

**VERNAL CITY
ORDINANCE 2021-11**

AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING THE VERNAL CITY MUNICIPAL CODE AMENDING SECTIONS 16.34.090 - HEIGHT REQUIREMENTS, 16.36.100 - HEIGHT REQUIREMENTS, 16.38.060 - HEIGHT REQUIREMENTS, 16.40.070 - HEIGHT REQUIREMENTS, 16.42.070 - HEIGHT REQUIREMENTS, 16.44.070 - HEIGHT REQUIREMENTS.

WHEREAS, the City Council finds that the regulation of massing and garage sizes 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 Council of the Vernal, in the State of Utah, as follows:

SECTION 1: AMENDMENT “Section 16.34.090 Height Requirements” of the Vernal Municipal Code is hereby amended as follows:

A M E N D M E N T

Section 16.34.090 Height and Coverage Requirements

The maximum height of any building measured from grade to the square of the building shall be twenty (20) feet, and the minimum height of any building shall be eight (8) feet. Where the ground or square of the building is uneven in height, the average elevation shall apply. Chimneys, flagpoles, television antennas, church towers, silos, barns and similar structures not used for human occupancy are excluded in determining height.

SECTION 2: AMENDMENT “Section 16.36.100 Height Requirements” of the Vernal Municipal Code is hereby amended as follows:

A M E N D M E N T

Section 16.36.100 Height and Coverage Requirements

A. The maximum height of any main dwelling measured from grade to the square of the building shall be thirty-five (35) feet, and the minimum height of any main dwelling shall be eight (8) feet. Where the ground or

square of the building is uneven in height, the average elevation shall apply. Chimneys, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height.

B. The maximum height of any accessory building measured from the grade to the square of the building shall be twenty (20) feet.

C. The maximum area of any lot that may be covered by structures is forty-five (45) percent.
(PZSC § 03-18-010)

SECTION 3: AMENDMENT “Section 16.38.060 Height Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.38.060 Height and Coverage Requirements

~~Height requirements are the same as required in the R-1 residential zone.~~

A. The maximum height of any main dwelling measured from grade to the square of the building shall be thirty-five (35) feet, and the minimum height of any main dwelling shall be eight (8) feet. Where the ground or square of the building is uneven in height, the average elevation shall apply. Chimneys, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height.

B. The maximum height of any accessory building measured from the grade to the square of the building shall be twenty (20) feet.

C. The maximum area of any lot that may be covered by structures is forty-five (45) percent.

(PZSC § 03-19-006)

SECTION 4: AMENDMENT “Section 16.40.070 Height Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.40.070 Height and Coverage Requirements

A. The maximum height of any main building shall be thirty-five (35) feet. The minimum height of any main building shall be eight (8) feet.

B. Accessory buildings shall be governed by the same height restrictions as found in the R-1 code, Section 16.36.100.

C. The maximum area of any lot that may be covered by structures is forty-five (45) percent.
(PZSC § 03-20-007)

(Ord. No. 96-07, Amended, 03/20/96)

SECTION 5: AMENDMENT “Section 16.42.070 Height Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 16.42.070 Height and Coverage Requirements

A. The maximum height for any main dwelling, or any other main structure in the R-3 zone is thirty-five (35) feet. The minimum height for any dwelling or any other main structure in the R-3 zone is eight (8) feet.

B. The maximum height for any accessory building shall be governed by the same restrictions as in the R-1 Zone, Section 16.36.100.

- **C. The maximum area of any lot that may be covered by structures is fifty-five (55) percent.**

(PZSC § 03-21-007)

(Ord. No. 96-07, Amended, 03/20/96)

SECTION 6: AMENDMENT “Section 16.44.070 Height Requirements” of the Vernal Municipal Code is hereby *amended* as follows:

A M E N D M E N T

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
2. Thirty-five (35) feet for other main buildings

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.

C. 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)

SECTION 7: REPEALER CLAUSE. All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

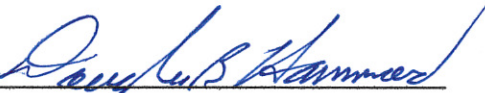
SECTION 8: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 9: EFFECTIVE DATE This Ordinance shall be in full force and effect from August 13, 2021 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VERNAL COUNCIL ON
August 4, 2021.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nicholas Porter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Travis Allan	<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 Bert Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Ted Munford	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Presiding Officer



Doug Hammond, Mayor,

Attest



Quinn Bennion, City Manager / Recorder

