

MEMORANDUM

To: North Ogden City Council

From: Craig Barker, Community Development Director

Date: May 10, 2011

Subject: New Accessory Building Guidelines

A public hearing was held at the last City Council meeting to receive input and comments regarding changes to the ordinance regulating the location, size, and heights of accessory buildings. The present regulation allows all accessory buildings in the rear yard to be three feet from the property line and up to 35 feet high. There is no limit other than the lot coverage requirements which is no more than 25% of the rear yard may be covered with accessory buildings. The impact of large buildings, those over a three car garage size (600 square feet) has been subject to complaints in some neighborhoods. The issues seem to be visual (the blocking of views) and crowding of property by being too close to the lot lines of the rear yard.

The Planning Commission has recommended:

1. Smaller accessory buildings (up to 599 square feet and less than 15 feet high) may be 3 feet from property line;
2. Accessory Buildings 600 square feet or more and up to 15 feet high may be 15 feet from property line, and;
3. Accessory Buildings over 600 square feet and over 15 feet high up to 25 feet high shall be 20 feet from property line.