

ORDINANCE 2025-19

AN ORDINANCE AMENDING TITLE 11-10A-2: PERMITTED USES IN COMMERCIAL ZONES TO ADD “MANUFACTURING, LIGHT” AS A USE, AND 11-7: DEFINITIONS TO ADD A DEFINITION FOR “MANUFACTURING, LIGHT” IN THE NORTH OGDEN CITY LAND USE CODE.

WHEREAS: North Ogden City has established a list of uses within Commercial Zones which does not include “Manufacturing” as a permitted use; and

WHEREAS: the City has a definition of Manufacturing that does not clearly delineate Light Manufacturing versus other manufacturing uses; and

WHEREAS: the City’s Manufacturing M-1 Zone permits Manufacturing as defined in North Ogden City Code 11-7 Definitions; and

WHEREAS: the City received a business license application for 3D Printing and light product assembly within the Commercial Southtown CC-ST Zone; and

WHEREAS: the City desires ordinances which are clear and consistent; and

WHEREAS: the proposed language has been considered by Planning Commission at a Public Hearing and is recommended for amendment in the North Ogden City Code.

NOW THEREFORE, BE IT ORDAINED the Mayor and Council of North Ogden City hereby adopt the following North Ogden City Code amendments:

SECTION 1: Title 11-10A-2: Permitted Uses and 11-7 Definitions shall be amended to include the follow changes:

11-7: DEFINITIONS

MANUFACTURING: The fabricating or assembling of materials into finished or partially finished products by hand or by the use of machinery.

MANUFACTURING, LIGHT: The assembly or production of goods conducted entirely within enclosed buildings, utilizing hand tools, small power tools, or 3D printing equipment. Operations must not produce significant noise which exceeds city noise ordinance, vibration, emissions, or other adverse impacts on surrounding properties or uses. Limited on-site storage of raw materials and finished or semi-finished products is permitted, provided all storage is fully enclosed. Direct-to-consumer retail sales must be offered either on-site or online.

11-10A-2: PERMITTED USES

1. In the following list of uses:
 1. Uses designated with a "P" are permitted uses;
 2. Use designated with a "C" shall be conditional uses, which shall not be established or maintained unless authorized by a conditional use permit as described in CCNO 11-14; and
 3. Uses designated with an "N" shall not be permitted in the zone.
2. No list of specific uses can be complete. Therefore, decisions regarding whether a specific use is included in one of the categories of use in the following list as a permitted use or a conditional use will be made by the planning commission, with an appeal to the city council.
3. Uses not included in the following categories of uses are prohibited. If the city council desires to allow such a use as a permitted or conditional use, it must amend this title as described in CCNO 11-1-4. If the amendment is made, the use will only be allowed as provided by the city council.

	CN	CC-DT	CC-ST
LAND USE DESCRIPTION			
1. Entertainment / Recreation Uses			
a. Amusement, Commercial, Indoor	N	P	P
b. Amusement, Commercial, Outdoor	N	N	N
c. Athletic / Tennis / Swim Club	C	C	P
d. Golf Course – Public Private	N	N	N
e. Theater, Indoor (including live)	N	P	P
2. Automobile-Related Uses			
a. Commercial Auto Repair, Paint and Body Shops	N	N	P
b. Commercial Auto Parts (new and used), Tires, & Sales	N	P	P
c. Commercial Car Wash	N	C	P
d. Gas/convenience store with or w/o car wash	N	P	P
3. General Retail/Commercial/Hospitality			
a. Retail shops/Services– under 10,000 sq. ft.	P	P	P

b. Mid-box retail – 10,001 to 80,000 sq. ft.	N	P	P
c. Big Box Retail – 80,001 and larger	N	P	N
d. Animal Clinic or Pet Hospital with No Outdoor Pens	P	P	P
e. Financial Institutions	N	P	P
f. Restaurants including fast food	N	P	P
g. Restaurants without fast food	P	P	P
h. Commercial Kennels, Boarding	N	P	P
i. Professional offices, Business Medical/Dental/Optical Office/Clinics and Laboratories	P	P	P
j. Mortuary – Crematorium	N	N	P
k. Pawn Shop	N	N	N
l. Private Instructional Studio - Artist, Photography, Dance, Music, Drama, Health, Exercise	P	P	P
m. Tattoo Art Studio (including Body Piercing and Laser Removal)	P	P	P
n. Hotel or Motel	N	P	P
o. Bed and Breakfast	P	N	P
p. Manufacturing, Light as defined in 11-7	N	N	P
q. Propane retail sales as an accessory use	N	P	P
a. Subject to CCNO 11-10-28 Site Plan Review			
b. Tank located outside of any setback. Be located in side or rear yards; however, the planning commission may approve a front yard location for a 1,000 gallon tank if sufficient landscape screening is provided around the tank			
c. Horizontal tank maximum 16 feet in length; vertical tank maximum 20 feet in height			
d. Not exceed a volume of 1,000 gallons			
e. Be limited to 1 tank per site			

f. No signage is allowed on the tank except for required safety signs and the word Propane on two sides of the tank, with a maximum size of 6 square feet per word			
g. The tank color will comply with CCNO 11-10C-3 (C) Colors and Materials			
4. Mixed Use Residential			
	N	P	P

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	<u>x</u>	—
Council Member Cevering:	<u>x</u>	—
Council Member Dalpias:	<u>x</u>	—
Council Member Pulver:	<u>x</u>	—
Council Member Watson:	—	excused

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

Mayor Berube —

PASSED and ADOPTED this 5th day of August 2025.
North Ogden City:

S. Neal Berube

S. Neal Berube (Aug 6, 2025 12:44:10 MDT)

S. Neal Berube
North Ogden City Mayor



ATTEST:

Rian Santoro

Rian Santoro (Aug 6, 2025 12:49:40 MDT)

Rian Santoro
City Recorder