

ORDINANCE 2018-07

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 11-7 RESIDENTIAL ZONES ARTICLE C: LEGACY PLANNED UNIT DEVELOPMENT ZONE (PRUD) TO REName THE ZONE THE R-1-5 ZONE

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

WHEREAS; The City is committed to providing use regulations that are compatible; and

WHEREAS; The City desires to provide opportunities for varying housing types within the City; and

WHEREAS; The Legacy North PRUD zone has successfully been used to create sustainable housing projects; and

WHEREAS; The City desires to allow for this housing project type in other neighborhoods; 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 11-7C be amended.

SECTION 1: Language to be amended to transition the Legacy North PRUD zone to the R-1-5 zone:

ARTICLE C: RESIDENTIAL ZONE R-1-5

- 11-7C-1: PURPOSE AND INTENT
- 11-7C-2: ZONE CHANGE CRITERIA
- 11-7C-3: PERMITTED USES
- 11-7C-4: SITE DEVELOPMENT STANDARDS
- 11-7C-5: SIGN REGULATIONS
- 11-7C-6: STREET STANDARDS

11-7C-1: PURPOSE AND INTENT

The purpose of the Residential Zone R-1-5 zone classification is to provide a regulated area for single-family residential uses in a small lot configuration to provide flexibility for infill, redevelopment, and other similar well planned projects in a planned residential unit development.

Property designated in the General Plan as low density may be rezoned to this designation with a maximum density of six (6) dwelling units per acre as averaged across the developable acreage.

Property designated in the General Plan as medium density may be rezoned to this designation with a maximum density of ten (10) dwelling units per acre as averaged across the developable acreage.

Adopted by Ord. 2002-16 on 10/8/2002

11-7C-2: ZONE CHANGE CRITERIA

The R-1-5 zone will only be applied in the designated low density areas of the General Plan with a planned residential development which complies with the provisions of CCNO 11-11. A concept plan is required to be submitted with the zone change application.

The R-1-5 zone will only be applied in the designated medium density areas of the General Plan with a neighborhood group dwelling development which complies with the provisions of CCNO 11-12 or a planned residential development which complies with the provisions of CCNO 11-11. A concept plan is required to be submitted with the zone change application.

11-7C-3: PERMITTED USES

The following uses shall be permitted:

Agriculture. The use of agricultural equipment that produces excessive noise and/or light may only be used during normal hours of work allowed in the city or by variance to the hours allowed by the city council.

Church, synagogue or similar permanent building used for regular religious worship.

Neighborhood group dwelling developments which comply with the provisions of CCNO 11-12 are allowed in the medium density designation on the General Plan map.

Home occupations.

Household pets.

Parking lots accessory to uses permitted in this zone.

Planned residential developments which comply with the provisions of CCNO 11-11.

Public buildings, public or private parks, recreation grounds and associated buildings.

Residential facility for disabled persons in accordance with CCNO 11-10-28 of this title.

Single-family dwellings.

Temporary buildings, structures and uses incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.

Adopted by Ord. 2002-16 on 10/8/2002

Amended by Ord. 2010-16 on 11/30/2010

11-7C-4: SITE DEVELOPMENT STANDARDS

A. Minimum zone area	5 acres in low density General Plan areas 1 acre in medium density General Plan areas
B. General Plan Low Density Areas	Maximum Density 6 dwelling units per acre

C. General Plan Medium Density Areas	Maximum Density 10 dwelling units per acre
D. Minimum lot area (square feet)	
1. Interior with single-family dwelling	4,600 square feet low density area 4,000 square feet medium density area
2. Corner with single-family dwelling	5,600 square feet low density area 5,000 square feet medium density area
E. Minimum lot width (in feet)	55
F. Minimum yard setback (in feet)	
1. Front	20
2. Interior side	7
3. Street side	20 Exception: The street side setback can be reduced to 10 feet along all streets which do not extend beyond the depth of the lot for which the exemption shall apply
4. All utility easements must be maintained in an open state	
5. Rear	20 Exception: The rear yard setback for the main use/dwelling may be reduced by 10% provided that the combined distance between the neighboring structures remains 40 feet or greater
G. Building height (in feet)	
1. Minimum one story	10

2. Maximum one and a half story	27
H. Maximum lot coverage:	
1. Under roof	45%
2. Minimum vegetative area	40%

Adopted by Ord. 2002-16 on 10/8/2002

Amended by Ord. 2015-03 on 3/31/2015

Amended by Ord. 2016-24 on 8/9/2016

Amended by Ord. 2017-16 on 6/27/2017

11-7C-5: SIGN REGULATIONS

The height, size and locations of signs shall be in accordance with the regulations set forth in chapter 22 of this title.

Adopted by Ord. 2002-16 on 10/8/2002

11-7C-6: STREET STANDARDS

The Standard Street cross section must be installed unless a low impact development design reduces the storm water runoff to 85% or less of the standard right of way width runoff as approved by the city engineer. If low impact development design is employed the following modifications are allowed:

- A. Street right of way width: 48 feet or more**
- B. Street pavement width: 32 feet or more**

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 3rd day of April 2018.

North Ogden City:


M. Brent Chugg
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
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
S. Annette Spendlove, MMC
City Recorder