

**VERNAL
ORDINANCE 2026-21**

**AMENDING THE VERNAL CITY PLANNING AND ZONING CODE SECTIONS
16.42.080 AND 16.44.080, R-3 AND R-4 RESIDENTIAL ZONES - SPECIAL
PROVISIONS**

WHEREAS, Vernal City has adopted development standards governing residential development within the R-3 and R-4 Residential Zones; and

WHEREAS, the City Council finds and determines that additional standards addressing studio or efficiency dwelling units, usable common open space or recreation amenities, and building articulation will provide clearer guidance for future multifamily residential development; and

WHEREAS, the proposed amendments are intended to encourage a balanced mix of dwelling unit types, support resident livability, and reduce the visual effect of long, uninterrupted multifamily building façades; and

WHEREAS, the proposed standards apply to multifamily residential development within the R-3 and R-4 Residential Zones as provided in Sections 16.42.080 and 16.44.080; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on July 14, 2026, and forwarded its recommendation to the City Council; and

WHEREAS, the City Council has reviewed the proposed amendments, the staff report, the Planning Commission recommendation, and the record presented in connection with the ordinance;

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

SECTION 1: **AMENDMENT** “Section 16.42.080 Special Provisions” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.42.080 Special Provisions

- A. Special provisions are the same as required in the R-1 residential zone (see Sections 16.36.090 and 16.36.120 through 16.36.140).
- B. Studio or efficiency dwelling units shall not exceed twenty-five percent (25%) of the total dwelling units within a development located in the R-3 Residential Zone.

- C. The percentage calculation shall apply to the development as a whole, including phased developments, and shall not be calculated on a per-building basis.
- D. Multifamily developments containing more than twenty (20) dwelling units shall provide usable common open space or recreation amenities designed for resident use.
- E. Multifamily residential buildings exceeding one hundred twenty (120) feet in length shall incorporate architectural offsets, façade variation, or building articulation at intervals not exceeding forty (40) feet.

(PZSC § 03-21-008 (1))

SECTION 2: AMENDMENT “Section 16.44.080 Special Provisions” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.44.080 Special Provisions

- A. Same as required in the R-3 residential zone except that off-street parking and landscape plans shall also be required for office buildings, clinics, mortuaries and similar structures (see Sections 16.42.080 through 16.42.100).
- B. Studio or efficiency dwelling units shall not exceed twenty-five percent (25%) of the total dwelling units within a development located in the R-4 Residential Zone.
- C. The percentage calculation shall apply to the development as a whole, including phased developments, and shall not be calculated on a per-building basis.
- D. Multifamily developments containing more than twenty (20) dwelling units shall provide usable common open space or recreation amenities designed for resident use.
- E. Multifamily residential buildings exceeding one hundred twenty (120) feet in length shall incorporate architectural offsets, façade variation, or building articulation at intervals not exceeding forty (40) feet.

(PZSC § 03-22-008 (1))

PASSED AND ADOPTED BY THE VERNAL COUNCIL

July 15, 2024

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Ted Munford	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Randel Mills	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Robin O'Driscoll	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Edward Long	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Nick Porter	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Corey Foley
Corey Foley, Mayor, Vernal

Attest

Sara Bell
Sara Bell, City Recorder, Vernal

