

ORDINANCE 2011-__

AN ORDINANCE OF NORTH OGDEN CITY AMENDING SECTION 11-16-1 OF THE NORTH OGDEN CITY ZONING ORDINANCE.

Section 1. The North Ogden City Zoning Ordinance is hereby amended as follows: Chapter 11-2-1; 11-7A-4; 11-7B-4; 11-7F-4; 11-7G-4; 11-7H-4; 11-7J-4; 11-9-8; 11-10-6 shall be amended to read:

11-2-1: DEFINITIONS:

LARGE ACCESSORY BUILDING: a building which is 600 square feet or larger located on a lot with an existing Principal Use. The building's use may be for any Accessory Use allowed in the particular zone in which the lot is located. Allowed uses include: detached garage, personal storage, lawn care equipment, etc. If the large accessory building meets the definition of a garage, NO home occupation may be allowed in the building.

11-7A-4: SITE DEVELOPMENT STANDARDS:

A. Minimum Lot Area:

1. Interior or corner lot: Twenty thousand (20,000) square feet.
2. Interior or corner lot with animals: One acre.

B. Minimum Lot Widths: Minimum lot widths at a distance thirty feet (30') back from the front property line:

1. Interior lot: One hundred feet (100').
2. Corner lot: One hundred twenty feet (120').

C. Minimum Yard Setback:

1. Front: Thirty feet (30').
2. Side:
 - a. Dwelling: Ten feet (10').
 - b. The total of the two (2) side yards shall not be less than twenty four feet (24').
 - c. Other buildings: Ten feet (10').

3. Side facing street on corner lot: Twenty feet (20').

4. Rear:

a. Main building: Thirty feet (30').

~~b. Accessory building: Three feet (3').~~

5. Keeping of animals or fowl:

a. Animals and fowl may be maintained on a lot, but must be at least twenty feet (20') from the dwelling.

b. From a dwelling on an adjacent lot, seventy five feet (75').

c. Any barn, stable, coop or pen shall not be constructed closer to a street than one hundred feet (100').

(1) Exception: An enclosure or pasture may be adjacent to a public street if larger than one acre.

(2) Exception: All utility easements must be maintained in an open state.

D. Building Height:

1. Minimum: Ten feet (10').

~~2. Maximum: Thirty five feet (35').~~

E. Accessory Buildings: No accessory building or group of accessory buildings shall cover more of the rear yard than twenty five percent (25%).

1. Minimum Setback Requirements:

a. Three feet (3') from the property line

b. Large accessory building fifteen feet (15')

c. Six feet (6') from the main dwelling

2. Building Height:

a. Maximum: fifteen feet (15') if setback three feet (3') from property line

Exception: twenty five feet (25') if setback twenty feet (20') from the property line and sixty feet (60') from a neighboring dwelling.

Exception: on parcels larger than one (1) acre location proposed closer than fifteen feet (15') may be allowed by Conditional Use Permit.

SINGLE-FAMILY RESIDENTIAL ZONES R-1-8, R-1-8(A), R-1-10,

R-1-12.5

11-7B-4: SITE DEVELOPMENT STANDARDS:

	R-1-12.5	R-1-10	R-1-8	R-1-8(A)	R-1-8(AG)
A. Minimum lot area: (sq. ft.)					
1. Interior lots	12,500	10,000	8,000	8,000	8,000
2. Corner lots	13,500	11,000	9,000	8,000	9,000
B. Minimum lot width measured in feet 30 feet back from the front property line	100	90	80	80	80
C. Minimum yard setback (in feet):					
1. Front	30	30	30	30	30
2. Side:					
a. Dwelling-interior	10	10	8	4	8
b. Total combination width not less than	24	24	18	12	18
c. Exception: Where there is an attached garage with the required number of parking spaces, both side yards may be	10	10	8	4	8
3. Side facing street on corner lot	20	20	20	20	20
4. Rear:					
a. Main building	20	20	20	20	20
b. Accessory building	3	3	3	3	3
<u>Large accessory building</u>					
<u>1. Interior lot</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
<u>2. a. Corner lot (non-street side)</u>	<u>30 15</u>	<u>30 15</u>	<u>30 15</u>	<u>30 15</u>	<u>30 15</u>
<u>2. b. Corner lot (street side)</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
<u>Exception: on parcels larger than one (1) acre location proposed closer than fifteen feet (15') may be allowed by Conditional Use Permit.</u>					
c. There shall be provided a minimum spacing between main and accessory buildings of at least	6	6	6	6	6

d. Rear yard coverage by accessory building shall not exceed the following:	25%	25%	25%	25%	25%
D. Total lot coverage:					
1. Under roof	25%	30%	35%	35%	35%
2. Minimum vegetative area	50%	50%	50%	50%	50%
E. Building height (in feet):					
1. Minimum	10	10	10	10	10
2. Maximum	35	35	35	35	35
<u>F. Accessory building height (in feet):</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
<u>Exception: Any accessory building that is setback at least twenty feet (20') from the property line and sixty feet (60') from a neighboring dwelling:</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>

(Ord. 2002-16, 10-8-2002)

RESIDENTIAL ZONE R-2

11-7F-4: SITE DEVELOPMENT STANDARDS:

A. Minimum Lot Area:

1. Interior with single-family dwelling: Eight thousand (8,000) square feet.
2. Interior with two-family dwelling or other main building: Twelve thousand (12,000) square feet.
3. Corner with single-family dwelling: Nine thousand (9,000) square feet.
4. Corner with two-family dwelling or main building with other than dwelling: Twelve thousand (12,000) square feet.
5. Twin homes: Twelve thousand (12,000) square feet.

B. Minimum Lot Widths:

1. For a single-family dwelling at a distance thirty feet (30') back from the front property line: Eighty feet (80').
2. For a two-family dwelling at a distance thirty feet (30') back from the front property line: Ninety feet (90').

C. Minimum Yard Setback:

1. Front: Thirty feet (30').

2. Side:

a. Dwelling: Eight feet (8').

Exception: The total of the two (2) side yards shall not be less than eighteen feet (18').

Exception: On interior lots where there is an attached garage with the required number of parking spaces, each side yard may be eight feet (8').

b. Other Main buildings (each side): Twenty feet (20')

c. Twin home: Eighteen feet (18').

3. Side facing street on corner lot: Twenty feet (20').

4. All utility easements must be maintained in an open state, unless written permission is secured from all utility companies to place a structure over the easements.

5. Rear:

a. Main building: Twenty feet (20').

~~b. Accessory building: Three feet (3').~~

be. There shall be provided a minimum spacing between main and accessory buildings of at least six feet (6').

6. Building height:

a. Minimum: Ten feet (10')

b. Maximum: Thirty five feet (35').

D. Accessory Buildings:

7. Minimum Setback Requirements:

a. Three feet (3') from the property line

b. Large accessory building fifteen feet (15')

c. Six feet (6') from the main dwelling

8. Building Height:

a. Maximum: fifteen feet (15') if setback three feet (3') from property line

Exception: twenty five feet (25') if setback twenty feet (20') from the property line and sixty feet (60') from a neighboring dwelling.

Exception: on parcels larger than one (1) acre location proposed closer than fifteen feet (15') may be allowed by Conditional Use Permit.

9. No accessory building or group of accessory buildings shall cover more of the rear yard than twenty five percent (25%).

10. No building or group of buildings with the accessory buildings shall cover more of the total lot area than thirty five percent (35%).

11-7G-4: SITE DEVELOPMENT STANDARDS:

A. Specified: Site development standards for all uses, other than multi-family developments containing three (3) or more units, shall follow the standards specified in [chapter 11](#) or chapter 12 of this title.

B. Minimum Lot Area:

1. Interior with single-family dwelling: Eight thousand (8,000) square feet.

2. Corner with single-family dwelling: Nine thousand (9,000) square feet.

3. Interior and corner - multi-family dwelling: Twelve thousand (12,000) square feet.

4. Interior - nonresidential building: Eight thousand five hundred (8,500) square feet.

5. Corner - nonresidential building: Nine thousand five hundred (9,500) square feet.

C. Minimum Lot Widths: Minimum lot widths at a distance thirty feet (30') back from front lot line, eighty feet (80').

D. Minimum Yard Setback:

1. Front: Thirty feet (30').

2. Side:

a. Single-family dwelling: Eight feet (8').

~~b. Accessory building: Three feet (3').~~

Exception: The total of the two (2) side yards shall be not less than seventeen feet (17').

b. Other main buildings (each side): Twenty feet (20').

c. All utility easements must be maintained in an open state.

3. Side facing street on corner lot: Twenty feet (20').

4. Rear:

a. Main building: Twenty feet (20').

~~b. Accessory building: Three feet (3').~~

E. Building Height:

1. Minimum: Ten feet (10').

2. Maximum: Thirty five feet (35').

F. Accessory Buildings:

1. No accessory building or group of accessory buildings shall cover more of the rear yard than twenty five percent (25%).

2. No building or group of buildings with the accessory buildings shall cover more of the total lot area than fifty percent (50%). (Ord. 2002-16, 10-8-2002)

3. Minimum Setback Requirements:

a. Three feet (3') from the property line

b. Large accessory building fifteen feet (15')

c. Six feet (6') from the main dwelling

4. Building Height:

a. Maximum: fifteen feet (15') if setback three feet (3') from property line

Exception: twenty five feet (25') if setback twenty feet (20') from the property line and sixty feet (60') from a neighboring dwelling.

Exception: on parcels larger than one (1) acre location proposed closer than fifteen feet (15') may be allowed by Conditional Use Permit.

11-7H-4: SITE DEVELOPMENT STANDARDS:

A. Specified: All uses, other than multi-family developments containing three (3) or more units, shall follow the standards specified in [chapter 11](#) or chapter 12 of this title.

B. Minimum Lot Area:

1. Interior with single-family dwelling: Eight thousand (8,000) square feet.

2. Corner with single-family dwelling: Nine thousand (9,000) square feet.

3. Interior and corner - two-family dwelling: Twelve thousand (12,000) square feet.

4. Interior with nonresidential main building: Eight thousand five hundred (8,500) square feet.
5. Corner with nonresidential main building: Nine thousand five hundred (9,500) square feet.
6. Nursing home, in addition to minimum, for each patient: Five hundred (500) square feet.
7. Hospital, fraternal, beneficial society or wedding chapel: Twenty thousand (20,000) square feet.

C. Minimum Lot Width: Minimum lot widths at a distance thirty feet (30') back from front lot line, eighty feet (80').

D. Minimum Yard Setback:

1. Front: Thirty feet (30').
2. Side:
 - a. Single-family dwelling: Eight feet (8').

Exception: The total of the two (2) side yards shall be not less than seventeen feet (17').

Except on interior lots where there is an attached garage with the required number of parking spaces, each side yard may be eight feet (8').

- b. Other main buildings (each side): Twenty feet (20').
- c. All utility easement must be maintained in an open state.
- d. Twin homes: Sixteen feet (16').
- e. Side facing street on corner lot: Twenty feet (20').

3. Rear:

- a. Main building: Twenty feet (20').
- b. Accessory building: Twenty feet (20').

4. Building height:

- a. Minimum: Ten feet (10').
- b. Maximum: Thirty five feet (35'). (Ord. 2002-16, 10-8-2002)

E. Accessory Buildings:

1. Minimum Setback Requirements:

- a. Three feet (3') from rear and side property lines

b. Large accessory building fifteen feet (15')

c. Six feet (6') from the main dwelling

2. Building Height:

a. Maximum: fifteen feet (15') if setback three feet (3') from property line

Exception: twenty five feet (25') if setback twenty feet (20') from the property line and sixty feet (60') from a neighboring dwelling.

Exception: on parcels larger than one (1) acre location proposed closer than fifteen feet (15') may be allowed by Conditional Use Permit.

11-7J-4: SITE DEVELOPMENT STANDARDS:

A. Minimum lot area:	
1. Interior with single-family dwelling	8,000 square feet
2. Interior with two-family dwelling or other main building	12,000 square feet
3. Corner with single-family dwelling	9,000 square feet
4. Corner with two-family dwelling or main building with other than dwelling	12,000 square feet
5. Twin homes	12,000 square feet
B. Minimum lot widths:	
1. For a single-family dwelling at a distance 30 feet back from the front property line	80 feet
2. For a two-family dwelling at a distance 30 feet back from the front property line	90 feet
C. Minimum yard setback:	
1. Front	30 feet
2. Side:	
a. Single-family dwelling	8 feet
Exception: The total of the 2 side yards shall not be less than	18 feet
Except on interior lots where there is an attached garage with the required number of parking spaces, each side yard may be	8 feet
b. Other main buildings (each side)	20 feet
c. Twin home	18 feet
d. Two-family dwelling	
Single story	20 feet
2 or more stories	Height of structure

3.Side facing street on corner lot	20 feet
4.All utility easements must be maintained in an open state, unless written permission is secured from all utility companies to place a structure over the easements	
5.Rear:	
a.Main building	20 feet
b.Accessory building	3 feet
<u>Large accessory building</u>	
<u>1. Interior lot</u>	<u>15 feet</u>
<u>2. a. Corner lot (non-street side)</u>	<u>15 feet</u>
<u>2. b. Corner lot (street side)</u>	<u>20 feet</u>
<u>Exception: on parcels larger than one (1) acre location proposed closer than fifteen feet (15') may be allowed by Conditional Use Permit</u>	
c.There shall be provided a minimum spacing between main and accessory buildings of at least	6 feet
6.Building height:	
a.Minimum	10 feet
b.Maximum	35 feet
<u>Accessory building height:</u>	<u>15</u>
<u>Exception: Any accessory building that is setback at least twenty feet (20') from the property line and sixty feet (60') from a neighboring dwelling.</u>	<u>25</u>
7.No accessory building or group of accessory buildings shall cover more of the rear yard than	25 percent
8.No building or group of buildings with accessory buildings shall cover more of the total lot area than	35 percent
D. Minimum vegetative open space lot	50 percent

(Ord. 2005-12, 12-13-2005)

11-9-8: SITE DEVELOPMENT STANDARDS:

Zoning District	HP-1	HP-2	HP-3
Minimum lot area	10,000 square feet	12,500 square feet	2 acres
Minimum lot width (measured 30 feet from front lot line)	90 feet	100 feet	200 feet
Minimum front yard setback	30 feet	30 feet	50 feet
Minimum interior side yard	10 feet	10 feet	25 feet
Minimum street side yard	20 feet	20 feet	50 feet

Minimum rear yard; main building	20 feet	20 feet	150 feet
Minimum rear yard; accessory building	3 feet	3 feet	3 feet
Minimum building height	1 story or 10 feet, whichever is greater	1 story or 10 feet, whichever is greater	1 story or 10 feet, whichever is greater
Maximum building height	35 feet or 2 ¹ / ₂ stories, whichever is less	35 feet or 2 ¹ / ₂ stories, whichever is less	35 feet or 2 ¹ / ₂ stories, whichever is less
<u>Large accessory building</u>			
<u>1. Interior lot</u>	<u>15</u>	<u>15</u>	<u>15</u>
<u>2. a. Corner lot (non-street side)</u>	<u>15</u>	<u>15</u>	<u>15</u>
<u>2. b. Corner lot (street side)</u>	<u>20</u>	<u>20</u>	<u>20</u>
<u>Exception: on parcels larger than one (1) acre location proposed closer than fifteen feet (15') may be allowed by Conditional Use Permit.</u>			
There shall be provided a minimum of 6 feet of spacing between main and accessory buildings.			
In the HP-1 and HP-2 zoning districts, no accessory building shall be greater than 1 story nor more than 25 percent of the footprint square footage of the main building. In the HP-3 zoning district, no accessory building shall be greater than 1 story nor have a footprint larger than the house. No accessory buildings are permitted without a single-family residence or main building.			

(Ord. 2002-16, 10-8-2002)

11-10-6: ADDITIONAL HEIGHT REGULATIONS:

A. Generally: No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located, except as otherwise specifically provided.

B. Exceptions: Height regulations established elsewhere in this title shall not apply:

1. In any district, to church spires, monuments and water towers; provided, that such structure shall be so located and constructed that if it should collapse, its reclining length would still be contained on the property on which it was constructed.
2. In any nonresidential district, to noncommercial radio or television antennas.
3. In the MP-1 zoning district, to conveyors or similar structures wherein the industrial process involved customarily requires a height greater than otherwise permitted; provided, that such structure shall be so located and constructed that if it should collapse, its reclining length would still be contained on the property on which it was constructed.

4. Chimneys in residential zoning districts may be two feet (2') above the roofline of the residential structure, even if the roofline is at the maximum building height. However, there shall be no height exception allowed for a chimney if there is a two foot (2') or greater vertical clearance within a ten foot (10') radius of the chimney.

5. Wireless communications towers and antennas as approved in accordance with the requirements and provisions stated in chapter 21 of this title.

~~C. Accessory Buildings In Single-Family Residential Zoning Districts: No building, which is an accessory building in a single-family residential zoning district, shall be erected to a height greater than one story or fifteen feet (15') except as otherwise may be permitted by a particular zone regulation.~~

Exception: maximum height of twenty five feet (25') if setback twenty feet (20') from the property line and sixty feet (60') from a neighboring dwelling.

D. Prohibited Heights: No dwelling shall be erected to a height less than ten feet (10'), except as permitted by conditional use, and no accessory building in a residential zone shall be erected to a height greater than ~~thirty five~~ twenty five feet (~~35~~ 25'). (Ord. 2002-05, 4-9-2002)

SECTION 2. This ordinance shall take effect upon adoption.

PASSED and ADOPTED this ____ day of ____ 2011.

North Ogden City:

Richard G. Harris

North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Bigler:	___	___
Council Member Flamm:	___	___
Council Member Harris:	___	___
Council Member Taylor:	___	___
Council Member Turner:	___	___
(In event of a tie vote of the Council):		
Mayor Harris:	___	___

ATTEST:

S. Annette Spendlove, CMC

City Recorder

DRAFT