

ORDINANCE 2018-09

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 11-7A-4 RE-20 SITE DEVELOPMENT STANDARDS REVISING SUBSECTION E. ACCESSORY BUILDING STANDARDS

WHEREAS; The City has identified various residential zoning districts; and

WHEREAS; The City is committed to providing site development standards that ensure accessory building are compatible with neighboring properties; and

WHEREAS; The North Ogden City Planning Commission has reviewed these standards and conducted a public hearing on the amendment and recommends adoption of these standards.

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City Code 11-7A-4 E be amended.

SECTION 1: Amended language to revise the accessory building standards in the RE-20 zone:

11-7A-4: SITE DEVELOPMENT STANDARDS

A. Minimum lot area: (sq. feet)	
1. Interior or corner lot	20,000
2. Interior or corner lot with animals	43,560 square feet / 1 Acre
B. Minimum lot width measured in feet 30 feet back from the front property line	
1. Interior lot	100
2. Corner lot	120
C. Minimum yard setback (in feet)	
1. Front	30
2. Side	
a. Dwelling	10
b. Total combination width not less than	24
c. Exception: Where there is an attached garage with the required number of parking spaces, both side yards may be	10
3. Side facing street on corner lot	20
4. Rear	
a. Main building	30
5. Keeping of Animals or Fowl	
a. Animals or fowl may be maintained on a lot, there shall be provided a minimum spacing of	20
b. From a dwelling on an adjacent lot	75
c. Any barn, stable, coop or pen shall not be constructed closer to a street than:	100
1. Exception: An enclosure or	1 Acre

pasture may be adjacent to a public street if larger than:	
2. Exception: All utility easements must be maintained in an open state.	
D. Total lot coverage	
1. Minimum vegetative area	50%
E. Building height (in feet)	
1. Minimum	10
2. Maximum	35
F. Accessory building regulations (in feet) (see also CCNO 11-10-31)	
1. Accessory building height	15
a. Exception: The maximum height if the accessory building is set back at least 20 feet; rear and side setback, and 60 feet from any neighboring dwelling	25
b. 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	20
(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.	

11-2: DEFINITIONS

ARCHITECTURAL METAL: A paneled metal sheet building exterior that is not part of a prefabricated building; does not have a specific coating; consists of all new materials; and whose use is limited to accessory buildings in the rear yard or interior side yard.

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this AMENDMENT the 19th day of June of 2018.

North Ogden City:


M. Brent Chugg
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	<u> X </u>	<u> </u>
Council Member Covering:	<u> X </u>	<u> </u>
Council Member Stoker:	<u> X </u>	<u> </u>
Council Member Swanson:	<u> X </u>	<u> </u>

(In event of a tie vote of the Council):

Mayor Chugg

ATTEST:



S. Annette Spendlove, MMC
City Recorder