

**THE CITY OF WEST JORDAN, UTAH  
ORDINANCE NO. 24-22**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(TOWNHOMES IN PCH ZONES – REGULATIONS FOR MINIMUM INTERIOR  
LOT WIDTHS [FRONTAGES] AND MINIMUM BUILDING SIDE YARD SETBACKS;  
AMENDING SUBSECTIONS 13-5L-7A AND 13-5L-7B)**

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 Subsections 13-5L-7A and 13-5L-7B (“proposed City Code amendments”); and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing and provided a recommendation on April 2, 2024, regarding the proposed City Code amendments, which are all land use regulations in the land use titles; and determined the following, pursuant to City Code Section 13-7D-6B:

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 May 8, 2024, regarding the proposed City Code amendments, and 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 City Code Provisions.** City Code Subsections 13-5L-7A and 13-5L-7B is amended as shown in Attachment 1 (legislative 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.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 8<sup>TH</sup> DAY OF MAY 2024.

CITY OF WEST JORDAN

By: Zach Jacob  
Zach Jacob  
Council Chair

ATTEST:

Cindy M. Quick   
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

	"YES"	"NO"
Council Chair Zach Jacob	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Vice-Chair Chad Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MAY 14, 2024.**

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

By: Dirk Burton  
Mayor Dirk Burton

May 15, 2024  
Date

ATTEST:

Tangee Sloan   
Tangee Sloan, CMC  
City Recorder

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

X The Mayor approved and signed Ordinance No. 24-22.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 24-22 on \_\_\_\_\_ and the  
City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 24-22 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 15th day of May 2024. 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

*(Attachment on the following pages)*

**Attachment 1 to**

**ORDINANCE NO. 24-22**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(TOWNHOMES IN PCH ZONES – REGULATIONS FOR MINIMUM INTERIOR  
LOT WIDTHS [FRONTAGES] AND MINIMUM BUILDING SIDE YARD SETBACKS;  
AMENDING SUBSECTIONS 13-5L-7A AND 13-5L-7B)**

*(See the following pages)*

## Attachment 1 to Ordinance 24-22

### **13-5L-7: LAND USE REGULATIONS:**

The PCH zone allows for the development of several different product types associated with specific uses. Each product type subject to distinct zoning regulations, and separate phasing requirements.

**A1.** Minimum Lot Size and Building Orientation, by Product Type: For each product type, the minimum lot area, frontage, and depth, **for developments approved prior to June 1, 2024,** are as follows:

<b>Product Type</b>	<b>Min Interior Lot Area</b>	<b>Min Interior Lot Frontage</b>	<b>Min. Lot Depth</b>	<b>Min Corner Lot Area</b>
<b>Single Family Detached</b>				
Wide Lot	6,750 ft <sup>2</sup>	75'	90'	7,750 ft <sup>2</sup>
Medium Lot	4,500 ft <sup>2</sup>	50'	90'	5,500 ft <sup>2</sup>
Narrow Lot	2,625 ft <sup>2</sup>	35'	75'	3,625 ft <sup>2</sup>
Green Court Lot	1,500 ft <sup>2</sup>	30'	50'	N/A
Flag Lot	1,500 ft <sup>2</sup>	30'	50'	N/A
<b>Multi-family</b>				
Townhome Unit	1,100 ft <sup>2</sup>	<b>20'</b>	50'	2,100 ft <sup>2</sup>
Tuck Under Lot	6,000 ft <sup>2</sup>	60'	100'	8,000 ft <sup>2</sup>
Podium Building Lot	10,000 ft <sup>2</sup>	100'	100'	11,000 ft <sup>2</sup>
<b>Commercial</b>				
Small	1,875 ft <sup>2</sup>	25'	75'	2,875 ft <sup>2</sup>
Large	25,000 ft <sup>2</sup>	150'	150'	26,000 ft <sup>2</sup>
Institutional	5 acres	300'	300'	5 acres
Community Use	10,000 ft <sup>2</sup>	75'	90'	11,000 ft <sup>2</sup>
Mixed Use	5,000 ft <sup>2</sup>	90'	50'	6,000 ft <sup>2</sup>

**B1.** Minimum setbacks, height, by product type: For each product type, the minimum setbacks and maximum height, for developments approved prior to June 1, 2024, are as follows:

Product Type	Min Front Yard Depth	Min Corner Side Yard	Min Side Yard Width	Min Rear Yard Depth	Maximum Height <sup>1</sup>	Maximum Stories
Single Family Detached						
Wide Lot	11'	11'	5'	4'	30'	2.5
Medium Lot	10'	10'	5'	4'	30'	2.5
Narrow Lot	10'	10'	5'	4'	30'	2.5
Green Court Lot	10'	5'	3'	2'	30'	2.5
Flag Lot	10'	5'	3'	2'	30'	2.5
Multi-family						
Townhome Building	10'	10'	5'	4'	40'	4
Tuck Under Building	10'	5'	5'	4'	60'	5
Podium Building	10'	5'	5'	4'	60'	5
Commercial						
Small	10'	5'	0'	2'	24'	2
Large	10'	10'	18'	2'	36'	3
Community Use	10'	10'	10'	2'	30'	2.5
Mixed Use	10'	10'	10'	2'	60'	5
Institutional	10'	10'	10'	10'	N/A	N/A

<sup>1</sup> A gable, hip, barrel, or similar pitched roof, may extend up to five feet (5') above the maximum height if the roof pitch is 4:12 or greater (Pitched Roof Height Bonus). A Pitched Roof Height Bonus shall not be added to the allowed maximum height for the purposes of calculating building envelope or volumetrics.

**A2.** Minimum Lot Size and Building Orientation, by Product Type: For each product type, the minimum lot area, frontage, and depth, **for developments approved on or after June 1, 2024,** are as follows:

Product Type	Min Interior Lot Area	Min Interior Lot Frontage	Min. Lot Depth	Min Corner Lot Area
Single Family Detached				
Wide Lot	6,750 ft <sup>2</sup>	75'	90'	7,750 ft <sup>2</sup>
Medium Lot	4,500 ft <sup>2</sup>	50'	90'	5,500 ft <sup>2</sup>
Narrow Lot	2,625 ft <sup>2</sup>	35'	75'	3,625 ft <sup>2</sup>
Green Court Lot	1,500 ft <sup>2</sup>	30'	50'	N/A
Flag Lot	1,500 ft <sup>2</sup>	30'	50'	N/A
Multi-family				
Townhome Unit	1,100 ft <sup>2</sup>	<b>22'</b>	50'	2,100 ft <sup>2</sup>
Tuck Under Lot	6,000 ft <sup>2</sup>	60'	100'	8,000 ft <sup>2</sup>
Podium Building Lot	10,000 ft <sup>2</sup>	100'	100'	11,000 ft <sup>2</sup>
Commercial				
Small	1,875 ft <sup>2</sup>	25'	75'	2,875 ft <sup>2</sup>
Large	25,000 ft <sup>2</sup>	150'	150'	26,000 ft <sup>2</sup>
Institutional	5 acres	300'	300'	5 acres
Community Use	10,000 ft <sup>2</sup>	75'	90'	11,000 ft <sup>2</sup>
Mixed Use	5,000 ft <sup>2</sup>	90'	50'	6,000 ft <sup>2</sup>

**B2.** Minimum setbacks, height, by product type: For each product type, the minimum setbacks and maximum height, for developments approved on or after June 1, 2024, are as follows:

Product Type	Min Front Yard Depth	Min Corner Side Yard	Min Side Yard Width	Min Rear Yard Depth	Maximum Height <sup>1</sup>	Maximum Stories
Single Family Detached						
Wide Lot	11'	11'	5'	4'	30'	2.5
Medium Lot	10'	10'	5'	4'	30'	2.5
Narrow Lot	10'	10'	5'	4'	30'	2.5
Green Court Lot	10'	5'	3'	2'	30'	2.5
Flag Lot	10'	5'	3'	2'	30'	2.5
Multi-family						
Townhome Building	10'	10'	10'	4'	40'	4
Tuck Under Building	10'	5'	5'	4'	60'	5
Podium Building	10'	5'	5'	4'	60'	5
Commercial						
Small	10'	5'	0'	2'	24'	2
Large	10'	10'	18'	2'	36'	3
Community Use	10'	10'	10'	2'	30'	2.5
Mixed Use	10'	10'	10'	2'	60'	5
Institutional	10'	10'	10'	10'	N/A	N/A
<sup>1</sup> A gable, hip, barrel, or similar pitched roof, may extend up to five feet (5') above the maximum height if the roof pitch is 4:12 or greater (Pitched Roof Height Bonus). A Pitched Roof Height Bonus shall not be added to the allowed maximum height for the purposes of calculating building envelope or volumetrics.						












# Ordinance No. 24-22 Amd 13-5L-7 - PCH Zone regulations minimum lot widths & side yard setbacks


Final Audit Report

2024-05-15

Created:	2024-05-14
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA32HgIPNsSkiYq3fW3AHE7Ai1X7j0i2lg

## "Ordinance No. 24-22 Amd 13-5L-7 - PCH Zone regulations minimum lot widths & side yard setbacks" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2024-05-14 - 9:21:22 PM GMT
-  Document emailed to zach.jacob@westjordan.utah.gov for signature  
2024-05-14 - 9:25:08 PM GMT
-  Email viewed by zach.jacob@westjordan.utah.gov  
2024-05-15 - 0:11:47 AM GMT
-  Signer zach.jacob@westjordan.utah.gov entered name at signing as Zach Jacob  
2024-05-15 - 0:12:37 AM GMT
-  Document e-signed by Zach Jacob (zach.jacob@westjordan.utah.gov)  
Signature Date: 2024-05-15 - 0:12:39 AM GMT - Time Source: server
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature  
2024-05-15 - 0:12:41 AM GMT
-  Email viewed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2024-05-15 - 4:31:49 AM GMT
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
Signature Date: 2024-05-15 - 4:32:10 AM GMT - Time Source: server
-  Document emailed to dirk.burton@westjordan.utah.gov for signature  
2024-05-15 - 4:32:11 AM GMT

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2024-05-15 - 1:31:58 PM GMT

 Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton


2024-05-15 - 1:33:03 PM GMT

 Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)

Signature Date: 2024-05-15 - 1:33:05 PM GMT - Time Source: server

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2024-05-15 - 1:33:07 PM GMT

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2024-05-15 - 4:50:14 PM GMT

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 Agreement completed.

2024-05-15 - 4:51:15 PM GMT