

**ORDINANCE 2019-03**

**AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TO ADJUST THE SETBACK STANDARDS FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES**

- WHEREAS;** There are accessory building setback standards in residential zones; and
- WHEREAS;** The current accessory building setback standards have two thresholds based upon whether an accessory building is a large assessor building; and
- WHEREAS;** The standards are in place in order to provide a reasonable setback from adjoining properties and maintain the reasonable use of property; and
- WHEREAS;** The General Plan goals support the reasonable use of property while maintaining high quality 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 11-7A-4 section F and 11-7B-4 section F. Accessory Building Standards are amended.

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

11-7A-4: SITE DEVELOPMENT STANDARDS

F. Accessory building regulations (in feet) (see also CCNO 11-10-31)	
1. Accessory building height	15
a. Accessory building setback	
(1) Accessory building	
(A) Interior lot	3
(B) Corner lot (non-street side)	3
(C) Corner lot (street side)	20
(2) Large accessory building	
(A) Interior lot	
Height Maximum in Feet	Setback Minimum in Feet.
15	3
16	6
17	9
18	12
19 - 25	15
(B) Corner lot (non-street side)	20
(C) Corner lot (street side)	20
2. There shall be provided a minimum spacing between main and accessory; and between accessory buildings of at least	6
3. Rear yard coverage by accessory buildings shall not exceed the following	25%
a. On lots less than an acre the	

minimum rear yard area calculation is based upon the minimum lot width x the rear yard setback and not the actual rear yard dimensions	
4. Building size	
a. Maximum size on lots or parcels less than one acre or adjacent to any R-1 zone	One half the square footage of the main building main floor or 2,000 square feet whichever is less
b. On lots adjacent to any R-1 zone, the accessory building width or length cannot exceed 40% of the total length of the side lot lines or 40% of the rear lot line when those lot lines are within 50 feet of the accessory building.	
5. Building Separation: Large Accessory Building to be 60 feet from any neighboring dwelling on any adjoining parcel	

11-7B-4: SITE DEVELOPMENT STANDARDS, R-1-12.5, R-1-10, R-1-8, R-1-8(A), R-1-8(AG) Sections A – E to remain the same. The table under subsection 1 and 3 are combined into one cell.

F. Accessory building regulations (in feet) (see also CCNO 11-10-31)	
1. Accessory building height	
a. Accessory building setback	
(1) Accessory Building accessory buildings	
(A) Interior lot	
Height Maximum in Feet	Setback Minimum in Feet
10	3
11	6
12	9
13 - 18	12
19-25	15
(B) Corner lot (non-street side)	3
(C) Corner lot (street side)	20
2. There shall be provided a minimum spacing between main and accessory; and between accessory buildings of at least	6
3. Rear yard coverage by accessory buildings shall not exceed the following	25%
4. Building Separation: Large accessory building to be 60 feet from any neighboring dwelling on any adjoining parcel	

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 26<sup>th</sup> day of February, 2019.

North Ogden City:

  
M. Brent Chugg  
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

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

ATTEST:

  
S. Annette Spendlove, MMC  
City Recorder

