

**VINEYARD
ORDINANCE 2021-07**

**AN ORDINANCE OF THE CITY OF VINEYARD UTAH AMENDING THE
VINEYARD ZONING ORDINANCE SECTION 15.34.030 'ACCESSORY
BUILDINGS'; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS
AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of Utah Municipal Code, permits Vineyard to ensure the health, safety, and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code Section 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on August 4, 2021, and after fully considering public comment and staff recommendations recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on August 11, 2021; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

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

SECTION 1: **AMENDMENT** “15.34.030 Accessory Buildings” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.030 Accessory Buildings

1. Accessory buildings and accessory uses may be authorized in association with a primary building or primary use.
2. Accessory buildings and accessory uses shall only be authorized concurrently with, or following, the establishment of the primary building or primary use.
3. Accessory buildings, excluding residential-detached garages,, excluding residential-detached garages, are only permitted within the rear yard and street side yards of

corner lots.

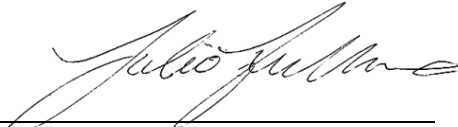
4. Accessory buildings located within the street side yard of a corner lot shall maintain a minimum setback distance of three (3') feet from the street side property line.
Accessory buildings located within street-side yards of a corner lot shall be screened with a fence with a minimum height of 5' 6", from the street right-of-way on the front and sides and from neighboring properties adjoining the subject parcel on the rear property line.
5. Accessory buildings, excluding residential-detached garages, located within the street side yard of a corner lot shall not exceed a height of ten (10') feet.
6. Setbacks and building height standards for residential-detached garages located in side yards are found in Section 15.12.060 Dimensional Standards Table.
7. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
8. Accessory buildings shall meet all of the required dimensional standards of VZC 15.12.060.
9. Accessory buildings shall comply with the requirements of the adopted Building Code, as applicable.
10. No mobile home, travel trailer, boat, or similar recreational vehicle shall be used as an accessory building.
11. No shipping container, cargo container, shipping crate, box, trailer, or similar moveable piece of equipment or object shall be used as an accessory building.
12. No accessory buildings shall be rented, leased, or sold separately from the rental, lease, or sale of the primary building, except as allowed in VZC 15.34.060.
13. No accessory building shall be used as a permanent dwelling unit, except as allowed in VZC 15.34.060.
14. Accessory buildings used for the housing of domestic livestock or fowl shall comply with the requirements of VZC 15.34.120.
15. Swimming pools and spas are considered part of the primary building if they are within six (6') feet of the primary building; as such, they must adhere to the building setbacks of the primary building.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL AUGUST 11, 2021.

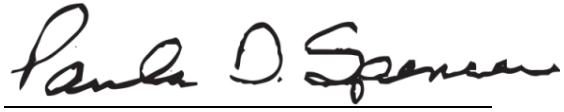
	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	<u>X</u>	_____	_____	_____
John Earnest	<u>X</u>	_____	_____	_____
Tyce Flake	<u>X</u>	_____	_____	_____
Chris Judd	<u>X</u>	_____	_____	_____
Cristy Welsh	<u>X</u>	_____	_____	_____

Presiding Officer

Attest



Julie Fullmer, Mayor, Vineyard



Pamela Spencer, City Recorder
Vineyard

