

ORDINANCE 26-10

AN ORDINANCE OF TREMONTON CITY CORPORATION AMENDING § 1.03.005 DEFINITIONS, 1.07.010 USES, AND 1.07.015 LOT REGULATIONS OF THE TREMONTON CITY CODE TO DEFINE SMALL ACCESSORY STRUCTURES, UPDATE THE RESIDENTIAL ZONING USE TABLE, AND ALLOW FOR DEVELOPMENT OF SINGLE-FAMILY HOMES IN THE MULTIPLE RESIDENTIAL DISTRICTS, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Tremonton City Council has previously established land use management regulations for Tremonton City as the Zoning Ordinance of the Tremonton City Code which established, among other things, the entitlements for development within residential and multiple residential zones; and

WHEREAS, the City Council finds that clarifying, updating, amending, and modifying specific provisions of the Revised Ordinances of Tremonton City Corporation is in the best interest of the City; and

WHEREAS, the Tremonton City Planning Commission and Zoning Administrator have reviewed the proposed amendment in accordance with State law and have recommended approval of the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF TREMONTON CITY CORPORATION, STATE OF UTAH:

Section 1. Amendment and Adoption. Title I of the Tremonton City Code is hereby amended and adopted to amend § 1.03.005 Definitions, 1.07.010 Uses, and 1.07.015 Lot Regulations of the Tremonton City Code to define small accessory structures, update the residential zoning use table, and allow for development of single-family homes in the multiple residential districts, as more specifically described in Exhibit “A”, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This ordinance shall become effective immediately upon its adoption.

ADOPTED AND PASSED THIS 7th day of July, 2026, and shall be effective upon its adoption.

TREMONTON CITY CORPORATION

Mayor Bret Rohde

ATTEST:

Cynthia Nelson, City Recorder

Publication Date: _____

Exhibit “A”: AMENDING § 1.03.005 DEFINITIONS, 1.07.010 USES, AND 1.07.015 LOT REGULATIONS OF THE TREMONTON CITY CODE TO DEFINE SMALL ACCESSORY STRUCTURES, UPDATE THE RESIDENTIAL ZONING USE TABLE, AND ALLOW FOR DEVELOPMENT OF SINGLE-FAMILY HOMES IN THE MULTIPLE RESIDENTIAL DISTRICTS

1.07.010 - USES.

This Section of Chapter 1.07, uses of land or buildings which are allowed in various districts are shown as "P" permitted uses in the appropriate column, or as "C" conditional uses in the appropriate column. If a use is not allowed in a given district, it is either not named in the uses list or it is indicated in the appropriate column by a dash, "-" as not permitted or not applicable or is stated as such.

RESIDENTIAL USES 1 2 3							
ZONING DISTRICTS	RR-1	R1-20	R1-12	R1-10	R1-8	RM-8	RM-16
Accessory Buildings:	P	P	P	P	P	See Note 4	
Agriculture, Existing:	P	P	P	P	P	P	P
Assisted Living Facilities:						C	C
Childcare/Preschool:							

Childcare/Preschool, Residential-Minor: See Chapter 1.24 Home Occupations and Chapter 1.19 Supplementary Regulations of this Title.	C	C	C	C	C	C	C
Childcare/Preschool, Residential-Major: See Chapter 1.24 Home Occupations and Chapter 1.19 Supplementary Regulations of this Title.	C	C	C	C	C	-	-
Christmas Tree Sales:	C	C	-	-	-	-	-
Churches/Places of Worship:	P	P	P	P	P	P	P
Communication Towers and Antennas: See Chapter 1.22 Communication Facilities Permit of this Title.	C	C	C	C	C	C	C
Dwellings: 5 6 See Chapter 1.19 Supplementary Regulations of this Title for residential architectural standards.							
Single-Family:	P	P	P	P	P	See Note 10	
Multi-Family Twin Home:	-	-	-	-	-	P	P
Multi-Family Attached:	-	-	-	-	-	P	P
Multi-Family Stacked:	-	-	-	-	-	P	P
Internal Accessory Dwelling Units:	P	P	P	P	P	-	-
Detached Accessory Dwelling Units:	P	P	P	P	P	-	-
Dwellings, Manufactured and Modular: 7 See Chapter 1.19 Supplementary Regulations of this Title.	P	P	P	P	P	-	-

Education Facilities:	C	C	C	C	C	C	C
Flag Pole: See Chapter 1.19 Supplementary Regulations of this Title.	P	P	P	P	P	P	P
Home Occupation: See Chapter 1.24 Home Occupation Permit of this Title.							
Minor:	C	C	C	C	C	C	C
Major:	C	C	C	C	C	-	-
Livestock, Large and Small: 9	P	P	-	-	-	-	-
Kennel: See Chapter 13 of the Revised Ordinance of Tremonton City Corporation for requirements for a Kennel License.	C	-	-	-	-	-	-
Mobile Home Park:	-	-	-	-	-	-	-
Nursing Home:	-	-	-	-	-	-	-
Pets: 8	P	P	P	P	P	P	P
Public Facilities:	P	P	P	P	P	P	P
Residential Facilities for the Elderly Persons: See Chapter 1.19 Supplementary Regulations of this Title:	C	C	C	C	C	P	P
Residential Facilities for Persons with a Disability: See Chapter 1.19 Supplementary Regulations of this Title:	C	C	C	C	C	P	P
Renewable Energy Systems:	C	C	C	C	C	C	C

See Chapter 1.23 Renewable Energy Systems Permit of this Title:							
Swimming Pool: See Chapter 1.19 Supplementary Regulations of this Title:	P	P	P	P	P	P	P
Utilities, Neighborhood:	P	P	P	P	P	P	P
Utilities, Transmission, Pad, Facility:	C	C	C	C	C	C	C

[1 Note: See Chapter 1.25 of this Title — Conditional Uses Permit.](#)

[2 Note: See Chapter 1.17 of this Title — Off-Street Parking Regulations.](#)

[3 Note: See Chapter 1.18 of this Title — Landscaping, Buffering, and Fencing Regulations.](#)

4 Note: Accessory buildings serving entire complex such as clubhouse, pool house, bowery, etc., are permitted.

[5 Note: All dwelling units are for Single-Family occupancy. See Chapter 1.19 Supplementary Regulations of this Title for Residential Architectural Standards.](#)

6 Note: No dwelling or dwelling unit shall be less than four hundred (400) square feet in living space.

7 Note: Applicant shall also ensure that there are no restrictive covenants that exclude Manufacturing and Modular Housing as required by Utah Code Annotated 10-9a-514. See Chapter 1.19 Supplementary Regulations of this Title for Residential Architectural Standards.

[8 Note: See Chapter 1.03 of this Title — Definitions.](#)

9 Note: See Section [1.07.025](#) and [1.07.030](#) for the type and number of livestock.

10 Note: Detached single-family dwellings are permitted within RM-8 and RM-16 developments. Single-family lots shall comply with the lot regulations of the R1-8 zone.

[\(Ord. No. 24-13, 11-19-2024\)](#)

Attachment “B”: Proposed Amendment to 1.07.015 Lot Regulations (Full Subchapter Context)

1.07.015 - LOT REGULATIONS.

This Section of Chapter 1.07 shall apply to all principal structures and accessory structures in residential zones. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A."

RESIDENTIAL ZONES LOT REGULATIONS 1 2 3							
ZONING DISTRICTS	RR-1	R1-20	R1-12	R1-10	R1-8	RM-8	RM-16
LOT AREA REGULATIONS: The minimum lot area in square feet for any Single-Family Dwelling in districts regulated by this Chapter.	43,560	20,000	12,000	10,000	8,000	Note 1	Note 1
MAXIMUM DENSITY: The maximum number of dwelling units per acre.						8	16
LOT WIDTH REGULATIONS: The minimum width in feet for any lot in the districts regulated by this Chapter.	135	100	90	80	70	70	70
FRONTAGE REGULATIONS: The minimum frontage in feet for any lot in the districts regulated by this Chapter.	60	50	45	45	45	45	45
Cul-de-Sac:	50	40	35	35	35	-	-
Flag Lot:	24	24	24	24	24	-	-

FRONT YARD SET-BACK REGULATION: The minimum depth in feet for the front yard for main structures in districts regulated by this Chapter.	50	30	30	30	25	25	25
Structures on corner lots: Front yard set-back in which the structure is addressed shall be:	50	30	30	30	25	25	25
Accessory structures may have the same minimum front yard setback as the main structures if they have the same side yard setback required for main structures; otherwise they shall be setback the following number of feet from the rear of the main structure:	10	10	10	8	8	10	10
REAR YARD SET-BACK REGULATIONS: The minimum setback in feet for the rear yard in the districts regulated by this Chapter shall be:	30	30	30	25	20	20	20
For Accessory Structures and Garages with no rear openings 4 shall be:	10	10	5	5	5	5	5
Accessory structures located on an alley shall meet all the requirements of this Ordinance. However, structures may have a one (1') foot setback from the alley, provided they have met all side yards and minimum distances from adjacent dwellings:	A	A	A	A	A	A	A
SIDE YARD SETBACK REGULATIONS: The minimum side yard setback for one side in feet for any dwelling in districts regulated by this Chapter shall be:	15	10	10	8	8	10	10
Total width of the two (2) side	30	24	20	18	18	18	18

yards required shall equal:							
Structures on corner lots: Side yard setback shall be:	30	30	25	25	20	20	20
For Accessory Structures and Garages with no side openings 4 shall be:	10	10	5	5	5	5	5
For Small Accessory Structures with no side openings 4 shall be:	3	3	3	2	2	1	1
CARPORTS. Carports not exceeding six hundred (600) square feet in area and not more than one (1) story in height, when attached to the main building and constructed of fire rated materials may extend no closer than one (1') foot from the side property line and the carport shall remain open on three (3) sides.	A	A	A	A	A	A	A
HEIGHT REGULATIONS: 5 The maximum height for all main buildings in districts regulated by this Chapter shall be in feet:	36	36	36	36	36	36	36
Maximum Number of Stories:	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2
The minimum height of a dwelling in stories above grade:	1	1	1	1	1	1	1
The maximum height of an accessory building in feet:	30	30	20	20	20	20	20

[1 Note: Multi-Family Dwellings may have reduced Lot Regulations in the RM-8 and RM-16 zones. Site Plan Permit \(see Chapter 1.26 of this Title\) and subdivision approval required.](#)

2 Note: No accessory building shall contain greater square foot floor area than the principal building to which it is accessory. Exception: Accessory buildings located in the RR-1 and R1-20 zone. No accessory building or group of accessory buildings in any residential district shall cover more than thirty (30) percent of the rear yard.

3 Note: For Park Meadows Subdivision an existing PUD R1-6 zone. Dwelling minimum setbacks: Front yard: twenty-five (25') feet/other Front yard twenty (20') feet - Side yards: six (6') feet and ten (10') feet - Rear yard: twenty (20') feet. The remaining regulations shall be applicable to that of the R1-8 lot regulations and uses.

4 Note: For side and rear set-backs of any accessory structure three (3') feet or less there shall be no openings (windows, doors, etc.). Exception: accessory structures whose rear-yard is on an alley or street.

5 Note: Exceptions to Height Regulations. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flag poles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos, or similar structures may be erected above the height limit herein prescribed, but no space above the height limit for residential purposes shall be allowed for purposes of providing additional floor space, nor shall such increased height be in violation of any other Ordinance or regulation of Tremonton City. Public Buildings, Utility Buildings, and Multi-Family Dwellings when authorized in a district, may be erected to a height greater than the district height limit by Site Plan approval.

