

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: FEBRUARY 17, 2026

FILE OVERVIEW

Item Name	Legislative Text Amendments to City Code
Address	1600 W. Towne Center Drive, South Jordan, UT 84095
File Number	PLZTA202600002 Ordinance 2026-04
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

Staff is recommending modification to [§17.130.130.030](#), Prohibitions in the ADU Floating Zone, to clarify where ADU entrances are permitted when located on the side of a home.

TIMELINE

- **January 27, 2026**, The Planning Commission recommended approval of the proposed amendment by a vote of 5-0.
- **February 3, 2026**, Staff presented the City Council with an earlier draft of the proposed amendment with other ordinances as part of Ordinance 20206-03. The City Council asked staff to make further revisions to allow for screened entrances to ADUs located on corners, which has been addressed in the proposed ordinance.

REPORT ANALYSIS

Application Summary: The proposed change to the zoning code in [§17.130.130.030 Prohibitions](#) in the ADU Floating Zone, is proposed to clarify where ADU entrances may be located when on the side elevation of a home.

Current ordinance: The current code simply states that they can't be visible from the street. Historically this has been interpreted by staff to mean it can't be located on the front of the home. Depending on the configuration of the existing home and street locations, entrances located on the side of the home may still technically be visible from the street.

Proposed ordinance: The revised proposed modification clarifies that the ADU entrance is not permitted on the primary elevation as defined by which façade is most prominent and faces the street. When a home is located on a corner, it would only allow for an ADU entrance on the street facing side elevation in two circumstances:

- 1- If the entrance is located below grade, as commonly found with basement ADUs, or
- 2- If the entrance is screened by a 6' tall opaque fence. These screening fences would still need to comply with all applicable regulations around [residential fencing](#).

FINDINGS AND RECOMMENDATION

Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development

Findings:

- The proposed modifications will help South Jordan's zoning code be clearer and enforceable.

- The proposed modifications are not major changes from existing policy and procedure but do provide additional clarity to the zoning code.

Conclusions:

- The application is in conformance with the City's Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval of the ordinance based on the report analysis, findings, and conclusions listed above.

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative item and should consider prior adopted policies.

Standard of Approval:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the City Council approve:

1. Ordinance 2026-04 Text Amendment to City Code §17.130.130.030, Prohibitions in the ADU Floating Zone.

Alternatives:

1. Recommend approval with modifications
2. Recommend denial of the ordinance
3. Schedule the item for a decision at some future date.

SUPPORTING MATERIALS

1. Ordinance 2026-04
 - a. Exhibit A, 17.130.130.030 Prohibitions in the ADU floating Zone

ORDINANCE NO. 2026 - 04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 17.130.130.030 (PROHIBITIONS IN THE ADU FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO CLARIFY DEVELOPMENT STANDARDS.

WHEREAS, Utah Code Section 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the updated zoning code will enable the City to more effectively administer the development code; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A**, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the proposed text amendment; and

WHEREAS, the City Council finds that the proposed text amendment, set forth in **Exhibit A**, will enhance the public health, safety and welfare in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. Section 17.130.130.030 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Feb 11, 2026 10:25:01 MST)
Office of the City Attorney

17.130.030.030: PROHIBITIONS

A. To preserve the appearance of the primary dwelling as a single-family dwelling, the following items are prohibited:

1. The installation of additional outside entrances ~~visible from the street~~ **that are:**

a. located on the front or primary elevation of the primary dwelling (as defined as the most prominent elevation facing the primary street frontage), or

b. located on a side elevation that faces a street unless the entrance is at least 75% below grade or screened by a six foot (6') tall opaque fence.

2. Separate utility meters, mailboxes, and addresses. ~~is not permitted as such elements may compromise the appearance of the primary dwelling as a single family dwelling.~~

B. Internal ADUs shall not be rented or offered as rental units for any period less than thirty (30) consecutive days.