

ORDINANCE 2020-15

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TO CREATE A CIVIC ZONE AND ADJUSTING THE DEFINITION OF OPEN SPACE, OFF STREET PARKING STANDARDS, PUBLIC UTILITY SUBSTATION, AND SITE PLAN REVIEW STANDARDS

WHEREAS; There are publicly owned properties throughout North Ogden City located within residential zones; and

WHEREAS; The standards for residential zones do not address the unique characteristics and needs of these public properties; and

WHEREAS; The desire to ensure compatibility and of public properties with a commitment to comply with appropriate standards has led to the creation of zoning standards for public uses; and

WHEREAS; The General Plan map has identified civic and institutional 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 11-2 Definitions, 11-6-1 Establishment of Zones;11-7L Civic Zone, 11-17 -4 F Schedule of Required Off Street Spaces, 11-10-15 Public Utility Substation, 11-26-7 Development Plan are amended.

SECTION 1: Text to be amended:

11-2: DEFINITIONS

OPEN SPACE: Any parcel or area of land or water unimproved or improved only with landscaping, bowery's, picnic tables, playground equipment, trails, walking paths, plazas, or other improvements typically associated with outdoor recreation and set aside, dedicated, designated or reserved for the public or private use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

11-6-1: ESTABLISHMENT OF ZONES

For the purpose of this title, the city is divided into the following zones in which land uses shall be limited as specified in this title. Classification will be determined on the basis of location, topographic features, and other reasonable considerations to guide the orderly physical growth, establishment of neighborhoods, compatibility and overall stability of the city:

Suburban residential zone RE-20

Single-family residential zones R-1-8, R-1-8(A), R-1-8(AG), R-1-10, R-1-12.5

Legacy planned residential unit development zone (PRUD)

Roylance Farms Phase II planned residential unit development zone (PRUD)

Quail Ponds planned residential unit development zone (PRUD)

Residential zone R-2

Multi-family residential zone R-3

Multi-family residential zone R-4

Cold Creek Village planned residential unit development (PRUD)

Residential city center zone RCC

Master Planned Community Zone MPC

Commercial zones C-1, C-2

Planned commercial zones CP-1, CP-2

Planned manufacturing zone MP-1

Hillside protection zones HP-1, HP-2, HP-3

Civic Zone CZ

SECTION 2: Text to be added:

11-7: RESIDENTIAL AND CIVIC ZONES

ARTICLE L: Civic Zone C

11-7L-1: PURPOSE AND INTENT

The civic zone is specifically intended to regulate civic uses within the city. This zone identifies the standards for public land and structures that are developed and set aside for the use and benefit of the public.

11-7L-2: PERMITTED USES:

Accessory building and use customarily incidental to any permitted use.

Cemetery

Civic Buildings

Civic Complexes

Public Park, public recreation grounds, and associated buildings.

Public Utility substation or water storage reservoir developed by a public agency subject to 11-10-15

11-7L-3: SITE DEVELOPMENT STANDARDS

The following standards reflect minimums; however, the variety of civic uses have unique circumstances and needs. The Planning Commission may approve alternative standards based upon unique circumstances while taking into account the need for appropriate buffering with adjacent properties.

- A. Minimum Lot Area: No Minimum lot area.
- B. Minimum Lot Width: No Minimum lot width, however, frontage access on a public street is required.
- C. Minimum Yard Setbacks for Structures:
 - 1. Front: Twenty feet (20').
 - 2. Side: Ten feet (10') feet, or as approved by the Planning Commission when adjacent to a residential boundary.
 - 3. Rear: Twenty feet (20').
- D. Building Height:
 - 1. Minimum: One story.
 - 2. Maximum: Two and one-half (2¹/₂) stories or thirty five feet (35') or as approved by the Planning Commission.
- E. Open Space: Civic Building 20%, Public Parks 50%, or as approved by the Planning Commission.

11-7L-4: SITE PLAN APPROVAL

For any permitted uses a site plan shall be required in accordance with CCNO 11-26. Uses for each site plan will be identified.

11-7L-5: AMENDMENTS

- A. Minor Changes: All development shall conform to the final plan. Minor changes in the location, siting or character of buildings and structures may be authorized by the Planning Director if the change is consistent with the intent of the original approval, so long as such changes do not constitute more than 5% of the original project area. Any changes shall be approved only if the modifications include improve or equivalent quality of materials or design Any changes that exceed 5% of the project area or are deemed materially significant by the Planning Director shall require an amendment to the site plan. Examples of a minor change are the relocation of a use on the site.

Changes to any of the following shall require a modified site plan review and approval by the Planning Commission.

- 1. A change in the use or character of the development;
- 2. A change in character of approved open space;
- 3. A reduction of required off street parking;

11-7L-6: SIGN REGULATIONS

A comprehensive sign plan shall be submitted and approved for each civic facility.

A comprehensive sign plan shall include the location size, height, type of illumination, landscaping, time of placement and/or illumination, and orientation, of all proposed signs for the civic use, either permanent or temporary.

The comprehensive sign plan shall be approved by the Planning Commission as part of the site plan approval.

11-7L-7: FENCE REGULATIONS

Uses within the Civic zone are subject to 11-10-11.

A fencing plan shall be included with the site plan and approved by the Planning Commission.

11-7L-8: EXTERIOR LIGHTING

Uses within the Civic zone are subject to 11-10-13 (Exterior Lighting)

11-7L-9: TRASH ENCLOSURES

Uses within the Civic zone are subject to 11-10-25 (Trash Enclosures) Civic uses may use standard pickup service in lieu of a trash enclosure.

11-7-10: PARKING

Uses within the Civic zone are subject to 11-17 (Parking and Loading; Traffic Access) The number of required parking stalls shall be approved by the Planning Commission as part of the site plan review approval process.

11-17-4 F. SCHEDULE OF REQUIRED OFF STREET SPACES:

6. Civic Use

All Civic Uses	11-17-4 schedule of required off street parking spaces shall be used for business offices. a. For parks the National Recreation and Parks Association guidelines will be consulted for the number of required stalls. The Planning Commission shall approve the number of onsite and offsite stalls after evaluation of the park uses and needs. b. When the civic use does not require permanent parking or when the use is intermittently used, the Planning Commission may take into account on street spaces and not require any off street spaces, or adjust the number of required parking stalls.
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11-10-15: PUBLIC UTILITY SUBSTATION

In all civic zones, public utility substations shall meet the following requirements:

- A. Lot Area: Each public utility substation in a residential zone shall be located on a lot not less than two thousand (2,000) square feet in area.
- B. Yards: Each public utility substation in a Civic zone shall be provided with a yard on each of the four (4) sides of the building or utility not less than five feet (5') in width.
- C. Street Access: Each public utility substation in a Civic zone shall be located on a lot which has access from a street, alley or easement.

Location To Be Approved: The location of a public utility substation in a Civic zone shall be subject to site plan approval in accordance with CCNO 11-26.

- D. Landscaping. A landscape plan will demonstrate appropriate buffering from adjoining uses.
- E. Fencing. The site plan will indicate fencing as required by the Planning Commission.
- F. Parking. Permanent parking will not be required unless there is an onsite employee assigned to the substation.

11-26-7: DEVELOPMENT PLAN


- A. The development plan shall be submitted with a site plan application, and shall supply sufficient information about the development to assist the Planning Commission in making a decision on the site plan application. One copy of plans shall be submitted on 11 by 17 inch paper and one copy of plans shall be submitted on 24 by 36 inch paper, at a readable scale. All site plans (including but not limited to architectural elevations/renderings, etc.), and subsequent submittals and revisions, shall be accompanied by a full-scale set of PDF, DWF and JPEG files of the respective plans. Information supplied shall include text and illustrations as identified on the application form and as listed below:
 - 1. Inventory of general land use types located within the project and the surrounding area.
 - 2. Locations and arrangements of buildings, structures, facilities and open space.
 - 3. Architectural rendering of proposed buildings including the height, bulk and character, structures, facilities and open space within the project. Building materials and colors are also required.
 - 4. Access and traffic circulation patterns, the provision for ingress and egress, and provision for off street parking.
 - 5. A written description explaining how the project is compatible with surrounding land uses.
 - 6. The existing site characteristics (e.g., terrain, vegetation, watercourses, and wetlands, etc.).

7. Written explanation and visual illustration showing project density and mass/scale in comparison to the existing developed area adjacent to the proposed site plan.
 8. If signs are proposed, the site plan shall include a comprehensive sign plan in accordance with CCNO 11-22-5.
 9. A site plan shall include landscaping, fences and walls designed to further the purpose of the regulations for commercial, manufacturing residential, and civic zones, and such features shall be provided and maintained as a condition of the establishment and the maintenance of any use to which they are appurtenant.
- B. The applicant/owner and any assigns or successors in interest, is required to develop only in accordance with the proposals outlined in the plan. Any materially different concept, use, building arrangement, etc., will not be approved nor will building permits be issued by the city until such plan is amended by the Planning Commission. Minor changes to an approved site plan may be approved by the Planning Director or designees that are consistent with the intent of the original approval, so long as such changes do not constitute more than 5% of the original project area. Any changes shall be approved only if the modifications include improved or equivalent quality of materials or design. Any proposed changes that exceed 5% of the project area or that are deemed materially significant by the Planning Director shall require an amendment to the site plan and approval by the Planning Commission.

SECTION 3: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 14th day of July, 2020.

North Ogden City:



S. Neal Berube
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

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

ATTEST:



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