

**VERNAL
ORDINANCE 2025-25**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING SECTION
16.16.030 AREA REGULATIONS FOR PRUD**

WHEREAS, Vernal City desires to update its code to match the City's future development initiatives; and

WHEREAS, these changes reflect modern planning practices and feedback received from applicants, staff, and the Planning Commission; and

WHEREAS, this ordinance is consistent with Vernal City's zoning framework and directly supports the City's adopted developed plan.

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

SECTION 1: **AMENDMENT** “Section 16.16.030 Area Regulations” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.16.030 Area Regulations

- A. The minimum area for a PRUD shall be as follows:
 - 1. Six (6) acres in an R-1 and RA-1 zone;
 - 2. Four (4) acres in an R-2 zone;
 - 3. ~~Three (3)~~ Two (2) acres in an R-3 and R-4 zone.
- B. The maximum density allowed within a PRUD shall be as follows:
 - 1. RA-1 zone: Four (4) units per acre;
 - 2. R-1 zone: Four (4) units per acre;
 - 3. R-2 zone: eight (8) units per acre;
 - 4. R-3 zone: twelve (12) units per acre;
 - 5. R-4 zone: sixteen (16) units per acre.
- C. Land used for schools, churches and other nonresidential buildings shall not be included in the lot area for determining the number of allowable dwelling units.
- D. All proposed residential developments, with the exception of normal land subdivision, within the City equal to or in excess of the minimum area requirements for a PRUD as set forth in this section shall comply with the provisions of this chapter and be developed as a PRUD. Land to be developed as a normal subdivision will be subject to the provisions of the subdivision ordinance of the City.

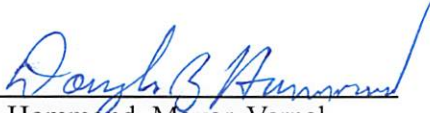
(PZSC § 03-07-003)

PASSED AND ADOPTED BY THE VERNAL COUNCIL

September 17, 2025.

	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 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"/>
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 Hammond, Mayor, Vernal

Attest



Sara Bell, City Recorder, Vernal

