



ENT 51170:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jul 10 09:14 AM FEE 0.00 BY KR
RECORDED FOR UTAH COUNTY COMMUNITY DEVE

ORDINANCE NO. 2025-623

AN ORDINANCE AMENDING SECTIONS 12.12 AND 12.16 OF THE UTAH COUNTY LAND USE ORDINANCE TO REDUCE THE REQUIRED SIDE AND REAR SETBACKS FOR RESIDENTIAL ACCESSORY STRUCTURES INCLUDING DETACHED ACCESSORY DWELLING UNITS – MEASURING 1,500 SQUARE FEET OR LESS, FROM 15 FEET TO 10 FEET

WHEREAS, the Planning Commission has initiated a review of Sections 12.12 and 12.16 of the Utah County Land Use Ordinance (UCLUO), to reduce the required side and rear setbacks for residential accessory structures including detached accessory dwelling units—measuring 1,500 square feet or less, from 15 feet to 10 feet.; and

WHEREAS, the Planning Commission addressed the proposed amendment to the Utah County Land Use Ordinance during a regularly scheduled meeting of the Planning Commission on June 17th 2025, held a public hearing regarding the proposed amendment, and made a recommendation to the Board of County Commissioners regarding the proposed amendment; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the recommendation from the Planning Commission regarding the proposed amendment, and the minutes from the Utah County Planning Commission meeting and public hearing regarding the proposed Utah County Land Use Ordinance text amendment; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the input, documents, and testimony from the public regarding the proposed Utah County Land Use Ordinance text amendment; and

WHEREAS, the Board of County Commissioners finds the amendment to the Utah County Land Use Ordinance is consistent with the Utah County General Plan and the other provisions of the Utah County Land Use Ordinance text amendment; and

WHEREAS, the Board of County Commissioners finds the proposed Utah County Land Use Ordinance text amendment is in the best interest of the health, safety, and welfare of the citizens of Utah County, considering all factors;

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

Part I:

Sections 12.12 and 12.16 of the Utah County Land Use Ordinance is hereby amended, including any appropriate re-numbering and re-formatting of applicable subsections, to read as depicted below for the applicable subsections:

12.12 RR-5 Rural Residential Zone

F. **Location Requirements** The minimum location requirements within the RR-5 zone shall be as follows:

2. **Side and Rear Setback:** All Buildings and Structures, other than landscaping features and Fences which meet the standards of UCLUO 4, UCLUO 6, and UCLUO 8, shall have a Side and Rear Setback of at least fifteen (15) feet, unless an alternate Setback is required or allowed by UCLUO 4, UCLUO 6, and UCLUO 8, or as provided for below:
 - a. A Residential Accessory Structure, including a Detached Accessory Dwelling Unit, with a Floor Area of 1,500 square feet or less may have a minimum Setback of ten (10) feet.

12.16 TR-5 Transitional Residential Zone

F. **Location Requirements** The minimum location requirements within the TR-5 zone shall be as follows:

2. **Side and Rear Setback:** All Buildings and Structures, other than landscaping features and Fences which meet the standards of UCLUO 4, UCLUO 6, and UCLUO 8, shall have a Side and Rear Setback of at least fifteen (15) feet, unless an alternate Setback is required or allowed by UCLUO 4, UCLUO 6, and UCLUO 8, or as provided for below:
 - a. A Residential Accessory Structure, including a Detached Accessory Dwelling Unit, with a Floor Area of 1,500 square feet or less may have a minimum Setback of ten (10) feet.

Part II:

A copy of the Utah County Land Use Ordinance, as amended herein, is hereby ordered to be filed in the office of the Utah County Clerk.

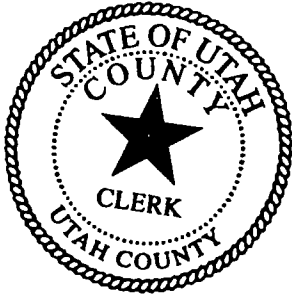
Part III:

If any of the sections, sentences, clauses, or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.


Part IV:

This ordinance shall become effective fifteen (15) days after it is passed and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

APPROVED and ADOPTED this 9th day of July 2025.

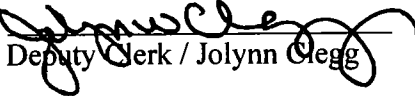



BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH


BRANDON B. GORDON, Chair

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

APPROVED AS TO FORM AND LEGALITY:
JEFFREY S. GRAY
Utah County Attorney

By: 
Deputy Clerk / Jolynn Clegg

By: 
Deputy County Attorney / Dale Eyre

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

VOTE
YEA NAY

BRANDON B. GORDON, CHAIR

 X

SKYLER BELTRAN, VICE CHAIR

 X

AMELIA POWERS GARDNER, COMMISSIONER

 ABSENT