

**TOWN OF HIDEOUT**

**ORDINANCE 2024-O-07**

**AN ORDINANCE AMENDING CHAPTER 10.08 SETBACKS RELATED HOT TUBS IN THE  
HIDEOUT MUNICIPAL CODE**

**WHEREAS**, the Council of the Town of Hideout recognizes the importance of regulating the placement hot tubs, swim spas, and swimming pools within the city limits for the protection and well-being of residents and visitors; and

**WHEREAS**, the Council finds it necessary to assign setback requirements for hot tubs, swim spas, and swimming pools to ensure compatibility with the surrounding environment and to maintain the aesthetic quality of residential areas; and

**WHEREAS**, Council wishes to allow hot tubs to be located on upper decks or balconies even if within the front yard;

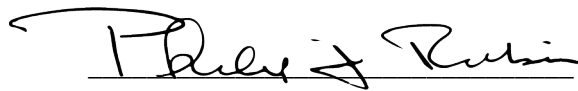
Now, Therefore, be it Ordained by the Council of the Town of Hideout, State of Utah:

Section I: Amendment. Chapter 10.08 “Hot Tubs, Swim Spas, and Swimming Pools” is hereby amended as redlined (Exhibit A).

Section II. Effective Date: This ordinance shall become effective upon publication as required by law.

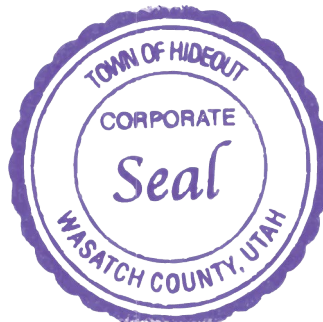
Passed and Adopted by the Town Council of Hideout, Utah, this 11th day of July, in the year 2024.

TOWN OF HIDEOUT

  
Philip J. Rubin, Mayor

ATTEST:

  
Alicia Fairbourne, Recorder for Hideout



**Exhibit A**  
**Revised Zoning Ordinance Language**

**10.08.08.15 Hot Tubs, Swim Spas, and Swimming Pools**

- A. A building permit must be obtained from the Town of Hideout prior to the installation of all hot tubs, swim spas, and swimming pools.
- B. All hot tubs, swim spas, and swimming pools, inground and above-ground, must meet the following setback and screening requirements:
- Hot tubs must be located in the rear yard unless as provided for herein. No hot tubs, swim spas, ~~and~~ or swimming pools are allowed in the front yard or side yards of any structure unless situated on an upper-story deck or balcony that is integral to the building's architecture and built to structural standards to support the proposed hot tub. ~~They must be located in the rear yard only.~~
  - All hot tubs, swim spas, and swimming pools must meet a minimum 5'-0" rear and side yard setbacks, or a minimum of 50% of all side and rear yard setbacks, whichever is greater. ~~building setbacks as required in the applicable zoning district.~~
    - If a property owner has a lot with limited or zero-lot line setbacks (e.g., no setbacks and/or the residential structure is built to the property lines), a hot tub may be located up to the rear or side yard lot line, or "limited common area" lot line, subject to a minimum 10'-0" setback from any adjacent and distinct freestanding (e.g., not connected) residential unit or structure.
    - If a property owner has a lot with limited or zero-lot line setbacks (e.g., no setbacks and/or the residential structure is built to the property lines) and receives approval from their respective HOA Board of Directors to locate their hot tub in the HOA's "common area," a hot tub may be located in that location subject to a minimum 10'-0" setback from any adjacent and distinct freestanding (e.g., not connected) residential unit or structure.
  - All swimming pools must have a fence of at least six (6') feet high surrounding the complete perimeter of the pool. Utah law (Utah Office of Administrative Rules) specifies that this fence "may not permit a sphere greater than 4 inches" through any part of the fence. The door for the gate must be self-closing, self-latching, and require a key, electronic sensor, or combination to be opened. Chain link fencing is not a permitted fence type; any fencing must be decorative in terms of material and design. The fence must be approved by the Town Planner and meet the Town's Development Standards. ~~and Design Guidelines.~~