



BOUNTIFUL

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.

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

Kendalyn Harris
Kendalyn Harris, Mayor

ATTEST:

Sophia Ward
Sophia Ward, City Recorder



1 **Exhibit A**

2
3 J. Accessory Structure, Primary Use Required – An accessory structure shall not
4 be permitted on any lot or parcel of land unless a primary structure is first
5 constructed on the site. If the primary structure is removed and not immediately
6 replaced, any accessory structure must also be removed. A lot or parcel shall not
7 be subdivided such that an accessory structure is located on a lot or parcel
8 without a primary structure.
9

10 1. Accessory Structure, Permitted Use – An accessory structure allowed as a
11 permitted use shall meet all of the following:
12

13 a. The total footprint of any and all accessory structures shall not
14 exceed ten percent (10%) of the entire lot or parcel area, and no lot
15 or parcel shall be reduced in area after the construction of an
16 accessory building, such that it is in violation of this provision.
17

18 b. ~~An accessory structure shall meet all of the setbacks of a primary~~
19 ~~structure, or it shall be setback at least ten (10) feet behind the front~~
20 ~~building line of a primary structure, and shall be setback at least~~
21 ~~three (3) feet from a rear or interior side property line, and at least~~
22 ~~twenty (20) feet from a street side yard property line. An accessory~~
23 ~~structure shall comply with the following:~~
24

25 i. Standard Height and Setbacks.
26

27 (A) Height Requirements:
28

29 (1) The maximum height shall not exceed 20 feet.
30

31 (2) The height to the eave line, measured from the
32 average slope of the ground to the point where the
33 eaves connect to the top of the sidewall, shall not
34 exceed 15 feet.
35

36 (3) For a flat or mansard roof, the sidewall shall be
37 measured from the average slope of the ground to
38 the highest point of the roof, including any coping,
39 parapet, or similar feature.
40

41 (B) Setback Requirements:
42

43 (1) Required Setbacks: The structure shall comply
44 with all required setbacks applicable to a primary
45 structure.
46

(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. An accessory dwelling unit may comply with the following enhanced height and setbacks:

i. Enhanced Height and Setbacks.

(A) Height Requirements:

(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

any other protrusion on either the accessory building or the primary structure.

f. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.

g. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.

h. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.

i. An accessory structure shall meet all applicable provisions of the International Building Code.

j. An accessory structure shall not encroach on any easements, recorded or otherwise.

k. ~~The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. 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.~~

l. ~~The height of an accessory structure shall not exceed twenty (20) feet.~~

m. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.

2. Accessory Structure, Conditional Use – An accessory structure may be allowed as a conditional use in accordance with the following:

a. The approval body shall consider the following when reviewing the proposed accessory structure:

i. The extent that sunlight, air, and viewsheds are obstructed/disturbed,

ii. The proximity to adjoining structures,

iii. The contour of the land, both existing and proposed,

iv. Features peculiar to the site and the immediately adjoining properties.

v. The location of windows, doors, balconies, and other openings that may intrude on the privacy of adjoining property owners,

vi. The proposed and potential uses based on the size, configuration, and other aspects of the structure.

b. The total building footprint of any and all accessory structures shall not exceed fifteen percent (15%) 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.

c. ~~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. Standard Height and Setbacks.

(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) 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 3 feet, and the minimum street side yard setback shall be 20 feet (for corner lots).

d. An accessory dwelling unit may comply with the following enhanced height and setbacks:

i. Enhanced Height and Setbacks.

(A) Height Requirements:

(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).

e. 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.

f. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and

any other protrusion on either the accessory building or the primary structure.

- 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 eaves of an accessory structure shall be setback at least one (1) foot from any property line.
- i. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- j. An accessory structure shall meet all applicable provisions of the International Building Code.
- k. An accessory structure shall not encroach on any easements, recorded or otherwise.
- l. ~~The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. 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.~~
- m. ~~The height of an accessory structure shall not exceed twenty (20) feet.~~
- n. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.
- o. The approving body may require an increased setback based specified required mitigation.