

**ORDINANCE 25-10**

**AN ORDINANCE AMENDING TITLE 10 ZONING REGULATIONS, PROVIDING FOR CONSISTENCY IN THE LAND USE APPLICATIONS FOR ACCESSORY DWELLING UNITS, PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, Morgan City is proposing to allow Accessory Dwelling Units (ADU) in additional zones including R-1-8, RM-15, RM-7, and Manufacturing and Distribution (MD); and

**WHEREAS**, Morgan City is proposing to further implement the City's General Plan recommendations to allow for housing flexibility and Morgan City is modifying the City's ordinance to be compatible with the State Code 10-9a-530; and

**WHEREAS**, the City Council has reviewed the Planning Commission's recommendations and has received pertinent information in the public hearing regarding the proposal; and

**WHEREAS**, the Planning Commission has determined that the recommendations are rationally based and has recommended that the City Council approve the amendments;

**WHEREAS**, Upon making the necessary review, the City Council has determined that these amendments are rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizens of Morgan City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MORGAN, UTAH:**

**SECTION 1. REPEALER.** If any provisions of the Morgan City Code heretofore adopted, that are inconsistent with these amendments are hereby repealed.

**SECTION 2. ENACTMENT.** THAT TITLE 10, CHAPTER 10.16, SECTION 180 – ACCESSORY DWELLING UNITS, HEREBY BE ENACTED AS FOLLOWS:

The following are the proposed text changes. Proposed language are underlined.

**10.16.180.03 APPLICABILITY**

1. Lots are eligible for an accessory dwelling unit if:
  1. The property is owner-occupied as defined in this Ordinance.
  2. The use of the lot at the time of application and any time after that is single-family residential.

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3. ~~The lot is in an R (residential) or A (agriculture) zone (See ADU Land Use Table for Permitted Zones).~~
4. The lot is equal to or greater than 6,000 square feet

<u>Permitted in the following Zones</u>	<u>Use ADU Type</u>	<u>Permitted or Conditional Use</u>	<u>Use Limitations or Specific Standards</u>
A, RR, R-1-20, R-1-12, R-1-10, R-1-8, RM-15, RM-7, C/M-D*	Internal / Attached ADU	Permitted	See Design Standards
A, RR, R-1-20, R-1-12, R-1-10, R-1-8**, RM-7**, RM-15**	Detached ADU	Permitted	See Design Standards

**10.16.180.05 ADU - LAND USE CHART - TABLE 1**

\*New residential homes are not allowed in Commercial Zones. Internal ADUs are allowed for existing residential homes in commercial zones as a non-conforming use. Attached and Detached ADUs are not permitted in Commercial/Manufacturing Zones.

\*\* Lot size minimums and design requirements apply to all zones.

**SECTION 3. Severability.** If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

**SECTION 4. Effective Date.** This ordinance shall become effective immediately upon posting.

**PASSED AND ADOPTED** by the City Council of Morgan, Utah, this 22 day of July 2025.

SGale  
STEVE GALE, Mayor

ATTEST:

Janet Pace  
JANET PACE, City Recorder



**CITY COUNCIL VOTE AS RECORDED:**

	Aye	Nay	Excused
Council Member London	<u>X</u>	—	—
Council Member Wardell	<u>X</u>	—	—
Council Member Turner	<u>X</u>	—	—
Council Member Richins	<u>X</u>	—	—
Council Member Alexander	<u>X</u>	—	—

**(In the event of a tie vote of the Council):**

Mayor Gale                      —      —