

Ordinance 8-2026

AN ORDINANCE TO ADOPT CHANGES TO THE CITY CODE OF RIVER HEIGHTS, UTAH

The River Heights City Planning Commission held a duly noticed public hearing on Tuesday, August 25, 2026, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

10-2 DEFINITIONS

Remove definition for DWELLING, MULTIPLE-FAMILY (TOWNHOUSE)

ACCESSORY BUILDING	A subordinate building <u>subordinate to the</u> , the use of which is incidental to that of the main <u>principal building on the same parcel. An accessory building may include uses authorized by this title, including an accessory dwelling unit where permitted.</u>
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FAMILY	, An individual, or two (2) or more persons related by blood, marriage or adoption living together in a single dwelling unit and maintaining a common household. A family may include two (2), but not more than two (2), persons not related to the family, but living as guests with the residing family. The term "family" shall not be construed to mean more than four (4) unrelated individuals, a fraternity, club or institutional group, except residential facilities for elderly and disabled persons as provided for by Utah statutes.
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Add the following definitions:

ACCESSORY DWELLING UNIT (ADU):	A habitable residential dwelling unit added to, created within, or detached from a primary single-family dwelling and contained on one parcel.
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DETACHED ACCESSORY DWELLING UNIT, (DADU):	A subordinate residential dwelling unit that is detached from the primary single-family dwelling, located on the same zoning parcel, and that meets all requirements of Title 10, including the requirements of 10-13-28.
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INTERNAL ACCESSORY DWELLING UNIT (IADU):	A second dwelling unit that is part of a primary dwelling on a parcel.
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PRIMARY DWELLING:	The principal single family detached dwelling on a parcel.
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OWNER OCCUPIED:	The legal owner of record occupies either the primary dwelling or the ADU as the owner's primary residence.
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10-10-3:B REGULATIONS/Senior Citizen Housing Occupancy

2. No more than two (2) persons per bedroom may occupy each dwelling unit ~~unless all such persons are a family and are related by blood, marriage, or adoption, and then no more than four (4) such persons may occupy each dwelling unit.~~ This restriction is understood to limit the occupancy of each home to four (4) persons.

10-12-1: USE REGULATIONS, Table 1, Land Use Chart

Remove all uses in the SCPUD Zone except:

Permitted: Single family and two family (1, 2, and 3)
Accessory building (15), solar panels (18), off-street parking (20), household pets (21)

Conditional: Private swimming pool (17)

Home Occ: Home occupation

Add

9. Accessory Dwelling Unit (ADU): Permitted in R (residential)

10-12-2: AREA REGULATIONS, Table 2, Residential Space Requirement Chart

Replace PUD with SCPUD

<i>Residential Uses</i>	<i>A</i>	<i>R-1-8</i>	<i>R-1-10</i>	<i>R-1-12</i>	<i>SCPUD</i>
<u>Detached</u>					
<u>Accessory</u>					
<u>Dwelling Uses (in feet)</u>					
<u>Front Yard</u>		<u>20</u>	<u>20</u>	<u>25</u>	<u>*</u>
<u>Side Yard⁴</u>		<u>5</u>	<u>5</u>	<u>5</u>	<u>*</u>
<u>Side Yard on a Street</u>		<u>20</u>	<u>20</u>	<u>20</u>	<u>*</u>
<u>Rear Yard⁵</u>		<u>5</u>	<u>5</u>	<u>5</u>	<u>*</u>
<u>Height⁶</u>					<u>-</u>

Superscript 4: DADU must be located at least ten (10) feet from primary building.

Superscript 5: Corner parcel rearing side of another parcel, minimum rear yard shall be 10 feet.

Superscript 6: Reference 10-13-28:F.2.

10-12-2: AREA REGULATIONS, Table 2, Residential Space Requirement Chart

* Some Planned Unit Development (PUD) requirements may be altered in the Senior Citizen Planned Unit Development (SCPUD) zone and are subject to discretionary approval by the Planning Commission on a per application basis (see 10-10-3:D.Lot Regulations).

~~10-13-4: EVERY DWELLING TO BE ON A ZONING LOT~~

~~Only one building which contains a dwelling shall be located and maintained on a "zoning lot", as defined in section 10-2-1 of this title, except for dwellings within a planned unit development~~

10-13-7: ACCESSORY BUILDINGS PROHIBITED AS LIVING QUARTERS

- A. Living and sleeping quarters in any building other than the main residential building are prohibited.
- B. Exception: A detached accessory dwelling unit (DADU) is permitted only when approved by the city and operated in compliance with 10-13-28 of this title.

10-14-4: PARKING LOT REQUIREMENTS

- A. Onsite parking in commercial and residential planned unit developments shall be required to provide adequate parking onsite or by an approved alternative plan.
- B. Location of Parking: When parking is located between the building and the street, landscaped separations between the right-of-way and the parking shall be required in conformance with Chapter 10-15-8 as shown in Figure 10-158a. Within the commercial and residential planned unit development zones, the City may reduce setback requirements if parking is not located between the building and the right-of-way.

10-14-9: MISCELLANEOUS PARKING ORDINANCE

- A. Parking for bicycles shall be provided as follows:
 - 1. ~~Multiple dwelling structures: Storage areas capable of securing and holding two bicycles per each dwelling unit shall be provided. Bike racks are acceptable.~~

10-21-5: (BOUNDARY LINE ADJUSTMENTS) PUBLIC HEARING MAY BE REQUIRED

~~The Planning Commission shall hold a duly noticed public hearing in accordance with the section 10-3-9 of this title. The Zoning Administrator will require a public hearing if he/she deems it's in the best interest of the City or surrounding neighbors. If held, the hearing shall be in accordance with Section 10-3-11 of this title.~~

Adopted and effective this 1st day of September 2026.

Blake Wright, Mayor

ATTEST

Sheila Lind, Recorder