

**APPLE VALLEY
ORDINANCE O-2026-01**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements” of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements

An accessory building with a maximum height of ten feet (10') and a maximum size less than two hundred (200) square feet, and shipping containers three hundred sixty (360) square feet or less, shall not require a building permit, provided all setback requirements for the zoning district in which the accessory building is located are met, no portion of the accessory building is within one foot (1') of any property line, and no storm water runoff from the accessory building is allowed to run onto adjacent property. The accessory building shall be painted and maintained to blend in with the primary structure. The total size of multiple structures allowed without building permits shall not exceed one percent (~~3~~+) of the lot size. No power or water shall be included in the building.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from February 18, 2026.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|----------------------------------|------------|------------|---------------|----------------|
| Mayor Michael Farrar | _____ | _____ | _____ | _____ |
| Council Member Kevin Sair | _____ | _____ | _____ | _____ |
| Council Member Annie Spendlove | _____ | _____ | _____ | _____ |
| Council Member Scott Taylor | _____ | _____ | _____ | _____ |
| Council Member Richard Palmer | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley