

ORDINANCE 2021-37

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 10, SECTION 31: STANDARDS FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES, AMENDING EXTERIOR BUILDING MATERIALS

WHEREAS; The current City ordinance related to accessory buildings in residential zones does not permit metal as an exterior material; and

WHEREAS; This amendment updates in a reasonable manner the standards relating to exterior building materials; and

WHEREAS; Updating these standards will provide flexibility property owners in building and upgrading accessory buildings in residential zones;

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City Code 11-10-31 be amended as follows:

11-10-31: STANDARDS FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES

- A. Design and Materials: The original design of the building must have been to function as a typical accessory residential structure, such as a storage shed or carport, and not for some other use. Reuse of a metal structure originally designed or used for other purposes, such as shipping or cargo containers, is not allowed unless the exterior of the metal structure is made to be integrated into the design of the main residential building, with a similar residential exterior wall treatment and roofing material as the main building.
1. All accessory buildings larger than 200 square feet must be integrated into the design of the residential building, with a similar residential exterior wall color.
 - a. Roofing materials including metal roofs shall have a similar color as the main building.
 - b. An eave proportionate to the main building is required with a minimum of 12 inches. Aluminum fascia and soffits are allowed.
 - c. Accessory buildings fronting onto a street must have a window(s) that occupy 5% of the façade of the building, or have a person door, or garage door with windows.
 2. All accessory buildings shall have a buffer of either a fence or landscaping or a combination of the two.
 3. Roof pitches shall be a minimum of a 4/12.

B. Location and Size:

1. No detached accessory building, other than trellises, shall be allowed between the front of the main residential building and the street.
2. A garage or carport attached to the main residential building is allowed between the front of the main residential building and the street if the front yard setback requirement for the zone is maintained and the garage or carport is integrated into the design of the residential building, with a similar residential_exterior wall treatment, roof slope, and roofing material as the main building to which it is attached.

A detached garage or carport may be located in the side yard so long as it meets the side and front yard setbacks, is a minimum of 6 feet from the main building, is integrated into the design of the residential building, with a similar residential_exterior wall treatment and roofing material as the main building.

3. Accessory buildings regardless of size may be located in an interior side yard or rear yard provided they meet the required setbacks of the zone.
4. On a corner lot, an attached or detached accessory building (with or without a roof) that is open on at least three (3) sides may extend into the side yard setback facing a street up to the minimum side yard setback for an interior lot in its respective zone. Such structures are limited to covered or uncovered decks, patios, gazebos, pergolas, and trellises. The finished floor elevation of these structures may not be higher than eighteen inches (18") above finish grade.

- C. Height: The building shall not exceed the maximum height allowed by other sections of the Zoning Ordinance.
- D. Prohibited Use: Accessory buildings shall not be used as living quarters. Accessory Dwelling Units are not considered accessory buildings.

PASSED and ADOPTED this 9th day of November 2021.

North Ogden City:



S. Neal Berube
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

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

ATTEST:



Susan L. Nance, CMC
City Recorder

