setback based
261		specified required mitigation.