

**VERNAL
ORDINANCE 2026-06**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING VERNAL
CITY PLANNING AND ZONING CODE SECTION 16.45 MIXED USE ZONE**

WHEREAS, Vernal City has established the MX, Mixed Use, zone to encourage development that integrates residential and commercial uses in a coordinated manner that supports orderly growth, compatibility, and efficient use of land; and

WHEREAS, the current MX zone regulations lack sufficient clarity regarding the required integration of residential and commercial uses, which may result in development patterns that do not fully achieve the intended mixed-use character of the district; and

WHEREAS, the proposed amendment clarifies the purpose and function of the MX zone by requiring the incorporation of both residential and commercial components within a development, including the establishment of a minimum commercial floor area to ensure meaningful mixed-use outcomes; and

WHEREAS, the proposed amendment further refines development standards by transitioning from per-building minimum area requirements to a density-based framework, while maintaining existing site design, parking, and landscaping requirements to ensure compatibility with surrounding uses; and

WHEREAS, the City Council finds that these amendments will improve the consistent application and administration of the MX zone, provide greater predictability for applicants and the public, and better implement the City's land use objectives and development policies.

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

SECTION 1: AMENDMENT "Section 16.45.010 Objectives--Characteristics" of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.010 Objectives--Characteristics

~~A. The MX residential zone has been established as a district in which the primary use of the land is for multi-family residential purposes combined with lower intensity commercial uses. Since this zone is primarily residential but with a strong emphasis on commercial, all approved uses should be implemented in a way which minimizes negative impacts on adjoining uses and enhances overall livability within the zone. While greater commercial activity is characteristic of this zone, attractive, appropriate landscaping and pedestrian~~

~~accessibility is also characteristic of this zone.~~ The MX zone has been established as a district intended to promote development that integrates multi-family residential and lower-intensity commercial uses within the same structure. Because this zone emphasizes residential development while supporting compatible commercial activity, all approved uses shall be implemented in a manner that minimizes negative impacts on adjoining properties, enhances overall livability within the zone, and promotes attractive landscaping and pedestrian accessibility. The MX zone is not intended to function as a purely residential or purely commercial district. B. In order to accomplish the objectives and purposes of this chapter and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the MX residential zone.

SECTION 2: AMENDMENT “Section 16.45.035 Uses” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.035 Uses

Uses are as set out in this section:

USES	MX
Athletic Club	P
Amusement Enterprises	P
Bakery	P
Bed and Breakfast	P
Churches	P
Dance Hall	P
Day Care Nursery	P
Food Vendors, temporary	P
Government Buildings or Uses, Nonindustrial	P
Group dwellings in accordance with Chapter 16.20	P

Gymnasium	P
Health Spa	P
Home occupations in accordance with Chapter 16.22	P
Hospitals and clinics	P
Hotel, Motel	P
Household pets not exceeding four	P
~~Livestock~~	~~€~~
Manufacture of Goods Retailed on Premises	P
Massage Therapy with a State License	P
Mortuary	P
Multiple Family Dwellings containing thirty (30) or less units	P
Multiple Family Dwellings containing more than thirty (30) units	C
Museum	P
PRUD	P
Public parking lots	P
Reception center or Wedding Chapel	P
Residential facilities for the elderly	P
Residential facilities for the handicapped	P
Rest home	P
Restaurant	P
Retail, financial office and personal service establishments provided there is no storage of merchandise or equipment outside of enclosed buildings and further provided that such is not designated as a conditional use elsewhere in this Chapter.	P
~~Row House~~	~~P~~
Schools	P
Single family dwelling	P

Temporary storage buildings for construction	P
Theater, Indoor	P
Tower, amateur radio	P
Tower, low power radio	C
Tower, small cellular	P
Two family dwelling	P
Urban farm	P
Wedding chapel	P
Wholesale business	N

SECTION 3: AMENDMENT “Section 16.45.040 Minimum Area Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.040 Minimum Area Requirements

In the MX residential zone, minimum area requirements are as follows:

- A. ~~For each residential building: four thousand (4000) square feet, plus eight hundred (800) square feet for each dwelling unit in excess of one (1) in each building;~~ Residential development within the MX zone shall be regulated by the maximum residential density permitted in section 16.45.080 (C) based on the acreage of the development site. ~~B. Parcels having only non-residential uses: no minimum requirement.~~ C. Dwelling utilizing zero side yard: three thousand five hundred (3,500) square feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot. ~~D. Row houses: three thousand (3,000) square feet~~

SECTION 4: **AMENDMENT** “Section 16.45.050 Minimum Width Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.45.050 Minimum Width Requirements

A. The minimum width of any parcel having a residential use shall be fifty (50) feet, except:

1. Dwelling utilizing zero side yard: thirty-five (35) feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot. ~~2. Row House: thirty (30) feet.~~

~~B. Parcels having only non-residential uses: no minimum requirement.~~

SECTION 5: **AMENDMENT** “Section 16.45.070 Height And Coverage Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.45.070 Height And Coverage Requirements

A. The maximum height allowed in the MX zone shall be sixty (60) feet. ~~The minimum height shall be eight (8) feet.~~

B. The maximum area of any lot that may be covered by structures is eighty-five (85%) percent.

SECTION 6: **AMENDMENT** “Section 16.45.080 Special Provisions” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.45.080 Special Provisions

A. Residential density within the MX zone shall not exceed thirty-five (35) units per acre

B. On any parcel having mixed uses, at least fifty (50%) percent of the gross floor area of all structures must be residential.

B.C. On any parcel, a maximum of forty (40%) percent of the gross floor area of all structures, or six thousand (6,000) square feet of the gross floor area of all structures, whichever is greater, may have a retail use.

D. Parking Requirements

a. Residential development in the MX Zone shall provide Off-Street Parking as follows:

i. Development shall provide a minimum of two (2) Parking spaces per dwelling unit.

ii. Development shall provide a minimum of parking as listed in commercial use table 16.26.120 (parking spaces required non-dwelling).

iii. Parking count can be modified if an adjacent special assessment area is established

b. Parking spaces may include garage spaces, driveway spaces or designated surface parking spaces

E. Commercial Component Requirement

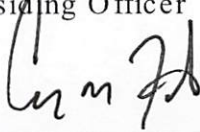
a. A minimum of twenty (20%) percent of the total floor area of development shall be dedicated to commercial space.

PASSED AND ADOPTED BY THE VERNAL COUNCIL

April 1, 2026

	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, Mayor, Vernal

Attest



Sara Bell, City Recorder, Vernal

