

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 22-45

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(AMENDING RESIDENTIAL BUILDING HEIGHT REQUIREMENTS  
IN RESIDENTIAL AND AGRICULTURAL ZONES;  
AMENDING PARTS OF SECTIONS 13-5A-3 AND 13-5B-3A)

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and the City Council of the City (“City Council”) desires to amend certain sections of the City Code, regarding and related to residential building height requirements in residential and agricultural zones (“proposed City Code amendments”); and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing and provided a recommendation on August 16, 2022, regarding the proposed City Code amendments, which are all land use regulations, including City Code Section 13-5A-3 and Subsection 13-5B-3A; and

WHEREAS, the City Council held a public hearing on September 28, 2022, regarding the proposed City Code amendments; and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

**Section 1. Amendment of Code Provisions.** City Code Section 13-5A-3 and Subsection 13-5B-3A are amended to read as shown on Attachment 1.

**Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 28<sup>TH</sup> DAY OF SEPTEMBER 2022.

CITY OF WEST JORDAN

By:   
[Kelvin Green \(Oct 4, 2022 13:14 MDT\)](#)  
Kelvin Green  
Acting Council Chair

ATTEST:

   
Cindy M. Quick, MMC  
Council Office Clerk

(continued on the following page)

**Voting by the City Council**

Council Chair Kayleen Whitelock  
Council Vice-Chair Kelvin Green  
Council Member Zach Jacob  
Council Member Pamela Bloom  
Council Member Christopher McConnehey  
Council Member David Pack  
Council Member Melissa Worthen

**"YES"**      **"NO"**  
~ absent ~  
              
              
              
              
              
              
~ absent ~

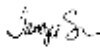

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON OCTOBER 4, 2022**

Mayor's Action:   X   Approve      \_\_\_\_\_ Veto

By:   
Mayor Dirk Burton

  Oct 4, 2022    
Date

ATTEST:

   
Tangee Sloan  
City Recorder

**STATEMENT OF APPROVAL OR PASSAGE (check one)**

  X   The Mayor approved and signed Ordinance No. 22-45.

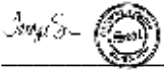
\_\_\_\_\_ The Mayor vetoed Ordinance No. 22-45 on \_\_\_\_\_ and the  
City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 22-45 became effective by operation of law without the  
Mayor's approval or disapproval.

   
Tangee Sloan  
City Recorder

## CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 5th day of October, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.



Tangee Sloan  
City Recorder

*(Attachment on the following pages)*

**Attachment 1**

[Attachment to ORDINANCE NO. 22-45

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(AMENDING RESIDENTIAL BUILDING HEIGHT REQUIREMENTS  
IN RESIDENTIAL AND AGRICULTURAL ZONES;  
AMENDING PARTS OF SECTIONS 13-5A-3 AND 13-5B-3)]**

**Legislative Version:**

*[Amendments to the table for “Lot and Bulk Standards” for the Agricultural Zone in the following section are identified, with the rightmost two columns for “Maximum Building Coverage” and “Separation Between Buildings on Same Lot” to remain as presently constituted, despite not being identified on the table.]*

13-5A-3: **LOT AND BULK STANDARDS:** Creation of lots and location of buildings on such lots, shall be subject to the following standards:

Zone	Minimum Lot Area	Minimum Lot Width <sup>1</sup>	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Building Height
A-1	1 acre	150'	30' (20' on cul-de-sacs)	30'	8'	25'	<del>30'-35'</del> except that silos and other agricultural related accessory structures not used for human occupancy may exceed <del>30' 35'</del> in height
A-5	5 acres	150'	30' (20' on cul-de-sacs)	30'	8'	25'	<del>30'</del> <del>35'</del> except that silos and other agricultural related accessory structures not used for human occupancy may exceed <del>30' 35'</del> in height

A-20	20 acres	150'	30' (20' on cul-de-sacs)	30'	8'	25'	<del>30'</del> , <del>35'</del> except that silos and other agricultural related accessory structures not used for human occupancy may exceed <del>30'</del> - <del>35'</del> in height
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Note:

1. Minimum required street frontage in all Agricultural Zones is 50 feet.

(2001 Code § 89-3-203; amd. Ord. 14-09, 5-14-2014)

*[Amendments to the table for “Lot and Bulk Standards” for the Residential Zones in the following subsection are identified, with the columns for “Minimum Lot Width” and “Rear Yard Corner Lot”, and the rightmost two columns for “Maximum Building Coverage” and “Separation Between Buildings on Same Lot”, to remain as presently constituted, despite not being identified on the table. The remainder of Section 13-5B-3 (the remaining subsections) shall remain as presently constituted.]*

**13-5B-3: LOT AND BULK STANDARDS:**

A. Lot Size, Setbacks And Building Height Standards: Creation of lots and location of buildings on such lots shall be subject to the following standards:

Zone	Mini. Area	Min. Front	Min. Corner	Min. Interior	Min. Rear Yard	Max. Building Height
R-1-5	5,000 sq. ft.	25' (20' on cul-de-sacs)	20'	5' on 1 side and 8' on the other	20'	<del>30'</del> <del>35'</del>
R-1-6	6,000 sq. ft.	25' (20' on cul-de-sacs)	20'	8'	20'	<del>30'</del> <del>35'</del>
R-1-8	8,000 sq. ft.	30' (20' on cul-de-sacs)	20'	8'	25'	<del>30'</del> <del>35'</del>
R-1-9	9,000 sq. ft.	30' (20' on cul-de-sacs)	20'	8'	25'	<del>30'</del> <del>35'</del>
R-1-10	10,000 sq. ft.	30' (20' on cul-de-sacs)	20'	8'	25'	<del>30'</del> <del>35'</del>

R-1-12	12,000 sq. ft.	30' (20' on cul- de- sacs)	20'	8'	25'	30' 35'
R-1-14	14,000 sq. ft.	30' (20' on cul- de- sacs)	20'	8'	25'	30' 35'
R-2	Duplex: 8,000 sq. ft. Twin home: 4,000 sq. ft.	30' (20' on cul- de- sacs)	20'	8'	25'	30' 35'
R-3	Single- family home: 4,000 sq. ft.	25' (20' on cul- de- sacs)	20'	5' on one side and 8' on the other	20'	30' 35'
	'Duplex: 8,000 sq. ft.	25' (20' on cul- de- sacs)	20'	8'	20'	30' 35'
	Twin home: 4,000 sq. ft.	25' (20' on cul- de- sacs)	20'	8'	20'	30' 35'
	Multi- family or townhome development site: 1 acre	30' Exception: 18' minimum front setback from back of sidewalk for townhomes fronting on private streets	20'	One- story multi- family or townhome: 15'  2 or more stories multi- family or townhome: 30'	One- story multi- family: 15'  2 or more stories multi- family: 30'	30' 35'
R-R-20, R-E- 20	20,000 sq. ft.	30' (20' on cul- de- sacs)	20'	8'	25'	30' 35'
R-R-30, R-E- 30	30,000 sq. ft.	30' (20' on cul- de- sacs)	20'	8'	25'	30' 35'
R-R-40, R-E- 40	40,000 sq. ft.	30' (20' on cul- de- sacs)	20'	8'	25'	30' 35'
R-M	Single-family: 6,000 sq. ft. Mobile home	20' 1	20' 1	6' 1	Single- family <sup>1</sup> : 25' One- story multi-	30' 1

	park: 10 acres				family: 15'  2 or more stories multi-family: 30'	
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Note:

1. The replacement of existing nonconforming single-family mobile home structures is permitted; wherein the replacement structure may be situated in the same location on the parcel or lot as the previous structure, so long as ADA requirements are met.











# Ordinance No. 22-45 Residential Building Heights Amd

Final Audit Report


2022-10-05

Created:	2022-10-04
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAx5cJ3m8J6XjyDsUXYMPrC0uLJKiqsO56


## "Ordinance No. 22-45 Residential Building Heights Amd" History


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2022-10-04 - 3:13:52 PM GMT
-  Email viewed by kelvin.green@westjordan.utah.gov  
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-  Signer kelvin.green@westjordan.utah.gov entered name at signing as Kelvin Green  
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