

ORDINANCE 2019- 01

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TO ADJUST THE SETBACK AND USE STANDARDS IN COMMERCIAL ZONES AND ESTABLISH STREETScape STANDARDS AS PART OF SITE PLAN REVIEW

- WHEREAS;** There are setback and use 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;** Reduced building setbacks are an integral part of a walkable downtown; and
- WHEREAS;** Establishing streetscape standards is part of the public space and there is a need to define the process for when these are considered; and
- WHEREAS;** Commercial zones are in need of periodic updates including updating the list of allowed uses; 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 section 2 Site Development Standards are amended, and 11-8A 7 Uses is amended to allow convenience stores as a permitted use, and adding a new section 11-10-37 Streetscape 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 or 2700 North may be required to have a 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.

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 or 2700 North may be required to have a 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.

11-8A-7: Uses

In the use table add Convenience Store as a permitted use in C-1 and C-2 zones.

SECTION 2: Text to be added:

11-10-37 Streetscape Standards

Streetscape designs are required for properties going through site plan review and shall be approved by the Planning Commission. The streetscape design shall include the space behind the projected curb and tie into the required onsite landscape plan, e.g., shall include street trees, tree grates, pedestrian lighting, bus shelter location, and street furniture.

SECTION 3: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 12th day of February, 2019.

North Ogden City:


M. Brent Chugg
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	<u> X </u>	___
Council Member Cevering:	<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
S. Annette Spendlove, MMC
City Recorder