

ORDINANCE 2026-26

AN ORDINANCE REPEALING CHAPTER 18.11-RE-5 ZONE ORDINANCE OF THE PLEASANT VIEW CITY MUNICIPAL CODE.

WHEREAS, Pleasant View City originally adopted the RE-5 Zone Ordinance on April 8, 2025 by Ordinance 2025-12; and

WHEREAS, No properties in Pleasant View are zoned RE-5; and

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City; and

WHEREAS, Section 10-20-503 (1) and (2) of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: Chapter 18.11-RE-5 Zone Ordinance is hereby repealed in full.

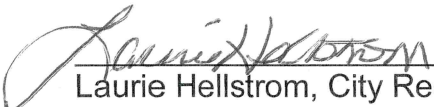
SECTION TWO: This ordinance shall take effect immediately upon approval and posting.

DATED this 22nd day of September, 2026.

PLEASANT VIEW CITY, UTAH


Steve Gibson, Mayor

Attest:


Laurie Hellstrom, City Recorder

Posted this 24th day of September, 2026

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	<u>Yes</u>
CM Ferry	<u>Yes</u>
CM Marriott	<u>Yes</u>
CM Urry	<u>Yes</u>
CM Wilkinson	<u>Yes</u>



Repealed

Chapter 18.11 – RE-5 Zone

18.11.010 Purpose and Intent. The purpose of the RE-5 zone classification is to provide regulated areas for multifamily residential use under qualifying high density as identified in the General Plan. A further stated goal is to accomplish the Pleasant View City goal of providing affordable housing for the next generation of homeowners. This is accomplished by providing good quality structures, floorplans, and amenities to provide attractive affordable units which meet the standards for Pleasant View City in addition to the goals outlined in the city's Moderate Income Housing Plan. (Ord.2025-12, dated 4/8/25)

18.11.020 Permitted Uses. A permitted use is a use by right in the zone and shall be allowed as long as it meets city standards as specified in the zoning ordinance. A site plan review is required with the planning commission but public notification is not required.

- A. Multi-family townhome, duplex, or attached dwelling unit, each with a unique parcel identification number.
- B. Detached single family dwellings
- C. Community clubhouses
- D. Household pets
- E. Public buildings
- F. Public parks
- G. Private parks
- H. Signs in compliance with the city's sign ordinances. (Ord.2025-12, dated 4/8/25)

18.11.30 Site Development Standards.

- A. Lot Size. Townhome parcels shall be 1,000 square foot minimum in size.
- B. Lot Width. Minimum lot width shall be 20 feet at the building setback.
- C. Setbacks.
 - 1. Front setbacks can be 15 feet from street right-of-way, but the average setback for the entire project is required to be least 20 feet.
 - 2. Side yard Setbacks for single family residential uses shall be 20 feet and 15 feet from public streets, commercial zones, and industrial zones. For common-wall townhomes or attached units, a zero side yard setback is applicable.
 - 3. Rear yard setbacks shall be 20 feet from property lines and public streets.
 - 4. Garage setbacks shall be 20 feet from public streets. For garages off private streets a zero-lot line setback is permitted.
 - 5. Setbacks between buildings shall be an average of 10 feet or greater to accommodate efficient use of land, while still providing for adequate separation.
 - 6. Townhomes shall be a minimum of 30 feet from any structure on an adjoining parcel.
 - 7. Structures shall be set back at least 20 feet from highway and active railroad rights-of-way.
 - 8. A noise buffer, such as a landscaped berm, noise wall, or dense tree coverage, shall be required for any development adjacent to a highway or railroad corridor.
 - 9. Accessory Building Setbacks.
 - a. Accessory buildings shall be located at least three feet (3') from the rear line of the main building and at least one foot (1') from all property lines; and shall be at least ten feet (10') from dwellings on adjacent lots. Accessory buildings shall not

be built over utility easements. Accessory buildings or structures shall not cover more than thirty percent (30%) of the rear yard.

- b. Lots fronting an Arc Curve (cul-de-sac bulbs and knuckles). The minimum front yard setback shall be twenty-five feet (25'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6').

- 10. In accordance with Utah Code Annotated § 15A-3-205, sanitary sewer is required to be connected into the public sanitary sewer system. (Ord.2025-12, dated 4/8/25)

18.11.040 Density.

- A. Density in the zone shall be 8 units to the acre with a minimum project size of 3 acres. (Ord.2025-12, dated 4/8/25)

18.11.050 Project Standards. These minimum standards shall be imposed to guarantee the project meets the minimum standards for a high-quality development in Pleasant View City.

- A. Parking. Parking shall be 3.25 stalls per unit. Garages and driveways can be utilized to meet up to 3.25 stalls per unit.
- B. Building Height. Building heights shall be limited to thirty-five (35) feet.
- C. Roof materials. Roofing materials shall be constructed of architectural shingles, tile, or metal panels, provided all materials shall have a warranty of a minimum of 30 years.
- D. Roof Pitch. Traditional gabled roofs shall have a minimum pitch of 5:12 with single sloped roofs allowed to be 3:12 to meet the architectural style of the townhomes.
- E. Landscaping. There is a minimum of 15% landscaping.
 - a. Total project landscaping/common space, plazas and sidewalks shall be a minimum of 800 square feet per unit in the project. Sidewalks addressed in the road right-of-way shall meet city standards.
 - b. At least one gathering area, park, plaza, or other amenity with a size of at least 4,000 square feet is required for projects with more than 50 units.
- F. Travel Way Width Requirements
 - a. Internal private streets serving multi-family developments shall have a minimum width of 26 feet for two-way traffic and emergency vehicle access.
 - b. Alleys and private drive aisles providing access to rear-loaded garages shall have a minimum width of 20 feet.
 - c. Public streets within the development shall comply with city roadway design standards.
- G. Utility Corridor Width Requirements
 - a. Utility easements for public infrastructure (water, sewer, storm drainage) shall have a minimum width of 15 feet.
 - b. Combined utility corridors (multiple services in a shared easement) shall have a minimum width of 25 feet.
 - c. No permanent structures shall be placed within designated utility easements.
- H. Sidewalks. Sidewalks and pedestrian access points shall be installed to connect visitor parking areas to fronts of buildings. Sidewalks shall also continue across public and private roadways to ensure the flow of pedestrian traffic on sidewalks rather than roadways.
 - a. All developments shall provide continuous sidewalk and pedestrian access to public streets, parks, and common areas.

- b. Crosswalks and pedestrian pathways must be designed to minimize conflicts with vehicular traffic and comply with ADA accessibility standards.
 - c. Developments with more than 50 units must provide a minimum 6-foot-wide multi-use path connecting residential units to public amenities.
- I. Fencing. If not already installed, solid fencing shall be installed at least six feet in height to provide a physical barrier between commercial and industrial properties, canals, no-access roads, and railways. Fencing is not required between individual home units and roadways. (Ord.2025-12, dated 4/8/25)