

## AMENDED ORDINANCE 2021-40

### AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 8, SECTION C: PERMITTED USES, AND CREATING ARTICLE F: CLASS A SELF-STORAGE UPGRADE STANDARDS

**WHEREAS;** The current City ordinance does not list Class A Self-Storage as a Permitted or Conditional Use; and

**WHEREAS;** This amendment creates standards relating to upgrades and improvements to existing storage facilities within the city; and

**WHEREAS;** Updating these standards will provide opportunities for business owners to update and modernize their properties;

**NOW THEREFORE, BE IT ORDAINED** by the North Ogden City Council that the North Ogden City Code 11-8C-2 and 11-8 Article F: be amended as follows:

#### **11-8C-2: PERMITTED USES**

Class A Self-Storage existing prior to December 14, 2021

*\*The section of code below is entirely new, and therefore is not indicated as underlined text*

#### **11-8: COMMERCIAL AND MANUFACTURING ZONES ARTICLE F: CLASS A SELF-STORAGE UPGRADE STANDARDS**

##### 11-8F-1: PURPOSE AND INTENT

A. Self-storage facilities existing before November 1, 2021, may be updated based on the standards below and within the MP-1 Zoning Code. Class A self-storage is a type of self-storage that requires maximum design standards. Class A self-storage may only be allowed in the MP-1 zone per these requirements. Applications for upgrades to class A self-storage shall be submitted and reviewed according to the requirements of this Ordinance.

B. Purpose: The purposes of this section and any rules, regulations, standards, and specifications adopted pursuant hereto are:

1. Minimal Impact: To accommodate such self-storage with minimal impact in commercial and mixed-use areas in terms of compatible infill, scale, design, and appearance of buildings.

## 11-8F-2: SITE DEVELOPMENT STANDARDS

- A. Site Development Standards follow Ordinance 11-8C-4: MP-1 Site Development Standards unless specified differently below. The following standards and conditions shall apply to new and/or addition class A self-storage developments:
  - 1. Frontage: Class A self-storage shall have an office fronting onto an arterial street. The frontage of the property facing the Arterial Street shall be no wider than 200'.
- B. Class A self-storage shall not prevent the development of, or displacement of, more intense commercial uses typically found on primary sites adjacent to high traffic major streets on visible and accessible building lots. This may include mixed-use development, large scale or big box commercial development, mid-rise apartments/condominiums, and manufacturing.
- C. Lighting
  - 1. New construction shall have dark skies lighting compatible fixtures and signs.
  - 2. Light fixtures shall have a 50% cut off fixture with extruding light only projecting down and to the sides.
  - 3. Light from light fixtures shall not project upwards towards the sky. Also lighting adjacent to residential areas shall not project into neighboring residential properties.
- D. Drive Aisles and Access
  - 1. Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site. Minimum width of required drive aisles and access shall be determined by the Fire Marshall.
- E. Low Impact Development techniques: Refer to City Ordinance 11-10-39
- F. Signs: Refer to City Ordinance 11-22
- G. Architectural Design:
  - 1. Management Office: Class A self-storage shall include a professionally designed office for on site management purposes. The office should have a retail sales area. It should blend in with the design of the project and neighboring business. The office building must have distinguished architectural features, including commercial building rooflines, building and color variation. The office building shall have a minimum of 25% glass for sides facing the streets between the heights of 2' and 10' on exterior elevations. The building shall have a minimum of 25% brick or stone masonry on street facing walls. New self-storage buildings shall be located behind the office building and setback more than 100 feet from the Arterial Street.
  - 2. General Building Design: All projects must be designed to a quality standard, incorporating the following:
    - a. Massing

(1) Horizontal planes or walls are limited to a continuous 40 feet in length, however, may continue after a 4 ft minimum offset in-between max.

(2) Maximum vertical planes are limited to 20 feet in height and may continue with 2 ft minimum vertical (depth) offsets.

(3) Building parapets are limited to 40 ft in horizontal length without height or depth offsets.

### 3. Colors and Materials

a. Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall include, but not be limited to textured concrete (split face or honed block), brick, stone and/or considered wood/wood like materials.

b. Acceptable Material Include:

(1) Textured concrete (split face or honed block)

(2) Brick

(3) Stone

(4) Wood/wood like materials

(5) High quality retail grade metal panels, smooth or corrugated.

(6) The planning commission shall review all siding and stucco proposals (samples must be submitted).

c. Vision and Glazing

(1) Clear solar tinted glass at vision areas.

(2) Spandrel (opaque) glass at wall faces not requiring clear glass.

4. External surfaces shall be predominantly natural, muted earth tones (non-bright colors representing natural, earth colors and values, including browns, black, grays, greens, rusts, etc.). The roof of an addition to an existing structure, when matching existing colors, may be exempt.

a. White may be used as an accent color only.

b. The planning commission may allow contrasting accent colors.

### 5. Building Orientation

a. Self-storage unit doors may not open onto a public street or right-of way, and must be accessed internally within the site.

### 11-8F-3: FENCING

Perimeter Fencing. The entire area that includes storage use, with the exception of the office or caretaker residence and its customer and employee parking and the access driveways shall be enclosed by a fence. Acceptable fencing materials include architecturally designed brick, stone, wrought iron or pre-cast color stamped concrete. Wrought iron fencing maybe combined with the other materials listed in this ordinance. Fencing shall be 6 feet tall unless adjacent to a

residential zone in which case fencing shall be 8 feet tall. Buildings which meet the design standards, and which are constructed on the property line may operate as a perimeter fence.

#### 11-8F-4: OUTDOOR STORAGE

Outdoor Storage, RVs, or vehicles shall not be allowed for greater than 10% of the total Class A self-storage site. Outside storage shall be located more than 150' from the nearest ROW and shall be screened behind buildings, landscaping or opaque fencing.

#### 11-8F-5: LANDSCAPING

A. A minimum of Ten percent (10%) of the gross area of the site shall be landscaped. The Ten percent (10%) landscaping requirement should blend well with the fencing and solid masonry walls that may surround the project. Special attention should be given to landscaping in the high traffic and publicly visible areas of the project as well as covering large and fencing areas.

B. Stormwater basins may count towards the landscaping requirements if they're fully landscaped and contain less than 25% rock or gravel areas.

C. If the property ownership includes land adjacent to a creek or stream that area may be included as part of the minimum requirement.

#### D. Landscape Design

1. The landscape shall have a minimum of 15 trees per acre and 50 shrubs per acre.
2. Two perennials or ornamental grasses shall equal one shrub.
3. A maximum of 40% of the landscaped area shall be grass.
4. The planting areas shall have drip irrigation and the total site managed by a Smart Irrigation controller or one with an EPA water sense label.
5. Planting shall be varied in height, color and plant texture. Plantings shall be designed to complement the architectural building façade.

#### E. Landscaping on Public Right-of-Way

1. Where a development is adjacent to a public right-of-way, a permanent open space shall be required along any front, side, or rear yard adjacent to said right-of-way. This area shall be kept free of buildings and structures, permanently maintained with street trees and other landscaping, screened, or protected by natural features.
2. If such areas are the result of double frontage lot designs with inadequate access to the street, such areas shall be landscaped with a minimum of a five-foot landscaped area next to the public ROW.
3. Fences shall not be located within this five-foot landscaped area. Aesthetic entrance features are encouraged.

4. Additional landscape treatments or buffers may also be required with width and landscaping specifications.

5. Right-of-way landscaping

a. Shall have a maximum of 50% grass.

b. Shall be located with an average of one tree per every 40 feet and one shrub every 10 feet to screen approximately 50% or greater of the fencing and storage areas.

c. Grass is not permitted in areas with a width less than 8 feet.

F. Alternative Landscaping Options: The planning director may approve a modification of these requirements if:

1. The proposed alternative meets the purpose of this article; and

2. The landscaping better accommodates the existing physical conditions of the property or provides significant elements for wind protection, solar access and shading, and the proposed landscaping represents an equal or superior result than would be achieved if the requirements of this article were strictly followed; or

3. The proposed alternative incorporates a distinct coloring scheme utilizing the planting or annuals in areas of high visibility.

4. The city council may authorize the city's participation in the installation of landscaping and landscaping improvements required by this article when it is in the city's best interest.

#### 11-8F-6: OPERATIONS

A. All business operations should be conducted using approved commercial property management standards. Security features should include digital video, electronic gate access and individual door alarms.

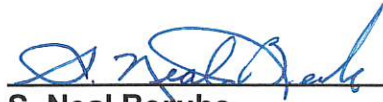
1. Facilities are encouraged to include climate control units and offer multiple services to its tenants.

2. Limited access hours shall be required to reduce late night noise from 10:00 PM to 6:00 AM.

**SECTION 2. EFFECTIVE DATE.** This ordinance shall take effect immediately after passage and postage as required by law.

**PASSED and ADOPTED this 11<sup>th</sup> day of January 2022**

North Ogden City:



S. Neal Berube  
North Ogden City Mayor

**CITY COUNCIL VOTE AS RECORDED:**

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

**ATTEST:**



Susan L. Nance, CMC  
City Recorder

