

MANTI CITY ORDINANCE NO. 2025-4
Adjustment to Yard Setbacks in the R-2 & R-3 Zones

**AN ORDINANCE REDUCING YARD SETBACKS WITHIN THE R-2 & R-3
 RESIDENTIAL ZONES**

RECITALS

WHEREAS, city planning staff and the Planning Commission have made recommendation to reduce setbacks in the R-2 & R-3 residential zones; and

WHEREAS, pursuant to Utah Code Ann. § 10-1-201 Manti City (“the City”) is a Utah municipal corporation and political subdivision of the State of Utah; and

WHEREAS, the City followed the required Utah Land Use Development Act (LUDMA) process for public hearings before the Planning Commission & City Council; and

WHEREAS, pursuant to Utah Code Ann. § 10-3b-401 the Manti City Council (“the City Council”) is the legislative and governing body of the City; and

WHEREAS, pursuant to Utah Code Ann. § 10-9a-103(31) the City Council, in addition to being the legislative and governing body of the City, is also the Land Use Authority vested with the power to enact all Land Use Regulations and make all Land Use Decisions within the City unless the latter administrative power is delegated to another body or person; and

NOW THEREFORE, be it ordained by the Manti City Council, in the State of Utah, as follows:

Adjustments to Manti City Municipal Code (Adjustments shown in yellow highlighted cells)

17.40.060 Required Setbacks And Frontage

All setbacks are measured from the property 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.

Primary Use Minimum Required Setbacks from Property Line (in feet)	R1	R2	R3
Front yard (garage does not project in front of any portion of front facade or is sideloaded)			
<ul style="list-style-type: none"> • Single Family Homes • Single Family Attached Dwelling 	30 N/A	20 30	20 30
Front yard with projecting garage			
<ul style="list-style-type: none"> • Single Family Homes • Single Family Attached Dwelling 	30 N/A	20 30	20 30

Front yard on arterial street with driveway access from arterial street	40	40	40
Front yard on arterial street with no driveway access from arterial street	40	40	20
Side yard <ul style="list-style-type: none"> • Single Family Homes • Single Family Attached Dwelling 	10 N/A	8 10	8 10
Side yard(s) on street frontage <ul style="list-style-type: none"> • Single Family Homes • Single Family Attached Dwelling 	25 N/A	20 25	20 25
Rear yard <ul style="list-style-type: none"> • Single Family Homes • Single Family Attached Dwelling 	30 N/A	20 30	20 30
Rear yard abutting street frontage for multiple-family dwellings	--	--	30
Rear yard for properties on corner lots	10	10	10
Primary Use Maximum Required Setbacks from Property Line (in feet)	R1	R2	R3
Front yard	40	40	40
Maximum Projections into Required Yard (in feet)	R1	R2	R3
Unenclosed front porches	5'	5'	5'
Unenclosed rear yard porches, decks, patios, etc.	15'	15'	15'
Minimum Required Frontage (in feet)	R1	R2	R3

Minimum lot width along dedicated street for single-family homes	80	70	60
Minimum Setback between Primary Use Buildings on Same Lot (in feet)	R1	R2	R3
Side to side	n/a	n/a	16
Back to side	n/a	n/a	30
Back to back	n/a	n/a	45

Repeal of Conflicting Provisions. All conflicting provisions of any ordinance, code, regulation, zoning map or standard in conflict with this Ordinance is hereby repealed to the extent of such conflict.

Effective Date: This Ordinance shall be in full force and take effect on July 2, 2025

Repealer Clause: All Manti City ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND APPROVED this 2nd day of July, 2025.

Attest:


 Alfred C. Bigelow, Mayor


 JoAnn Otten, City Recorder

City Council Member Jennifer Christiansen
 City Council Member Jeff Killian
 City Council Member AJ Mower
 City Council Member Mary Pipes
 City Council Member Mary Wintch

Yea Nay ___ Absent ___
 Yea Nay ___ Absent ___
 Yea Nay ___ Absent ___
 Yea Nay ___ Absent ___
 Yea Nay ___ Absent ___

RECORDED this 2nd day of July, 2025.

PUBLISHED OR POSTED this 22 day of July, 2025.