

RESOLUTION NO. PC-2026-0014

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
RECOMMENDING THE CITY COUNCIL AMEND ARTICLE 22-6-
8 OF THE OREM CITY CODE RELATING TO ALLOWABLE
HEIGHT OF PRIMARY BUILDINGS IN SINGLE FAMILY
RESIDENTIAL ZONES

WHEREAS on March 17th, 2026, the Community Development Department filed an application with the City of Orem requesting the City amend Article 22-6-8 of the Orem City code relating to the allowable height of primary buildings in single family residential zones; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on April 1st, 2026; and


WHEREAS a notice of the Planning Commission public hearing for this Text Amendment application was posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby recommends the City Council amend 22-6-8 of the Orem City code relating to the allowable height of primary buildings in single family residential zones as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 1st day of April 2026.


CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:


Gary McGinn, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jeff Reeves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Madsen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darren Hawkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Karl Radmall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Britton Runolfson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Micah Ladle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exhibit “A” – Text Amendment

Amending 22-6-8, Height of Primary Buildings in Residential Zones

22-6-8. Zone Development Standards.

A. Dwelling units. The following standards shall apply to all principal buildings and dwellings in residential zones:

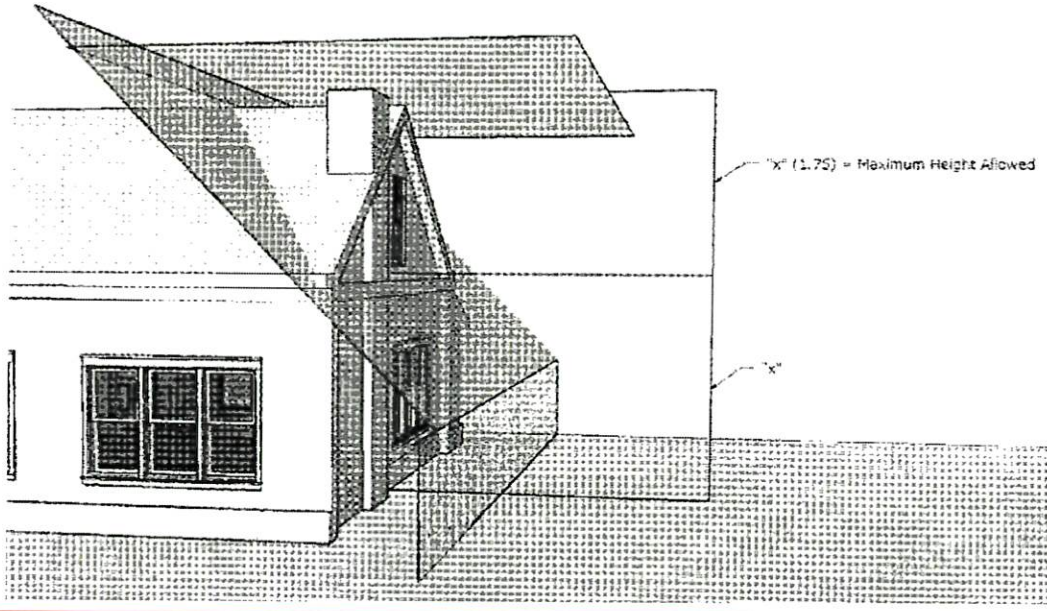
	R20	R12	R8	R7.5	R6.5	R6	R5
Minimum Lot Area in Square Feet:	20,000	12,000	8,000	7,500	6,500	6,000	5,000
Minimum Lot Width:	115'	100'	80'	75'	65'	60'	50'
Minimum Footprint (excluding the area of the garage) in square feet: *1,000	'1,000	*1,000	'800	*800	*800	'800	
Minimum Structure Height:	For all zones above, 8 feet above ground level or one (1) story, whichever is higher.						
Maximum Structure Height:	For all zones above except R12 and R20, thirty five feet above grade level. However, in the R12 and R20 zones only, up to twenty percent of the total roof area, measured in plan view, may extend to a height of up to forty five feet provided that all parts of the structure that exceed thirty five feet above grade shall be located at least fifty feet from all property lines.						
<p>*The minimum footprint may be reduced to 650 square feet (excluding the area of the garage), if the dwelling has a second story above grade with at least 550 square feet of finished floor area and an attached garage.</p> <p>NOTE: In all residential zones the height limitation shall not apply to cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances. In no case shall the height of cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas or properly screened mechanical appurtenances exceed a height of forty five feet (45') measured from the average finished grade of the yard in which the structure is located. In no case shall that portion which exceeds the thirty five foot (35') height exceed fifty percent (50%) of the gross floor area of the uppermost floor of the building.</p>							

(Ord No. 661, Revised 4/10/1990; Ord. No. 0-93-0036, Amended 12/14/1993; Ord No. 97-0040, Repealed & Reenacted 8/12/1997; Ord No. 0-01- 0021, Amended 6/12/2001; Ord. No. 0-03-0014, Amended 06/24/2003; Ord No. 0-06-0014, Amended 7/25/2006; Ord. No. 0-07-0043, Amended 09/25/2007)

1. Building Height. The following shall apply to all principal buildings and dwellings in single-family residential zones.
 - a. The following shall apply in the R5, R6, R6.5, R7.5, and R8 zones. Where a principal dwelling uses a mix of roof types, the regulations here shall be applied separately to each roof structure.
 - i. Pitched Roofs. The maximum height of a principal dwelling with a pitched roof (3:12 or greater) shall be thirty feet (30') where the structure meets the minimum required building setbacks of

- the zone. One (1) additional foot of height may be allowed for each additional foot of setback not to exceed thirty-five feet (35').
- ii. Flat Roofs. The maximum height of a principal dwelling with a flat roof (pitch less than 3:12) shall be twenty feet (20') where the structure meets the minimum required building setbacks of the zone. One (1) additional foot of height may be allowed for each additional foot of setback, not to exceed twenty-four feet (24').
- b. The following shall apply in the R12 and R20 zones. Where a principal dwelling uses a mix of roof types, the regulations here shall be applied separately to each roof structure.
- i. Pitched Roofs. The maximum height of a principal dwelling with a pitched roof (3:12 or greater) shall be thirty-five feet (35') where the structure meets the minimum required building setbacks of the zone. Up to twenty percent (20%) of the total roof area, measured in plan view, may extend to a height of up to forty-five feet (45') provided that all parts of the structure that exceed thirty-five feet (35') above grade shall be located at least fifty (50) feet from all property lines.
 - ii. Flat Roofs. The maximum height of a principal dwelling with a flat roof (2:12 pitch or less) shall be twenty-four feet (24') where the structure meets the minimum required building setbacks of the zone. One (1) additional foot of height may be allowed for each additional foot of setback, not to exceed twenty-eight feet (28'). Up to twenty percent (20%) of the total roof area, measured in plan view, may extend to a height of up to thirty-two feet (32') provided that all parts of the structure that exceed twenty-eight feet (28') above grade shall be located at least fifty (50) feet from all property lines.
- c. Graduated Height. The height of all principal dwellings in single-family residential zones is subject to limitation by the graduated height envelope created by starting a point on the property line eight feet (8') above ground and then sloping a line at a forty-five (45) degree angle toward the center of the lot. The entire building must fit under this envelope with the following exceptions:
- i. Dormers may project beyond the building height envelope provided that they are limited to no more than fourteen feet (14') wide, must have at least one-half the dormer width between each dormer and from each dormer to the front and side edges of the roof, and may not extend above the ridge of the roof they are located upon.
 - ii. Gables may project beyond the building height envelope no more than 1.75 times higher than the point where the graduated height envelope intersects the gable. Gables under this exception shall not exceed the maximum building height and the length of the gable shall comprise no more than twenty-five percent (25%) of the length of the building façade.

FIGURE 2



- iii. Exceptions. In all residential zones the height limitation shall not apply to cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances. In no case shall the height of any cupola, dome not used for human occupancy, chimney, ventilator, sky light, cornice, antenna, or properly screened mechanical appurtenance exceed a height of forty-five feet (45') measured from the average finished grade of the yard in which the structure is located. In no case shall that portion exceeding allowed heights under this exception be greater than fifty percent (50%) of the gross floor area of the uppermost floor of the building.