

## ORDINANCE 2021-39

### AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 7, ARTICLE B, AND TITLE 11, CHAPTER 10, SECTION 31, TO REFINE SIZE, HEIGHT AND SETBACK STANDARDS FOR ACCESSORY BUILDINGS AND RELATED ACCESSORY BUILDING STANDARDS

**WHEREAS;** The current City ordinance relating to accessory buildings has been determined to need further refinement; and

**WHEREAS;** This amendment simplifies and amends in a reasonable manner the standards relating to the requirements for accessory buildings relating to permitted setbacks, height, and building size; and

**WHEREAS;** This amendment seeks to define height and required setback standards for accessory buildings, in relation to the property line of the property the accessory building is proposed to be built upon, instead of off-site conditions on other properties; and

**WHEREAS;** Updating these standards seeks to maintain the rights and the reasonable interests of both those who propose to build accessory buildings on their property, and those of neighbors on adjacent properties who may be impacted by such accessory buildings;

**NOW THEREFORE, BE IT ORDAINED** by the North Ogden City Council that the North Ogden City Code 11-7B-4 and 11-10-31 be amended as follows:

#### **11-7B-4: SITE DEVELOPMENT STANDARDS**

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)	Interior lot & Corner lot (non-street side)	
	Minimum in Feet (if building height is 10' or less)	3
	Required Setback In Feet (with permitted increases in building height beyond 10')	
	1. 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	

		<p>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>2. 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>	
		(B) Corner lot (street side)	
		Required Setback In Feet (with permitted increases in building height beyond 10')	
		<p>1. 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>2. 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>	
		(B) Corner lot (street side)	20
		2. There shall be provided a minimum spacing between main and accessory buildings of at least	6

3. Rear yard coverage by accessory building shall not exceed the following
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25%
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### **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. For accessory buildings with greater than 200 square feet in floor area, roof pitches shall be a minimum of a 4/12.

**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 Cevering:</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

