

ORDINANCE 2020-28

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TO CORRECT THE SETBACK STANDARDS FOR ACCESSORY BUILDINGS IN THE HILLSIDE PROTECTION ZONES

- WHEREAS;** There are accessory building setback standards in residential zones; and
- WHEREAS;** The accessory building setback standards were modified by the City Council on April 28, 2020; and
- WHEREAS;** The April 28, 2020 ordinance contained an error in the HP zones that deleted a table containing site development standards; and
- WHEREAS;** This ordinance reinstates the site development standards, sections E - H; and
- WHEREAS;** The General Plan goals support the reasonable use of property while maintaining high quality design standards; and
- WHEREAS;** The North Ogden City Planning Commission has reviewed these standards and conducted a public hearing on the amendment and recommends adoption of this amendment.

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City zoning ordinance 11-9-8 section E-H. are amended.

SECTION 1: Text to be amended:

11-9-8: SITE DEVELOPMENT STANDARDS, HP-1, HP-2, HP-3 Sections A-D to remain the same. The following table is amended with a new insert.

E. Accessory building regulations (in feet) (see also CCNO 11-10-31)				
	1. Accessory Building Smaller than 600 square feet rear and interior side yard setback	3	3	3
	2. Large accessory building greater than 600 square feet:			
	a. interior lot rear and side yard setback:	15	15	15
	b. Corner lot (non-street side)	15	15	15
	c. Corner lot (street side)	20	20	20
F. There shall be provided a minimum of 6 feet of spacing between main and accessory buildings.				

G. In the HP-1 and HP-2 zoning districts, no accessory building shall be greater than 1 story (15 feet) 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 (15 feet) nor have a footprint larger than the house. No accessory buildings are permitted without a single-family residence or main building.			
--	--	--	--

H. Accessory building regulations (in feet) (see also CCNO 11-10-31)	
1. Building Separation: Large accessory building to be 60 feet from any neighboring dwelling on any adjoining parcel	
2. Maximum Number of Large Accessory Buildings Per Lot	1
3. Building Design and Materials See 11-10-31	

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 22nd day of December, 2020.

North Ogden City:



S. Neal Berube
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	<u> X </u>	___
Council Member Cevering:	<u> X </u>	___
Council Member Ekstrom:	<u> X </u>	___
Council Member Stoker:	<u> X </u>	___
Council Member Swanson:	<u> X </u>	___
(In event of a tie vote of the Council):		
Mayor Berube	___	___

ATTEST:



S. Annette Spendlove

**S. Annette Spendlove, MMC
City Recorder**