

AMENDED ORDINANCE 2022-08

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 9, ARTICLE N, RESIDENTIAL AND CIVIC ZONES: TO ADD CENTURY FARM ZONE

WHEREAS; The developer has a pending rezone application on the subject property at approximately 281 East Pleasant View Drive; and

WHEREAS; The current City ordinance relating to single family developments do not accommodate the lot size, frontage width, and setbacks contemplated by Shaw Century Farm Preliminary Plat; and

WHEREAS; This development has been created, reviewed, and designed alongside staff; and

WHEREAS; This development succeeds in providing flexible housing options close to City services while maintaining single-family homes;

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City Code 11-9 Article N: Century Farm be created as follows:

SECTION 1: Text to be inserted with creation of Article N.

ARTICLE N: CENTURY FARM ZONE

11-9N-1: PURPOSE AND INTENT

11-9N-2: PERMITTED USES

11-9N-3: SITE DEVELOPMENT STANDARDS

11-9N-4: SIGN REGULATIONS

11-9N-5: CITY PARK

11-9N-1: PURPOSE AND INTENT

The purpose of the Century Farms zone classification is to provide a regulated area for single-family residential uses.

11-9N-2: PERMITTED USES

The following uses shall be permitted:

Church, synagogue or similar permanent building used for regular religious worship.

Home occupations.

Household pets.

Public buildings, public or private parks, recreation grounds, and associated buildings.

Residential facility for disabled persons in accordance with CCNO 11-11-11.

Single-family dwellings.

Temporary buildings, structures and uses incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.

11-9N-3: SITE DEVELOPMENT STANDARDS

A. Minimum lot area (square feet)	4,000
B. Minimum lot width (square feet)	40
C. Minimum yard setback (in feet)	
1. Front	20 (18 feet if the house proceeds the garage)
2. Interior side	5
3. Street side	15 (On lots numbered 14 and 34 the street side yard setback is 12 feet)
4. All utility easements must be maintained in an open state	
5. Rear	15
D. Building height (in feet)	
1. Minimum one story	10

2. Maximum two story	28
E. Maximum lot coverage percentage:	
1. Under roof	45%
2. Minimum vegetative area	40%

11-9N-4: SIGN REGULATIONS

The height, size and location of permitted signs shall be in accordance with the regulations set forth in CCNO 11-21.


11-9N-5: CITY PARK

The Shaw Century Farm Plat will be governed by a Development Agreement specifying open space requirements and financial donations for the development of a City park.

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 13th day of December 2022.

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:	___	___	(excused)
Council Member Dalpias:	<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

**Susan L. Nance, CMC
City Recorder**

