

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 23-26

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(AMEND CITY CODE SECTIONS 13-5C-1 AND 13-5C-5
REGARDING PLANNED DEVELOPMENT (PRD/PC) ZONES AND
SECTION 13-5B-3 REGARDING RESIDENTIAL LOT AND BULK STANDARDS)**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and the City Council of the City (“Council” or “City Council”) desires to amend a certain sections of the City Code, regarding Planned Development Zones (PRD and PC Zones) and Residential Lot and Bulk Standards (“proposed City Code amendments”); and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing and provided a recommendation on August 1, 2023, regarding the proposed City Code amendments, which are all land use regulations in the land use titles, including amending City Code Sections 13-5C-1, 13-5C-5, and 13-5B-3; and determined the following:

1. The proposed City Code amendments conform to the General Plan and are consistent with the adopted goals, objectives and policies described therein;
2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;
3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and
4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

WHEREAS, the City Council held a public hearing on September 13, 2023, regarding the proposed City Code amendments, and finds them 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 Sections 13-5C-1, 13-5C-5, and 13-5B-3 are amended to read as shown in Attachments 1 (legislative version) and 2 (clean version) to this Ordinance.

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.



(See the following pages)

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 13TH DAY OF SEPTEMBER 2023.

CITY OF WEST JORDAN

By: 
Christopher McConnehey
Council Chair

ATTEST:

 
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Council Chair Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON SEPTEMBER 14, 2023.

Mayor's Action: X Approve Veto

By: 
Mayor Dirk Burton

 Sep 15, 2023
Date

ATTEST:

 
Tangee Sloan, CMC
City Recorder

(Continued on the following pages)

STATEMENT OF APPROVAL/PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 23-26.

 The Mayor vetoed Ordinance No. 23-26 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

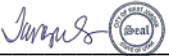
 Ordinance No. 23-26 became effective by operation of law without the Mayor’s approval or disapproval.



Tangee Sloan, CMC
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 18th day of September 2023. 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, CMC
City Recorder

(Attachments on the following pages)

Attachment 1 to

ORDINANCE NO. 23-26

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(AMEND CITY CODE SECTIONS 13-5C-1 AND 13-5C-5
REGARDING PLANNED DEVELOPMENT (PRD/PC) ZONES AND
SECTION 13-5B-3 REGARDING RESIDENTIAL LOT AND BULK STANDARDS)**

Legislative Version

Proposed Amendments

Planned Development Zones and R-1 Zones

13-5C-1: PURPOSE AND INTENT:

A. Planned Residential Development Zone: The purpose of the Planned Residential Development (PRD) Zone is to encourage imaginative, creative and efficient utilization of land by establishing development standards that provide design flexibility, allow integration of compatible residential uses, encourage consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than may be possible under the procedures and regulations of conventional zoning classifications. A Planned Residential Development should incorporate a diversity of architectural design throughout the project. A diversity of architecture creates "timeless" communities that do not become dated or go out of style.

B. Planned Community Zone: The purpose of the Planned Community (PC) Zone is to encourage imaginative and efficient utilization of land through the clustering of buildings, and the integration of compatible uses (i.e., residential, commercial, recreational). The mix of uses is encouraged in order to create a convenient, efficient and effective integration of uses that create an attractive and desirable environment where employment, residential uses and leisure are close to each other. This zone is characterized by attractive buildings within a well-planned setting. It is also characterized by a design intended to mitigate the negative effects of noise, traffic and undue congestion.

C. Overall Intent: It is the intent of the City that the site and building plans for planned developments be prepared by a designer or team of designers having professional competence in urban planning, site planning, and architectural and landscape architectural design. However, it is not the City's intent that design control be so rigidly exercised that individual initiative is stifled or that substantial additional expense is incurred. Rather, it is the intent of this section that the control exercised be the minimum necessary to achieve the purpose of this chapter. The intent of planned developments (PC or PRD) is to:

1. Create more attractive and more desirable environments in the City;
2. Allow a variety of uses and structures;
3. Encourage imaginative concepts in the design of neighborhood housing and mixed use projects;
4. Provide flexibility in the location of buildings on the land;
5. Facilitate and encourage social and community interaction and activity among those who live within a neighborhood;

6. Encourage the creation of a distinctive visual character and identity for each planned development;
7. Produce a market-balanced and coordinated mixture of residential uses and related public areas and design integrated private commercial facilities;
8. Encourage a range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple- family structures, as well as other structural types;
9. Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development;
10. Provide land for the community and public at large for recreation and social purposes;
11. Achieve physical and aesthetic integration of uses and activities within each development;
12. Develop pedestrian circulation networks separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public and private facilities;

~~13. Planned developments are best realized in large scale developments, therefore, development on a large, planned scale is required;~~

~~14~~¹³. Assure compatibility and coordination of each development with existing and proposed surrounding land uses;

~~15~~¹⁴. Plan for a minimum of five percent (5%) and no more than ten percent (10%) of the overall development unit count as affordable housing as defined in Utah Code. Affordable housing shall be integrated into neighborhoods of comparably sized market rate homes. (2001 Code § 89-3-401; amd. Ord. 19-13, 5-8-2019)

13-5C-5: AREA, SETBACKS AND HEIGHT:

A. Minimum Site Area:

1. PRD Zones: No Planned Residential Development shall have an area less than ~~ten~~ twenty (~~20~~²⁰) acres, except that the City Council may approve a rezone request to the Planned Residential Development Zone classification for a parcel smaller than ~~ten~~ twenty (~~20~~²⁰) acres if the City Council, in its sole discretion, determines that the surrounding neighborhood will not be adversely affected by the granting of such zone classification and that the provisions of this article will be complied with. ~~a) the applicant can reasonably show that the surrounding neighborhood will not be adversely affected by the granting of such zone classification; and b) the provisions of this article will be complied with.~~ No Planned Residential Development shall have an area greater than thirty (30) acres.

2. PC Zones: The minimum size for a Planned Community Zone shall be two hundred (200) undeveloped acres, except that the City Council may approve a rezone request to the Planned Community Zone classification for a parcel smaller than two hundred (200) acres if the City Council, in its sole discretion, determines that the surrounding neighborhood will not be adversely affected by the granting of such zone classification and that the provisions of this article will be complied with.

B. Lot Area:

1. PC and PRD Zones: Lot sizes ~~in Planned Community Zones~~ shall be established by the City Council through approval of the Master Development Plan following the density designation of the Future Land Use Map, ~~unless a different density is approved in conjunction with the Master Development Plan.~~

C. Residential Building Design Coverage And Setbacks:

1. PC and PRD Zones: ~~Unless approved differently in a Master Development Plan, the location and arrangement of buildings on lots shall be sited in a manner that will best utilize the lot area and create an attractive living environment. With the following exceptions, dwellings and permitted structures may be located as approved in the Master Development Plan. Location and arrangement of buildings on lots shall be sited in a manner that will best utilize the lot area and create an attractive living environment.~~ The following specific design criteria exceptions shall be considered minimum requirements:

a. Building Design on Corner Lots:

i. ~~Detached, attached and/or multi-family dwellings which front on two (2) streets or on a major walkway spine shall include windows, doorways and a structured transition from public to private areas using built elements such as porch features, pediments, arbors, low walls, fences, trelliswork and/or similar elements integrated with plants.~~

~~b.1. Garages In PRD Zones:~~

~~ii. a. Garage doors facing directly on a public or private street Street facing garage doors shall be even with, or recessed behind, either the front facade of the living area portion of the dwelling or a covered porch which measures at least six feet by eight feet (6' x 8').~~

~~ii.b. Garage doors may be located on the side or rear of a dwelling; provided, that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.~~

~~ii.c. Garage doors shall not comprise more than fifty percent (50%) of the ground floor street facing linear building frontage. Alleys are exempt from this standard.~~

~~d. Attached and multi-family dwellings which front on two (2) streets or on a major walkway spine shall be exempt from subsections C1a, C1b and C1c of this section. The facade oriented to the second street or walkway spine should include windows, doorways and a structured transition from public to private areas using built elements such as porch features, pediments, arbors, low walls, fences, trelliswork and/or similar elements integrated with plants.~~

~~iv.e. Alternative garage door treatments may be approved by the Zoning Administrator if the configuration of the lot or other existing physical condition of the lot makes the application of these standards impractical and the proposed design substantially meets the intent of these provisions, which is to line streets with active living spaces, create pedestrian oriented streetscape, and provide variety and visual interest in the exterior design of residential buildings.~~

~~—2. Garages In PC Zones:~~

~~a. Unless different setbacks are approved in the Master Development Plan, garages facing directly on a public or private street, whether in the front or side yard, shall be set back behind the front facade of the living area portion of the dwelling or a covered porch at least five feet (5').~~

~~b. Unless different setbacks are approved in the Master Development Plan, side or rear loaded garages in PC Zones shall be set back at least twenty two feet (22') from the property line.~~

~~c.3. Residential Building Setbacks in the PC and PRD Zones:~~

~~i. Unless different setbacks are approved with the Master Development Plan, the following setbacks shall apply: main residential buildings in PC Zones shall be set back at least twenty two feet (22') from front and rear property lines; side yard setback for interior side lots shall be at least a total of thirteen feet (13') but no less than five feet (5') on each side; corner lot setbacks shall be a minimum of fifteen feet (15') where no garage will be accessed from corner and twenty two feet (22') on lots where a garage will be accessed from the corner side. The foregoing requirement shall not apply within a TSOD (Transit Station Overlay District).~~

~~ii. —4. Planned Development Setbacks; Abutting Property: Setbacks shall be maintained along peripheral property lines of planned developments that are equal to setbacks required by the zone on abutting property. The foregoing requirement shall not apply within a TSOD (Transit Station Overlay District).~~

~~iii. —5. Planned Development Setbacks; Existing Public Streets: In instances where a proposed planned development will front on one or more existing public streets, the setback from the street shall be equal to that required by the most restrictive zoning on property immediately adjacent or across the public street from the proposed planned development. The foregoing requirement shall not apply within a TSOD (Transit Station Overlay District).~~

~~d.D. Maximum Height Of Buildings And Structures: in~~

~~1. PC and PRD Zones: Maximum height of buildings and structures, in Planned Residential Zones unless established in an approved Master Development Plan, shall be: established by the City Council through approval of the Master Development Plan. Where feasible, lower height and intensity of buildings, uses or impacts shall be arranged around the boundaries of the development.~~

~~—2. PC Zones: The maximum height of buildings and structures shall be:~~

~~ia. Single-Family Residential Buildings: Two (2) stories or thirty five feet (35'), whichever is greater.~~

~~iib. Multiple-Family Residential Buildings: Three (3) stories or forty five feet (45'), whichever is greater.~~

~~iiie. Commercial Buildings And Structures: Sixty feet (60') or five (5) stories, whichever is greater. Greater heights may be established by the City Council by approval in the Master Development Plan.~~

~~ivd. Institutional Buildings And Structures: Two (2) stories or forty five feet (45'), whichever is greater.~~

~~ve. Recreational Buildings And Structures: Two (2) stories or forty five feet (45'), whichever is greater.~~

vif. TOD (Transit Oriented Development): Buildings or other structures in areas identified as a TOD on the general plan land use map or on the zoning map shall be limited in height to seventy five feet (75'), unless a greater height is established pursuant to the applicable overlay zone or otherwise as approved by the City Council through the approval of a Master Development Plan. (2001 Code § 89-3-405; amd. 2009 Code; Ord. 10-20, 7-28-2010; Ord. 13-33, 11-13-2013; Ord. 16-21, 5-11-2016; Ord. 19-13, 5-8-2019; Ord. 20-25, 7-29-2020)

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	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
R-1-5	5,000 sq. ft.	55'	25' (220' on cul-de-sacs)	20'	5' on 1 side and 8' on the other	20'	15'	35'	45%	6'
R-1-6	6,000 sq. ft.	60'	25' (220' on cul-de-sacs)	20'	8'	20'	15'	35'	40%	6'
R-1-8	8,000 sq. ft.	75'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-1-9	9,000 sq. ft.	80'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-1-10	10,000 sq. ft.	85'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-1-12	12,000 sq. ft.	90'	30' (220' on cul-	20'	8'	25'	20'	35'	35%	6'

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
			de-sacs)							
R-1-14	14,000 sq. ft.	95'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-2	Duplex: 8,000 sq. ft. Twin home: 4,000 sq. ft.	80'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-3	Single-family home: 4,000 sq. ft.	50'	25' (220' on cul-de-sacs)	20'	5' on one side and 8' on the other	20'	15'	35'	50%	6
	'Duplex: 8,000 sq. ft.	80'	25' (220' on cul-de-sacs)	20'	8'	20'	15'	35'	40%	6'
	Twin home: 4,000 sq. ft.	40'	25' (220' on cul-de-sacs)	20'	8'	20'	15'	35'	40%	6'
	Multi-family or townhome development site: 1 acre	70' Not applicable for townhome development	30' Except on: 2218' minimum front setback from back of sidewalk	20'	One-story multi-family or townhome: 15' 2 or more stories	One-story multi-family: 15' 2 or more stories multi-	Multi-family: 30' Townhome: 20'	35'	n/a	One-story multi-family or townhome: 8' Two-story multi-family

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
		Development	Block for townhomes fronting on private streets		multi-family or townhome: 30'	family: 30'				for townhome: 12' Multi-family or townhome over 2 stories: 18'
R-R-20, R-E-20	20,000 sq. ft.	100'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-R-30, R-E-30	30,000 sq. ft.	120'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-R-40, R-E-40	40,000 sq. ft.	150'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-M	Single-family: 6,000 sq. ft. Mobile home park: 10 acres	80' 1	220' 1	20' 1	6' 1	Single-family: 25' One-story multi-family: 15' 2 or more stories multi-	20' 1	30' 1	n/a	6'

Attachment 2 to
ORDINANCE NO. 23-26
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(AMEND CITY CODE SECTIONS 13-5C-1 AND 13-5C-5
REGARDING PLANNED DEVELOPMENT (PRD/PC) ZONES AND
SECTION 13-5B-3 REGARDING RESIDENTIAL LOT AND BULK STANDARDS)

Clean Version

13-5C-1: PURPOSE AND INTENT:

A. Planned Residential Development Zone: The purpose of the Planned Residential Development (PRD) Zone is to encourage imaginative, creative and efficient utilization of land by establishing development standards that provide design flexibility, allow integration of compatible residential uses, encourage consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than may be possible under the procedures and regulations of conventional zoning classifications. A Planned Residential Development should incorporate a diversity of architectural design throughout the project. A diversity of architecture creates "timeless" communities that do not become dated or go out of style.

B. Planned Community Zone: The purpose of the Planned Community (PC) Zone is to encourage imaginative and efficient utilization of land through the clustering of buildings, and the integration of compatible uses (i.e., residential, commercial, recreational). The mix of uses is encouraged in order to create a convenient, efficient and effective integration of uses that create an attractive and desirable environment where employment, residential uses and leisure are close to each other. This zone is characterized by attractive buildings within a well-planned setting. It is also characterized by a design intended to mitigate the negative effects of noise, traffic and undue congestion.

C. Overall Intent: It is the intent of the City that the site and building plans for planned developments be prepared by a designer or team of designers having professional competence in urban planning, site planning, and architectural and landscape architectural design. However, it is not the City's intent that design control be so rigidly exercised that individual initiative is stifled or that substantial additional expense is incurred. Rather, it is the intent of this section that the control exercised be the minimum necessary to achieve the purpose of this chapter. The intent of planned developments (PC or PRD) is to:

1. Create more attractive and more desirable environments in the City;
2. Allow a variety of uses and structures;
3. Encourage imaginative concepts in the design of neighborhood housing and mixed use projects;
4. Provide flexibility in the location of buildings on the land;
5. Facilitate and encourage social and community interaction and activity among those who live within a neighborhood;
6. Encourage the creation of a distinctive visual character and identity for each planned development;

7. Produce a market-balanced and coordinated mixture of residential uses and related public areas and design integrated private commercial facilities;
8. Encourage a range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types;
9. Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development;
10. Provide land for the community and public at large for recreation and social purposes;
11. Achieve physical and aesthetic integration of uses and activities within each development;
12. Develop pedestrian circulation networks separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public and private facilities;
13. Assure compatibility and coordination of each development with existing and proposed surrounding land uses;
14. Plan for a minimum of five percent (5%) and no more than ten percent (10%) of the overall development unit count as affordable housing as defined in Utah Code. Affordable housing shall be integrated into neighborhoods of comparably sized market rate homes. (2001 Code § 89-3-401; amd. Ord. 19-13, 5-8-2019)

13-5C-5: AREA, SETBACKS AND HEIGHT:

A. Minimum Site Area:

1. PRD Zones: No Planned Residential Development shall have an area less than ten (10) acres, except that the City Council may approve a rezone request to the Planned Residential Development Zone classification for a parcel smaller than ten (10) acres if the City Council, in its sole discretion, determines that the surrounding neighborhood will not be adversely affected by the granting of such zone classification and that the provisions of this article will be complied with. No Planned Residential Development shall have an area greater than thirty (30) acres.

2. PC Zones: The minimum size for a Planned Community Zone shall be two hundred (200) undeveloped acres, except that the City Council may approve a rezone request to the Planned Community Zone classification for a parcel smaller than two hundred (200) acres if the City Council, in its sole discretion, determines that the surrounding neighborhood will not be adversely affected by the granting of such zone classification and that the provisions of this article will be complied with.

B. Lot Area:

1. PC and PRD Zones: Lot sizes shall be established by the City Council through approval of the Master Development Plan following the density designation of the Future Land Use Map.

C. Residential Building Design And Setbacks:

1. PC and PRD Zones: Unless approved differently in a Master Development Plan, the location and arrangement of buildings on lots shall be sited in a manner that will best utilize the lot area and create an attractive living environment. The following specific design criteria shall be considered minimum requirements:

- a. Building Design on Corner Lots:

- i. Detached, attached and/or multi-family dwellings which front on two (2) streets or on a major walkway spine shall include windows, doorways and a structured transition from public to private areas using built elements such as porch features, pediments, arbors, low walls, fences, trelliswork and/or similar elements integrated with plants.

- b. Garages:

- i. Garage doors facing directly on a public or private street shall be even with, or recessed behind, either the front facade of the living area portion of the dwelling or a covered porch which measures at least six feet by eight feet (6' x 8').
- ii. Garage doors may be located on the side or rear of a dwelling; provided, that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.
- iii. Garage doors shall not comprise more than fifty percent (50%) of the ground floor street facing linear building frontage. Alleys are exempt from this standard.
- iv. Alternative garage door treatments may be approved by the Zoning Administrator if the configuration of the lot or other existing physical condition of the lot makes the application of these standards impractical and the proposed design substantially meets the intent of these provisions, which is to line streets with active living spaces, create pedestrian oriented streetscape, and provide variety and visual interest in the exterior design of residential buildings.

- c. Residential Building Setbacks in the PC and PRD Zones:

- i. Unless different setbacks are approved with the Master Development Plan, the following setbacks shall apply: main residential buildings shall be set back at least twenty two feet (22') from front and rear property lines; side yard setback for interior side lots shall be at least a total of thirteen feet (13') but no less than five feet (5') on each side; corner lot setbacks shall be a minimum of fifteen feet (15') where no garage will be accessed from corner and twenty two feet (22') on lots where a garage will be accessed from the corner side. The foregoing requirement shall not apply within a TSOD (Transit Station Overlay District).
- ii. Planned Development Setbacks; Abutting Property: Setbacks shall be maintained along peripheral property lines of planned developments that are equal to setbacks required

by the zone on abutting property. The foregoing requirement shall not apply within a TSOD (Transit Station Overlay District).

- iii. Planned Development Setbacks; Existing Public Streets: In instances where a proposed planned development will front on one or more existing public streets, the setback from the street shall be equal to that required by the most restrictive zoning on property immediately adjacent or across the public street from the proposed planned development. The foregoing requirement shall not apply within a TSOD (Transit Station Overlay District).

d. Maximum Height of Buildings and Structures in the PC and PRD Zones: Maximum height of buildings and structures, unless established in an approved Master Development Plan, shall be:

- i. Single-Family Residential Buildings: Two (2) stories or thirty five feet (35'), whichever is greater.

- ii. Multiple-Family Residential Buildings: Three (3) stories or forty five feet (45'), whichever is greater.

- iii. Commercial Buildings And Structures: Sixty feet (60') or five (5) stories, whichever is greater. Greater heights may be established by the City Council by approval in the Master Development Plan.

- iv. Institutional Buildings And Structures: Two (2) stories or forty five feet (45'), whichever is greater.

- v. Recreational Buildings And Structures: Two (2) stories or forty five feet (45'), whichever is greater.

- vi. TOD (Transit Oriented Development): Buildings or other structures in areas identified as a TOD on the general plan land use map or on the zoning map shall be limited in height to seventy five feet (75'), unless a greater height is established pursuant to the applicable overlay zone or otherwise as approved by the City Council through the approval of a Master Development Plan. (2001 Code § 89-3-405; amd. 2009 Code; Ord. 10-20, 7-28-2010; Ord. 13-33, 11-13-2013; Ord. 16-21, 5-11-2016; Ord. 19-13, 5-8-2019; Ord. 20-25, 7-29-2020)

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	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
R-1-5	5,000 sq. ft.	55'	25' (22' on cul-de-sacs)	20'	5' on 1 side and 8' on the other	20'	15'	35'	45%	6'
R-1-6	6,000 sq. ft.	60'	25' (22' on cul-de-sacs)	20'	8'	20'	15'	35'	40%	6'
R-1-8	8,000 sq. ft.	75'	30' (22' on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-1-9	9,000 sq. ft.	80'	30' (22' on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-1-10	10,000 sq. ft.	85'	30' (22' on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-1-12	12,000 sq. ft.	90'	30' (22' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-1-14	14,000 sq. ft.	95'	30' (22' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-2	Duplex: 8,000 sq. ft.	80'	30' (22' on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
	Twin home: 4,000 sq. ft.									
R-3	Single-family home: 4,000 sq. ft.	50'	25' (22' on cul-de-sacs)	20'	5' on one side and 8' on the other	20'	15'	35'	50%	6'
	'Duplex: 8,000 sq. ft.	80'	25' (22' on cul-de-sacs)	20'	8'	20'	15'	35'	40%	6'
	Twin home: 4,000 sq. ft.	40'	25' (22' on cul-de-sacs)	20'	8'	20'	15'	35'	40%	6'
	Multi-family or townhome development site: 1 acre	70' Not applicable for townhome development	30' Exception: 22' 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: 15'	One-story multi-family: 15' 2 or more stories multi-family: 30'	Multi-family: 30' Townhome: 20'	35'	n/a	One-story multi-family or townhome: 8' Two-story multi-family or townhome: 12'

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
					ome: 30'					Multi-family or townhome over 2 stories: 18'
R-R-20, R-E-20	20,000 sq. ft.	100'	30' (22' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-R-30, R-E-30	30,000 sq. ft.	120'	30' (22' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-R-40, R-E-40	40,000 sq. ft.	150'	30' (22' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-M	Single-family: 6,000 sq. ft. Mobile home park: 10 acres	80' 1	22' 1	20' 1	6' 1	Single-family 1: 25' One-story multi-family : 15' 2 or more stories multi-	20' 1	30' 1	n/a	6'







Ordinance No. 23-26 Amendment for PC & PRD Zones & Residential Lot & Bulk


Final Audit Report


2023-09-17


Created:	2023-09-14
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAABDpxSWca8hJOJWBKy8gqTWXGLFPKe42


"Ordinance No. 23-26 Amendment for PC & PRD Zones & Residential Lot & Bulk" History


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