

## ORDINANCE 2021-38

### AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TO ADJUST THE SETBACK STANDARDS FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES

**WHEREAS;** There are accessory building standards in residential zones; and

**WHEREAS;** The accessory building setback and height standards vary between the Single-Family Residential Zones; and

**WHEREAS;** The standards are in place in order to provide a reasonable setback from adjoining properties and maintain the reasonable use of the property; 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 11-7A-4 section F, 11-7J-4 section E, 11-9-8 section E be amended as follows:

11-7A-4: SITE DEVELOPMENT STANDARDS RE-20 Zone:

F. Accessory building regulations (in feet) (see also CCNO 11-10-31)	
1. Accessory building height	
a. Accessory building setback	
(1) Accessory building/Large Accessory building	
(A) Corner lot (street side)	20
(2) Required setback in feet (with permitted increases in building height beyond 10')	

<p>(A) For non-metal buildings that meet the design standards requirements in 11-10-34, a building up to 10' tall may be 3' from the property line. Beginning at 5' from the property line, an increase in building height beyond 10' is permitted up to a maximum building height of 25' (at the tallest point of the roof of the building), with an increase, at a 1:1 ratio, in the required setback distance of the building walls from the property line.</p> <p>For a metal accessory building, a building up to 10' tall may be 3' from the property line. Beginning at 5' from the property line, an increase in building height may be permitted up to a maximum building height of 12.5' (at the tallest point of the roof of the building), with an increase at a 1:1 ratio in the required setback distance of the building walls from the property line.</p>	
<p>2. There shall be provided a minimum spacing between main and accessory; and between accessory buildings of at least</p>	
<p>3. Rear yard coverage by accessory building shall not exceed the following:</p>	<p>25%</p>
<p>4. Building Design and Materials (see 11-10-31)</p>	
<p>5. Nonconforming. If an accessory building setbacks become nonconforming due to a</p>	

subdivision of the existing lot; the accessory building must be brought into conformity.	
--	--

11-7J-4: SITE DEVELOPMENT STANDARDS, RESIDENTIAL CITY CENTER ZONE  
RCC

E. Accessory building regulations (in feet) (see also CCNO 11-10-31)		
1. Accessory building height		
a. Accessory building setback		
(1) Accessory building/Large accessory building		
	(A) Corner lot (street side)	20
(2) Required setback in feet (with permitted increases in building height beyond 10')		
<p>(A) For non-metal buildings that meet the design standards requirements in 11-10-34, a building up to 10' tall may be 3' from the property line. Beginning at 5' from the property line, an increase in building height beyond 10' is permitted up to a maximum building height of 25' (at the tallest point of the roof of the building), with an increase, at a 1:1 ratio, in the required setback distance of the building walls from the property line.</p> <p>(B) For a metal accessory building, a building up to 10' tall may be 3' from the property line. Beginning at 5' from the property line, an</p>		

	increase in building height may be permitted up to a maximum building height of 12.5' (at the tallest point of the roof of the building), with an increase at a 1:1 ratio in the required setback distance of the building walls from the property line.	
2. There shall be provided a minimum spacing between main and accessory buildings of at least		6
3. Rear yard coverage by accessory buildings shall not exceed the following		25%
4. Maximum number of large accessory buildings per lot		1
5. Building Design and Materials (see 11-10-31)		

11-9-8: SITE DEVELOPMENT STANDARDS, HP-1, HP-2, HP-3

Zoning District	HP-1	HP-2	HP-3
-----------------	------	------	------

E. Accessory Building Regulations (in feet) (see also CCNO 11-10-31)			
1. Accessory building/Large accessory building			
a. Corner lot (street side)	20	20	20
2 Required setback in feet (with permitted increases in building height beyond 10')			
a. For non-metal buildings that meet the design standards requirements in 11-10-34, a building up to 10' tall may be 3' from the property line. Beginning			

<p>at 5' from the property line, an increase in building height beyond 10' is permitted up to a maximum building height of 25' (at the tallest point of the roof of the building), with an increase, at a 1:1 ratio, in the required setback distance of the building walls from the property line.</p> <p>b. For a metal accessory building, a building up to 10' tall may be 3' from the property line. Beginning at 5' from the property line, an increase in building height may be permitted up to a maximum building height of 12.5' (at the tallest point of the roof of the building), with an increase at a 1:1 ratio in the required setback distance of the building walls from the property line.</p>			
F. There shall be provided a minimum of 6 feet of spacing between main and accessory buildings			
G. Accessory building regulations (in feet) (see also CCNO 11-10-31)			
1. Maximum number of large accessory buildings per lot	1	1	1
2. Building Design and Materials (see 11-10-31)			

**PASSED and ADOPTED this 9<sup>th</sup> day of November 2021.**

**North Ogden City:**

  


---

**S. Neal Berube**  
**North Ogden City Mayor**

**CITY COUNCIL VOTE AS RECORDED:**

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

**ATTEST:**



Susan L. Nance, CMC  
City Recorder

