THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 25-52

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (BUSINESS LICENSING FOR HOME OCCUPATIONS); TITLE 4, CHAPTER 2, ARTICLE D

WHEREAS, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend Title 4, Chapter 2, Article D of the City Code ("**proposed City Code amendments**"); and

WHEREAS, the City Council desires to remove inconsistencies in the City Code; and

WHEREAS, the City Council desires to simplify the process for home occupations within the City, and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Amendment of City Code Provision. City Code Title 4, Chapter 2, Article D is amended as shown in Attachments 1 (Legislative Version) and 2 (Clean Version) to this Ordinance.

Section 2. 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 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 28TH DAY OF OCTOBER 2025.

CITY OF WEST JORDAN

By: Kayleen Whitelock (Oct 29, 2025 12:13:44 MDT)
Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

[See next page.]

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☒	☐
Council Vice-Chair Bob Bedore	☒	☐
Council Member Pamela Bloom	☒	☐
Council Member Kelvin Green	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Chad Lamb	☒	☐
Council Member Kent Shelton	☒	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON OCTOBER 29, 2025.

Mayor's Action: X Approve _____ Veto

By: _____ Oct 29, 2025
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 25-52.

_____ The Mayor vetoed Ordinance No. 25-52 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-52 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 3rd day of Novembber 2025. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan, MMC, UCC
City Recorder

(Attachments on the following pages.)

Attachments 1 and 2 to

ORDINANCE NO. 25-52

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (BUSINESS LICENSING FOR HOME OCCUPATIONS); Title 4, Chapter 2, Article D

Attachment 1 – Legislative Version

Attachment 2 – Clean Version

(See the following pages for the attachments.)

ARTICLE D. HOME OCCUPATIONS

SECTION:

~~4-2D-1: Definition And Purpose~~

4-2D-~~2~~1: Requirements

4-2D-~~3~~2: Procedure

4-2D-~~4~~3: Fees

~~4-2D-5: License Renewal; Inspection~~

4-2D-4~~6~~: ~~Other Licenses Required~~Compliance With Other Regulations

~~4-2D-1: DEFINITION AND PURPOSE:~~

~~A home occupation is any business or income producing activity conducted from a residential property. The home occupation provisions are intended to provide opportunities for minor in- home businesses which do not require the facilities of or have the impacts of larger concerns. Home occupations do not include occasional baby sitting at the dwelling which would not be classified as a daycare or preschool operation. Home occupations are considered accessory uses in residential and agricultural zones. Garage or yard sales are not considered home occupations but may be held no more than two (2) calendar days per year. Sales of night crawlers gathered from the subject property, lemonade stands and similar occasional activities related to the subject premises are not considered home occupations. Home occupations will have no significant impact on the neighborhoods in which they are located and are considered to be secondary and incidental to and compatible with residential use. (Ord. 17-36, 6-28-2017)~~

4-2D-~~2~~1: REQUIREMENTS:

~~The following requirements shall apply to any home occupation:~~

A. Definition.

A home occupation is a business, profession, occupation, or trade conducted on a residential property.

B. ~~A.~~ Home occupations shall ~~be required to~~ obtain and maintain a ~~current City~~ general business license from the City of West Jordan ~~only~~ if:

1. They are not listed as a permitted home occupation in Section 13-11-3 of this Code, or

2. ~~if i~~It is determined ~~to~~ that the business will have a combined offsite impact that materially exceeds the offsite impact of the primary residential use alone.

C. Home occupations not required to obtain a business license~~that do not have an offsite impact that materially exceeds the offsite impact of the primary residential use alone~~ may receive a business license from the ~~City~~ city at their request so long as an application is completed and the application fee is paid.~~the administrative fee associated with this license is paid in full.~~

~~B. The following home occupations have been determined to have a combined offsite impact that materially exceeds the offsite impact of the primary residential use alone. These home occupations shall meet all requirements of this title.~~

~~1. In-home child or adult care and preschool businesses;~~

~~2. Businesses that require or attract more than ten (10) vehicle trips per day, including but not limited to package delivery, client visits, and employee trips;~~

~~3. Businesses that have more than two (2) employees who live outside of the residence but work in the home;~~

~~4. Any business that is required to have a fire inspection; and~~

D. ~~5. Any home occupation that the combined offsite impact of the home occupation and the primary residential use materially exceeds the offsite impact of the primary residential use alone as determined by the City at its discretion after having inspected the home occupation in response to complaints from surrounding property owners.~~ All home occupations must comply with zoning restrictions as contained in Title 13, Chapter 11of this Code.

E. A home occupation which is found to have a combined offsite impact that materially exceeds the offsite impact of the primary residential use alone, may appeal that finding by following the appeal process outlined in Title 16 of this Code. The appeal will be heard by the Administrative Law Judge. (Ord. 17-36, 6-28-2017)

4-2D-~~3~~2: PROCEDURE:

A. All applications for a ~~City home~~ business license involving a home occupation shall be referred to the City Zoning Administrator, or their designee, for ~~clearance~~review, before any business license is issued. ~~Clearance shall not be given unless the Zoning Administrator is satisfied that~~Approval of the application is contingent upon the applicant ~~meets~~ meeting all of the home occupation ~~zoning~~ standards imposed by Title 13, Chapter 11 of this Code.

B. More than one ~~(1)~~ home occupation may be associated with a residential dwelling, provided that all home occupations associated with a residential dwelling shall collectively comply with the regulations of this section.

~~The City may place additional restrictions on a home occupation relating to hours of operation, parking, traffic or other matters as it deems necessary to mitigate impacts on the neighborhood and the City in general.~~ (Ord. 12-13, 6-13-2012; § 4-2D-2, amd. Ord. 17-36, 6-28-2017)

4-2D-~~4~~3: FEES:

The ~~license~~ fee for a ~~City home business~~home occupation business license shall be as ~~provided by City Council resolution from time to time~~set in the consolidated fee schedule. (Ord. 12-13, 6-13-2012; § 4-2D-3, amd. Ord. 17-36, 6-28-2017)

~~4-2D-5: LICENSE RENEWAL; INSPECTION:~~

~~A. The City reserves the right to inspect any and all premises licensed for home occupation during reasonable hours to determine compliance with the provisions of this title.~~

~~B. On the anniversary date of a City home business license, the premises will be inspected by or at the direction of the business license authority for any hazards that may have been installed after the initial inspection. (Ord. 12-13, 6-13-2012; § 4-2D-4, amd. Ord. 17-36, 6-28-2017)~~

4-2D-~~6~~4: ~~OTHER LICENSES REQUIRED~~COMPLIANCE WITH OTHER REGULATIONS:

Whether a ~~City~~ business license is required under this chapter does not relieve the home occupation of any ~~requirement~~ regulation of the State, County, ~~City~~ or any other public agency relating to the type of business being ~~licensed~~conducted.~~, including the requirement to also obtain a general City business license.~~ (Ord. 12-13, 6-13-2012; § 4-2D-1, amd. Ord. 17-36, 6-28-2017)

ARTICLE D. HOME OCCUPATIONS

SECTION:

4-2D-1: Requirements

4-2D-2: Procedure

4-2D-3: Fees

4-2D-4: Compliance With Other Regulations

4-2D-1: REQUIREMENTS:

A. Definition.
   A home occupation is a business, profession, occupation, or trade conducted on a residential property.
B. Home occupations shall obtain and maintain a general business license from the City of West Jordan if:
   1. They are not listed as a permitted home occupation in Section 13-11-3 of this Code, or
   2. It is determined that the business will have a combined offsite impact that materially exceeds the offsite impact of the primary residential use alone.
C. Home occupations not required to obtain a business license may receive a business license from the city at their request so long as an application is completed and the application fee is paid.
D. All home occupations must comply with zoning restrictions as contained in Title 13, Chapter 11of this Code.
E. A home occupation which is found to have a combined offsite impact that materially exceeds the offsite impact of the primary residential use alone, may appeal that finding by following the appeal process outlined in Title 16 of this Code. The appeal will be heard by the Administrative Law Judge. (Ord. 17-36, 6-28-2017)

4-2D-2: PROCEDURE:

A. All applications for a business license involving a home occupation shall be referred to the City Zoning Administrator, or their designee, for review, before any business license is issued. Approval of the application is contingent upon the applicant meeting all of the home occupation standards imposed by Title 13, Chapter 11 of this Code.

B. More than one home occupation may be associated with a residential dwelling, provided that all home occupations associated with a residential dwelling shall collectively comply with the regulations of this section.

(Ord. 12-13, 6-13-2012; § 4-2D-2, amd. Ord. 17-36, 6-28-2017)

4-2D-3: FEES:

The fee for a home occupation business license shall be as set in the consolidated fee schedule. (Ord. 12-13, 6-13-2012; § 4-2D-3, amd. Ord. 17-36, 6-28-2017)

4-2D-4: COMPLIANCE WITH OTHER REGULATIONS:

Whether a business license is required under this chapter does not relieve the home occupation of any regulation of the State, County, or any other public agency relating to the type of business being conducted. (Ord. 12-13, 6-13-2012; § 4-2D-1, amd. Ord. 17-36, 6-28-2017)

Ordinance No. 25-52 Home Occupations Amd

Final Audit Report 2025-11-03

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