

**VERNAL
ORDINANCE 2023-18**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING THE VERNAL
CITY MUNICIPAL CODE, AMENDING SECTION 16.44.070 - HEIGHT AND
COVERAGE REQUIREMENTS IN THE R-4 ZONE.**

WHEREAS, the City Council finds that the regulation of new development in the R-4 high density residential zone is necessary for orderly growth within the City, and;

WHEREAS, the City Council deems it to be in the best interest of the health, safety and welfare of the citizens to incorporate the following changes to the provisions of the Vernal City Code, and;

WHEREAS, the City Council has received input from the public at large in duly noticed open meetings, and has considered and discussed the advantages and disadvantages of such regulation.

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

SECTION 1:**AMENDMENT** “Section 16.44.070 Height And Coverage Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.44.070 Height And Coverage Requirements

- A. The maximum height requirement in the R-4 residential zone is as follows:
1. ~~None for residential dwellings~~ The maximum height for residential housing developments containing four (4) or less unites ie: single-family, duplex, triplex, or four-plex structure shall not exceed three (3) stories tall with a maximum of forty-five (45') feet.
 2. ~~Thirty-five (35) feet for other main buildings~~ Multi-family projects containing five (5) or more dwelling units and all commercial projects shall not exceed four (4) stories with the overall height of structures not exceeding sixty (60') feet.
 3. All accessory buildings shall not exceed thirty-five (35') feet.
 4. Chimneys, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height.

~~The minimum height in the R-4 residential zone is eight (8) feet.~~

- B. ~~The maximum height for accessory buildings in the R-4 residential zone shall follow the same requirements as in the R-1 zone, Section 16.36.100.~~

6. The maximum area of any lot that may be covered by structures is sixty-five (65) percent.

(PZSC § 03-22-007)
(Ord. No. 96-07, Amended, 03/20/96)

PASSED AND ADOPTED BY THE VERNAL COUNCIL

NOVEMBER 15, 2023

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nicholas Porter	<u>✓</u>	_____	_____	_____
Councilmember Robin O'Driscoll	<u>x</u>	_____	_____	_____
Councilmember Dave Everett	<u>x</u>	_____	_____	_____
Councilmember Corey Foley	<u>x</u>	_____	_____	_____
Councilmember Ted Munford	_____	_____	<u>x</u>	_____

Presiding Officer


Doug Hammond, Mayor, Vernal

Attest


Roxanne Behunin, City Recorder,
Vernal

