

**ESCALANTE CITY  
ORDINANCE 2026-05**

**AN ORDINANCE AMENDING ESCALANTE CITY ORDINANCE  
10.36.070,10.38.070, 10.40.070, 10.42.070, 10.44.070 AND 10.50.070 ADDING  
LANDINGS AND WALKOUT PORCHES IN REAR CAN BE LOCATED WITHIN  
THE REAR SETBACK, 10.50.020 TAKING OUT MULTI FAMILY DENSITY,  
10.50.055 ADDING DENSITY REQUIREMENTS FOR SHORT TERM RENTALS  
AND PROVIDING REPEALER WITHIN THE CITY OF ESCALANTE, STATE OF  
UTAH.**

**WHEREAS**, the City Council, as the governing body of the City of Escalante, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the City of Escalante to adopt the following Ordinance; and

**WHEREAS**, The City Council and Mayor wish to adopt such an Ordinance.

**NOW THEREFORE**, be it ordained by the Council of the Escalante City, in the State of Utah, as follows:

**SECTION 1:** AMENDMENT “10.36.070 Modifying Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.36.070 Modifying Regulations

- A. Side Yard setbacks (street side) on corner lots shall be the same as the front yard.
- B. Accessory buildings may have a side yard and rear yard of two (2) feet except on the street side of the corner lot.
- C. Any Landings and walkout porches can be located within the rear setback if:
  - No larger than 32 square feet in size
  - Used for ingress and egress from the rear
  - Is uncovered, connected to the rear of the dwelling

**SECTION 2:** AMENDMENT “10.38.070 Modifying Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.38.070 Modifying Regulations

- A. Side Yard: On corner lots, the side yard which faces on a street shall be not less than twenty-five (25) feet.
- B. Rear Yard: All accessory buildings shall be located at the rear of, and at least ten (10) feet from, the main building and shall have a rear yard setback of at least ten (10) feet.
- C. Any stable, corral, chicken coop, pen, or run in which animals or fowl are maintained shall be at least fifty (50) feet from any neighboring residential structure.
- D. Any Landings and walkout porches can be located within the rear setback if:
  - No larger than 32 square feet in size
  - Used for ingress and egress from the rear
  - Is uncovered, connected to the rear of the dwelling

**SECTION 3:** AMENDMENT “10.40.070 Modifying Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

#### AMENDMENT

#### 10.40.070 Modifying Regulations

- A. Side Yards:
  1. Main buildings, other than dwellings, shall have a minimum side yard often (10) feet, and the total of the two side yards shall be a minimum of twenty (20) feet.
  2. Private garages and other accessory buildings if not attached located at least ten (10) feet behind the main building may have a side yard of two (2) feet, except that the street side yard of the corner lot shall be the same as the front yard setback required for that district.
- B. Rear Yards: Private garages and accessory buildings if not attached located at least ten (10) feet behind the main building may have a rear yard of two (2) feet, provided that on corner lots abutting on the side of another lot, the minimum rear yard for all buildings shall be the same as the minimum side yard requirements of the zoning district.
- C. Any Landings and walkout porches can be located within the rear setback if:
  - No larger than 32 square feet in size
  - Used for ingress and egress from the rear
  - Is uncovered, connected to the rear of the dwelling

**SECTION 4:** AMENDMENT “10.42.070 Modifying Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

#### AMENDMENT

## 10.42.070 Modifying Regulations

### A. Side Yards:

1. Main buildings other than dwellings shall have a minimum side yard often (10) feet, and the total of the two side yards shall be a maximum of twenty (20) feet.
2. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet, except that the street side yard of the corner lot shall be the same as the front yard setback required for that district.

### B. Rear Yards: Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet, provided that on corner lots abutting on the side of another lot, the minimum rear yard for all buildings shall be the same as the minimum side yard requirements of the zoning district.

### C. Any Landings and walkout porches can be located within the rear setback if:

- No larger than 32 square feet in size
- Used for ingress and egress from the rear
- Is uncovered, connected to the rear of the dwelling

**SECTION 5:**AMENDMENT “10.44.080 Modifying Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

## AMENDMENT

## 10.44.080 Modifying Regulations

- A. Area: The minimum lot area shall be 1/4 acre (10,000 square feet) for the first one-family dwelling, with four thousand (4,000) square feet for each additional dwelling unit.
- B. Side Yards: Side yard setback on a street yard of a corner lot shall be the same as the front yard setback required for the district.
- C. Private garages and accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet provided that all corner lots maintain a setback of twenty-five (25) feet on the street side.
- D. Rear Yards: Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet, provided that on corner lots rearing the side of another lot the minimum rear yard for all buildings shall be the same as the minimum side yard requirement of the zoning district.
- E. Any Landings and walkout porches can be located within the rear setback if:
  - No larger than 32 square feet in size
  - Used for ingress and egress from the rear
  - Is uncovered, connected to the rear of the dwelling

**SECTION 6:            AMENDMENT** “10.50.020 Permitted Uses” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.50.020 Permitted Uses

- A. Single-family uses subject to the following provisions
  - 1. Height Regulations:
    - a. No building may exceed thirty-five (35) feet in height above existing grade. No dwelling shall be less than one (1) story in height.
  - 2. Minimum Area, Width, And Yard Requirements:
    - a. Minimum Area 1/4 acre
    - b. Minimum Width 75'
    - c. Front setback 25'
    - d. Side and Rear setbacks 10'
  - 3. Side Yards:
    - a. Main buildings, other than dwellings, shall have a minimum side yard of (10) feet, and the total of the two side yards shall be a minimum of twenty (20) feet.
    - b. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet, except that the street side yard of the corner lot shall be the same as the front yard setback required for that district.
    - c. Rear Yards: Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet, provided that on corner lots abutting on the side of another lot, the minimum rear yard for all buildings shall be the same as the minimum side yard requirements of the zoning district.
  - 4. Modifying Regulations
    - a. Any Landings and walkout porches can be located within the rear setback if:
      - No larger than 32 square feet in size
      - Used for ingress and egress from the rear
      - Is uncovered, connected to the rear of the dwelling
- B. Art Gallery/Antique Shop.
- C. Bank
- D. Clinic
- E. Food Services:
  - 1. Bakery
  - 2. Delicatessen
  - 3. Restaurant
- F. Florist/Gift Shop

G. General Retail:

1. Barber Shop
2. Drug store
3. Department store
4. Hardware store
5. Furniture store
6. Grocery store
7. Laundromat
8. Salon/Spa
9. Gift Shop

H. Professional Offices

I. Public Buildings

J. Recreation:

1. Bowling alley
2. Music store
3. Sporting goods store
4. Theater
5. Guide Services
6. Car Rental
7. OHV Rental
8. Bicycle Sales, Rental and Service Shop

K. Hotels, Motels and Inns

L. Churches

M. Gas Station

N. Alcoholic Beverage Services

O. Vacation Rentals

P. Bed and Breakfasts

Q. Accessory Dwelling Unit

R. Multi-family Dwellings: ~~(Following the Multi-Family Residential District Density Regulations and Modifying Regulations).~~

1. Two-family dwellings
2. Three-family dwellings
3. Four-family dwellings
4. Multi-family dwellings
5. Group dwellings

S. Second Story living quarters

T. RV Park

U. Real Estate Agency

**SECTION 7:** AMENDMENT “10.50.060 Special Provisions” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.50.060 Special Provisions

- A. All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight-obscuring fence or wall of not less than six (6) feet in height and neither materials nor merchandise shall be stored to a height of more than the height of the enclosing fence or wall.

**SECTION 8:** ADOPTION “10.50.055 Density Requirements For Short Term Rentals (Less Than 30 Days)” of the Escalante Zoning Code is hereby *added* as follows:

ADOPTION

10.50.055 Density Requirements For Short Term Rentals (Less Than 30 Days)(*Added*)

Maximum of nine (9) units per acre and one (1) building per quarter (1/4) acre (10,890 square feet)

**SECTION 9:** REPEALER CLAUSE Any previously enacted ordinances or parts thereof which are inconsistent with this ordinance are hereby repealed, but only to the extent that they are inconsistent with this ordinance. The repealer shall not, however, be construed to revive any ordinance heretofore repealed.

**SECTION 10:** SEVERABILITY CLAUSE If any provision of this ordinance is declared invalid or inoperative by a court of competent jurisdiction, the remainder shall not be affected thereby and effect shall be given to the intent manifested by the portion held invalid or inoperative

**SECTION 11:** EFFECTIVE DATE The City Council of Escalante City, State of Utah, has determined that the public health, safety and welfare requires that this Ordinance take effect immediately. Therefore, this Ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED BY THE ESCALANTE CITY COUNCIL

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	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Stowe	_____	_____	_____	_____
Councilmember Lyman	_____	_____	_____	_____
Councilmember Cottam	_____	_____	_____	_____
Councilmember Orme	_____	_____	_____	_____
Councilmember Woolsey	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Melani Torgersen, Mayor, Escalante  
City

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Stephanie Steed, MMC, UCC, City  
Recorder, Escalante City