

ORDINANCE NO. 26-9

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS; AMENDING CHAPTER 10 – GENERAL PROPERTY DEVELOPMENT STANDARDS, § 28 – Accessory Buildings and Accessory Uses – General Requirements; Chapter 17 – Table of Uses, Table 17-I Table of Allowed Uses – Residential Zoning Districts; Chapter 19 – Off-Street Parking and Loading, § 8 – Required Off-Street Parking, Table 19-I Required Off-Street Parking

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations; Amending Chapter 10 – General Property Development Standards, § 28 – Accessory Buildings and Accessory Uses – General Requirements; Chapter 17 – Table of Uses, Table 17-I Table of Allowed Uses – Residential Zoning Districts; Chapter 19 – Off-Street Parking and Loading, § 8 – Required Off-Street Parking, Table 19-I Required Off-Street Parking

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within residential areas of the City; and

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has favorably recommended amendments to the City Council; and

WHEREAS, the Roy City Council has not received and/or reviewed the recommendation of the Planning Commission yet finds it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the changes to Title 10 Zoning Regulation: Chapter 10 – General Property Development Standards, § 28 – Accessory Buildings and Accessory Uses – General Requirements; Chapter 17 – Table of Uses, Table 17-I Table of Allowed Uses – Residential Zoning Districts; Chapter 19 – Off-Street Parking and Loading, § 8 – Required Off-Street Parking, Table 19-I Required Off-Street Parking with the Roy City Municipal Code be amended to depict the changes.

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

This Ordinance has been approved by the following vote of the Roy City Council:

Councilmember Hulbert Aye

Councilmember Jackson Aye

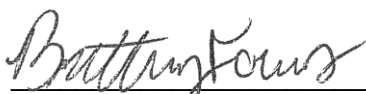
Councilmember Saxton Aye

Councilmember Sphar Aye

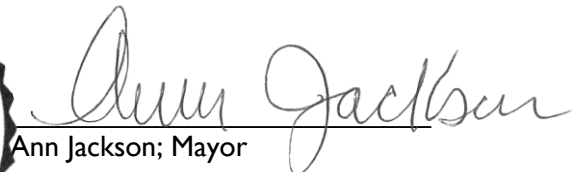
Councilmember Wilson Aye

This Ordinance shall become effective immediately upon passage. This Ordinance has been passed by the Roy City Council this 15th day of September, 2026.

Attested and Recorded:


Brittany Fowers; City Recorder




Ann Jackson; Mayor

10-17-1 Table of Uses:

TABLE 17-1 - TABLE OF ALLOWED USES - RESIDENTIAL ZONING DISTRICTS

P = Permitted Use; C = Conditional Use; T = Temporary Use; X = Use Prohibited in the Zoning District (Zone) A Use that is not identified in the Table of Uses is hereby determined to be a Prohibited Use within Roy City.

USE	RE-20	RE-15	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-2	R-3	R-4	R-5	RMH-1
<p><u>Dwelling Unit, Detached-Accessory (D-ADU):</u> Is an accessory dwelling unit detached from the primary dwelling, for the purpose of a rental unit. Shall also meet the following:</p> <ol style="list-style-type: none"> 1. Allowed on any lot or parcel that is 11,000 sq.-ft. or larger and already contains a primary dwelling 2. Include an additional parking space(s) (see table 19-1 for standards) 3. Must be occupied as the primary residence of the owner of record 4. Limit to one (1) D-ADU per parcel. 5. Must be rented for 90 consecutive days or longer 6. Must obtain a Rental Dwelling license (see Title 3 for standards) 7. See 10-10-28 9) and 10-10-29 for additional requirements 8. A notice to be recorded with the county 	P	P	P	P	P	P	P	P	P	P	P	X

10-10-28 Accessory Buildings and Accessory Uses—General Requirements:

9. No accessory building shall be used as a dwelling unit for human occupancy, unless it meets the following:
 - a. Cannot be larger in size than the primary dwelling unit located on the same lot or parcel;
 - b. D-ADU must be within the rear yard, and located ten (10) feet or more behind the primary dwelling unit may be located no less than three (3) feet from the side and rear property line(s) provided
 - i. Cannot be within a public utility easement (PUE) or another recorded easement.
 - ii. Cannot be within the front or side yards.
 - c. Designed consistently with the design of the primary dwelling unit.
 - d. A legally constructed accessory structure may be converted into a D-ADU, subject to applicable sections of this title pertaining to D-ADU's.
 - e. If a legally constructed garage is converted into a D-ADU, that was the required parking space for the primary dwelling unit, that it be replaced elsewhere on-site
 - f. A D-ADU can be prohibited if the unit:
 - i. will not have adequate access to required utilities service (including sanitary sewer, culinary water, electrical, or storm water); or

- ii. the required utility does not have sufficient capacity to support the additional unit
- 11. Accessory buildings, other than D-ADU, shall not be rented, leased, or sold separately from the rental, lease, or sale of the primary building located on the same lot.
- ~~14. The square footage of any attached accessory garage or structure shall not be greater than the square footage of the primary building to which it is associated.~~

10-19-8 Required Off-Street Parking:

The number of off-street parking spaces provided shall comply with Table 19-1, Table of Off-Street Parking Requirements.

Table 19-1 - Off-Street Parking Requirements

Use	Minimum Off-Street Parking Requirements
Dwelling Unit, Detached-Accessory (D-ADU)	One (1) space if 649 sq.-ft. or less than; two (2) spaces, side-by-side, if 650 sq.-ft. or larger. Spaces shall not be within the required front setback.