



**NOTICE AND AGENDA
SOUTH OGDEN PLANNING COMMISSION
WORK SESSION**

THURSDAY, NOVEMBER 13, 2025 - 5:30 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled work session at 5:30 pm Thursday, November 13, 2025. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the EOC. The meeting is open to the public; anyone interested is welcome to attend. No action will be taken on any items discussed during the work session.

WORK SESSION AGENDA

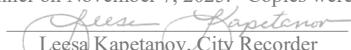
I. CALL TO ORDER – Chairman Robert Bruderer

II. DISCUSSION ITEMS

- A. Form-Based Code Review Part 1
- B. Discussion on Potential Update to Section 10-17-2-A7 Off Street Parking
- C. Discussion on Impervious Coverage
- D. Exceptions Granted (signage)
- E. Updates

III. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on November 7, 2025. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 24 hours in advance.

Form- Based Code

What is the form-based code?

Specifies design for places and centers, relies on local decision making

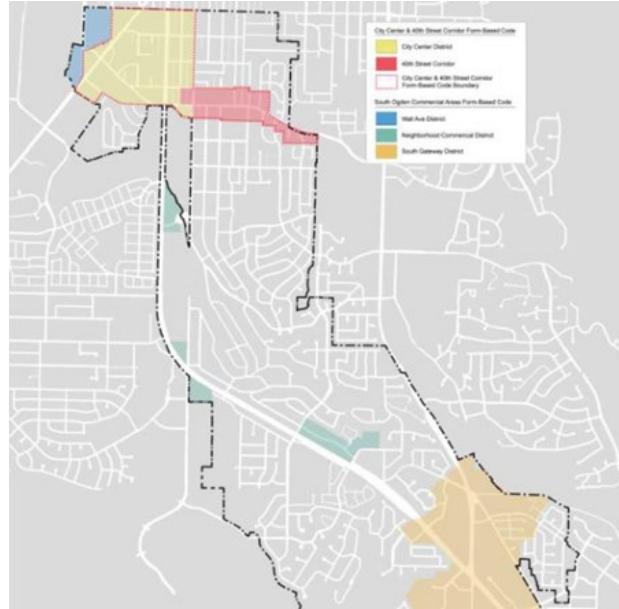
Sets a design standard rather than a minimum requirement

Encourages active, vibrant communities that are functional and aesthetic

Aim to create pedestrian friendly environments (setbacks, transparency levels)

Form and general appearance of buildings as primary concern and land use as secondary (control physical impact)

Allows for greater mix of uses which encourages more diverse walkable community



What do we have?

- Review done on the existing zone and establishment of form-based code to promote redevelopment of commercial areas to mixed-use zones for higher density
- Steering committee, public review process, planning commission review, public hearing, and adoption by City Council over a 2-year period
- Two sections under our form-based code
 - Article A: City Center and 40th Street
 - City Center Core
 - City Center General
 - Riverdale Road General
 - 40th Street General
 - Edge
 - Article B: Commercial
 - Gateway Core
 - Gateway General
 - Neighborhood Commercial
 - Gateway Edge
- The form-based code is located under Title 10, Chapter 5.1

What does each article contain?

- Under each article we have the following:
 - Districts
 - Street Types
 - Subdistricts
 - Uses
 - Building Types
 - Open Space Types
 - Landscaping Standards
 - Parking
 - Signs
 - Administration (site plan process, exceptions, non-conforming...)

Uses

- Residential and Lodging
- Civic
- Retail
- Service
- Office and Industrial
- https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1A-4:_Uses

TABLE 4.1(1)

USES BY SUBDISTRICT

Key:		
	P	Permitted
	P ²	Permitted with development standards
	C	Requires a conditional use permit
	Blank	Not permitted

Uses	Subdistricts				
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Residential and lodging:					
Residential	P	P	P	P	P
Hotel and inn	P	P	P	P	P ²
Group living arrangements	C	C	C	C	
Civic:					
Assembly	C	C	C	C	P ²
Transit station	P	P	P	P	P ²
Hospital and clinic	P	P	P	P	
Library/museum/Post Office (no distribution)	P	P	P	P	C
Police and fire	C	C	C	C	C
School	P	P	P	P	P

Uses

- Residential and Lodging
- Civic
- Retail
- Service
- Office and Industrial
- https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1B-4:_Uses

TABLE 4.1(1)

USES BY SUBDISTRICT

Key:		
	P	Permitted
	P ²	Permitted with development standards
	C	Requires a conditional use permit
	Blank	Not permitted

Uses	Gateway Core	Gateway General	Neighborhood Commercial	Gateway Edge
Residential and lodging:				
Residential	P	P	P	P
Hotel and inn	P	P	P	
Group living arrangement	C	C	C	
Civic:				
Assembly	P ²	P ²	P ²	P ²
Transit station	P	P	P	P ²
Hospital and clinic	P	P	P	C
Library/museum/Post Office (no distribution)	P	P	P	C
Police and fire	C	C	C	C
School	P	P	P	P

Building Types

PERMITTED BUILDING TYPES BY SUBDISTRICT

Key:					
	P	Permitted			

Building Types	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Storefront	P	P	P	P	
General stoop		P ¹	P ¹	P ¹	
Limited bay			P		
Row building		P	P	P	P
Yard building					P
Civic building	P	P	P	P	P

PERMITTED BUILDING TYPES BY SUBDISTRICT

KEY:					
	P	Permitted			

Building Types	Gateway Core	Gateway General	Neighborhood Commercial	Gateway Edge
Storefront	P	P	P	
General stoop	P ¹	P ¹	P ¹	P ¹
Large format	P			
Limited bay	P	P	P	
Row Building		P		P
Civic Building	P	P	P	P

Building Types

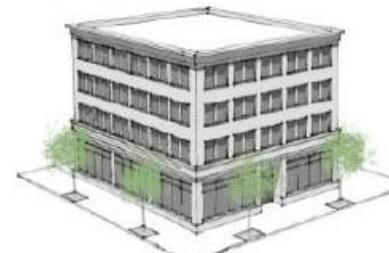
10-5.1A-5-3: Storefront Building

A. Description And Intent: The storefront building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this building type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of intensities, depending on the subdistrict within which it is located.

B. Regulations: Regulations for the storefront building type are defined in the table in this section.



10-5.1A-5-5: Limited Bay

A. Description And Intent: The limited bay building type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the primary street. A wider range of uses can also be accommodated within this building type, including craftsman industrial uses. This building type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the storefront building type. Parking may be provided in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this building type depend on the subdistrict within which it is located.

B. Regulations: Regulations for the limited bay building type are defined in the table in this section.



Building Types

10-5.1A-5-6: Row Building

A. Description And Intent: The row building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or row houses, or it could also incorporate live/work units where uses are permitted. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

Regulations: Regulations for the row building type are defined in the table in this section.



10-5.1A-5-7: Yard Building

A. Description And Intent: The yard building is a mainly residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The yard building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

B. Regulations: Regulations for the yard building type are defined in the table in this section.



Buildings

Sidewalk Coverage

Front build-to zone

Side and rear setback

Parking and loading locations

Vehicular access

Minimum and Maximum overall height (stories)

Minimum and Maximum height per story

Transparency percentage

Front façade entrance type and location

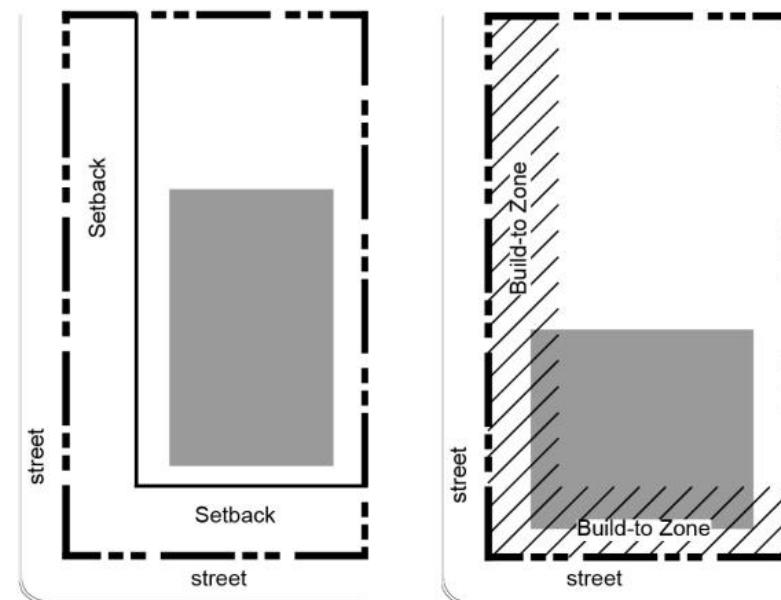
Roof types

Build To Zone

BUILD-TO ZONE: An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line. Refer to figure 10.5(2), "Setback Line Versus Build-To Zone," of this section.

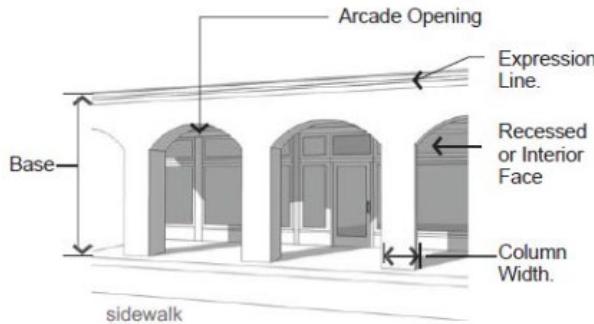
FIGURE 10.5(2)

SETBACK LINE VERSUS BUILD-TO ZONE

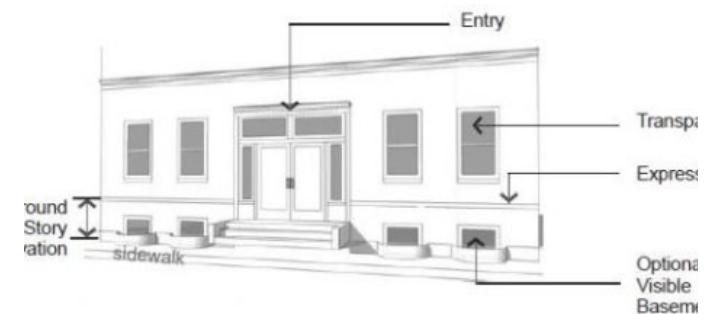


Entrance Type

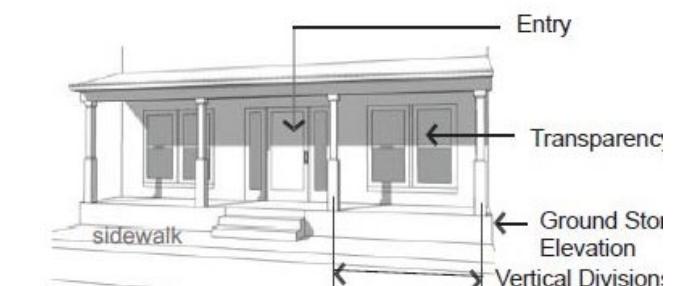
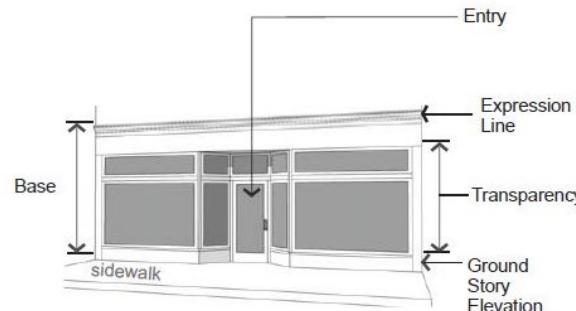
SIDE ENTRANCE TYPE



FRONT ENTRANCE TYPE



FRONT ENTRANCE TYPE



Signs

- Permitted: wall, projecting, marquee, awning, canopy, window, monument, pedestrian scale pole sing, monolithic, vehicular
- Article A

Maximum Permitted Quantity Of Signage Per Lot		
"Core" Subdistricts	"General" Subdistricts	"Edge" Subdistricts
2 square feet per 1 linear foot of lot width with a maximum of 200 square feet or 300 square feet if a monolithic sign is used. An additional 40 square feet per additional tenant over 3 tenants permitted	1.5 square feet per 1 linear foot of lot width with a maximum of 200 square feet	No signage permitted

- Article B

Maximum Permitted Quantity Of Signage Per Lot		
Core And General Subdistricts	Neighborhood Subdistricts	Edge Subdistricts
2 square feet per 1 linear foot of lot width with a maximum of 200 square feet or 300 square feet if a monolithic sign is used. An additional 40 square feet per additional tenant over 3 tenants permitted	1.5 square feet per 1 linear foot of lot width with a maximum of 150 square feet	No signage permitted

Temporary Signs

- Consists of banners, inflatables, blades, feathers, balloons, kinetic signs, building wraps
- Shall not be erected more than 30 days, each business is limited to two 30-day permits per calendar year or they can choose to have one temporary sign for 60 days
- Permitted in all general, neighborhood, and edge subdistricts
- Max of 36 sq. ft.
- Not permitted on roof, but can be located anywhere within property boundaries
- Materials: plastic, wood, flexible woven fabric material (cloth, paper, fiberglass, vinyl)

Non-Conforming Signs

b. Change In Associated Use: The right to continue shall be terminated if the associated use changes or changes in intensity through such additions as an increase in the dwelling units, gross floor area, or capacity by fifteen percent (15%) or more.

(1) Signs

- (A) Single or individual business signs within a multiple business center are exempt from this standard. A new tenant within a multiple business center is permitted to install an individual business sign even if the signage on the lot as a whole is nonconforming, provided that the new sign or signs does not exceed forty (40) square feet and otherwise complies with all other sign requirements.
- (B) Nonconforming signs may be continued through changes in associated use if the only changes to the sign are changes in sign copy, typography, symbols, and lettering, and the supporting structure of the sign remains unchanged. Nonconforming signs consisting of individual letters and symbols, with individual supporting structures or connections, may be continued through a change in associated use, and the letters and symbols and supporting structures may be changed or modified so long as the overall area and location occupied by the sign remains the same. To the extent possible, nonconforming signs and supporting structures that are changed shall comply with current sign and construction requirements.
- (C) Signs with EMBs must be brought into conformance with subsection 10-5.1B-9-2A4 of this article by September 30, 2018, regardless of when the EMB sign was installed.

Exceptions

1. Intent: To establish relief and flexibility in standards that may be administratively reviewed and approved, if certain criteria are met.
2. Eligible Applicant: Applicant is eligible to apply for an exception to this article upon submittal of an application for site plan approval, in cases that involve such standards as the following:
 - a. Regulating plan requirements:
 - (1) Distribution of permitted subdistricts within one hundred feet (100') of required amount. (Substitution of subdistricts is not permitted.)
 - (2) Block size within one hundred feet (100') of required dimensions and with the provision of a midblock pedestrianway. (Refer to section 10-5.1A-1 of this article.)
 - (3) Street type requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-2 of this article.)
 - (4) Open space requirement within one hundred feet (100') of required distance for no more than ten (10) units and with the availability of two (2) open spaces within that dimension. (Refer to sections 10-5.1A-1 and 10-5.1A-6 of this article.)
 - (5) Building type requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-5 of this article.)
 - b. Site plan requirements:
 - (1) Landscape requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-7 of this article.)
 - (2) Parking and loading facilities within one foot (1') of required dimensions. (Refer to section 10-5.1A-8 of this article.)
 - (3) Sign type requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-9 of this article.)
 - (4) Building type requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-5 of this article.)
 - (5) Additional exceptions may be granted based on a formal request in writing by the applicant, stating specific reasons why the request does not impact the overall intent of this section, and is essential for success of the development. Staff shall report any exception request and its decision to the Planning Commission at their next meeting.

Exceptions

3. Application Process Time Line: An application for exception may be submitted before or concurrently with either the regulating plan approval or site plan approval.
 - a. The staff review committee shall review and make recommendations to the City Manager on the application for exception within ten business days from receiving it.
 - b. The City Manager or designee shall render a decision to approve or disapprove the application for exception within five business days from receiving recommendations from the staff review committee.
4. Variances: Refer to subsection 10-4-6C of this title for information on the variance process. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

STAFF REPORT



SUBJECT: Code Discussion - Off Street Parking Space and Driveway Requirements 10-17-2
AUTHOR: Alika Murphy
DEPARTMENT: Planning Administration
DATE: November 13, 2025

BACKGROUND

As staff reviews sections of code and interact with different residents regarding parking there has been some inclination to look at ways to update or consider changes to the additional parking requirements. Currently, if residents want to add additional parking spaces to their property, it must be maintained on the side of the property or in the rear with no portion of the vehicle going past the front façade of the main dwelling. While looking around in the city there have been concrete pads that have been constructed, or gravel has been used to act as additional parking surface to hold vehicles that stick out beyond the front plane of the house, but don't block the sidewalk or take over street parking. Per our current code, if a second driveway is desired then it must be at least 10' wide, the combined area of driveways may not cover more than 70% of the front yard, and the combined width of the driveways shall not exceed 50%. Staff checks these requirements via a land use permit and then public works create the curb cut. The driveway is a way to access the parking spot not to park the vehicle on it. This requirement of having the entire parking spot be located completely on the side or rear of the dwelling does limit various residents from parking their RVs or additional vehicles they may have which means that they would have to find other places to park their RVs or get rid of any additional vehicles which can be difficult if they have multiple people within the same household that drives a car. You may recall that the city hired a code compliance official a few months ago, and part of that compliance will be to direct people where to properly park their vehicles. Staff wants to get ahead of this by having this conversation with the commission. Staff has very briefly started looking at how other cities handle additional parking and if they allow vehicles to extend past the front plane of the dwelling or within the front yard. At the August 14 meeting, Planning Commission agreed to move forward with a draft of the proposed changes. At the September 11 meeting, Planning Commission further discussed the proposed changes and gave staff additional feedback to amend the ordinance for the following meeting in November before having a public hearing in December.

Links to existing code:

<https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-17-2: Off Street Parking Space And Driveway Requirements For Dwellings>

ANALYSIS

As mentioned above, planning staff has started looking at additional parking codes and found that a couple nearby cities do allow some parking beyond the front façade of the dwelling and wanted to bring examples to the commission before fully presenting a draft. Below are brief summaries and links to two cities' parking code that allow parking past the front façade of the dwelling.

Layton City:

Under Section 19.12.190 of their city code, Layton allows recreational vehicles to be parked and have access off of an approved driveway and shall be located at least 10' from the public right of way. They are allowed to sit on a hard surface which can include compacted gravel or road base. The max allowance is one recreational vehicle and that RV must be owned by the property owner.

<https://hosting.civiclinc.com/layton/books/municipal-code/19.12.190?q=residential%20parking>

North Ogden:

Under Section 11-19-3-C7 of North Ogden's land use code, they specify that the minimum required parking may not be located within the required front yard and side yard area, but overflow parking is permitted in the front and side yard areas if the standards under A.4 of the same section is met. Section A4 talks about driveways not being less than 10' for one-way traffic and not less than 20' for two-way traffic.

https://northogden.municipalcodeonline.com/book?type=plan#name=11-19:_PARKING_AND_LOADING;_AND_TRAFFIC_AND_ACCESSS_STANDARDS

RECOMMENDATION

Staff encourages discussion on this matter. If the commission decides to move forward, public hearing will be scheduled for next time. Staff is open to all comments and discussion for this matter.

10-17-2: Off Street Parking Space And Driveway Requirements For Dwellings

Applicability: Single-Family Residences, Mobile Homes And Multiple-Family Residences Of Four (4) Or Less Dwelling Units Per Building.

A. Off Street Parking:

1. Requirements: For all zones referenced in section 10-17-1, (see subsection 10-17-5C of this chapter for exception):
 - a. For a single-family dwelling: two (2) parking spaces.
 - b. For a two-family dwelling: four (4) parking spaces.
 - c. For a three-family dwelling: six (6) parking spaces.
 - d. For a four-family dwelling: seven (7) parking spaces.
2. Increase: If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.
3. Paying Guests: In addition to the above parking space requirements, one parking space shall be provided for every two (2) paying guests residing in such dwelling units. Such paying guests refers to the rental of sleeping rooms within the dwelling unit.
4. Location and Surfacing: Required off street parking shall be located on the same lot or parcel as the use it is intended to serve. Off street parking stalls located in the side yard or rear yard setbacks of a structure shall be surfaced with asphaltic concrete, pavement bricks, cement concrete, permeable pavers, gravel (pervious weed barrier must be used and any weeds growing through the gravel must be removed immediately) or other material approved by the City Engineer which complies with air quality and SWPPP standards.
5. Access: Parking spaces shall have direct and unblockable access to a driveway
6. Maximum Yard Area Used For Parking: No portion of the required front yard shall be used for parking vehicles. The front yard shall be left open, except for driveways that provide access to garages or side or rear yard parking areas (see 10-23: Landscape Regulations). Residents may use driveways as an approved parking area for additional vehicles in accordance with 7c below.
7. Additional Vehicle Parking: If additional parking of vehicles including utility trailers, boats, and recreational vehicles is proposed, such parking places shall meet the following standards:
 - a. The proposed parking space may not occupy areas required to meet the minimum number of required off-street parking spaces stipulated in subsection 10-17-2-B.
 - b. The parking area must be at least eight feet (8') wide. For corner lots, the parking area may not exceed a maximum of twelve feet (12') in width when located in the corner side yard.
 - c. The parking area must be located behind or to the side of the residence if possible, and be of sufficient length to accommodate the vehicle. No portion of the vehicle shall extend beyond the front facade of the dwelling. If not possible, parked vehicles may extend beyond the front façade of the dwelling 50% of the distance between the house where the driveway is located and the front lot line.

- d. For corner lots, no vehicle shall be parked within the required Clear View Area (see 10-14-14: Clear View of Intersecting Streets).
- e. If a roof or cover is desired over an accessory vehicle parking slab, it must comply with all applicable codes and regulations, and an appropriate building permit must be obtained. Otherwise, the parking slab must remain open and unobstructed from the sky.
- f. All storm water runoff from hard surfaces must be directed to prevent drainage onto adjacent properties.
- g. Screening: All additional off-street parking spaces and associated access lanes shall be screened from adjoining properties within a residential zone by a masonry wall or solid fence not less than four feet (4'), nor greater than six feet (6') in height. The use of shrubs or other live screening material may be used in place of a wall or fence if approved by staff. Such live plant materials must extend along the length of the adjoining property line and meet the same minimum and maximum height requirements of a wall or fence at maturity without impacting or extending into the adjacent property.
- g. h. Recreational vehicles, boats, or utility trailers parked or stored at a residence shall be accessed from and located next to an approved driveway leading to a garage or carport and may extend beyond the front façade of the dwelling 50% of the distance between the house where the driveway is located and the front lot line. Such vehicles shall be placed on a hard surface, which may include concrete, compacted gravel or road base. Only one such vehicle may be parked on the lot.

B. Driveways:

- 1. Width: Primary driveways and access ways shall be not less than ten feet (10') wide for one-way traffic, and not less than twenty feet (20') wide for two-way traffic.
- 2. The first thirty feet (30') from the public right-of-way of all primary driveways used to access the required parking stalls shall be surfaced with asphaltic concrete, pavement bricks, cement concrete, permeable pavers, or other material approved by the City Engineer which complies with air quality and SWPPP standards.
- 3. Number of Driveway Accesses: Single-family or duplex lots shall be allowed one driveway access onto the public street for each lot.
 - a. Exception: One additional driveway access may be permitted for single-family and duplex lots if used to service additional vehicle parking. All second driveway accesses must be approved by City staff before being constructed. Properties that have double frontage, i.e. both the front and rear yards have frontage on a street, must receive Planning Commission approval for second driveway accesses.

4. Coverage: In no case may the combined area of all driveways cover more than seventy percent (70%) of the front yard. If a second driveway is proposed, the combined width of both driveways shall not exceed 50% of the lot width.

STAFF REPORT



SUBJECT: Code Discussion - Impervious Surfaces
AUTHOR: Alika Murphy
DEPARTMENT: Planning Administration
DATE: November 13, 2025

BACKGROUND

For the past couple of meetings, we have been discussing parking on the premises and looking at ways to possibly update our current parking ordinance. This discussion, along with interactions with residents and working with code compliance, has brought up another discussion regarding adding impervious surfaces to the lot for additional parking. Section 10-14-4 Additional Yard Regulations lists under subsection C states “No accessory building nor group of accessory buildings in any residential zone will cover more than twenty five percent (25%) of the rear yard”. From staff’s perspective this section is only applicable to accessory buildings and would not cover impervious surfacing such as concrete because that would not be considered an accessory building only a structure which are different. Under Title 10 Chapter 2 Definitions you can see that the definition of a building is “any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattel”. A structure is “Anything constructed or erected which requires a fixed location on the ground, including a building or mobile building, but not including a fence or wall used as a fence”. To help be clearer about the amount of impervious surface that can be allowed on the lot, staff is recommending that wording be added to Section 10-14-4 to say that a specific percentage of impervious surface is allowed. It can be as simple as adding a couple words to the 10-14-4 section or adding a section specific to impervious surface.

Definitions:

https://southogden.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_2_DEFINITIONS

BUILDING: Any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or chattel.

BUILDING, ACCESSORY: A detached building that

- Is clearly incidental to and customarily found in connection with a principal or main building;
- Is subordinate to and serves a principal or main building;
- Is subordinate in area, extent, or purpose to the principal or main building served;
- Is located on the same lot as the principal or main building served; and
- Contributes to the comfort, convenience, or necessity of the occupants, business, or industry in the principal or main building.

STRUCTURE: Anything constructed or erected which requires a fixed location on the ground, including a building or mobile building, but not including a fence or wall used as a fence.

Links to existing code:

<https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-14-4: Additional Yard Regulations>

Driveway:

<https://southogden.municipalcodeonline.com/book?type=ordinances#name=CHAPTER 17 PARKING AND LOADING SPACE, DRIVEWAYS, VEHICLE TRAFFIC, AND ACCESS REGULATIONS>

ANALYSIS

Planning staff has started looking at impervious surface code and found that a few cities are specific about impervious surface percentages and wanted to bring examples to the commission before fully presenting a draft. Below are links to other cities' codes.

Ogden: Maximum Impervious Material Coverage: The maximum impervious material coverage that shall be allowed upon lots which single- family dwelling units are located shall be thirty percent (30%) of the total lot area or seven thousand five hundred (7,500) square feet, whichever is smaller, including accessory buildings, patios, and driveways; provided however, that the maximum impervious material coverage may exceed thirty percent (30%) or seven thousand five hundred (7,500) square feet upon approval of the mayor after review and recommendation by the planning commission.

https://codelibrary.amlegal.com/codes/ogdencityut/latest/ogdencity_ut/0-0-0-22756

Syracuse: (B) Lot Coverage of Accessory Buildings, Structures, Parking Spaces. No accessory building, structure, or group of buildings or structures, excluding swimming pools, and no parking space in any residential zone shall cover more than 25 percent of the rear yard space.

<https://www.codepublishing.com/UT/Syracuse/#!/html/Syracuse10/Syracuse1030.html>

Northlake, IL:

A. Impervious Surfaces: For purposes of this section "impervious surfaces" shall include all areas in a lot of record covered by the principal building, any accessory buildings and any hard surfaced, non-naturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, swimming pools and sidewalks.

B. Limitation On Impervious Surfaces: The following limitations shall apply to any lot of record located in a residential zoning district:

1. For lots between 5,000 and 6,000 square feet in size no more than sixty five percent (65%) of the lot may be covered by impervious surfaces.

2. For lots between 6,001 and 8,000 square feet in size no more than fifty five percent (55%) of the lot may be covered by impervious surfaces.
3. For lots that are 8,001 square feet in size or larger no more than fifty percent (50%) of the lot may be covered by impervious surfaces. (Ord. O-01-2021, 1-11-2021)

https://codelibrary.amlegal.com/codes/northlakeil/latest/northlake_il/0-0-0-15717

RECOMMENDATION

Staff encourages discussion on this matter. If the commission decides to move forward, public hearing can be scheduled for next time. Staff is open to all comments and discussion for this matter.

10-14-4: Additional Yard Regulations

- A.** No required yard or other open space around an existing building or which is hereafter provided around any building, in order to comply with this title, will be deemed as providing a yard or open space for any other building; nor will any yard or other required open space on an adjoining lot be deemed to provide a yard or open space on a lot whereon a building is to be erected or established.
- B.** Every part of a required yard will be open to the sky and unobstructed except for:
 - 1. The ordinary projections of sills, belt courses, cornices and other ornamental features, chimneys and flues, eave overhangs; and
 - 2. Open or lattice enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers which may project into a yard not more than five feet (5'); and
 - 3. Accessory buildings in a rear yard; and
 - 4. Accessory buildings will be measured from edge of eave to eave or eave to property line.
 - 5. Uncovered decks. Uncovered decks may extend into the rear yard setback ten feet (10').
 - 6. The side yard of a dwelling may be used for parking licensed vehicles; however, the side yard adjoining the street of a corner lot must be landscaped a minimum of ten feet (10') inside the property line.
- C.** No accessory building nor group of accessory buildings in any residential zone will cover more than twenty five percent (25%) of the rear yard.
- D.** No space needed to meet the width, yard, area, coverage, parking or other requirements of this title for a lot or building may be conveyed away from such lot or building, except as permitted by the City building official and subject to appeal to City's Hearing Officer, and any attempted conveyance or lease in violation hereof shall be void.
- E.** No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of building or development as a lot, except as permitted by the City building official and subject to appeal to City's Hearing Officer.
(Ord. 17-23, 11-21-2017, eff. 11-21-2017)