

Herriman City ~~RV~~ Accessory Vehicle Storage Ordinance Amendments:

Defined: 12-2-1 (~~COPY/REFER in MOVE TO 10-29-223~~)

ACCESSORY VEHICLE: Any vehicle, or trailer which is not considered a passenger car, van, truck, or similar nor which is typically counted against the required parking stalls for residential uses. Recreational vehicles, and utility trailers are accessory vehicles. Personal UTV/ATV's (side by sides, wave runners, 4-wheelers, motorcycles, and similar) are not accessory vehicles.

RECREATIONAL VEHICLE:

A. A vehicle, camper, or trailer which is:

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projections;
- ~~2.3.~~ Can be driven or towed upon the highway without a special permit;
- ~~3.4.~~ Designed to be self-propelled or permanently towable by a light duty truck (up to Class 3, or 14,000lbs. GVWR), and; and
5. ~~Not~~ Designed primarily ~~not~~ for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use
- ~~4.6.~~ Used for hauling livestock, and other recreational vehicles (boats, ATV's, and similar);

B. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

C. A Recreational Vehicle is not:

1. Utility trailers used for purposes other than recreating or hauling as listed above;
2. Individual ATV or UTV's;
3. Large passenger vans used as a primary transportation mode, but which may include features which provides for recreating; or
- ~~1.4.~~ Any other heavy duty commercially-used vehicle or trailer.

10-29-22: Accessory Vehicle Storage:

Purpose: As Recreational and Accessory Vehicle ownership continues to be desirable for Herriman City residents, it is the intent of this ordinance to continue allowing that to occur, while also protecting neighborhoods and the community from unsafe, and unsightly accessory vehicle storage. It also intends to promote a desirable approach to accessory vehicle storage on residentially zoned lots.

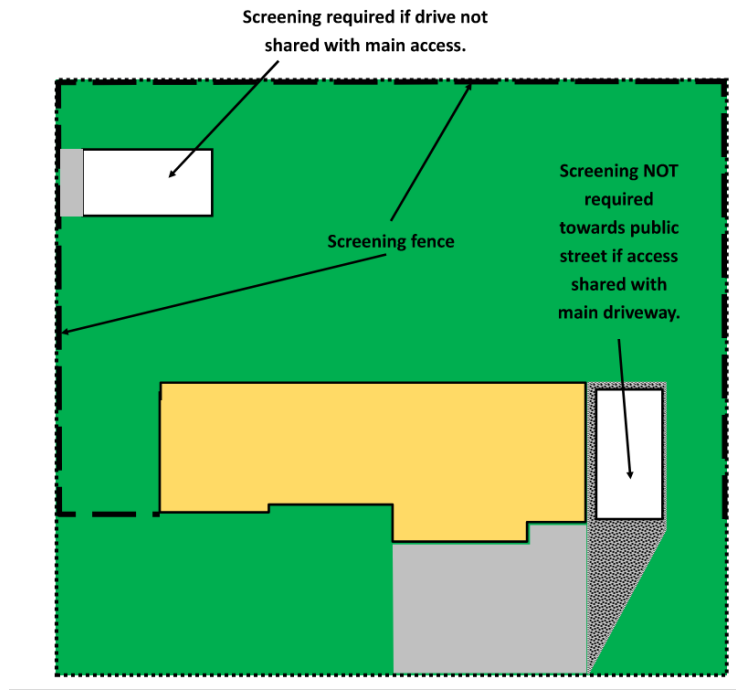
Accessory vehicle storage shall be permitted in residential (R), agricultural (A), and forest recreation (FR) zones as follows:

- A. Outdoor Accessory Vehicle storage shall not be allowed on any lot zoned as Agricultural (A), Residential (R), or Forest Recreation (FR) except when a permanent home, or other primary use is established on the property, or as specified below in (C)(1).
- B. Recreational Vehicles shall not be occupied when located on any property, except:
 - 1. When being used as a temporary shelter (travel trailer, camper, etc) to allow a property owner to construct a single family home on their vacant lot for a period of no longer than one year;
 - a. The property owner obtain a land use permit from the City allowing temporary occupancy of the Recreational Vehicle on the property.
 - b. The property owner must have evidence of having obtained a legal building permit for the home from the City on site.
 - c. The Recreational Vehicle must be located on the property so as not to interfere with traffic or sidewalk circulation and is not allowed to attach to any utility including water, sewer, gas or electrical.
 - d. The Recreational Vehicle and site must be maintained in a clean manner as not to create excessive amounts of trash, noise, smells and unnecessary debris.
- C. No storage of material is permitted in any Recreational Vehicle located on a lot zoned as Agricultural (A), Residential (R), or Forest Recreation (FR)
- D. All AV's stored on any property described above shall be maintained in good working and cosmetic condition.
- E. For AV's with wheels, proper blocking which ensures secure storage on the site, especially on sloped storage areas is required.
- F. Number of allowed Accessory Vehicles including Recreational Vehicles and utility trailers for each of the following lots zoned as Agricultural (A), Residential (R), or Forest Recreation (FR);
 - 1. Accessory Vehicles located entirely within a garage, or accessory structure do not count towards the total allowed on the property.
 - 2. Up to 0.25 Acres (0 – 10,891 Square Feet)
 - a. Total of four (4)
 - 3. 0.25 Acres to 1 acre (10,891 – 43,560 Square Feet)
 - a. Total of six (6)
 - 4. 1 – 5 acres (43,561 – 217,800Sq. Feet)
 - a. Total of seven (7)
 - 5. 5 acres+
 - a. Total of ten (10)
 - 6. Agricultural Vehicles and machinery used for active agricultural activities on the property where they are stored, and which is larger than 0.5 acres do not count as Accessory Vehicles.
 - 7. Exception to exceed the total number of allowed AV's on a property:
 - a. An applicant may exceed the total number of allowed AV's on a property by a maximum of:
 - 1. One (1) for lots 0.25 acres and less
 - 2. Two (2) for lots 0.25 – 1 acres
 - 3. Three (3) for lots 1 – 5 acres
 - 4. Four (4) for lots greater than 5 acres

- b. A conditional use for AV storage must be applied for which includes obtaining a Home Occupation for AV storage.
- c. When an applicant exceeds the maximum number of AV's allowed on a property the following improvements shall be provided:
 - 1. All storage of AV's must be on an improved surface of one of the following:
 - a. Concrete
 - b. Asphalt
 - c. Gravel, when installed at a minimum 4" deep and which includes a 4" wide and 4" tall concrete boundary.
 - i. If gravel is installed the applicant shall maintain the area weed free.
 - 2. Screening from adjacent properties:
 - a. A minimum 6' solid fence shall be installed around the entire property where the AV storage is located.
 - 3. All AV's shall be parked no closer than three (3) feet from any adjacent property in the sides and rear portions of the lot.
 - 4. All AV's shall be maintained in good condition; no storing of inoperable, junk vehicles is permitted.
 - 5. No AV shall be occupied as living quarters while stored on the lot.

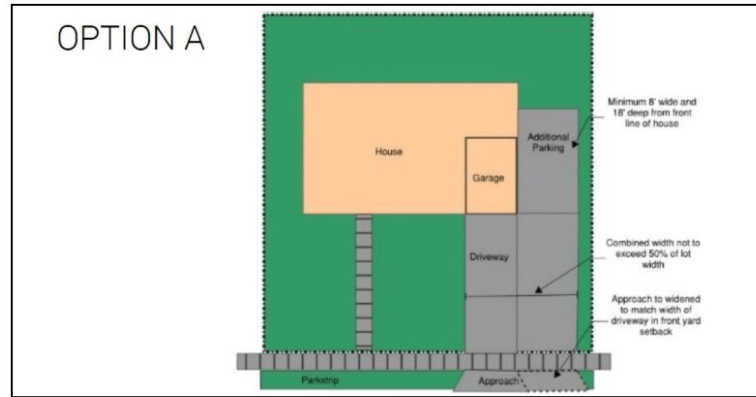
G. Screening

- 1. All Accessory Vehicle storage shall be screened from view of the public street, public trails and open space, and adjacent property owners with a six (6') foot solid fence or within a legal accessory structure except:
 - a. If the Accessory Vehicle is naturally screened from view by the topography of the lot. It shall be the applicant's burden to provide views to and from the public street and towards adjacent homes from the vehicle storage location.
 - b. If the Accessory Vehicle parking shares access with the main parking area (garage) of the home, and is located behind the front of the home as required, no screening is required towards the public street.
 - c. Exception: Large Lot Storage
 - 1. On lots one acre and larger, when 3 or fewer AV's are stored on the property, a property owner may request to waive screening requirements when all of the following conditions are met:
 - a. The storage area does not front public rights of way, sidewalks, trails, parks, schools, or other similar public properties/ areas.
 - b. The storage area is located more than 100' from the front lot line.
 - c. The storage area is located more than 75' away from any residential home.
 - d. The storage area is located in a rear yard.

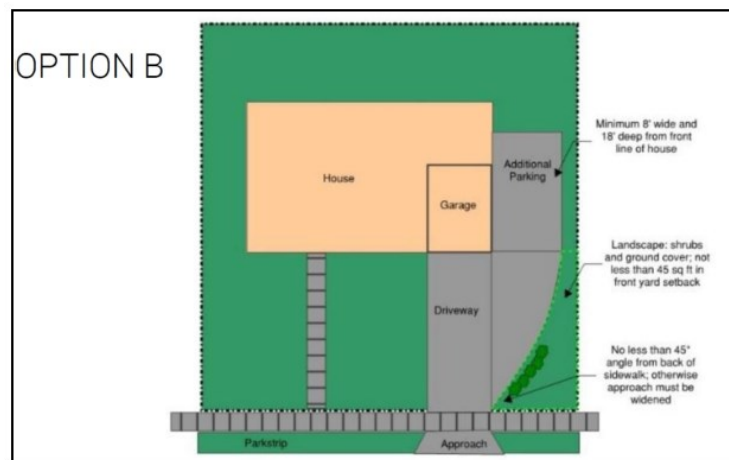


H. Permitted Vehicle Storage Location and Access:

1. No portion of the Accessory Vehicle shall extend into the front yard setback, or be in front of the front plane of the home.
2. Construction of Accessory Vehicles is not permitted in any (A) Agricultural, (R) Residential, or (FR) Forest Recreational.
 - a. Repair/remodeling of personally owned AV's is permitted on site.
3. Access to location:
 - a. Any new driveway shall be reviewed by City staff to ensure adequate access to the storage site.
 1. When an additional driveway or widening of the primary driveway is necessary (see Option A below), the applicant shall provide a drive approach within the public right of way.
 - a. The widened, or additional, drive approach shall be paved with concrete as approved by the City when within public right of way.
 - b. A permit from the City is required to perform any work in the public right of way.



- b. A driveway taper approach is also allowed (see Option B below) when driveway access is provided at no less than a forty five degree (45°) angle from the public sidewalk, or other point as determined appropriate by staff. The remnant area in the front yard setback shall be landscaped with a minimum ground cover, provided that this option is not allowed if the remnant landscaped area is less than forty five (45) square feet.



1. When Accessory Vehicle storage is provided in a required side yard as established by the underlying zone, no structural covering of the vehicle is permitted to extend into the required side yard.
4. The parking area for Accessory Vehicles shall be kept in good condition, be regularly maintained, and shall be constructed as to not cause drainage onto adjacent properties.
5. Driveway access shall be provided to the accessory parking from the front lot line to the rear yard setback with materials provided for in (c) below:
 - a. If the side yard is fenced, driveway access shall only be required to the front yard setback.
 - b. If access to the accessory pad comes from an approved driveway that is not the main access for the home, an improved surface shall be provided for within 20' of any public road, sidewalk, trail, or right of way as provided for in (c) below:

c. A hard surface material which is limited to concrete, heavy duty driveway pavers, or asphalt. Other materials such as a gravel or crushed concrete surface, may also be utilized provided:

1. The gravel or crushed concrete is at least four inches (4") deep, compacted, and is sized between 1/2 inch to 1 1/2 inches;
 - a. A poured concrete or masonry border with a minimum four inch (4") width and four inch (4") depth is constructed on all exterior sides of the surface with masonry being limited to either brick, stone or precast concrete;
2. Road-base or other similar materials shall not be substituted for compactible gravel or crushed concrete; and
3. The surface material is properly maintained, kept free of weeds or other vegetation and is kept fully contained within the allowed area.
4. Exception: If the street to the lot is not paved, then the material of the access to the accessory vehicle parking area may match, but not be inferior to, the material of the street.

I. Time of Compliance

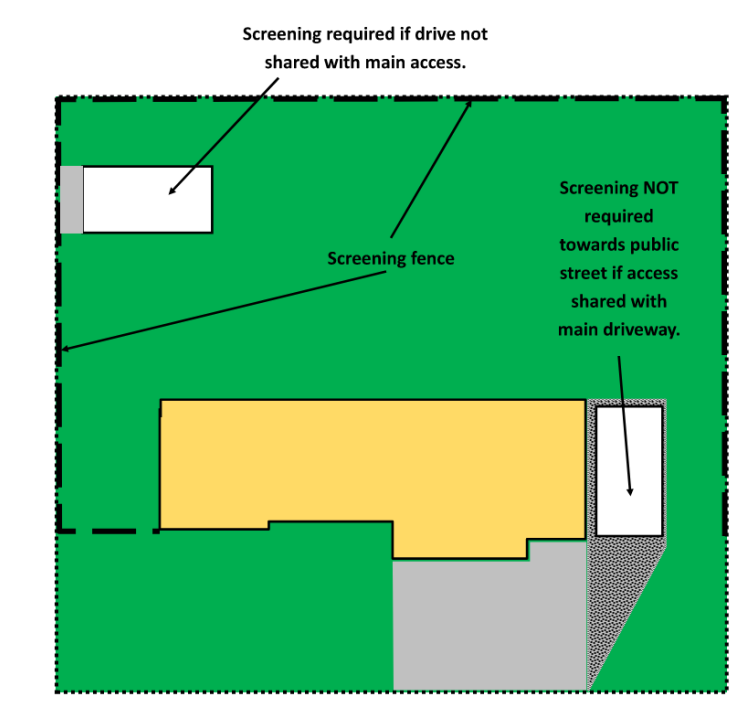
1. In order to provide Herriman residents time to comply with City ordinance and who do not currently comply with City ordinance:
 - a. No formal action by the City shall be pursued or allowed for a period of one year from the date of approval by the City Council except in cases where a code enforcement case has already been established.

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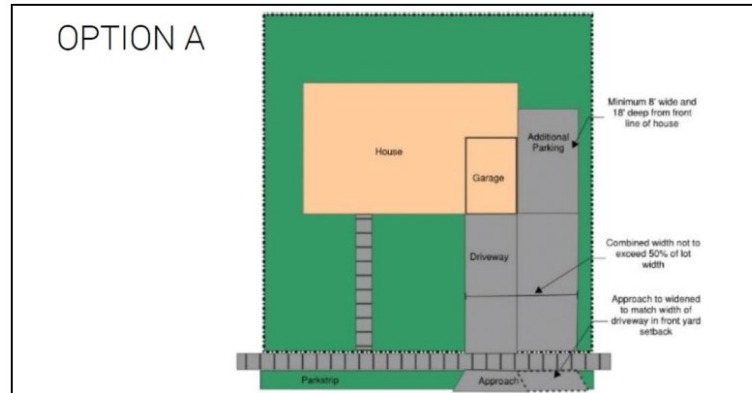
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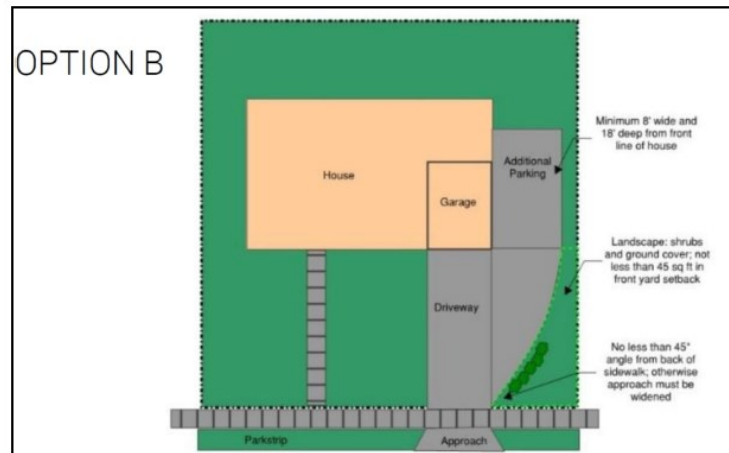


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