

**ORDINANCE No. 25-2**

**AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS; CHAPTER 13 – MIXED USE, § 3 BUILDING TYPES, 3) STOREFRONT, 4) GENERAL STOOP, 5) LIMITED BAY, 6) LARGE FORMAT & 7) CIVIC, CHANGING BUILDING HEIGHT FROM AN OVERALL HEIGHT TO A NUMBER OF STORIES ALLOWED WITHIN THE DOWNTOWN ZONES**

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations; amending Chapter 13 – Mixed Use, § 3 Building Types, 3) Storefront, 4) General Stoop, 5) Limited Bay, 6) Large Format & 7) Civic, changing building height from an overall height to a number of stories allowed within the Downtown zones.

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within residential, commercial and manufacturing areas which is important to the City; and

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has favorably recommended amendments to the City Council; and

WHEREAS, the Roy City Council has received and reviewed the recommendation of the Planning Commission and City Staff, finding it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan, and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the changes to Title 10 Zoning Regulation: Chapter 13 – Mixed Use, § 3 Building Types, 3) Storefront, 4) General Stoop, 5) Limited Bay, 6) Large Format & 7) Civic, changing building height from an overall height to a number of stories allowed within the Downtown zones with the Roy City Municipal Code be amended to depict the changes.

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

This Ordinance has been approved by the following vote of the Roy City Council:

Councilmember Jackson	<u>  Aye  </u>	Councilmember S. Paul	<u>  Aye  </u>
Councilmember Saxton	<u>  Nay  </u>	Councilmember Scadden	<u>  Aye  </u>
Councilmember Wilson	<u>  Aye  </u>		

This Ordinance shall become effective immediately upon passage. This Ordinance has been passed by the Roy City Council this 18<sup>th</sup> day of March, 2025.

Attested and Recorded:

Brittany Fowers  
Brittany Fowers;  
City Recorder



Robert Dandoy  
Robert Dandoy;  
Mayor

Amend

10-13-3 Building Types

3) Storefront Building

STORE FRONT	Permitted Districts		
	DT-E	DT-W	DT-G
(2) Height Refer to Figure 3.3 (2)			
Minimum Overall Height	1 story	1 story	1 story
Maximum Overall Height	<b>60' 10 Stories<sup>4</sup></b>	<b>60' 6 Stories</b>	<b>40' 4 Stories</b>
<b>Ground Story: Minimum Height</b>	<b>14'</b>	<b>14'</b>	<b>14'</b>
<b>Maximum Height</b>	<b>24' <sup>11</sup></b>	<b>24' <sup>11</sup></b>	<b>24' <sup>11</sup></b>
<b>Upper Stories: Minimum Height</b>	<b>9'</b>	<b>9'</b>	<b>9'</b>
<b>Maximum Height</b>	<b>14'</b>	<b>14'</b>	<b>14'</b>

Notes \_\_\_\_\_.

4 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed **60-feet-high 8 stories** in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet, building height may be increased up to **80-feet 10 stories**.

**11 – If the ground floor is more than 18 feet in height, it shall count as two stories towards maximum building height.**

4) General Stoop Building

GENERAL STOOP	Permitted Districts		
	DT-E	DT-W	DT-G
(2) Height Refer to Figure 3.3 (2)			
Minimum Overall Height	1 story	1 story	1 story
Maximum Overall Height	<b>60' 10 Stories<sup>5</sup></b>	<b>60' 6 Stories</b>	<b>40' 4 Stories</b>
<b>Ground Story: Minimum Height</b>	<b>9'</b>	<b>9'</b>	<b>9'</b>
<b>Maximum Height</b>	<b>18'</b>	<b>18'</b>	<b>18'</b>
<b>Upper Stories: Minimum Height</b>	<b>9'</b>	<b>9'</b>	<b>9'</b>
<b>Maximum Height</b>	<b>14'</b>	<b>14'</b>	<b>14'</b>

Notes \_\_\_\_\_.

5 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed **60-feet-high 8 stories** in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet, building height may be increased up to **80-feet 10 stories**.

5) Limited Bay Building

LIMITED BAY	Permitted District
	DT-G
Minimum Overall Height	1 story
Maximum Overall Height	<b>40' 4 Stories<sup>5</sup></b>
<b>Ground Story: Minimum Height</b>	<b>14'</b>
<b>Maximum Height</b>	<b>24' <sup>7</sup></b>
<b>Upper Stories: Minimum Height</b>	<b>9'</b>
<b>Maximum Height</b>	<b>14'</b>

Notes \_\_\_\_\_.

**7 – If the ground floor is more than 18 feet in height, it shall count as two stories towards maximum building height.**

6) Large Format Building

LARGE FORMAT	Permitted Districts		
	DT-E	DT-W	DT-G
(2) Height Refer to Figure 3.3 (2)			
Minimum Overall Height	1 story	1 story	1 story
Maximum Overall Height	<del>60'</del> <b>3 Stories<sup>4</sup></b>	<del>60'</del> <b>3 Stories</b>	<del>40'</del> <b>3 Stories</b>
<b>Ground Story: Minimum Height</b>	<b>18'</b>	<b>18'</b>	<b>18'</b>
<b>Maximum Height</b>	<b>24'</b>	<b>24'</b>	<b>24'</b>
<b>Upper Stories: Minimum Height</b>	<b>9'</b>	<b>9'</b>	<b>9'</b>
<b>Maximum Height</b>	<b>14'</b>	<b>14'</b>	<b>14'</b>

Notes \_\_\_\_\_.

~~4~~ — Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed ~~60 feet high 6 stories~~ in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet, building height may be increased up to ~~80 feet 8 stories~~.

7) Civic Building

CIVIC	Permitted Districts		
	DT-E	DT-W	DT-G
(2) Height Refer to Figure 3.3 (2)			
Minimum Overall Height	1 story	1 story	1 story
Maximum Overall Height	<del>60'</del> <b>10 Stories<sup>4</sup></b>	<del>60'</del> <b>6 Stories</b>	<del>40'</del> <b>4 Stories</b>
<b>Ground Story: Minimum Height</b>	<b>9'</b>	<b>9'</b>	<b>9'</b>
<b>Maximum Height</b>	<b>20'<sup>8</sup></b>	<b>20'<sup>8</sup></b>	<b>20'<sup>8</sup></b>
<b>Upper Stories: Minimum Height</b>	<b>9'</b>	<b>9'</b>	<b>9'</b>
<b>Maximum Height</b>	<b>14'</b>	<b>14'</b>	<b>14'</b>

Notes \_\_\_\_\_.

4 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed ~~60 feet high 8 stories~~ in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet, building height may be increased up to ~~80 feet 10 stories~~.

**8 – If the ground floor is more than 18 feet in height, it shall count as two stories towards maximum building height.**