

## ORDINANCE 2019-09

### AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TO ADJUST THE BUILDING ORIENTATION AND UTILITY STANDARDS IN COMMERCIAL ZONES

**WHEREAS;** There are setback standards in commercial zones; and

**WHEREAS;** The General Plan for the Downtown and Southtown districts have identified that these areas should be more walkable areas; and

**WHEREAS;** Orienting buildings so they front onto streets is an integral part of a walkable downtown; and

**WHEREAS;** Commercial zones are in need of periodic updates including updating 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 11-8A and 11-8B; amending sections 2 and 3 respectively is amended to provide building orientation and utility standards.

**SECTION 1:** Text to be amended:

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

- A. Minimum Lot Area: Eight thousand (8,000) square feet.
- B. Minimum Lot Width: None.
- C. Minimum Yard Setbacks:
  - 1. Front: Twenty feet (20') for all buildings and walls or fences over three feet (3') high; buildings that front onto Washington Boulevard, 2550 North, or 2700 North may be required to have a reduced 0 foot setback-as determined by the planning commission.
  - 2. Side: None, except ten feet (10') adjacent to residential boundary;
  - 3. Side facing street on corner lot: Twenty feet (20');
  - 4. Rear: None, except ten feet (10') where building rears on a residential zone.
- D. Building Height:
  - 1. Minimum: Ten feet (10').
  - 2. Maximum: Thirty five feet (35').
- E. Lot Coverage: No building or accessory buildings shall cover over eighty percent (80%) of lot area.
- F. Minimum Standards Determined: Minimum site development standards for dwelling units shall be determined by the planning commission.
- G. Building Orientation and Utilities
  - 1. Building Entrances. Building facades should provide at least one operable/ functioning building entrance per elevation that faces a public street.

- a. In the case of corner lots the building owner may select which street the main entrance faces. A corner entrance that faces the intersecting streets satisfies the two entrance requirement.
  - b. In the case where the Planning Commission does not require a reduced front setback the Planning Commission may adjust the number and locations of building entrances.
  - c. In the case of a commercial center, where there is intended to be more than one commercial building, with or without a subdivision, a master site plan is required, Subdivision shall comply with 12-6-2. The site plan shall consist of the components found in 11-10-27 and the parking requirements found in 11-17.
    - 1. The streets and other accessways shall be planned in connection with the grouping of buildings, and the provision for alleys, truck loading and maneuvering areas, walks and parking areas so as to minimize conflict or movement between the various types of traffic, including pedestrian.
    - 2. Access to the center will be through joint access points with cross access easements between buildings or lots.
    - 3. Parking and interior access lanes will be designed to be on the interior or rear of the commercial building. Off-street parking shall not occupy any required front yard area unless the planning commission determines that the site plan demonstrates that the parking location improves the functionality of the site.
  - d. In the case where a commercial project adjoins a residential zone appropriate buffering shall be established as approved by the planning commission, e.g., architectural design, building materials, access points if allowed, landscaping, etc.
2. Loading Facilities. Commercial loading and unloading facilities shall be designed to be to the rear of the building and not visible from the public street. The planning commission as part of a master site plan review may approve a side yard location in a commercial center, if the site plan demonstrates that the location improves the functionality of the site and provides adequate screening thorough architectural design and landscaping. Loading facilities shall not occupy any required front yard area.
  3. Trash Enclosures. Trash receptacles must comply with 11-10-25. The planning commission as part of a master site plan review may approve a side yard location in a commercial center, if the site plan demonstrates that the location improves the functionality of the site and provides adequate screening.
  4. Windows. Windows shall make up at least 50% of the horizontal length street-facing facades on the first story of commercial developments. Window shapes and sizes shall be so designed to be compatible from building to building. Substantially tinted windows and windows with

reflective film or glass are not permitted at street level; however windows with a minimum of tinting to meet low-e and other energy efficiency standards are highly encouraged.

5. Utility Meters. All utilities meters shall be directly attached to the main building or other location as approved by planning commission, but shall not be located between the main building and public right of way.

### 11-8B-3: SITE DEVELOPMENT STANDARDS

- A. Minimum Lot Area: Eight thousand (8,000) square feet.
- B. Minimum Lot Width: None.
- C. Minimum Yard Setbacks:
  1. Front: Twenty feet (20') for main building or walls or fences over three feet (3') high; buildings that front onto Washington Boulevard, 2550 North, or 2700 North may be required to have a reduced 0 foot setback as determined by the planning commission.
  2. Side: None, except ten feet (10') adjoining a residential zone.
  3. Side facing street on corner lot: Twenty feet (20').
  4. Rear: None, except ten feet (10') adjoining a residential zone.
- D. Building Height:
  1. Minimum: Ten feet (10').
  2. Maximum: Thirty five feet (35').
- E. Lot Coverage: The aggregate of all buildings and hard surfaced areas shall not exceed eighty percent (80%) of the entire area.
- F. Building Orientation and Utilities
  1. Building Entrances. Building facades should provide at least one operable / functioning building entrance per elevation that faces a public street.
    - a. In the case of corner lots the building owner may select which street the main entrance faces. A corner entrance that faces the intersecting streets satisfies the two entrance requirement.
    - b. In the case where the Planning Commission does not require a reduced front setback the Planning Commission may adjust the number and locations of building entrances.
    - c. In the case of a commercial center, where there is intended to be more than one commercial building, with or without a subdivision, a master site plan is required, The site plan shall consist of the components found in 11-10-27 and the parking requirements found in 11-17.
      1. The streets and other accessways shall be planned in connection with the grouping of buildings, and the provision for alleys, truck loading and maneuvering areas, walks and parking areas so as to minimize conflict or movement between the various types of traffic, including pedestrian.
      2. Access to the center will be through joint access points with cross access easements between buildings or lots.
      3. Parking and interior access lanes will be designed to be on the interior or rear of the commercial building. Off-street

parking shall not occupy any required front yard area unless the planning commission determines that the site plan demonstrates that the parking location improves the functionality of the site.

d. In the case where a commercial project adjoins a residential zone appropriate buffering shall be established as approved by the planning commission, e.g., architectural design, building materials, access points if allowed, landscaping, etc.

2. Loading Facilities. Commercial loading and unloading facilities shall be designed to be to the rear of the building and not visible from the public street. The planning commission as part of a master site plan review may approve a side yard location in a commercial center, if the site plan demonstrates that the location improves the functionality of the site and provides adequate screening thorough architectural design and landscaping. Loading facilities shall not occupy any required front yard area.
3. Trash Enclosures. Trash receptacles must comply with 11-10-25. The planning commission as part of a master site plan review may approve a side yard location in a commercial center, if the site plan demonstrates that the location improves the functionality of the site and provides adequate screening.
4. Windows. Windows shall make up at least 50% of the horizontal street-facing facades on the first story of commercial developments. Window shapes and sizes shall be so designed to be compatible from building to building. Substantially tinted windows and windows with reflective film or glass are not permitted at street level; however windows with a minimum of tinting to meet low-e and other energy efficiency standards are highly encouraged.
5. Utility Meters. All utilities meters shall be directly attached to the main building or other location as approved by planning commission, but shall not be located between the main building and public right of way.

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

**PASSED and ADOPTED this 11<sup>th</sup> day of June 2019.**

**North Ogden City:**

  
**M. Brent Chugg**  
**North Ogden City Mayor**

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>
<b>Council Member Barker:</b>	<u>  X  </u>	___
<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 Turner:</b>	<u>  X  </u>	___
<b>(In event of a tie vote of the Council):</b>		
<b>Mayor Chugg</b>	___	___

**ATTEST:**



*S. Annette Spendlove*  
**S. Annette Spendlove, MMC**  
**City Recorder**