



Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action on a legislative application regarding an amendment to Zoning Ordinance 11-2-1, Definitions, Building Height to allow exceptions to certain building features exceed the building height standards

Agenda Date: Wednesday, February 18, 2014

Applicant: North Ogden City

File Number: ZTA 2014-01

STAFF INFORMATION

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APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-2-1 (Definitions, Building Height Of)

TYPE OF DECISION

When the City Council is acting in a legislative capacity as the land use authority the City Council has wide discretion. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically the criteria for making a decision, related to a legislative matter, requires compatibility with the general plan and existing codes.

BACKGROUND

As part of a recent site plan review it was discovered that the zoning standard for height limitations are regularly violated, e.g., by church steeples, radio towers, parapet walls and flag poles. Research was done to determine how other communities handle this situation. It is standard practice to provide for an exception to allow some additional heights on a limited basis.

ZONING ORDINANCE LANGUAGE

11-2-1 Definitions, Building, Height Of

Exceptions to the building height include, chimneys and false mansards (residential only and to a maximum of 5 feet over the zone building height standard), parapet walls (to a maximum of 5 feet over the zone building height standard), belfries, spires, church steeples, radio and microwave towers, and flagpoles.

CONFORMANCE TO THE GENERAL PLAN

The above described application conforms to the North Ogden City General Plan due to its being compliant with city ordinances and the following Plan goal: All existing and new development should be required to fairly and uniformly provide improvements according to city standards.

SUMMARY OF CITY COUNCIL CONSIDERATIONS

- Is the proposed amendment consistent with the North Ogden City General Plan?

- Does the proposed use meet the requirements of the applicable City Ordinances?
- Is the proposed amendment a reasonable solution to address the issue of height restrictions within the city?

NORTH OGDEN PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on February 5, 2014 and voted to recommend to the City Council to adopt the attached ordinance allowing for exceptions to the building height standards.

EXHIBITS

A. Ordinance 2014 -