

VERNAL  
ORDINANCE 2022-06

**AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING THE VERNAL CITY MUNICIPAL CODE BY AMENDING SECTIONS 16.45.040- MINIMUM AREA REQUIREMENTS, 16.45.060 SETBACK REQUIREMENTS AND 16.45.070- HEIGHT AND COVERAGE REQUIRMENTS.**

WHEREAS, the City Council finds that the regulation of the minimum area requirements, height and coverage requirements and setbacks within new development in the MX (mixed use) zone is necessary 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 City Council of the Vernal, in the State of Utah, as follows:

**SECTION 1:**        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 ~~five hundred~~ (4000) square feet, plus ~~one thousand (1,000)~~ eight hundred (800) square feet for each dwelling unit in excess of one (1) in each building; 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 2:**        **AMENDMENT** “Section 16.45.060 Setback Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

**AMENDMENT**

Section 16.45.060 Setback Requirements

A. Front Setback:

1. All buildings and structures shall be set back a minimum of five (5) feet from the front property line.

B. Side Setback:

1. No setback shall be required for any structures along interior lot lines, except:
  - a. A setback of five (5) feet shall be required for any parcel adjoining an A-1, R-1, R-2, R-3, R-4 or MH zone, and; b. All portions of any structure over thirty (30) feet in height shall be set back a minimum of fifty (50) feet when adjoining an A-1, R-1 or R-2 zone.
2. On parcels with exterior property lines, the side setback from the street along the exterior property line for any structure shall be five (5) feet.

C. Rear Setback:

1. Except when a common wall is used with adjoining properties, ~~S~~structures shall be set back from the rear property line a minimum of ten (10) feet except all portions of any structure over thirty (30) feet in height shall be set back a minimum of fifty (50) feet when adjoining an A-1, R-1 or R-2 zone.

**SECTION 3:**        **AMENDMENT** “Section 16.45.070 Height And Coverage Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

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 ~~seventy-five (75%)~~ eighty-five (85%) percent.

PASSED AND ADOPTED BY THE VERNAL COUNCIL

April 20, 2022

|                                | AYE                                 | NAY                      | ABSENT                              | ABSTAIN                  |
|--------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Councilmember Nicholas Porter  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Councilmember Robin O'Driscoll | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Councilmember Dave Everett     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Councilmember Corey Foley      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Councilmember Ted Munford      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Presiding Officer

Doug Hammond  
Doug Hammond, Mayor, Vernal

Attest

Roxanne Behunin  
Roxanne Behunin, City Recorder  
Vernal

