

**VERNAL  
ORDINANCE 2025-04**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING SECTION  
16.48.040 - SITE DEVELOPMENT STANDARDS AND 16.50-030 SITE  
DEVELOPMENT STANDARDS IN THE COMMERCIAL ZONES.**

**WHEREAS**, the City Council finds that the regulation of the exterior of commercial development needs to be updated for orderly growth and conduct of business 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 Council of the Vernal, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “Section 16.48.040 Site Development Standards” of the Vernal Municipal Code is hereby *amended* as follows:

**AMENDMENT**

**Section 16.48.040 Site Development Standards**

- A. Minimum lot area: none;
- B. Minimum lot width: none;
- C. Minimum yard setbacks:
  - 1. Front:
    - a. C-2 zone: thirty (30) feet,
    - b. CC-1 zone: none,
    - c. Bus shelters in both C-2 and CC-1 zones;
      - (1) Bus shelters must not interfere with ADA accessibility or pedestrian movements.
      - (2) Must be set back a minimum of five (5) feet from a barrier curb or where no curb is present, behind the edge of the sidewalk or ten (10) feet back from edge of travel way.
      - (3) Bus shelters must not interfere with any clear vision triangle.
      - (4) The entity installing the bus shelter shall be responsible for its maintenance.

- d. Side: none, except ten (10) feet adjacent to residential zone boundary,
  - e. Side facing street on corner lot: twenty (20) feet, except average where fifty (50) percent frontage is developed,
  - f. Rear: none, except ten (10) feet where building rears on residential zone;
- D. Building height:
- 1. Minimum: one (1) story,
  - 2. Maximum: none;
- E. Landscaping shall be in conformance with Chapter 16.27 herein;
- F. Minimum site development standards for dwelling units are the same as provided in the residential R-4 zone;
- G. Site development standards for travel-trailer courts are set forth in Chapter 16.52 of this code;
- H. Fence requirements: Commercial developments adjacent to property zoned and/or used for residential purposes shall install a six (6) foot privacy fence between commercial and residential properties to afford privacy for the residential dwellings. The fence shall be installed so as not to create a safety hazard for vehicular and pedestrian traffic.
- I. ~~Commercial buildings shall have a minimum four (4) foot wainseott of brick, architectural block, rock, stone or stueco. Where the Planning Commission determines these items are not necessary or in the best interest of the public, the Planning Commission may waive this requirement.~~

(PZSC § 03-24-002) (Ord. No. 94-22, Amended, 11/2/94; Ord. No. 96-08, Amended, 03/20/96; Ord. No. 96-27, Amended, 11/20/96)  
 (Ord. 2016-13, Amended, 11/02/2016; 2014-38, Amended, 12/03/2014; Ord. 2014-38, Amended, 11/19/2014; Ord. 2006-17, Amended, 06/21/2006)

**SECTION 2:**        AMENDMENT “Section 16.50.030 Site Development Standards -- CP-2 Zone” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.50.030 Site Development Standards -- CP-2 Zone

Site development standards in the CP-2 zone are as follows:

- A. Minimum lot area: none;
- B. Maximum lot area: none;
- C. Minimum yard setbacks:
  - 1. Front: thirty (30) feet for the main building or walls or fences over three (3) feet high except:
    - a. Bus shelters.

- (1) Bus shelters must not interfere with ADA accessibility or pedestrian movements.
- (2) Must be set back a minimum of five (5) feet from a barrier curb or where no curb is present, behind the edge of the sidewalk or ten (10) feet back from edge of travel way.
- (3) Bus shelters must not interfere with any clear vision triangle.
- (4) The entity installing the bus shelter shall be responsible for its maintenance.

2. Side: none, except ten (10) feet adjoining a residential zone,
3. Side facing street on corner lot: twenty (20) feet,
4. Rear: none, except ten (10) feet adjoining a residential lot;

D. Building height:

1. Minimum: One (1) story,
2. Maximum: none;

E. Lot coverage: the aggregate of all buildings shall not exceed fifty (50) percent of the entire lot area.

F. Landscaping shall be in conformance with Chapter 16.27 herein.

G. ~~Commercial buildings shall have a minimum four (4) foot wainscott of brick, architectural block, rock, stone or stucco. Where the Planning Commission determines these items are not necessary or in the best interest of the public, the Planning Commission may waive this requirement.~~

(PZSC § 03-25-003 (1)) (Ord. No. 96-08, Amended, 03/20/96; Ord. No. 96-27, Amended, 11/20/96)  
(Ord. 2016-13, Amended, 11/02/2016; 2014-38, Amended, 12/03/2014; Ord. 2014-38, Amended, 11/19/2014; Ord. 2006-17, Amended, 06/21/2006)

PASSED AND ADOPTED BY THE VERNAL COUNCIL

January 15, 2024

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Robin O'Driscoll	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Corey Foley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Ted Munford	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Edward Long	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Randel Mills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Presiding Officer

Doug B. Hammond  
Doug Hammond, Mayor, Vernal



Attest

Roxanne Behunin  
Roxanne Behunin, City Recorder,  
Vernal