

Nephi City
ORDINANCE 05-05-2026

CU1 & CU2 ZONE - VERTICAL DISCOUNT FOR 2ND & 3RD STORIES

**ALLOWANCE FOR A VERTICAL DISCOUNT ON 2ND & 3RD STORIES OF
BUILDINGS BUILT VERTICALLY REQUIRING LESS SQUARE FEET OF LAND PER
UNIT FOR RESIDENTIAL OR COMMERCIAL UNITS**

WHEREAS, Nephi City wishes to reduce the amount of square feet of land required per unit for residential or commercial units in the CU1 & CU2 zones for 2nd and 3rd stories when buildings are built in a vertical fashion; and

WHEREAS, Nephi City feels this will help responsibly develop properties in this zone with the appropriate level of surrounding acreage to accommodate required parking, open space, and landscaping to service properties within this zone.

NOW THEREFORE, be it ordained by the City Council of Nephi City, UT as follows:

SECTION 1: Repealer. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: Amendment. Section "10.7A.3 " is hereby amended as follows.

A. Lot Size (Area) ... in the CU1 zone:

1. Single-family dwelling - the minimum lot size (area) for single-family, dwelling units shall be not less than eight thousand (8,000) square feet, or approximately .1837 net acres per dwelling unit. The minimum density is five and 0.445 (5.445) units per net acre (gross acres less dedicated rights-of-way) for single-family dwelling units.

2. Multi-unit dwellings built horizontally - the minimum lot size (area) for multiple-family dwelling units built horizontally shall not be less than seven-thousand, six-hundred, and twenty (7,260) square feet per unit, or approximately .1667 net acres per dwelling unit. The minimum density is six (6) units per net acre (gross acres less dedicated roads) for a multiple-unit development built horizontally.

3. Multi-unit dwellings built vertically - the minimum lot size for any multi-unit dwellings built vertically shall be not less than seven-thousand, six-hundred, and twenty (7,260) square feet per unit on the bottom level, and no less than three-thousand, six-hundred, thirty (3,630) square feet for every unit on the second or third level, which is fifty (50%) percent of the bottom level required square footage. The minimum density per acre will vary with this method.

4. Commercial units - the minimum lot size (area) for commercial units shall be not less than eight-thousand (8,000) square feet, or approximately .1837 net acres per commercial unit-

~~4. the minimum density is five and .445 (5.445) units per net acre (gross acres less dedicated~~

~~rights-of-way) for single-family dwelling units; and~~ on the bottom level, and no less than four-thousand (4,000) square feet, or approximately .0918 net acres for every unit on the second or third

~~5. The minimum density is six (6) units per net acre (gross acres less dedicated roads) for a multiple-unit development level, which is fifty (50%) percent of the bottom level required square footage.~~

B. Maximum Units Multiple-Family ... per bank of units.

...

SECTION 3: Amendment. Section "10.7B.3 " is hereby amended as follows.

A. Lot Size (Area) ... in the CU2 zone:

1. Single-family dwelling -the minimum lot size (area) for single-family, dwelling units shall be not less than eight thousand (8,000) square feet or approximately .1837 acres per dwelling unit. The minimum density is five and .445 (5.445) units per net acre (gross acres less dedicated rights-of-way) for single-family dwelling units.

2. Multi-unit dwellings built horizontally - the minimum lot size (area) for multiple-family dwelling units built horizontally shall not be less than seven-thousand, six-hundred, and twenty (7,260) square feet or approximately .1667 acres per dwelling unit. The minimum density is six (6) units per net acre (gross acres less dedicated rights-of-way) for a multiple-unit development built horizontally.

~~3. the minimum lot size (area) for commercial units shall be not less than eight-thousand (8,000) square feet or approximately .1837 acres per commercial unit.~~
3. Multi-unit dwellings built vertically - the minimum lot size for any multi-unit dwellings built vertically shall be not less than seven-thousand, six-hundred, and twenty (7,260) square feet per unit on the bottom level, and no less than three-thousand, six-hundred, thirty (3,630) square feet for every unit on the second or third level, which is fifty (50%) percent of the bottom level required square footage. The minimum density per acre will vary with this method.

4. ~~The minimum density is five and .445 (5.445) units per net acre (gross acres less dedicated rights-of-way) for single-family dwelling units; and~~Commercial units - the minimum lot size (area) for commercial units shall be not less than eight-thousand (8,000) square feet or approximately

~~5. the minimum density is six (6) units per net acre (gross acres less dedicated rights-of-way) for a multiple-unit development.~~.1837 acres per commercial unit on the bottom level, and no less than four-thousand (4,000) square feet, or approximately .0918 net acres for every unit on the second or third level, which is fifty (50%) percent of the bottom level required square footage.

B. Maximum Units Multiple-Family ... per bank of units.

...

SECTION 4: Severability. If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

SECTION 5: Effective Date. This ordinance being necessary for the peace, health, and safety of Nephi City, shall become effective May 7, 2026.

****Signatures On Next Page****

PASSED AND ADOPTED by Nephi City Council this **5th day of May, 2026.**



JUSTIN SEELY, Mayor
Nephi City

Attest:



LESLEE ANDERSON, City Recorder
Nephi City

City Council Vote as Recorded:	AYE	NAY	ABSTAIN	ABSENT
Jeramie Callaway	<u>X</u>	—	—	—
Shari Cowan	<u>X</u>	—	—	—
JD Parady	<u>X</u>	—	—	—
Travis Worwood	<u>X</u>	—	—	—
Tate Douglas	—	—	—	<u>X</u>



RECORDED this 5th day of May, 2026.

PUBLISHED OR POSTED this 7th day of May, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Nephi City, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

1. Utah Public Notice Website
2. City Hall
3. Juab County Building

on the above referenced dates.



LESLEE ANDERSON, City Recorder
Nephi City