

ORDINANCE NO. 2026-006

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-11E-1-1: TABLE OF PERMITTED, CONDITIONAL, AND ACCESSORY USES IN THE DOWNTOWN VILLAGE ZONE; BY AMENDING THE QUALIFYING PROVISIONS FOR USE #1133 (MULTI-FAMILY DWELLINGS); AND AMENDING THE LAND USE NUMBER TO CORRECTLY IDENTIFY THE RETAIL OF HEATING AND PLUMBING EQUIPMENT; INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, the qualifying provisions for Use #1133, Multi-Family Dwellings, in the Downtown Village Zone, currently permit three residential units for every 1000 square feet of commercial or retail space; and

WHEREAS, under the current code, the qualifying provisions for Use #1133 allow for any type of commercial use to be associated with mixed use buildings; and

WHEREAS, to clarify that commercial or retail space must provide sales tax generating uses to meet the qualifying provisions for mixed use buildings; and

WHEREAS, Staff finds the proposed amendment for the qualifying provisions for Use #1133 to be consistent with the purpose and objectives of the zone; and

WHEREAS, under the current code, the land use number for the retail of Heating and Plumbing Equipment is currently labeled as Use #5520 and should be labeled as Use #5220; and

WHEREAS, on January 8, 2026, the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-11E-1-1: Table of Permitted, Conditional, and Accessory Uses in the Downtown Village Zone; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-11E-1-1: Table of Permitted, Conditional, and Accessory Uses in the Downtown Village Zone was in the public's interest and is consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-11E-1-1: Table of Permitted, Conditional, and Accessory Uses in the Downtown Village Zone in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on February 17, 2026, the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Modified Section 10-11E-1-1: TABLE OF PERMITTED, CONDITIONAL, AND ACCESSORY USES IN THE DOWNTOWN VILLAGE ZONE, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-11E-1-1: TABLE OF PERMITTED, CONDITIONAL AND ACCESSORY USES:

- A. Uses Listed Permitted: Those uses or categories of uses as listed herein, and no others, are permitted in the Downtown Village Zone and its two (2) subdistricts (Downtown Commercial Subdistrict and the Transitional Subdistrict).
- B. Uses Not Listed: For those uses or categories of uses not listed herein, see section [10-15-2](#) of this title for establishment of uses not specified.
- C. Standard Land Use Code: All uses contained herein are listed by a four (4) digit number as designated in the Standard Land Use Code published and maintained by the Community Development Department.
- D. Accessory Uses And Structures: Accessory uses and structures are permitted in the Downtown Commercial Subdistrict, provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:
 - 1. Accessory buildings such as garages, carports, equipment storage buildings and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the Downtown Village Zone.
 - 2. Storage of materials used for construction of buildings, including the contractor's temporary office. Such use must be on the building site or immediately adjacent thereto. Such use shall be permitted only during the construction period and thirty (30) days thereafter.

Legend:	P = Permitted	C = Conditional
---------	---------------	-----------------

Use Number	Use Classification	Permitted And Conditional Uses By Subdistrict	
		Downtown Commercial	Downtown Transitional
1110	Single-family dwellings (except mobile homes)	P	P
1113	Single-family dwelling (attached to commercial or other nonresidential use)	P	P
1120	Two-family dwellings	P ¹	P ²
1123	Two-family dwellings, attached to commercial or nonresidential use	P ²	P ²
1124	Accessory apartments (see section 10-15-47 of this title)	P	P
1132	Multi-family dwellings (maximum of 3 residences attached per building)		P ^{5,7}
1133	Multi-family dwellings (mixed use)	C ⁶	
1134	Three-family dwellings (attached to a commercial use, retail - mixed use)		P ^{2,7,8}
1135	Three-family dwelling attached		P ^{2,7,8}
1300	Residential hotels (guest stays longer than 30-days)	P	
1511	Hotels	P	
2150	Bakery products (includes pastries, crackers, cones and pies, except meat)	C	
3438	Computer training, instruction	P	
4210	Bus transportation, excluding bus garaging and maintenance (4214)	P	
4290	Motor vehicle transportation	P	
4600	Automobile parking, excluding long term storage (4603)	P	
4815	Electric utility company office	C	
4825	Gas company office	C	
4923	Travel agencies	P	P
5220	Heating and plumbing equipment (no outside storage)	C	

5230	Paint, glass and wallpaper	P	
5240	Electrical supplies	P	
5250	Hardware and supplies, excluding swimming pool supplies (5256)	P	
5311	Department stores (includes major and junior chain department stores)	P	
5312	Discount department stores	P	
5313	Surplus stores (inside only)	P	
5320	Mail and phone order houses	C	
5330	Variety stores	P	
5340	Merchandise vending machine operators	C	
5350	Direct selling organization	P	
5390	Retail trade, general merchandise	P	
5392	Computer supplies and parts, retail	P	
5400	Food stores (groceries, meats and fish, fruits and vegetables, candy, nuts, dairy products, bakeries, etc.)	P	
5490	Miscellaneous retail food establishments	P	
5496	Food to go, delivery and pick up (includes movable street vendors)	P	
5511	Motor vehicles, automobiles (new and used) permitted only within the area north of State Street with frontage to 600 West, as shown on the map attached to the ordinance codified herein	P ^{1,4}	
5512	Motor vehicles, automobiles (used only), permitted only within the area north of State Street with frontage to 600 West, as shown on the map attached to the ordinance codified herein	P ^{1,4}	
5520 5220	Heating and plumbing equipment retail (no outside storage)	P	
5530	Service stations	P	
5594	Motorcycles, motor scooters, parts, accessories and supplies	C	
5600	Apparel and accessories	P	
5700	Furniture, home furnishings and equipment (no combined warehousing)	P	
5743	Computer/fax equipment and services, retail	P	
5810	Eating places (no alcohol served)	P	P ²
5810	Eating places (with alcohol served)	C	
5910	Drug and proprietary stores	P	

5920	Liquor, package	C	
5930	Antiques and secondhand merchandise (indoor only), excluding secondhand auto parts (5935), junk dealers and salvage operation (5938), and secondhand stores NEC (5939)	P	
5940	Books, stationery, art and hobby supplies	P	
5950	Sporting goods, bicycles and toys	P	
5969	Garden supplies (entirely within a building only)	P	
5970	Jewelry	P	
5984	Ice dealers (automated machines or pick up stations only)	C	
5990	Miscellaneous retail stores	P	
6100	Banks, insurance and real estate (office only), excluding bank related functions (6112)	P	P
6210	Laundering; dry cleaning; and dyeing	P	
6220	Photographic services	P	P
6230	Beauty and barber services	P	
6250	Apparel repair; alteration and cleaning pick up services; shoe repair services	P	
6291	Clothing rental	P	
6292	Costume rental	P	
6297	Health club facilities	P	
6299	Personal services (wedding chapels and reception centers only)	P	
6310	Advertising services (includes public relations, layout and copy preparation)	P	
6320	Consumer and mercantile credit reporting services; adjustment and collection services	P	
6330	Duplicating, mailing, stenographic and office services	P	
6340	Dwelling and building services, excluding sewer maintenance, and cesspools (6345)	P	
6350	News syndicate services	P	
6360	Employment services	P	
6381	Auction houses	P	
6390	Business services, excluding commercial testing laboratories and service (6391), equipment rental and leasing services (6394), automobile, truck and trailer rentals (6397)	P	
6391	Commercial testing laboratories and service	C	

6393	Detective and protective services (living quarters for business and residential security services)	P	P
6420	Electrical appliance repair and services, excluding heavy appliance repair (6426)	P	
6493	Watch, clock, jewelry repair, engraving	P	P ³
6494	Reupholstering and furniture repair	P	
6496	Locksmiths and key shops	P	P ³
6497	Gunsmiths	P	
6499	Miscellaneous small item repair	P	
6500	Professional services (office only)	P	P
6511	Physician's offices and services in single offices or medical centers, but not including clinics	P	P
6512	Dental offices and services	P	P
6521	Legal services, attorneys	P	P
6530	Engineering, architectural, and planning services	P	P
6590	Professional services	P	P
6600	Contract construction services (office and retail only)	P	
6710	Executive, legislative and judicial function	P	P
6720	Protective functions and related activities	P	
6730	Postal services	P	
6800	Educational services, excluding military academies (6819) and university, college, junior college, and professional school education (6820)	P	P
6900	Miscellaneous service organizations	P	
6910	Religious activities	P	P
7100	Cultural activities, excluding zoos (7124) and other nature exhibitions NEC (7125)	P	
7111	Libraries (includes lending libraries)	P	P
7112	Museums (includes historical, war museums, etc.)	P	P
7113	Art galleries	P	P
7191	Historic and monument sites	P	P
7210	Entertainment and assembly (subject to the standards of section 10-15-34 of this title), excluding drive-in movies (7213)	P	
7230	Public assembly (subject to the standards of section 10-15-34 of this title)	P	

7390	Amusements, excluding golf driving ranges (7393) and go-cart tracks (7394)	P	
7398	Video rental shops	P	
7414	Ice skating and skateboarding (subject to the standards of section 10-15-34 of this title)	P	
7415	Rollerskating (subject to the standards of section 10-15-34 of this title)	P	
7417	Bowling alleys	P	
7420	Playgrounds and athletic areas	P	P
7424	Recreation and community centers	P	
7451	Archery	P	
7492	Picnicking areas	P	P
7600	Parks	P	
7621	Developed park land, leisure and ornamental	P	P
7900	Other cultural, entertainment and recreational activities	P	

Qualifying provisions:

1. Subject to conformance to the provisions in section [10-11E-2-13](#) of this article and a site- design review performed by the Downtown Advisory Board.
2. Subject to conformance to the provisions in section [10-11E-3-12](#) of this article and a site- building design review performed by staff.
3. Only within historical buildings.
4. Only within the designated area.
5. The maximum residential density for multifamily developments is 10 units per acre.
6. Mixed use development (commercial and multi-family residential within a structure). 3 residential units per 1,000 square feet of gross space provided for ~~commercial services or retail~~ **or sales tax generating uses** having direct access to a public street.
7. The multi-family three unit buildings shall be built to have the general appearance of a single family home and the architecture shall complement that of neighboring dwellings.

8. The minimum lot area required for an attached three-family dwelling is 7,500 square feet.

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

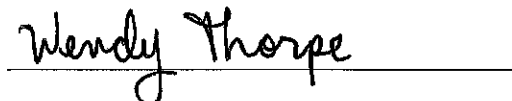
SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 17th day of February 2026.

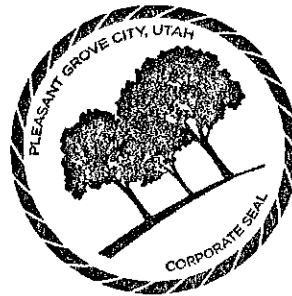


Eric Jensen, Mayor

ATTEST:



Wendy Thorpe - City Recorder



Motion: Council Member Rogers

Second: Council Member ANDERSEN

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Eric Jensen	_____	_____	_____	_____
Dianna Andersen	<u>X</u>	_____	_____	_____
Steve Rogers	<u>X</u>	_____	_____	_____
Cyd LeMone	<u>X</u>	_____	_____	_____
Todd Williams	<u>X</u>	_____	_____	_____
Dustin Phillips	<u>X</u>	_____	_____	_____

CERTIFICATE OF POSTING ORDINANCE
Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. 2026-006 was posted on the State (<http://pmn.utah.gov>) website on this 18 day of February, 2026.

Dated this 18 day of February, 2026.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder