

TAYLORSVILLE, UTAH
ORDINANCE NO. 26-06

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING
TEXT AMENDMENT TO TITLE 13 OF THE TAYLORSVILLE MUNICIPAL CODE,
AMENDING SECTION 13.44.040 RELATING TO THE MANNER OF HEIGHT
MEASUREMENT FOR SINGLE-FAMILY ATTACHED BUILDINGS WITHIN THE
SSD-R TAYLOR VILLAS ZONING DISTRICT**

WHEREAS, the Taylorsville City Council (“Council”) is the governing body of the City of Taylorsville and is authorized to enact and amend land use ordinances pursuant to Utah Code Annotated § 10-9a-101 et seq. and the Taylorsville Municipal Code; and

WHEREAS, Chapter 13.44 of the Taylorsville Municipal Code establishes the Site Specific Development – Residential – Taylor Villas (SSD-R Taylor Villas) Zoning District to govern development standards for the Taylor Villas subdivision located at approximately 4002 W. Festivus Ln.; and

WHEREAS, Section 13.44.040 of the Taylorsville Municipal Code currently provides that building height for all buildings in the district is measured from average finished grade to the highest point of the roof; and

WHEREAS, during building permit review and construction of single-family attached townhouse buildings in the Taylor Villas subdivision, it was determined that the current height measurement method, when applied to varying site grades, results in certain townhouse buildings exceeding the maximum permitted height of thirty-five feet (35’); and

WHEREAS, requiring structural modifications or roof redesigns to achieve compliance with the current measurement method would impose significant unnecessary costs on the developer and delay completion of the project for no tangible benefit; and

WHEREAS, the proposed amendment would modify the method of measuring building height for single-family attached townhouse buildings only within the SSD-R Taylor Villas Zoning District to align with the measurement method contained in the 2021 International Residential Code, while leaving the general height measurement provisions of § 13.36.030 unchanged for all other buildings and districts; and

WHEREAS, the Taylorsville Planning Commission held a properly noticed public hearing on the proposed zoning text amendment on April 28, 2026, at which no public comments in opposition were received, and the Planning Commission voted 6-0 to recommend approval of the amendment; and

WHEREAS, the Council has reviewed the recommendation of the Planning Commission, the staff report, Exhibit A (Proposed Amendment), and all other relevant

information, and finds that the proposed amendment is consistent with the General Plan and is in the best interest of the health, safety, and welfare of the residents of Taylorsville; and

WHEREAS, the Council desires to approve the zoning text amendment as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council as follows:

Section 1. Approval of Zoning Text Amendment. The zoning text amendment to Title 13 of the Taylorsville Municipal Code, specifically amending Section 13.44.040 as set forth in Exhibit A attached hereto, is hereby approved.

Section 2. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 3. Effective Date. This Ordinance shall take effect immediately upon passage, approval by the Mayor, and publication or posting as required by law.

ADOPTED by the Taylorsville City Council this 6th day of May, 2026.

PASSED AND APPROVED by the City Council of Taylorsville, Utah, this 6th day of May, 2026.

TAYLORSVILLE CITY COUNCIL



Bob Knudsen, Council Chair

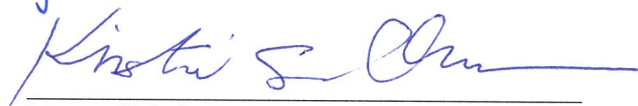


VOTING:

Anna Barbieri	<u>X</u>	Yea	_____	Nay
Ernest Burgess	<u>X</u>	Yea	_____	Nay
Curt Cochran	<u>X</u>	Yea	_____	Nay
Meredith Harker	<u>X</u>	Yea	_____	Nay
Bob Knudsen	<u>X</u>	Yea	_____	Nay

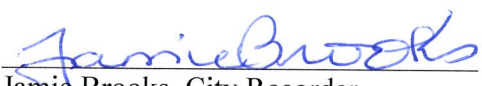
PRESENTED to the Mayor of the City of Taylorsville for approval this 6th day of May, 2026.

APPROVED this 6th day of May, 2026.



Mayor Kristie S. Overson

ATTEST:



Jamie Brooks, City Recorder

DEPOSITED in the office of the City Recorder this 7th day of May, 2026.

RECORDED this 7th day of May, 2026.

EXHIBIT A

Proposed Zoning Text Amendment to § 13.44.040

13.44.040: ARCHITECTURAL DESIGN:

A. Purpose And Intent: Architectural design seeks to add to community character while providing flexibility to avoid rigid uniformity of design. All elements including the scale and mass of buildings, materials, color, roof styles, door and window openings, and details should be responsive to functional architectural design and promote a cohesive design statement. Building masses shall respond to “human scale” with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.

B. Single-Family Attached (townhomes): Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family attached dwellings (townhomes) shall be consistent with or reasonably similar to the designs and features shown in Section 13.44.120, figure 2A, “SSD-R-Taylor Villas Architectural Design,” of this chapter. For the four (4) end units (outer units) identified in Section 13.44.120, figure 3C, “SSD-R-Taylor Villas Site Plan - Product Location,” of this chapter, the exterior elements on the sides of those single-family attached units (calculated for each building façade) shall be comprised of no more than fifty percent (50%) stucco finish, and shall have at least twenty percent (20%) brick/stone coverage and at least thirty percent (30%) Hardie (or similar product) coverage. Developer reserves the right to determine, on a lot by lot basis, whether to include a basement with the dwelling constructed on each lot.

1. Maximum Building Height: Thirty-Five feet (35'), measured from average finished grade to the average height of the highest roof surface.

C. Single-Family Detached: Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family detached dwellings shall be consistent with or reasonably similar to the designs and features shown in Section 13.44.120, figure 2C, “SSD-R-Taylor Villas Architectural Design - Single Family Detached Homes,” of this chapter. No single family detached home shall have the same elevation style as any other home on the same row (block face) of single family detached homes. Developer reserves the right to determine, on a lot by lot basis, whether to include a basement with the dwelling constructed on each lot.

1. ~~D.~~ Maximum Building Height: Thirty-Five feet (35'), measured from average finished grade to the highest point of the roof.

E. Mechanical Units: Roof-mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so they are not visible from adjacent public and/or private streets as well as from adjacent properties.

F. Solar: Buildings may be designed and sited to maximize the use of solar gain for energy savings, and shall respect the solar access requirements of adjacent (existing and proposed) buildings. Solar equipment is permitted subject to the standards set forth in section 13.11.200 of this title. (Ord. 25-02, 1-22-2025)