

ORDINANCE NO. O-2026-0005

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING 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 the Planning Commission was unable to forward a recommendation to the City Council; and

WHEREAS a public meeting to consider the subject application was held by the City Council on April 28th, 2026; and

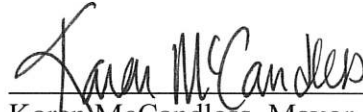
WHEREAS notices of the public hearing and meetings for this text amendment application were posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

WHEREAS the matter having been submitted and the City Council 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 surrounding neighborhoods; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds this request to be in the best interest and general welfare of the City.
2. The City Council hereby amends Article 22-6-8 of the Orem City Code regarding the allowable height of primary buildings in single family residential zones as shown in Exhibit "A" which is attached hereto and incorporated herein by this reference.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 28th day of April 2026.



Karen McCandless, Mayor

ATTEST:



Teresa McKittrick, City Recorder



COUNCILMEMBER

AYE NAY ABSTAIN

Mayor Karen McCandless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quinn Mecham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crystal Muhlestein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A
Proposed changes to Article 22-6-8

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.						

*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.

~~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.~~

(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)

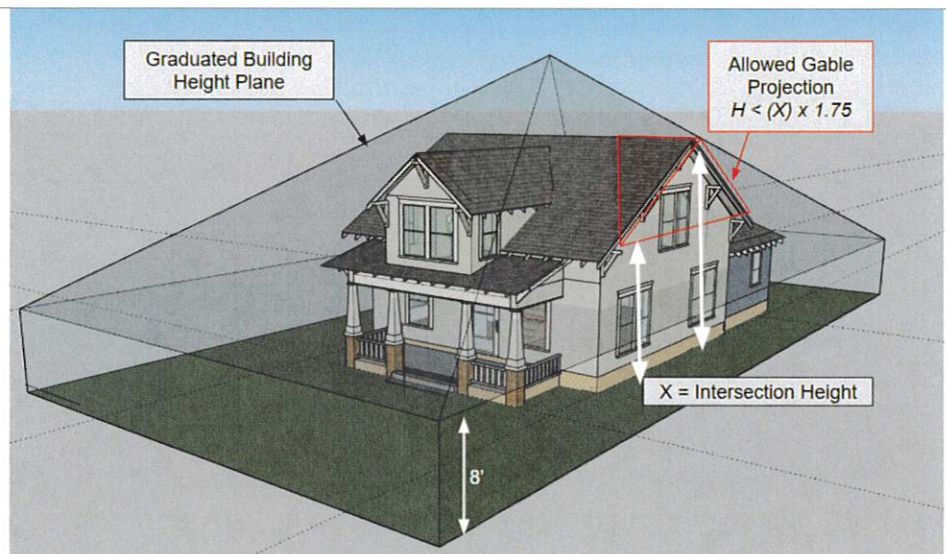
1. Building Height. The following shall apply to all principal buildings and dwellings in single-family residential zones.

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 (less than 3:12 pitch) 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 1:



- 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.