

## AMENDED ORDINANCE 2022-24

**AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, SECTION 2, CHAPTER 9, ARTICLE D: RESIDENTIAL ZONE R-2, ARTICLE E: MULTI-FAMILY RESIDENTIAL ZONE R-3, ARTICLE F: MULTI-FAMILY RESIDENTIAL ZONE R-4, ARTICLE G: ROYLANCE FARMS PHASE II PLANNED UNIT DEVELOPMENT ZONE (PUD), ARTICLE H: QUAIL PONDS PLANNED UNIT DEVELOPMENT ZONE (PUD), ARTICLE I: COLD CREEK VILLAGE PLANNED UNIT DEVELOPMENT (PUD), AND ARTICLE M: USE REGULATIONS APPLICABLE TO RESIDENTIAL AND CIVIC ZONES STANDARDS FOR ACCESSORY BUILDINGS IN MULIT-FAMILY RESIDENTIAL ZONES, AMENDING BUILDING HEIGHT AND SETBACKS**

**WHEREAS;** The General Plan goals support the reasonable use of property while maintaining high quality design standards; and

**WHEREAS;** The current City ordinances related to accessory building standards in multifamily residential zones are not consistent with accessory building standards in single family residential zones; and

**WHEREAS;** This amendment updates the standards for accessory buildings in muti family residential zones to be consistent with the standards for accessory buildings in single family residential zones; and

**WHEREAS;** The proposed standards are designed to provide a reasonable setback from adjoining properties and maintain the reasonable use of the property.

**NOW THEREFORE, BE IT ORDAINED** by the North Ogden City Council that the North Ogden City Code 11-9D-3, 11-9E-3, 11-9F-3, 11-9G-2, 11-9H-2, 11-9I-2, and 11-9M-8 be amended as follows:

### 11-9D-3: SITE DEVELOPMENT STANDARDS

(Measurements in feet or square feet)

A. Minimum lot area	
1. Interior with single-family dwelling	8,000 square feet
2. Interior with two-family dwelling or other main building, includes twin homes	12,000 square feet total, 6000 per unit

3. Corner with single-family dwelling	9,000 square feet
4. Corner with two-family dwelling or main building with other than dwelling	12,000 square feet total, 6000 per unit
B. Minimum lot widths measured 30 feet back from the front property line	
1. For a single-family dwelling at a distance thirty feet (30') back from the front property line	80'
2. For a two-family dwelling at a distance thirty feet (30') back from the front property line	90'
C. Minimum yard setback	
1. Front	30'
2. Side	
a. Dwelling	8'
(1) Minimum length of the total of the two (2) side yards	18'
(2) For interior lots where there is an attached garage with the required number of parking spaces, each side yard may be eight feet (8')	
b. Other main buildings (each side)	20'
c. Twin home	18'
3. Side facing street on corner lot	20'
4. All utility easements must be maintained in an open state, unless written permission is secured from all utility companies to place a structure over the easements	
5. Rear	
a. Main building	20'
b. Minimum spacing between main and accessory buildings	6'

6. Building height	
a. Minimum	10'
b. Maximum	35'
D. Total lot coverage:	
1. Maximum rear yard coverage for accessory building or group of accessory buildings	25%
2. Maximum lot coverage for building or group of buildings with the accessory buildings	35%
E. Accessory building regulations (see also CCNO 11-9M-9)	
1. Accessory building height	
2. Accessory building setback	
a. Accessory building	
(1) Corner lot (street side)	20'
(2) Required setback in feet (with permitted increases in building height beyond 10')	
(A) Buildings that meet the design standards requirements in 11-9M-9: 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	
3. Minimum separation required between primary building and between all accessory buildings	At least 6'

11-9E-3: SITE DEVELOPMENT STANDARDS

(Measurements in feet or square feet)

A. Minimum lot area	
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1. Interior with single-family dwelling	8,000 square feet
2. Corner with single-family dwelling	9,000 square feet
3. Interior and corner - multi-family dwelling	10,000 square feet
4. Interior - nonresidential building	8,500 square feet
5. Corner - nonresidential building	9,500 square feet
B. Minimum lot width measured 30 feet back from the front property line	80'
C. Minimum Yard Setback:	
1. Front	30'
2. Side	
a. Single-family dwelling	8' Exception: The total of two side yards shall not be less than 17'
b. Other main buildings (each side)	20'
c. All utility easements must be maintained in an open state	
3. Side facing street on corner lot	20'
4. Rear (main building)	20'
D. Building Height	
1. Minimum	10'
2. Maximum	35'
E. Total lot coverage:	
1. No accessory building or group of accessory buildings shall cover more of the rear yard than twenty five percent (25%).	
2. No building or group of buildings with the accessory buildings shall cover more of the total lot area than fifty percent (50%).	
F. Accessory building regulations (see also CCNO 11-9M-8)	
1. Accessory building height	

2. Accessory building setback	
a. Accessory building	
(1) Corner lot (street side)	20'
(2) Required setback in feet (with permitted increases in building height beyond 10')	
(A) Buildings that meet the design standards requirements in 11-9M-9: 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	
3. Minimum separation required between primary building and between all accessory buildings	At least 6'

### 11-9F-3: SITE DEVELOPMENT STANDARDS

(Measurements in feet and square feet)

A. Minimum lot area	
1. Interior with single-family dwelling	8,000 square feet
2. Corner with single-family dwelling	9,000 square feet
3. Interior and corner - two-family dwelling	8,000 square feet
4. Interior with nonresidential main building	8,500 square feet
5. Corner with nonresidential main building	9,500 square feet
6. Residential care facility, in addition to minimum, for each patient	500 square feet
B. Minimum lot width measured 30 feet back from the front property line	80'

2. Accessory building setback	
a. Accessory building	
(1) Corner lot (street side)	20'
(2) Required setback in feet (with permitted increases in building height beyond 10')	
(A) Buildings that meet the design standards requirements in 11-9M-9: 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	
3. Minimum separation required between primary building and between all accessory buildings	At least 6'

### 11-9F-3: SITE DEVELOPMENT STANDARDS

(Measurements in feet and square feet)

A. Minimum lot area	
1. Interior with single-family dwelling	8,000 square feet
2. Corner with single-family dwelling	9,000 square feet
3. Interior and corner - two-family dwelling	8,000 square feet
4. Interior with nonresidential main building	8,500 square feet
5. Corner with nonresidential main building	9,500 square feet
6. Residential care facility, in addition to minimum, for each patient	500 square feet
B. Minimum lot width measured 30 feet back from the front property line	80'

C. Minimum Yard Setback:	
1. Front	30' If located on Washington Blvd. or 2700 North, the front yard setback is 20' with no parking allowed in the front yard.
2. Side	
a. Single-family dwelling	8' Exception: The total of two side yards shall not be less than 17' Exception: On interior lots where there is an attached garage with the required number of parking spaces, each side yard may be 8'
b. Other main buildings (each side)	20'
c. All utility easements must be maintained in an open state	
d. Twin homes	16'
e. Side facing street on corner lot	20'
3. Rear (main building)	20'
D. Building Height	
1. Minimum	10'
2. Maximum	35'
E. Accessory building regulations (see also CCNO 11-9M-9)	
1. Accessory building height	
2. Accessory building setback	
a. Accessory building	
(1) Corner lot (street side)	20'
(2) Required setback in feet (with permitted increases in building height beyond 10')	
b. Buildings that meet the design standards requirements in 11-9M-9: 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	
3. Minimum separation required between primary building and between all accessory buildings	At least 6'

11-9G-2: PERMITTED USES

A. The following uses shall be permitted:

1. Attached dwelling units. See CCNO 11-13.
2. Church, synagogue or similar permanent building used for regular religious worship.
3. Home daycare center. See CCNO 11-9M-13.
4. Home occupations. See CCNO 11-14.
5. Home preschool. See CCNO 11-9M-13.
6. Household pets.
7. Single-family dwellings.
8. Temporary buildings, structures and uses incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.
9. Accessory buildings and uses customarily incidental to any permitted use. (See 11NOCC 11-9M-8 for accessory building standards.)

11-9H-2: PERMITTED USES

A. The following uses shall be permitted:

1. Attached dwelling units. See CCNO 11-13.
2. Church, synagogue or similar permanent building used for regular religious worship.
3. Home occupations. See CCNO 11-14.
4. Household pets.

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5. Planned Unit Development. See CCNO 11-13.
6. Public buildings, public or private parks, recreation grounds, and associated buildings. See CCNO 11-9M-18.
7. Single-family dwellings.
8. Temporary buildings, structures and uses incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.
9. Accessory buildings and uses customarily incidental to any permitted use. (See 11NOCC 11-9M-8 for accessory building standards.)

11-9I-2: PERMITTED USES

A. The following uses shall be permitted:

1. Home occupations. See CCNO 11-14.




3. Minimum separation required between primary building and between all accessory buildings	At least 6'
4. Maximum rear yard coverage by all accessory buildings	25%

**SECTION 2:** This ordinance shall take effect upon adoption.

**PASSED and ADOPTED this 13<sup>th</sup> day of December 2022.**

**North Ogden City:**

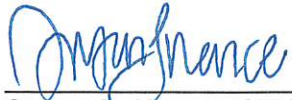

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**S. Neal Berube**  
**North Ogden City Mayor**

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay	
Council Member Barker:	<u>X</u>	___	
Council Member Cevering:	___	___	(excused)
Council Member Dalpiaz:	<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

