

MEMORANDUM

To: North Ogden City Council

From: Craig C. Barker, Community Development Department

Subject: Large accessory buildings in residential zones

Date: August 23, 2012

Council Members;

Accessory buildings have been allowed in the rear yard ever since zoning was adopted in the city. Recently, applications were received and buildings built which were quite large, sometimes quite a bit larger than the dwelling on the lot. They were also quite high. The neighbors complained to the city about the buildings because of the proximity to the lot lines and the height blocking views the neighbors valued.

The Planning Commission decided to take up the issue of allowing larger accessory buildings (over 600 Sq. Ft.) in the rear yard close to adjacent property. The prior regulation allowed an accessory building to be three feet from the property line. There are many accessory buildings that are located at this distance, including many garages which, if for two cars, are generally 440 Sq. feet up to 500 Sq. Ft. range in area and 15 feet high.

Accompanying this memo are the minutes of the Planning Commission's discussion and a copy of the approved ordinance which changed for accessory buildings over 600 S. Ft. and over 15 feet high. Garages or other accessory buildings less than this are still allowed to be three feet from the property line.