

CITY OF LOGAN, UTAH
ORDINANCE NO. 15-04

AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.36: "Standards, Specifications and Improvements" is hereby amended as attached hereto as Exhibit A, respectively:

SECTION 2: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.37: "Supplemental Development Standards" is hereby amended as attached hereto as Exhibit B, respectively:

SECTION 3: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.15: "Specific Development Standards: Residential Zones" is hereby amended as attached hereto as Exhibit C, respectively:

SECTION 4: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2015.

AYES:
NAYS:
ABSENT:

Jeannie Simmonds, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ____ day of _____, 2015.

Jeannie Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ___ day of _____, 2015.

Craig Petersen, Mayor



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: January 27, 2015
FROM: Mike DeSimone, Director
SUBJECT: LDC Text Amendment – Standards & Specifications Amendment

Summary of Planning Commission Proceedings

Project Name: Standards & Specifications Amendment
Request: Code Amendment
Project Address: City-wide
Recommendation of the Planning Commission: Approval with modification

On January 22, 2015, the Planning Commission recommended that the Municipal Council **approve** a request to amend the Land Development Code Chapters 17.36 (Standards, Specifications & Improvements), 17.37 (Supplemental Development Standards), and 17.15 (Specific Development Standards: Residential Zones) by modifying the minimum fencing standards.

Planning Commissioners vote (5 - 0):

Motion to recommend approval: M. Romero

Second: S. Sinclair

Yea: R. Price, S. Sinclair, M. Romero, T. Jensen, A. Davis Nay: none

Attachments:

Staff Report

Ordinance 15-004

PC Meeting Minutes



**Project #15-004
Standards and Specifications
Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Standards, Specifications and Improvements
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	January 22, 2015
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the following amendments to the Land Development Code (LDC): Sections 17.36 (Standards, Specifications and Improvements), 17.37 (Supplemental Development Standards), and 17.15 (Specific Development Standards: Residential Zones).

REQUEST

This proposed amendments to Section 17.36 of the Land Development Code include the following:

17.36.080 – eliminate as replaced by 17.37.170 in an earlier code amendment.

17.37.100 through 17.37.160 – changes fence heights in all zones and provides additional clarifying language and graphics.

17.15.010.C – modified fence provisions to be consistent with amendments in 17.37, and corrected numbering in sections 17.15.080 – 140.

There are also a few minor “clean-up” language changes which are highlighted in red in the attached document.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. These proposed amendments modify minimum fence standards citywide and clean-up inconsistent language. The proposed amendments are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY

Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on January 8, 2015, posted on the City's website and the Utah Public Meeting website on December 10, 2014, and noticed in a quarter page ad on January 4, 2015.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments modify minimum fencing standards and eliminate confusing or inconsistent language.
4. The provisions of these amendments are consistent with the overall goals and objectives of the Logan General Plan.
5. No public comment has been received regarding the proposed amendment.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

EXHIBIT A

1. Number of Driveways: One driveway is allowed per lot or per three hundred feet of street frontage, whichever is greater, unless otherwise approved by the Director of Public Works.
2. Driveway Width: The maximum width of a driveway providing access to a public right-of-way is fifty-two (52) feet. The Director of Public Works may require that driveways wider than twenty-four (24) feet be constructed with a landscape island or divider median to separate ingress and egress traffic.
3. Driveway Spacing: Driveways shall be spaced at least 100 feet from other driveways and street intersections, unless otherwise approved by the Director of Public Works. Spacing is measured from nearest edge to edge.

§17.36.080. ~~Access to Flag Lots and Lots Without Direct Street Frontage Reserved~~
~~Flag Lots and Inner block Developments are subject to the following requirements:~~
~~A. Access for up to four dwelling units shall be provided by a paved driveway at least twenty (20) feet wide.~~
~~B. Access to five or more dwelling units shall be provided by a paved driveway at least twenty four (24) feet wide.~~
~~C. If any flag lot or inner block development requires access for emergency vehicles due to the length of the driveway, nature of the land use, topography, or other physical features the driveway width shall be as determined by the Fire Marshall.~~
~~D.A. Landscaping shall be required in a planting strip not less than two feet wide between the edge of the driveway and the adjoining property line.~~

§17.36.090. Driveway Setbacks Within The Front Yard

No standalone driveway shall be closer to the side property line than two (2) feet (measured from the closest edge of the driveway to the side property line). This two (2) foot strip shall be landscaped and maintained by the property owner.

§17.36.100. Driveway and Parking Surface

Driveways shall be constructed according to Department of Public Works Standards and Specifications. All driveways and parking areas shall be “hard surfaced” in asphalt, concrete, or other hard surface as approved by the Department of Public Works and Fire Marshall.

§17.36.110. Complete Public Streets

All City owned streets, public right-of-ways, bridges and all other connecting pathways shall be designed, constructed, operated, and maintained so that users, including people with disabilities, can travel safely and independently.

A. Provisions and Exemptions.

1. The design of, and provision for, new bicycle and pedestrian ways shall be included in the City's new construction and reconstruction projects, subject to budget limitations, and unless one or more of the following conditions apply:
 - a. Bicyclists and pedestrians are prohibited by law from using the street or City owned transportation facility;
 - b. The cost of establishing bikeways or walkways would be excessively disproportionate to the need or probable use; or

EXHIBIT B

Article V: Supplemental Regulations

Chapter 17.36: Standards, Specifications, and Improvements

§17.37.100 Fences & Walls

This Section is provided to create minimum and maximum fencing standards for residential, commercial and industrial areas within Logan City. These standards are applicable to all public and private development, unless otherwise specifically stated.

§17.37.110 Fences and Walls – Residential Standards**A. Front Yards.**

Fences and walls are allowed in the front yard provided they do not exceed a maximum height of four (4) feet (See Figure 17.37.110.A.1).

B. Side and Rear Yards.

Fences and walls are allowed in the side and rear yard provided they do not exceed a maximum height of six (6) feet.

C. Corner Lots.

1. Any fence or wall within the front yard shall not exceed four (4) feet in height.
2. In the side yard fronting on a street, a fence or wall located within the side setback is permitted provided the fence or wall does not exceed a maximum height of six (6) feet, shall be located outside of the minimum 40 foot sight distance triangle and is located behind the front plane of the building.

D. Lots with Multiple Frontages.

1. Any fence or wall located to the rear of the primary structure and adjacent to a roadway, shall not exceed four (4) feet in height. Fences or walls outside of the rear yard setback and outside the 40 foot sight distance triangle shall not exceed six (6) feet in height (See Figure 17.37.110.D.1).
2. The yard area located between the fence and public sidewalk shall be landscaped and maintained by the property owner or home owners association.

E. Fence Posts, Gate Posts, Pillars, and Support Columns.

Such structures may extend 12 inches above the maximum fence height when separated by at least six (6) linear feet of fencing.

F. Measurement of Fence Height.

The height of fence shall be measured from the highest existing grade within a ten (10) foot radius of the proposed fence location. It is prohibited to build grade up to a higher level in order to increase the height of a fence.

G. Measurement of Fence Height on top of a retaining wall.

The combined height of a fence and a retaining wall shall not exceed ten (10) feet in height as measured from the bottom of the wall (6 feet max fence height and 4 feet max retaining wall height).

H. Prohibited Fences.

1. Razor Wire;
2. Barbed Wire, unless associated with an agricultural operation;
3. Electrically Charged Fencing, unless associated with an agricultural operation;
4. Chain Link within the front yard;
5. Highly reflective or metallic fencing or wall materials;
6. Tarps, stacked debris or similar materials are not permitted as fencing or wall material; or
7. No fences are allowed within 15' of the top of canal bank unless written approval is granted by the canal company.

Figure 17.37.110.A.1 Residential Fence Placement

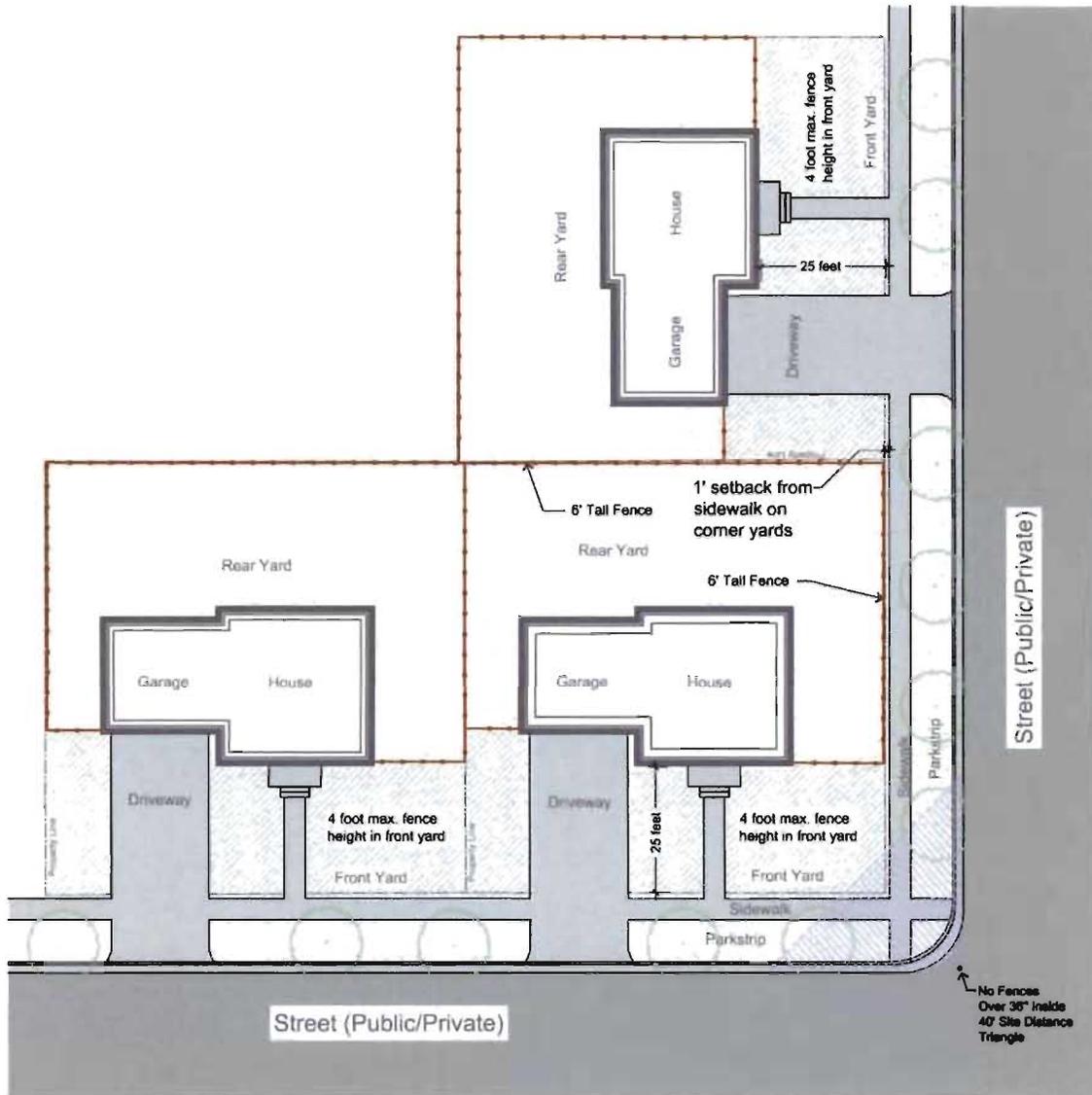
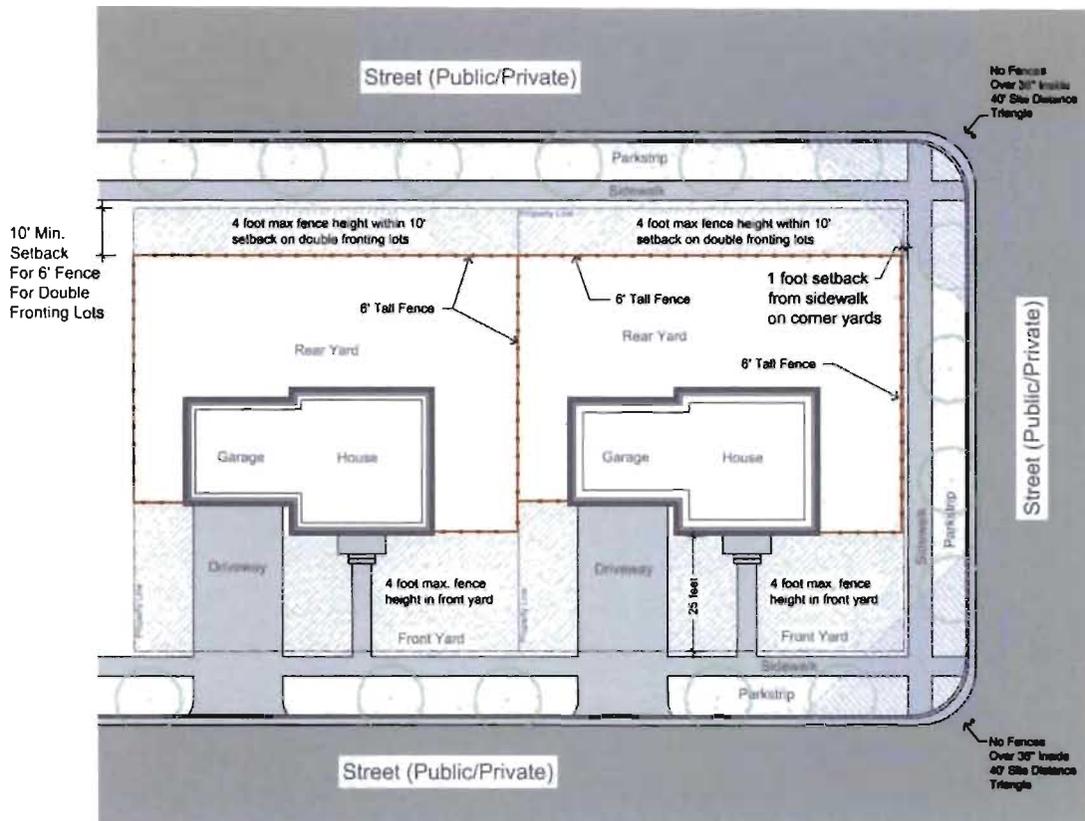


Figure 17.37.110.D.1 Multi-Frontage Lot - Residential Fence**§17.37.120 Fences and Walls – Commercial & Industrial Standards****A. Front Yards.**

Fences and walls are allowed in the front yard provided they do not exceed a maximum height of four (4) feet.

B. Side and Rear Yards.

Fences and wall are allowed in the side and rear yard provided they do not exceed a maximum height of eight (8) feet.

C. Corner Lots.

1. Any fence or wall within the front yard shall not exceed four (4) feet in height.
2. In the side yard fronting on a street, a fence or wall located within the side setback is permitted provided the fence or wall does not exceed a maximum height of six (6) feet, shall be located outside of the minimum 40 foot sight distance triangle and is located behind the front plane of the building.

D. Lots with Multiple Frontages.

1. Any fence or wall within the rear yard setback shall not exceed six (6) feet in height. Fences or walls outside of the rear yard setback and outside the 40 foot sight distance triangle shall not exceed eight (8) feet in height.

2. The yard area located between the fence and public sidewalk shall be landscaped and maintained by the property owner.
- E. Fence Posts, Gate Posts, Pillars, and Support Columns.
Such structures may extend 12 inches above the maximum fence height when separated by at least six (6) linear feet of fencing.
- F. Measurement of Fence Height.
The height of fence shall be measured from the highest existing grade within a ten (10) foot radius of the proposed fence location. It is prohibited to build grade up to a higher level in order to increase the height of a fence.
- G. Measurement of Fence Height on top of a retaining wall.
The combined height of a fence and a retaining wall shall not exceed ten (10) feet in height as measured from the bottom of the wall (6 feet max fence height and 4 feet max retaining wall height).
- H. Prohibited Fences.
 1. Razor Wire;
 2. Electrically Charged Fencing, unless associated with an agricultural operation;
 3. Highly reflective or metallic fencing or wall materials;
 4. Tarps, stacked debris or similar materials are not permitted as fencing or wall material; or
 5. No fences are allowed within 15' of the top of canal bank unless written approval is granted by the canal company.

§17.37.130 Fences Permit Required

All fences and walls shall have a permit issued by the Department of Community Development prior to installation subject to the following: . Failure to obtain a fence permit may result in enforcement actions pursuant to §17.60.

- A. Fences.
 1. All fences and walls shall have a permit issued.
 2. Permit applications shall require dimensioned drawings showing the layout and location of all proposed fences and walls.
 3. Permit applications shall indicate fence height and materials for all proposed fence sections.
 4. Some fences or walls may require an additional approval from the Planning Commission, the Historic Preservation Committee, or both.
- B. Inspections.
 1. Inspections may be required upon receiving a citizen complaint, or if determined to be unsafe by the Chief Building Official.
- C. Failure to Obtain Permit. Failure to obtain a fence permit may result in enforcement action pursuant to Chapter 17.60

§17.37.140 Fence and Wall Location Standards

Any fence or wall section on private property shall not be installed within a right of way or an easement without written permission from the City or easement holder.

§17.37.150 Maintenance Required

The property owner is responsible to repair, replace or remove any unsafe or structurally unsound sections of fencing or walls. If a fence or wall is more than twenty (20) degrees

beyond plumb or determined so by the Chief Building Official it shall be considered structurally unsafe.

~~§17.37.100 — Fences & Walls~~

~~A. Purpose and Intent:~~

~~Fences and walls are part of the built environment and visual make-up of the City. This section is intended to provide development standards specific to each land use category within the City.~~

~~B. Applicability:~~

~~The standards of the chapter apply to all public and private development, unless otherwise specifically stated in this chapter.~~

~~C. Exemption:~~

~~Government incarceration facilities and agricultural operations or similar land uses.~~

~~§17.37.110 — Fence Height:~~

~~Fence or wall height shall be measured from the highest existing grade within a ten (10) foot radius of the proposed fence location. It is prohibited to build grade up to a higher level in order to increase the allowed fence height. Fence and wall heights shall be as follows;~~

~~A. For Neighborhood Residential (NR) zoning districts, fences, and walls shall be a maximum of four (4) feet tall within the front setback. Fences and walls shall be a maximum of six (6) feet tall within the rear and side setbacks behind the front plane of the primary structure. Lots with multiple street frontages may install a six (6) foot tall fence or wall at a twelve (12) foot setback from the property line on the side(s) yard other than the declared front yard.~~

~~B. For Districts and Corridor zoning, fences, and walls shall be a maximum of four (4) feet tall within the front setback and a maximum of eight (8) feet tall in the rear and side setbacks behind the front plane of the primary structure. Lots with multiple street frontages may install a six (6) foot tall fence or wall at a twelve (12) foot setback from the property line on the side(s) yard other than the declared front yard.~~

~~§17.37.120 — Fence Standards~~

~~A. Location:~~

~~No fence or wall higher than four (4) feet shall be installed within the Site Distance Triangle as per figures 17.15.010 and 17.62.D. All fence and wall sections shall be installed outside of Public Rights of Way. Furthermore, ASHTO standards may dictate a different site distance triangle for specific intersections and as determined by the Director of Public Works.~~

~~B. Replacement and Repair:~~

~~The property owner is responsible to repair, replace or remove any unsafe or structurally unsound sections of fencing or walls. If a fence or wall is more than twenty (20) degrees beyond plumb or determined so by the Chief Building Official it shall be considered structurally unsafe.~~

~~§17.37.130 — Prohibited Fences~~

17.37: Supplemental Development Standards

The following fences shall be prohibited in all zoning districts unless otherwise specifically authorized:

- A. ~~Razor Wire;~~
- B. ~~Barbed Wire (unless associated with agricultural operations);~~
- C. ~~Electrically Charged Fencing (unless associated with agricultural operations);~~
- D. ~~Chain Link Fence within the front setback;~~ or
- E. ~~Highly reflective or metallic fencing or wall materials~~

§17.37.140 Fence Permits

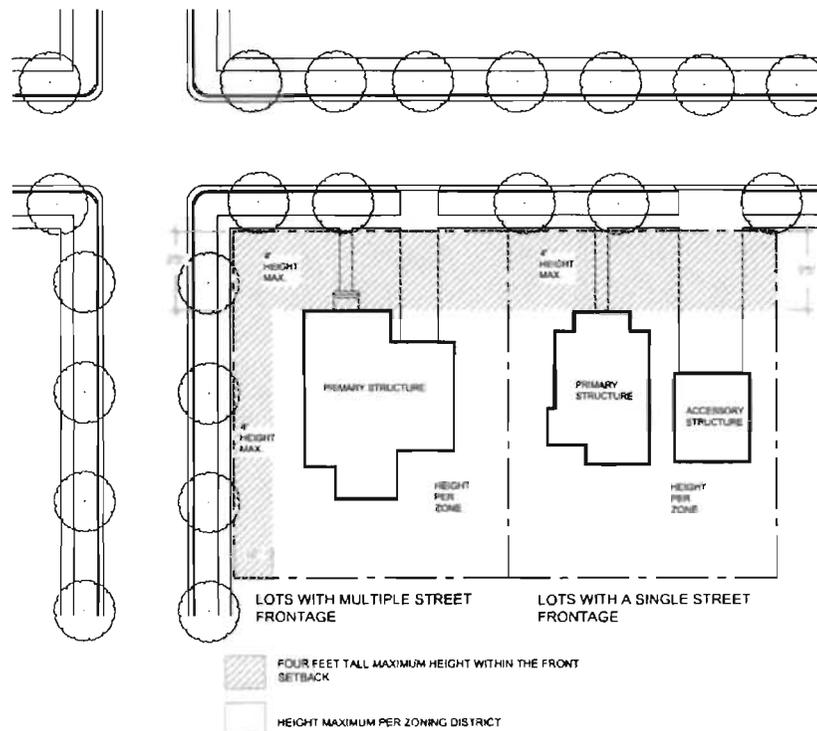
A. Fences:

1. All fences and walls shall have a permit issued by the Department of Community Development prior to installation. Failure to obtain a fence permit may result in enforcement actions pursuant to §17.60.
2. Permit applications shall require dimensioned drawings showing the layout and location of all proposed fences and walls.
3. Permit applications shall indicate fence height and materials for all proposed fence sections.
4. Some fences or walls may require an additional approval from the Planning Commission, the Historic Preservation Committee, or both.

B. Inspections:

1. Inspections may be required upon receiving a citizen complaint, or if determined to be unsafe by the Chief Building Official.

Figure 17.37.140.B1.



17.37: Supplemental Development Standards

- B. Stubbing of streets to allow for future street extensions through adjoining developable parcels is required for all new developments. The street system shall be designed to connect with existing, ~~and/or future proposed, and planned~~ streets outside of the development. All street stubs shall be provided with a temporary turn-around unless specifically exempted by the Fire Chief. The restoration and extension of the street shall be the responsibility of any future developer of the abutting land.
- C. The installation of street stubs to connect with future development on adjoining parcels is consistent with the connectivity requirements of this Chapter; however, all development will be reviewed for impacts created by incremental growth including an analysis of the impacts on future connectivity and compliance with minimum fire access requirements. Depending upon the location of the specific project, and regardless of the number of dwelling units or lots proposed within a specific phase, stubbing out a road for a future connection to an adjoining parcel may be determined to be inadequate. Logan City may require, as a condition of project approval, that rather than install a street stub, the proponent is required to construct a public road connecting to a public roadway consistent with the provisions of this Title and Fire Code access requirements.
- D. The hearing body may grant adjustments to the standards in Section 17.37.160 upon finding that the proposal is consistent with the purpose of the zone in which it is located, is consistent with the intent of this section, and there are no practical design alternatives for complying with the subject standard.
- E. Street and pedestrian connections as well as connection spacing (block length) shall be provided as shown in Tables 17.37.160.D.1 and 17.37.160.D.2, unless modified through the review process or due to other provisions of this Title.

Table 17.37.160.D.1: Street and Pedestrian Connection Spacing

Block Type	Maximum Spacing Between Streets	Maximum Spacing Between Pedestrian Connections
Block	660'	330'
Superblock	1320'	1320'
Mini-block	330'	330'

Table 17.37.160.D.2: Minimum Number of Street Connections by Size of Residential Development

Number of Dwelling Units Served	Number of Connections
Greater than 20	3
9-20	2
1-8	1

§17.37.170 Residential Infill and Flag Lot Development Standards**A. Applicability.**

The standards in this Section apply to development proposals within the interior of

EXHIBIT C

Chapter 17.15: Specific Development Standards: Residential Zones

§17.15.010 Development Standards Purposes

The development standards contained in this Chapter are intended to ensure that development is consistent with a neighborhood's existing characteristics and building placement patterns, while guiding change to be consistent with the purpose of the residential zones. The development standards may be adjusted or modified only insofar as this Title authorizes modifications to development standards under Chapter 17.66-50 Design Review, Chapter 17.69-53 Variances, and the provisions below.

A. Density.

Density standards are expressed in dwelling units per acre (See 17.62 "Density") and establish the maximum number of units allowed in each specific zone.

B. Lot Size.

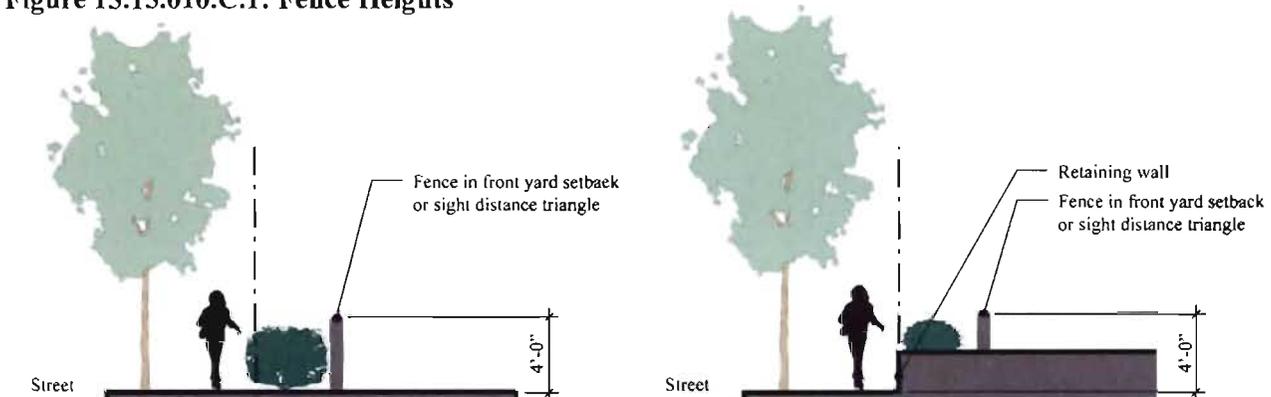
Minimum lot size shall conform to the lot standards in this Chapter. ~~Land divisions are additionally subject to the requirements for lot "variety" contained in Chapter 17.15.~~

C. Setbacks.

The minimum setback standards apply to all uses allowed within the Neighborhood Residential zones, except as follows:

1. Fence ~~and retaining wall heights and locations s~~ are subject to Chapter 17.37, Supplemental Development Standards. ~~may be placed within a yard setback, provided the maximum allowed fence height is four (4) feet within a front yard or required sight distance triangle (4' maximum applies if fences are placed atop a retaining wall), or a height of six (6) feet within the rear yard, side yard or front yard, on existing developed lots, when the fence is located at least 12 feet from the right-of-way line (see Figures 15.15.010.C.1 & 17.37.140.B.1). The twelve (12) foot wide strip of land between the fence and property line shall be landscaped and maintained by the adjacent property owner. All other fences are limited to six (6) feet. Fences are also subject to Chapter 17.37 Additional Development Standards.~~
2. Additional setbacks may be required through Design Review or Conditional Permit approvals.
3. Canal Setbacks. All structures ~~and structures~~ shall adhere to a minimum fifteen (15) foot setback from the top edge of all canals unless the canal company permits an alternative setback.

Figure 15.15.010.C.1: Fence Heights



17.15: Specific Development Standards: Neighborhood Residential Zones

D. Height.

The maximum height standards apply to all primary and accessory uses and structures allowed within the residential zones, except that the following may exceed the stated height limits by ten (10) feet: public water towers; penthouse structures for elevators, stairways; skylights; steeples; flag poles; and chimneys. Utility poles and public safety facilities may exceed height limits with a Conditional Use Permit.

§17.15.020 Building Form Standards

The building form standards (height, roof, windows, and elevations) are intended to ensure that new development is consistent with a neighborhood's building form and scale, while enhancing the built environment consistent with the purpose of the residential zones.

§17.15.030 Appearance Standards

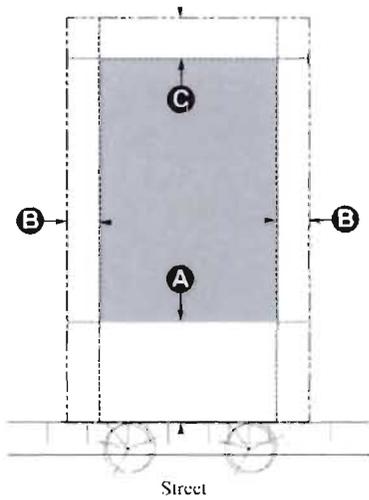
The building appearance standards (façade, materials, entrances, accessory structures) are intended to ensure that new development is consistent with neighborhood appearance and character, while enhancing the built environment consistent with the purpose of the residential zones.

§17.15.040 Procedures for Review and Approval

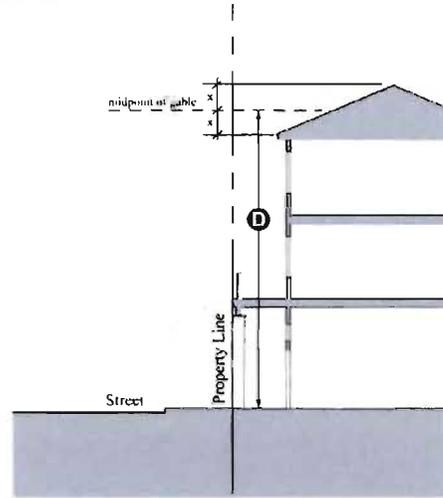
All proposed changes in land use and proposed developments shall be processed in accordance with the procedures and permit requirements in Chapters 17.46 through 17.60, as applicable.

17.15: Specific Development Standards: Residential Zones

§17.15.080 — Neighborhood Center (NC) Development Standards



Site Plan Diagram



Site Section Diagram

Residential Density

Units/Acre 9

Commercial Footprint Area

-Per Parcel in a Neighborhood Center 3,000 SF
(C.U. Permit may allow up to 5,000 SF max.)

Site

Lot

Coverage (max) 60%
No Drive-Thru lane or window.
No Outside Storage.

Setbacks

A Front (min-max) 10'-25'
Corner 10'-25'
B Side (min) 8'
C Rear (min) 10'

Building Frontage

% at front setback (min) 75%

Parking

Parking is not permitted between the structure and the street in the NC zone. The NC zone is intended for neighborhood traffic and shall be designed at pedestrian scale. See Chapter 17.38 Parking Regulations.

Landscaping

Landscape buffers shall be provided between parking areas and adjacent residential properties. Additional landscaping may be required as per the Design Review process to buffer adjacent residential properties. See Chapter 17.39 Landscaping.

Building Form

Heights

D Primary Building (max) 35'
Accessory (max) 15'
Fences & Walls—Front (max) 4'
Fences & Walls—Side/Rear Yard 6'

Roofs

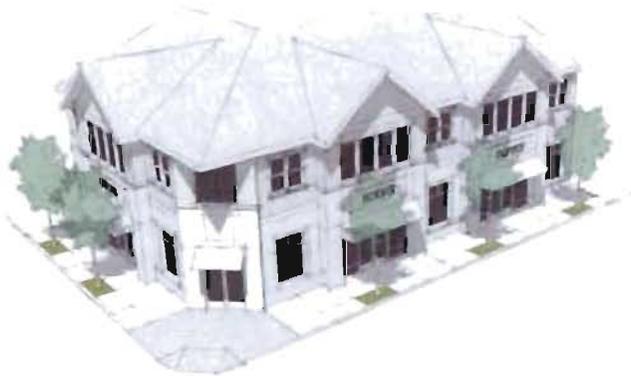
Roof Types Flat or Sloped
(Flat roof requires Track 2 approval)
(Parapets are required for flat roofs—min 3 feet)
Sloped Roof Pitch (min) 5:12
Roof Overhang 6"

Transparency

Ground Floor Frontages (street facing min) 50%

Elevations

Front, side and rear elevations shall be divided into distinct planes of 500 sq. ft. or less. Changes in wall plane shall project or recess at least 1 ft for a length of at least 6 ft.

§17.15.080 — Neighborhood Center (NC)**Appearance****Entrances**

Principal door must be oriented to the street. Porches/stoops required. Buildings with two (2) frontages shall have an angled entrance at the corner(s). Commercial entrances required every 40' (min) on center.

Building Design

Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.040.C.1.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhangs).

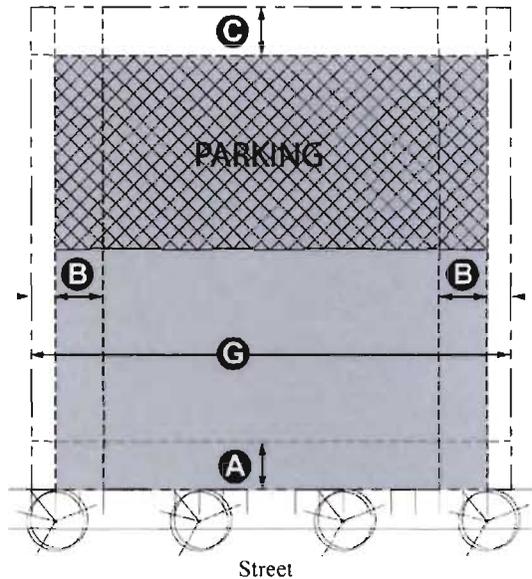
Building Materials

No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.) for street-facing elevations. See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear. See Section 17.14.20.C.3.

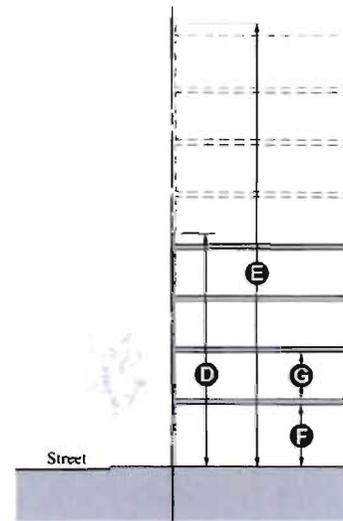
Other**Compliance with Other Standards**

Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards—All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

§17.15.120 Campus Residential (CR) Development Standards



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre (max) 40

Site

Lot

Size (min) 6,000 ft²

G Lot Width (min) 60'

Coverage (max) 60%

Setbacks

A Front (min) 10'

Front – Opposite NR Zones 25'

B Side (min) 5'

Side Adjacent to NR Zones 25'

C Rear (min) 10'

Rear Adjacent to NR Zones 25'

See Section 17.14.050 for additional setback requirements if adjacent to a residential zone.

Building Frontage

% at front setback (min) 50%

% at side setback NA

Parking

Residential 1 parking stall per occupant

(Unless an Alternative Parking Plan is approved)

Parking Setbacks

Parking – Front (min) 10'

(setback measured from the longest portion of front wall plane of the primary structure)

Parking – Side/Rear (min) 5'

Land Set Asides (17.35.020)

Open Space 20 %
Useable Outdoor Space 10%

Non-residential Uses in CR

Non residential uses shall not exceed 25% of total first floor square footage and shall be located on ground floor only (see use table).

Building Form

Heights

D Primary Building Height 55'

Fences – Front (max) 4'

Fences – Side/Rear (max) 6'

Stoop / Porch (min-max) 2'-4'

Floor Height (floor to ceiling)

Commercial use on ground floor 12'

Roofs

Roof Types Flat or Sloped

Sloped Roof Pitch (min) 5:12

(Flat roof requires Track 2 approval)

Roof Overhang 1'

Parking Location

Location Rear or Side

Structure Above/ Below/ Behind

(See Parking Location Figure 17.15.090130)

Surface Rear or Side

50% max. surface parking

See Section 17.38.080.B.4

§17.15.120 Campus Residential (CR)**Appearance****Elevations**

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g., recess, and/or changes in color or material).

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhangs, etc.).

Building Materials

No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.) for street-facing elevations. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear. See Section 17.14.020.C.3.

Building Design

For buildings less than 35' in height, front, side and street facing elevations must be divided into distinct planes of 500 square feet or less. For buildings greater than 35' in height, front, side and street facing elevations must be divided into distinct planes of 1,000 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.040.C.1.

Open Space

20% open space and 10% useable outdoor space required. May be aggregated in common exterior open space (courtyards, parks, pools, etc).

Pedestrian Entrances

A functioning pedestrian entrance is required along each frontage. Buildings with two frontages may substitute an angled entrance at the corner.

Building Mass

A Building shall not exceed 120 feet in length. There shall be a minimum separation between buildings of at least 20 feet to provide for common open space or pedestrian access.

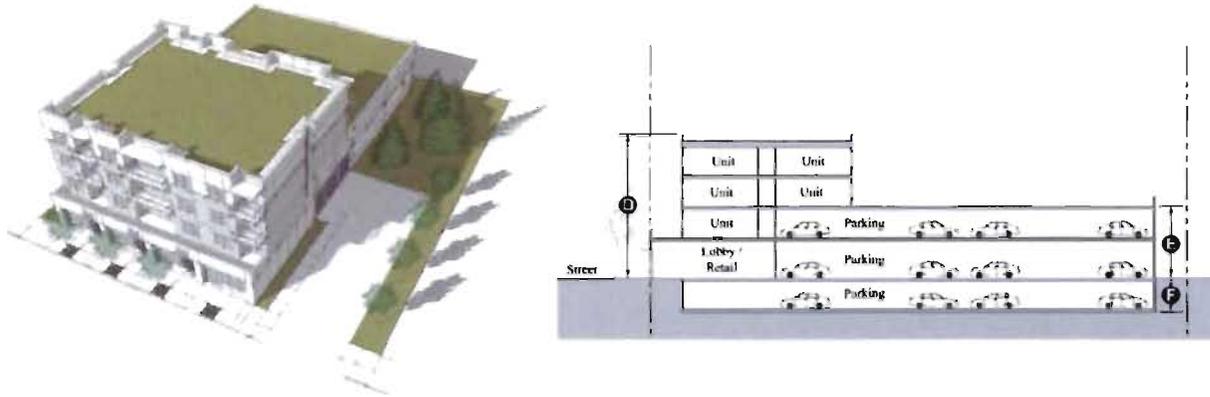
Other**Compliance with Other Standards**

Compliance with all other applicable sections of the Logan Land Development Code is required.

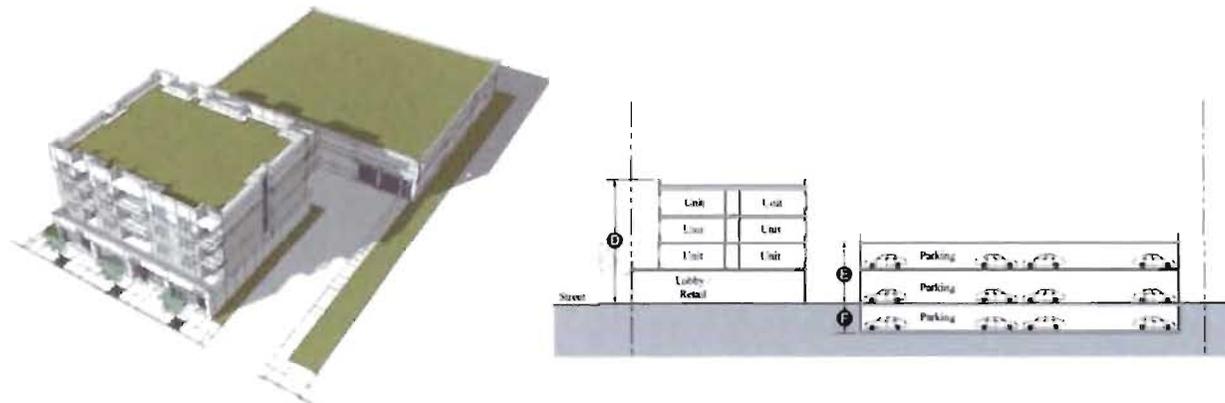
17.15: Specific Development Standards: Residential Zones

Figure 17.15.120 Parking Structure Standards – Campus Residential

Structured parking in the Campus Residential Zones is required to be above, below, or behind the building.



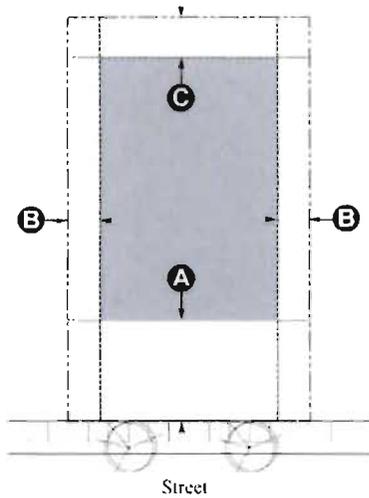
Example of parking location when attached as part of a building.



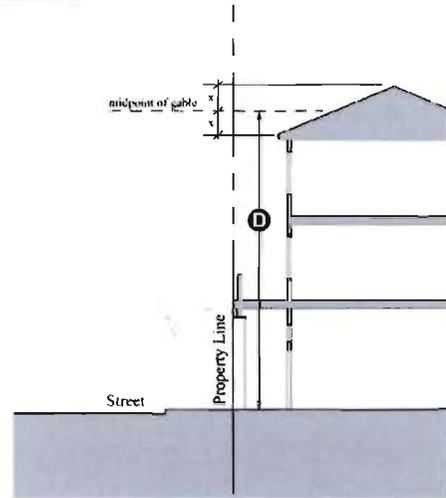
Example of parking location when detached from a building

17.15: Specific Development Standards: Residential Zones

§17.15.080130 Neighborhood Center (NC) Development Standards



Site Plan Diagram



Site Section Diagram

Residential Density

Units/Acre **9**

Commercial Footprint Area

Per Parcel in a Neighborhood Center **3,000 SF**
(C.U. Permit may allow up to 5,000 SF max.)

Site

Lot

Coverage (max) **60%**

No Drive-Thru lane or window.

No Outside Storage.

Setbacks

A Front (min-max) **10'-25'**

Corner **10'-25'**

B Side (min) **8'**

C Rear (min) **10'**

Building Frontage

% at front setback (min) **75%**

Parking

Parking is not permitted between the structure and the street in the NC zone. The NC zone is intended for neighborhood traffic and shall be designed at pedestrian scale. See Chapter 17.38 Parking Regulations.

Landscaping

Landscape buffers shall be provided between parking areas and adjacent residential properties. Additional landscaping may be required as per the Design Review process to buffer adjacent residential properties. See Chapter 17.39 Landscaping.

Building Form

Heights

D Primary Building (max) **35'**

Accessory (max) **15'**

Fences & Walls – Front (max) **4'**

Fences & Walls – Side/Rear Yard **6'**

Roofs

Roof Types **Flat or Sloped**

(Flat roof requires Track 2 approval)

(Parapets are required for flat roofs – min 3 feet.)

Sloped Roof Pitch (min) **5:12**

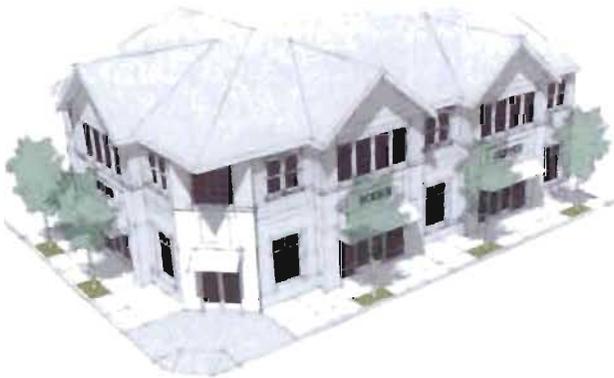
Roof Overhang **6"**

Transparency

Ground Floor Frontages (street facing min) **50%**

Elevations

Front, side and rear elevations shall be divided into distinct planes of 500 sq. ft. or less. Changes in wall plane shall project or recess at least 1 ft for a length of at least 6 ft.

§17.15.080130 Neighborhood Center (NC)**Appearance****Entrances**

Principal door must be oriented to the street. Porches/stoops required. Buildings with two (2) frontages shall have an angled entrance at the corner(s). Commercial entrances required every 40' (min) on center.

Building Design

Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.040.C.1.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhangs).

Building Materials

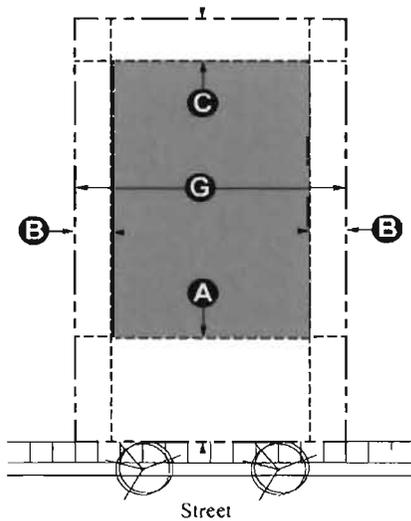
No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.) for street-facing elevations. See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear. See Section 17.14.20.C.3.

Other**Compliance with Other Standards**

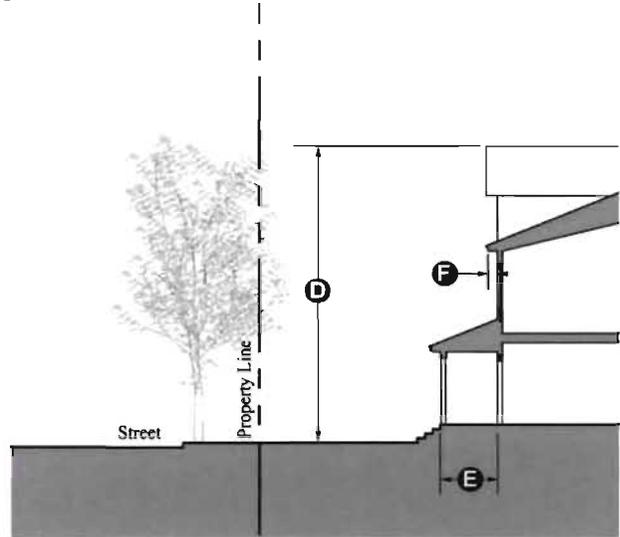
Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

17.15: Specific Development Standards: Residential Zones

§17.15.130-140 Resource Conservation (RC) Development Standards



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre (min-max) (1 unit/40 ac)

Site

Lot Size (min.-max)	20,000
ⓐ Lot Width (average/block)	140'
Lot Coverage (max bldg. footprint)	40%
*Lot width average does not apply to cluster homes on individual lots.	

Setbacks

Ⓐ Front	25'
Corner	20'
ⓑ Side	8'
ⓒ Rear	10'
Canal (recognized top bank)	15'
(Canal setback may be waived with written permission from appropriate canal company).	

Open Space

Not Required

Parking

Required Stalls 2.0 / Unit

Attached Garage

Garages with street facing garage door(s) shall not extend more than 10' beyond the front plane of the primary structure (side entry garages-15' setback).

Maximum width of street facing garage doors shall not exceed 50% percent of the overall width of the primary structure.

Accessory Structures/Detached Garages

Building footprint shall not exceed 100% of the primary structure footprint.

Maximum width of street facing garage doors shall not exceed 50% percent of the overall width of the primary structure.

Detached Garage Setback

From front plane of Primary Structure (side-entry garage - 15' setback)	10'
Detached garage distance from rear or side of primary structure	6'

Side/Rear Setbacks (accessory structure)

Structures less than 120 ft² 1'

Driveway

Driveway Width (min-max) (max width within 15' of street ROW) 12'-24'

Driveway Setback from side property line (shared driveway exempt) 2'

Driveway Access Curb Cut Width (max) (driveways shall lead to parking stalls located outside of building setbacks) 24'

Building Height

ⓓ Primary Building (Max)	35'
Accessory Building (Max)	15'

Building Form

ⓔ Covered Front Stoop/Porch (min. depth)	4'
Primary Roof Pitch	5:12
ⓕ Roof Overhang (min)	1'

§17.15.110140 Resource Conservation (RC)**Appearance****Entrances**

Principal door must be oriented to the street. Porches/stoops required.

Building Materials

No more than three (3) materials shall be used, excluding materials for fascia, soffit, and window trim. Materials shall be used uniformly on all four (4) facades.

Façade Variation

May not possess the same façade as adjacent units as per Section 17.14.040.C.1.

Accessory Structures

Shall be architecturally consistent with the principal structure in materials, color, roof pitch and detailing, unless use of structure is a functional agricultural building.

Other**Compliance with Other Standards**

Compliance with all other applicable sections of the Logan Land Development Code is required.