ESCALANTE CITY
ORDINANCE 2026-10

AN ORDINANCE AMENDING ESCALANTE ORDINANCE 10.22.030 DEVELOPMENT STANDARDS 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 amend the following Ordinance; and

WHEREAS, The City Council and Mayor wish to amend 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** "10.22.030 Development Standards" of the Escalante Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

10.22.030 Development Standards

A. ADUs shall not be allowed as short-term rentals.
B. Only one ADU may be created per lot or property in single-family zones.
C. Installing separate utility meters for the ADU is prohibited.
D. ADUs shall not contain more than three (3) bedrooms. ADUs shall be occupied by no more than three (3) related or unrelated adults and their children.
E. The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be fourteen thousand five hundred (14,500) square feet.
F. External ADUs shall meet the same setbacks as required for a primary residence in the zone and at least ten (10) feet from the existing primary residence.
G. Any external ADU located in a required side yard must comply with the setbacks for the principal residence and shall have adequate facilities for all discharge from roof and other drainage.
H. Any external ADU shall be architecturally compatible with the principal dwelling in order to maintain the appearance of the property as a single-family residence. A material and color board shall be required to ensure compatibility.
I. Any external ADU shall be a permanent structure. Mobile homes, travel trailers, boats, Shipping Containers, yurts or similar portable structures shall not be permitted as detached ADUs or primary structures for this section. The City Planning and Zoning and Council shall make the determination of whether or not a structure is permanent.
J. The maximum height for external ADUs is limited to one story above ground and to twenty feet (20') or the height of the principal structure, whichever is less. A basement

for storage is permitted.

K. External ADUs shall not exceed the greater of fifty percent (50%) of the size of the principle dwelling or one thousand (1,000) square feet excluding the basement.
L. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements for the primary residence in the zone and meets the applicable building code.
M. Any Internal accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials and color of the primary building.
N. Pets per City Ordinance per property.

AFTER AMENDMENT

10.22.030 Development Standards

A. ADUs shall not be allowed as short-term rentals.
B. Only one ADU may be created per lot or property in single-family zones.
C. Installing separate utility meters for the ADU is prohibited.
D. ~~ADUs shall not contain more than three (3) bedrooms. ADUs shall be occupied by no more than three (3) related or unrelated adults and their children.~~
E. The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be ~~fourteen thousand five hundred (14,500)~~eleven thousand (11,000) square feet.
F. External ADUs shall meet the same setbacks as required for a primary residence in the zone and at least ten (10) feet from the existing primary residence.
G. Any external ADU located in a required side yard must comply with the setbacks for the principal residence and shall have adequate facilities for all discharge from roof and other drainage.
H. Any external ADU shall be architecturally compatible with the principal dwelling in order to maintain the appearance of the property as a single-family residence. A material and color board shall be required to ensure compatibility.
I. Any external ADU shall be a permanent structure. Mobile homes, travel trailers, boats, Shipping Containers, yurts or similar portable structures shall not be permitted as detached ADUs or primary structures for this section. The City Planning and Zoning and Council shall make the determination of whether or not a structure is permanent.
J. The maximum height for external ADUs is limited to one story above ground and to twenty feet (20') or the height of the principal structure, whichever is less. A basement for storage is permitted.
K. External ADUs shall not exceed ~~the greater of~~ fifty percent (50%) of the size of the principle dwelling ~~or one thousand (1,000) square feet~~ excluding the basement.
L. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements for the primary residence in the zone, complies with all applicable building, health, and fire codes, and

the applicant has completed and followed the City's Municipal Project Approval Form process prior to conversion. ~~and meets the applicable building code.~~

M. Any Internal accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials and color of the primary building.
N. Pets per City Ordinance per property.

SECTION 2: **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 3: **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 4: **EFFECTIVE DATE** he 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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	AYE	NAY	ABSENT	ABSTAIN
Councilmember Stowe	X			
Councilmember Cottam	X			
Councilmember Orme	X			
Councilmember Woolsey	X			

Presiding Officer

Chad Lyman, Mayor Pro Tempore,
Escalante City

Attest

ESCALANTE CITY OFFICIAL SEAL STATE OF UTAH

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