
The entrance gateways and intersection enhancements shown on the General Plan (see Figure 5) illustrate areas where aesthetic improvements should be made to streets and adjacent development. Enhancements may involve roadway alignments, traffic lights, entrance signage, street lighting, walkways, street landscape, and community gateway entrance landscaping. The Landscaping Review Guidelines for Entry-Way Developments are provided in Appendix D.

Residential Development

Residential land uses dominate the urbanized land in North Ogden. The type of development preferred by City residents has been the single family detached home with a common density of quarter-acre lots, although many families have much larger lots. This low density pattern of development, however, will likely give way to higher densities in appropriate areas of North Ogden as a result of pressure in the real estate market including high interest rates, high development costs, and high building costs. Other residential development types, such as multi-family dwellings in the form of condominiums and rental apartments, will become more in demand as will the construction of single family zero lot line and attached housing types.

Residential land uses are classified based on density, or the number of dwelling units per acre. For planning purposes, the densities used in the North Ogden General Plan are grouped into three major categories; low, medium, and multi-family densities. Each classification is shown on the General Plan (Figure 5) with low density as yellow, medium density as beige, and multi-family density as orange.

Low Density

Low density residential areas are either exclusively single family detached housing or planned residential unit developments. The density found in these developments within the urbanized portion of the City range from one unit per acre to less than four units per acre which are the zones R-1-40, R-1-20, R-1-12.5, and R-1-10. For the hillside areas of the City, single family residential developments include three different low and very low density levels that range from one unit per half-acre to one unit per 5 acres. Zones in the hillside areas include HR-1-20, HR-1-40, and HR-1-200. This low density residential development is the preferred living arrangement for most citizens of North Ogden and general surrounding areas. Conflicting uses of land such as commercial should be buffered from the low density residential land with lower density land uses. Schools, parks, and churches should be easily accessible without great travel distances.

Medium Density

Medium density residential areas provide opportunities for attached housing in addition to traditional single family detached housing. The density anticipated for these areas would be less than eight units per acre and would include the zones R-1-8, R-2, and R-3. The type of developments allowed in this area should be small lot single family detached and lower density attached housing, such as duplexes, triplexes, or Planned Unit Developments (PUDs). This type of development is suggested for locations west of Washington Boulevard and south of 2550 North Street and in areas east of Washington Boulevard and south of 1700 North Street.

Multifamily

Multifamily residential areas traditionally include rental apartments and condominiums and are often located along major arterial streets, adjacent to community commercial centers, or adjacent to existing multi-family developments. Multifamily residential areas also allow for business and professional offices which can be creatively mixed with housing areas. The appropriate location of this type of land use can provide residential dwellings adjacent to commercial developments to create a downtown environment. In the General Plan (see Figure 5), these areas were used to buffer lower density residential areas from commercial land uses and major streets. The zone used for this density is MP-1.

Commercial Development

North Ogden's goals and policies concerning commercial developments address the aesthetics and location of commercial developments. The desire of City officials is to provide an attractive, pleasing environment in which to shop or work within a commercial core. Enough vacant property exists in North Ogden to accommodate future commercial growth. In order to function efficiently, proposed commercial developments should be evaluated for adequate internal circulation for automobiles and pedestrians with limited access points to the major streets serving the developments.

The focus of commercial development in North Ogden should be to provide services that support the resident population of the City and adjacent areas. Regional commercial centers would be inconsistent with citizen desires and the direction of this Plan.

Parks, Open Space, and Recreation

According to the community survey implemented in 1996 (see Appendix A), a major priority for residents of North Ogden is to have more open space and increased recreational opportunities within the City. Access to surrounding public lands (e.g., National Forest System Lands) in adjacent mountain areas should also be secured as private land is developed. Open spaces, other than developed City parks, contribute to quality of life and provide visual amenity while maintaining land in private ownership. These private open space areas should also be required and secured as