ORDINANCE 2026-10

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING VARIOUS CITY CODES SECTIONS

WHEREAS, the high volume of wildfires this year highlighted the necessity for the city to review precautions related to citizen safety. Recognizing that the masonry fencing currently in place was vital in limiting the spread of several fires, the Code Committee was tasked with reviewing fencing regulations to determine the most prudent regulations moving forward; and

WHEREAS, new state laws require a change regarding code criteria and the need to consider the impact on families as well as regulating land use and permitting for External Accessory Dwelling Units (EADU); and

WHEREAS, the Planning Commission held a public hearing on October 8, 2026 and reviewed all proposed changes and forwards them to the City Council with recommendation for approval;

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Amendment: Title 1 Chapter 6 Section 7 shall be added to read as follows

1-6-7: IMPACTS:
Any amendments to this Code shall consider the impacts the proposed ordinance may have on family health, stability, and formation.

Section 2. Amendment: Title 10 Chapter 1 Section 10A Land Use Matrix will change from conditional to permitted for dwelling, accessory unit (external) in residential zones.

10-1-10A: LAND USE MATRIX:

ZONE	A	RL	RLM	RM	RP	R5
Dwelling, Accessory Unit (External)	P	P	P	P	P	P

Section 3. Amendment: TITLE 10 CHAPTER 19 will be retitled INTERNAL AND EXTERNAL ACCESSORY DWELLING UNITS

Section 4. Amendment: Title 10 Chapter 19 Section 3 B 2 will read shown:

2. Are smaller than .25 acres for EADUs;

Section 5: Amendment: Title 10 Chapter 19 Section 8 E shall read:

E. Size and Footprint: EADUs shall have a maximum livable floor area of 1500 square feet and a minimum livable floor area of 400 square feet.

Section 6. Amendment: Title 11 Chapter 7 Section 4 B3 Fencing shall be amended to read:

3. Bordering Interstate: A six-foot (6') high masonry fence is required to be installed along the portion of any building lot, development, or subdivision (including roads, trails, and other parcels) bordering the I-89 or I-84 right-of-way line.

a. The fencing materials shall be masonry unless otherwise approved according to subsection C.
b. The masonry fence shall be solid precast masonry fence panel material, hollow or foam core shall not be allowed.
c. Fence shall be maintained by the property owner. Common Property shall be maintained by the HOA.

Section 7. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 8. Effective Date. The City Council of South Weber City, State of Utah, has determined that 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 City Council of South Weber, Davis County, on the 17th day of November 2026.

MAYOR: Rod Westbroek

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:			
Council Member Halverson	~~FOR~~	~~AGAINST~~	Excused
Council Member Petty	FOR	AGAINST	
Council Member Dills	FOR	AGAINST	
Council Member Davis	FOR	AGAINST	
Council Member Winsor	~~FOR~~	~~AGAINST~~	Excused

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2026-10 was passed and adopted on the 17th day of November 2026 and that complete copies of the ordinance were posted in the following locations within the City this 18th day of November 2026.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website www.southwebercity.com
3. Utah Public Notice Website Utah.gov/pmn

Lisa Smith

Lisa Smith, City Recorder