THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 26-18

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (ACCESSORY DWELLING UNITS); Title 13, Chapter 5B, Section 8

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 13, Chapter 5B, Section 8 of the City Code ("**proposed City Code amendments**"); and

WHEREAS, the City Council desires to update the regulations of accessory dwelling units in the City; and

WHEREAS, the City Council desires to provide clear and understandable regulations and ensure appropriate utility service; 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 13, Chapter 5B, Section 8 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 4. 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 24TH DAY OF MARCH 2026.

CITY OF WEST JORDAN

By: Bob Bedore (Mar 30, 2026 14:49:42 MDT)
Bob Bedore
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

(*continued on the following pages*)

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Bob Bedore	☒	☐
Council Vice-Chair Jessica Wignall	☒	☐
Council Member Chad Lamb	☒	☐
Council Member Kayleen Whitelock	☒	☐
Council Member Annette Harris	☒	☐
Council Member Kent Shelton	~ absent ~	
Council Member Zach Jacob	☒	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MARCH 30, 2026.

Mayor's Action: X Approve _____ Veto

By: _____ Mar 31, 2026
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. 26-18.

_____ The Mayor vetoed Ordinance No. 26-18 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-18 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 April 2026. 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. 26-18

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (ACCESSORY DWELLING UNITS); Title 13, Chapter 5B, Section 8

Attachment 1 – Title 13, Chapter 5B, Section 8 - Legislative Version

Attachment 2 – Title 13, Chapter 5B, Section 8 - Clean Version

(See the following pages for the attachments.)

13-5B-8: ACCESSORY DWELLING UNITS:

A. All ~~accessory~~ Accessory Dwelling Units (internal and detached).

1. Accessory dwelling units (ADU or ADUs) shall comply with all applicable building~~-~~, health, and fire codes.

2. Only one ~~accessory dwelling unit~~ADU is allowed per property, either internal or ~~external~~detached. At no time will both an internal and ~~external~~ detached accessory dwelling unit be allowed on the same property.

3. ~~Accessory dwelling unit~~ADUs are prohibited on properties if the primary dwelling is served by a ~~failing~~ septic tank.

4. The owner of record shall maintain ~~a valid~~proper business licenses if renting the primary dwelling unit or the ~~accessory dwelling unit~~ADU , pursuant to title 4, chapter 2, article R of this code . Subject to the provisions in Utah Code ~~Ann.~~ section ~~10-9a-530~~10-21-303 or successor provision, the owner of record may:

a. if the owner of record currently occupies as a primary residence either the primary dwelling unit or the ~~accessory dwelling unit~~ADU , rent out the other unit; or

b. if the owner of record does not currently occupy as a primary residence one of the two units, rent out the primary dwelling unit and the ~~accessory dwelling unit~~ADU as a single unit, or rent out only one of the two units, but not rent out both units individually at the same time.

5. A minimum of one ~~(1)~~ off street , nine foot ~~(9')~~ by ~~eighteen~~18 foot ~~(18')~~ parking space constructed of asphalt or concrete, in addition to those already required, shall be provided for the ADU~~accessory dwelling unit~~. ~~Accessory dwelling unit~~ADU parking may not be in tandem with required parking of the primary dwelling or obstruct the required parking of the primary dwelling.

6. The primary dwelling is required to maintain the minimum parking standards for the primary dwelling, including the two car garage parking requirement where applicable. Attached garages required and approved as part of the primary dwelling unit may not be converted to an ~~accessory dwelling unit~~ADU unless the required two car garage, or part thereof, is replaced on the property meeting all requirements of ~~2009~~ the City Code .

7. ~~Accessory dwelling units~~ADUs are not allowed with any multi-family , mobile homes, or any form of attached housing units.

8. In all cases, an ~~Accessory Dwelling Unit~~ADU shall remain subordinate and accessory to the primary dwelling unit~~-~~.

9. An ~~accessory dwelling unit~~ADU must provide living areas for eating, sleeping and sanitation facilities separate from the primary dwelling unit~~-~~.

10. All utility connections for ADUs shall conform to the most recent building, engineering, and fire codes, including but not limited to the international building code,

international electric code, international fire code, West Jordan public improvement standards, and the uniform plumbing code.

11. ~~The installation of a s~~Separate utility meters for internal ADUs are ~~accessory dwelling unit is~~ prohibited pursuant to Utah Code section 10-21-303(3)(a), or its successor provision. Separate utility meters for detached ADUs may be allowed when approved by the utility provider. Any new meter or connection shall be subject to a connection fee or capacity charge.

121~~1~~. A notice of present condition ~~will~~ may be recorded on the title of any property that has an ~~accessory dwelling unit~~ADU~~.~~.

~~12~~13. If a building permit application for an addition to a primary dwelling is submitted concurrently with a business license application for renting out an internal ~~accessory dwelling unit~~ADU within said primary dwelling, the footprint of the primary dwelling for purposes of Utah Code ~~Annotated subsection 10-9a-530(1)(a)(ii)~~section 10-21-303 or successor provision shall be the new, larger footprint identified in the approved building permit application for the addition to said primary dwelling.

B. Internal Accessory Dwelling Units:

1. Internal ADUs are governed by Utah Code section 10-21-303 or its successor provision.

C. ~~External~~ Detached Accessory Dwelling Units~~:~~

1. ~~External~~ Detached accessory dwelling units (~~EADU~~ DADU or D~~E~~ADUs) are only permitted on platted lots of 10,000 square feet and larger in R-1, RR, RE, PC, LSFR, and VLSFR zones.

2. ~~2.~~ DADUs are governed specifically by this section and by Utah Code section 10-21-304, or its successor provision.

3. Each ~~EADU~~ DADU must be built on a permanent foundation which meets the building code.

43~~3~~. Each ~~EADU~~ DADU shall be located on the same lot with the principal building and the footprint area shall be less than the principal building.

54~~4~~. Each ~~EADU~~ DADU shall not cover more than ~~twenty~~ 20 percent ~~(20%)~~ of the rear and side yard~~.~~.

65~~5~~. Setbacks and height requirements for ~~EADUs~~DADUs:

a. Six feet ~~(6')~~ setback from primary dwelling ;

b. Six feet ~~(6')~~ setback from rear property line;

c. Six feet ~~(6')~~ setback from internal side property line; and

d. ~~Twenty~~ 20 feet ~~(20')~~ setback from the corner side property line.

e. The maximum building height of each EADU is ~~twenty~~ 20 feet ~~(20')~~; and

f. Any ~~EADU~~ DADU over ~~seventeen~~ 17 feet ~~(17')~~ high shall be set back from side and rear property lines in accordance with the minimum setbacks of this section, plus one foot ~~(1')~~ for each additional foot of height, or part thereof, in excess of ~~seventeen~~ 17 feet ~~(17')~~.

~~6~~7. ~~EADU~~ DADU design and materials shall be similar to and compatible with the design of the primary dwelling and shall be approved by the design review committee.

~~7~~8. Lots with ~~EADUs~~ DADUs are subject to all maximum building coverage requirements of the city code. (Ord. 21-18, 6-9-2021; amd. Ord. 22-21, 6-8-2022; Ord. 25-34, 8-26-2025)

13-5B-8: ACCESSORY DWELLING UNITS:

A. All Accessory Dwelling Units (internal and detached).

1. Accessory dwelling units (ADU or ADUs) shall comply with all applicable building, health, and fire codes.

2. Only one ADU is allowed per property, either internal or detached. At no time will both an internal and detached accessory dwelling unit be allowed on the same property.

3. ADUs are prohibited on properties if the primary dwelling is served by a septic tank.

4. The owner of record shall maintain proper business licenses if renting the primary dwelling unit or the ADU, pursuant to title 4, chapter 2, article R of this code. Subject to the provisions in Utah Code section 10-21-303 or successor provision, the owner of record may:

a. if the owner of record currently occupies as a primary residence either the primary dwelling unit or the ADU, rent out the other unit; or

b. if the owner of record does not currently occupy as a primary residence one of the two units, rent out the primary dwelling unit and the ADU as a single unit, or rent out only one of the two units, but not rent out both units individually at the same time.

5. A minimum of one off street, nine foot by 18 foot parking space constructed of asphalt or concrete, in addition to those already required, shall be provided for the ADU. ADU parking may not be in tandem with required parking of the primary dwelling or obstruct the required parking of the primary dwelling.

6. The primary dwelling is required to maintain the minimum parking standards for the primary dwelling, including the two car garage parking requirement where applicable. Attached garages required and approved as part of the primary dwelling unit may not be converted to an ADU unless the required two car garage, or part thereof, is replaced on the property meeting all requirements of the City Code.

7. ADUs are not allowed with any multi-family, mobile homes, or any form of attached housing units.

8. In all cases, an ADU shall remain subordinate and accessory to the primary dwelling unit.

9. An ADU must provide living areas for eating, sleeping and sanitation facilities separate from the primary dwelling unit.

10. All utility connections for ADUs shall conform to the most recent building, engineering, and fire codes, including but not limited to the international building code, international electric code, international fire code, West Jordan public improvement standards, and the uniform plumbing code.

11. Separate utility meters for internal ADUs are prohibited pursuant to Utah Code section 10-21-303(3)(a), or its successor provision. Separate utility meters for detached ADUs may be allowed when approved by the utility provider. Any new meter or connection shall be subject to a connection fee or capacity charge.

12. A notice of present condition may be recorded on the title of any property that has an ADU.

13. If a building permit application for an addition to a primary dwelling is submitted concurrently with a business license application for renting out an internal ADU within said primary dwelling, the footprint of the primary dwelling for purposes of Utah Code section 10-21-303 or successor provision shall be the new, larger footprint identified in the approved building permit application for the addition to said primary dwelling.

B. Internal Accessory Dwelling Units:

1. Internal ADUs are governed by Utah Code section 10-21-303 or its successor provision.

C. Detached Accessory Dwelling Units:

1. Detached accessory dwelling units (DADU or DADUs) are only permitted on platted lots of 10,000 square feet and larger in R-1, RR, RE, PC, LSFR, and VLSFR zones.

2. EADUs are governed specifically by this section and by Utah Code section 10-21-304, or its successor provision.

3. Each EADU must be built on a permanent foundation which meets the building code.

4. Each EADU shall be located on the same lot with the principal building and the footprint area shall be less than the principal building.

5. Each EADU shall not cover more than 20 percent of the rear and side yard.

6. Setbacks and height requirements for EADUs:

a. Six feet setback from primary dwelling;

b. Six feet setback from rear property line;

c. Six feet setback from internal side property line; and

d. 20 feet setback from the corner side property line.

e. The maximum building height of each EADU is 20 feet; and

f. Any EADU over 17 feet high shall be set back from side and rear property lines in accordance with the minimum setbacks of this section, plus one foot for each additional foot of height, or part thereof, in excess of 17 feet.

7. EADU design and materials shall be similar to and compatible with the design of the primary dwelling and shall be approved by the design review committee.

8. Lots with EADUs are subject to all maximum building coverage requirements of the city code. (Ord. 21-18, 6-9-2021; amd. Ord. 22-21, 6-8-2022; Ord. 25-34, 8-26-2025)

Ordinance No. 26-18 Amd Title 13, Ch 5B, Sct 8 ADUs

Final Audit Report 2026-04-03

Created:	2026-03-30
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhWORvmaHcZ1ItZ5QunxIq75KNelyDsO3

"Ordinance No. 26-18 Amd Title 13, Ch 5B, Sct 8 ADUs" History

Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2026-03-30 - 7:37:31 PM GMT

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2026-03-30 - 7:40:03 PM GMT

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2026-03-30 - 8:49:16 PM GMT

Signer bob.bedore@westjordan.utah.gov entered name at signing as Bob Bedore
2026-03-30 - 8:49:40 PM GMT

Document e-signed by Bob Bedore (bob.bedore@westjordan.utah.gov)
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