

WEST VALLEY CITY, UTAH

ORDINANCE NO. 26-10

Date Adopted: 03/24/2026

Date Effective: 03/25/2026

**AN ORDINANCE AMENDING SECTION 7-6-202 OF THE
ZONING ORDINANCE TO UPDATE RE ZONE
STANDARDS FOR ACCESSORY BUILDINGS TO BE
CONSISTENT WITH OTHER RESIDENTIAL ZONES.**

WHEREAS, the City desires to amend Section 7-6-202 of Title 7 of the West Valley City Municipal Code to update RE Zone standards for accessory buildings to be consistent with the rest of the Zoning Ordinance; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Section 7-6-202 of Title 7 of the West Valley City Municipal Code to reflect these changes.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Section 7-6-202 of Title 7 of the West Valley City Municipal Code is hereby amended and/or repealed to read as follows:

7-6-202. AGRICULTURAL AND RESIDENTIAL STANDARDS TABLE.

The following tables indicate Lot size, setback, Building Height, and Accessory Building requirements within the Agricultural and Residential Zones of the City.

[illegible]

Residential Standards	R-1-8, RS	R-1-10	R-1-12	RE	R-1-20	A	A-1	A-2
Minimum Lot size (square feet)	8,000	10,000	12,000	12,000*	20,000	21,780	43,560	87,120
Minimum Lot Width for Interior Lots (feet)	80	90	90	100	100	100	100	100
Minimum Lot Width for Corner Lots (feet)	90	100	100	100	100	100	100	100
Front setback (feet)	25	30	30	30	30	30	30	30
Side setback (feet)	8*	8*	10*	10	10*	10	10	10
Garage side setback (feet)	10*	10*	10*	10	10*	10	10	10
Street side setback (feet)	20	20	20	20	20	20	20	20
Rear setback (feet)	20*	20*	30*	30	30*	30	30	30
Maximum Building Height for all Buildings except Accessory Buildings (feet)	30	30	30	30	30	30	30	30
Maximum Building Height for all Buildings except Accessory Buildings (Stories)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Maximum Building Height for Accessory Buildings (feet)	20	20	20	20	20	20	20	20
Maximum Building Height for Accessory Buildings (Stories)	1	1	1	~~1.5~~ 1	1	1	1	1
Minimum Building Height for all Buildings (Stories)	1	1	1	1	1	1	1	1

Standards for Accessory Buildings in Rear Yards	RM	SH	RB	R-4	RMH	R-2-6.5	R-2-8	R-1-4	R-1-6	R-1-7
Setback from Primary Buildings (feet)	3	3	3	3	N/A	3	3	3	3	3
Side setback (feet)	1*	1*	1*	1*	N/A	1*	1*	1*	1*	1*
Rear setback (feet)	1*	1*	1*	1*	N/A	1*	1*	1*	1*	1*
Street side setback (feet)	20*	20*	20*	20*	N/A	20*	20*	20*	20*	20*
Maximum Rear Yard Building Coverage (percentage)	N/A	N/A	25	N/A	N/A	25	25	25	25	25

Standards for Accessory Buildings in Rear Yards	R-1-8, RS	R-1-10	R-1-12	RE	R-1-20	A	A-1	A-2
Setback from Primary Buildings (feet)	3	3	3	3	3	3	3	3
Side setback (feet)	1*	1*	1*	~~10~~ 1*	1*	10	10	10
Rear setback (feet)	1*	1*	1*	~~10~~ 1*	1*	10	10	10
Street side setback (feet)	20*	20*	20*	20*	20*	20*	20*	20*
Maximum Rear Yard Building Coverage (percentage)	25	25	25	25	25	N/A	N/A	N/A

* See the specific zone for additional requirements and/or exceptions.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting.

PASSED and APPROVED this 24th day of March, 2026.

WEST VALLEY CITY



Karen Lang

MAYOR

ATTEST:

Nirphale Comau

CITY RECORDER