CITY OF LOGAN, UTAH
ORDINANCE NO. 26-20

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, UTAH AS FOLLOWS:

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.07 "Specific Development Standards: Residential Zones" and 17.08 "Neighborhood Residential Structures and Use" are amended as attached hereto as Exhibit A.

SECTION 2: This ordinance shall become effective upon publication.

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS ____ DAY OF _____, 2026.

Dahle, Melissa	( ) Aye	( ) Nay	( ) Abstained	( ) Excused
Johnson, Mike	( ) Aye	( ) Nay	( ) Abstained	( ) Excused
Koven, Katie-Lee	( ) Aye	( ) Nay	( ) Abstained	( ) Excused
López, Ernesto	( ) Aye	( ) Nay	( ) Abstained	( ) Excused
Simmonds, Jeannie F.	( ) Aye	( ) Nay	( ) Abstained	( ) Excused

_____
Mike Johnson, 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_____, 2026.

_____
Mike Johnson, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby_____this_____day of_____, 2026.

_____
Mark A. Anderson, Mayor

EXHIBIT A

LOGAN CITY UNITED IN SERVICE
COMMUNITY DEVELOPMENT

MEMORANDUM TO MUNICIPAL COUNCIL

DATE: Oct 27, 2026

FROM: Russ Holley, Director

SUBJECT: Ordinance #26-20 New Residential Zones Code Amendment

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Summary of Planning Commission Proceedings

Project Name:	New Residential Zones Code Amendment
Request:	Code Amendment
Project Address:	NA
Recommendation of the Planning Commission:	**Approval**

On Oct 22th, 2026, the Planning Commission **recommended approval** to the Municipal Council for the Wetland Code Amendment.

Planning Commissioners vote (4-0):
Motion: Doutre
Second: McNamara
Recommend Approval: Doutre, McNamara, Maughan, Duncan
Nay: none
Abstain: none
Absent: Lewis, Lucero, Heare

Attachments
Meeting Minutes
Ordinance #26-20
Staff Report

PLANNING COMMISSION MINUTES
Meeting of October 22, 2026

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, October 22, 2026. Commissioner Lewis called the meeting to order at 5:30 p.m.

Commissioners Present: *Sara Doutre, Jennifer Duncan, Sarah McNamara, Craig Maughan*

Commissioners Excused: *David Lewis, Jessica Lucero, Ken Heare*

Staff Present: *Aaron Smith, Aimee Egbert, Amanda Pearce, Darren Farar, Mohamed Abdullahi, Jeannie Simmonds (City Council)*

Approval of the Minutes: *Commissioner Doutre made a motion to approve the minutes of the October 8, 2026, meeting. Commissioner Maughan seconded the motion. The motion was approved unanimously.*

PUBLIC HEARING:

PC 26-031 LDC Amendment Residential Zoning *[Code Amendment]* ***-Continued from September 24th meeting.*** *Russ Holley/Logan City is requesting approval of a code amendment to the Land Development Code Residential Zoning Regulations to better align with the recently adopted General Plan, including goals to add more zoning options and more housing types and densities to provide more housing for all income levels.*

Staff/Proponent: *Aimee Egbert, City Planner reviewed the request for a Land Development Code Amendment*

Public:

Commission:

MOTION: *Commissioner Doutre moved to* ***forward a recommendation of approval*** *to the Municipal Council on the code amendment for PC 26-031 with the findings for approval as listed below. Commissioner McNamara seconded the motion. The motion passed unanimously.*

FINGINGS FOR APPROVAL

1. *Utah State Law authorizes local Planning Commissions to recommend ordinance changes to the legislative body (Municipal Council).*
2. *The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.*
3. *The proposed Code Amendments are consistent with the Logan City General Plan.*
4. *The proposed Code Amendments are consistent with UCA Title 10, Chapter 9a, Part 5 & Part 6.*
5. *No public comment has been received regarding the proposed amendments.*

Moved: *Second:* *Approved: 4-0*

Yea: Doutre, Duncan, McNamara, Maughan *Nay:* *Abstain:*

LOGAN CITY UNITED IN SERVICE
COMMUNITY DEVELOPMENT

Project #26-031
New Residential Zones
Code Amendment

REPORT SUMMARY...

Project Name:	New Residential Zones Code Amendment
Proponent/Owner:	Community Development Department
Project Address:	Citywide
Request:	Land Development Code Amendment
Type of Action:	Legislative
Date of Hearing:	September 24, 2026
Submitted By:	Russ Holley, Director

RECOMMENDATION
Staff recommends that the Planning Commission recommend **approva**l to the Municipal Council of the proposed amendments to Chapters 17.07, 17.08 of the Land Development Code.

REQUEST
This is a proposal to amend the residential sections of the Land Development Code to better align with the recently adopted General Plan. One of the principal goals in the new General Plan is to address the current housing crisis with more zoning options, more housing types and densities to provide more housing options for Logan City residents at all income levels and all stages of life.

SUMMARY OF CHANGES
The proposed changes include a new NR9 zoning district for small single-family and twin home options, a new HD40 zone for high density housing along the 400 North corridor and a new AR zone to replace the RC zone. The MR zone densities remain at 12, 20, and 30 respectively. NR6, NR4, and CR zones remain as is. Aside from the zone name changes and the new NR-9 and HD-40 columns, the land use table in 17.08 remains. The specifications in 17.07 add clarity and consolidate information into one area. Repetitive graphics are consolidated to the 17.62 definitions sections to reduce redundancy and free up space for other information.

GENERAL PLAN
The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The newly adopted General Plan continues to place value on housing and quality of life. These proposed changes will continue to protect and enhance Logan's resources and assets. The proposed updates are consistent with the General Plan.

PUBLIC COMMENTS
As of the time the staff report was prepared, no comments were received.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on 9/12/26 and posted on the City's website and the Utah Public Meeting website on 9/14/26.

AGENCY AND CITY DEPARTMENT COMMENTS
As of the time the staff report was prepared, no comments were received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commissions to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are consistent with UCA Title 10, Chapter 9a, Part 5 & Part 6.
5. No public comment has been received regarding the proposed amendments.

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.

Chapter 17.07 Specific Development Standards: Residential Zones

§17.07.010 Purpose

The Neighborhood Residential Zone regulations are intended to implement the goals, policies, and directives of the General Plan. Goals include developing and maintaining well-connected, attractive, and walkable neighborhoods that incorporate context sensitive density, scale, and sustainability. The creation and renovation of diverse and affordable housing at all income levels and stages of life. Community serving and compatible small-scale commercial services contribute to unique neighborhood character and walkability. The zoning districts below cover the General Plan land use designations of Lower Density Residential, Mixed Residential, and High Density Residential.

§17.07.020 Establishment

The Neighborhood Residential Zoning Districts are based on the General Plan residential land use designations described in Chapter 5 of the plan and listed below:

General Plan Land Use Designation	LDC Zoning District
Lower Density Residential	Agricultural Reserve (AR) Neighborhood Residential 4 (NR-4) Neighborhood Residential 6 (NR-6) Neighborhood Residential 9 (NR-9) Neighborhood Commercial (NC)
Mixed Residential	Mixed Residential 12 (MR-12) Mixed Residential 20 (MR-20) Mixed Residential 30 (MR-30)
High-Density Residential	High Density 40 (HD-40) Campus Residential 40 (CR-40)

§17.07.020 Agriculture Reserve (AR) Development Standards

Described in the General Plan as conservation areas important to the overall character of Cache Valley, Agriculture Reserve lands are typically working farms, agritourism businesses, protected critical lands or cluster development mitigation areas all of which enrich our community and natural ecosystems. AR lands are typically privately owned and maintained. This zone permits low density single family and may act as a holding zone waiting on future infrastructure and more intensive land uses. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: 1 unit per two (2) acres

Minimum Building Lot Size: 86,000 SF

Building Lot Width: 120' measured at front setback (flag lots and cul-de-sac lots are exempt from lot width requirements)

Lot Coverage: 20% maximum percentage of lot covered with structure(s)

Primary Building Setbacks: (min. distance from nearest building wall to property line)
Front Yard = 25'
Corner Yard = 20'
Side Yard = 20'
Rear Yard = 20'

Accessory Building Setbacks: (min. distance from nearest building wall to property line)
Front Yard = 25'
Corner Yard = 20'
Side Yard = 20'
Rear Yard = 20'

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definitions.
Primary Building = 35'
Accessory Building = 50'

Required Parking: 2 stalls per unit min. (The two required stalls must be located outside of front/corner setbacks). Additional stalls may be located on approved off-street driveway areas.

Driveways: Primary = **24'** max. width. Secondary = **12'** max. width. Min. spacing between primary and secondary driveway = **35'.** Min. setback from side/rear prop. lines = **2'.** Max. driveway surface area in front yard = **50%** (see 17.29 for complete regulations)

Permitted Structure Types: Single Family Detached, Accessory Structures, Agricultural Structures.

Subdivision Permits: Subdividing land in this zone requires compliance and permit approvals as per LDC 17.40 prior to recordation.

Boundary Line Adjustments: Adjustments to property lines resulting in the same number of parcels require city permits prior to recordation.

Fences: New fences require a permit. May be 4-feet-tall in front yards and 6-feet-tall for side/rear yards.

Accessory Dwelling Units (ADU): ADU's require building permit approvals. ADU's are only permitted for owner-occupied homes.

Short Term Rentals (STR): STR's require business license approvals. Minimum proximity spacing between STR's and other regulations are required as per LDC 17.37.

Conditional Use Permits, Overlay Zoning, Critical Lands, Animals Rights, Variances, and Reason Use Accommodations: These and other unique approvals require compliance with regulations and permitting approvals as LDC chapter regulations.

§17.07.030 Neighborhood Residential 4 (NR-4) Development Standards

Described in the Logan City General Plan as Lower Density Residential Land Use, NR-4 is a single-family detached zoning district that aligns with the character of existing neighborhoods developed at similar densities. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: 4 units per acre

Minimum Lot Size: 10,000 SF

Lot Width: 80' measured at front setback (flag lots and cul-de-sac lots are exempt)

Lot Coverage: 60% maximum percentage of lot covered with structure(s)

Primary Building Setbacks: (min. distance from nearest building wall to property line)
Front Yard = 25'
Corner Yard = 20'
Side Yard = 8'
Rear Yard = 10'

Accessory Building Setbacks: (min. distance from nearest building wall to property line)
Front Yard = 25'
Corner Yard = 20'
Side Yard = 8'
Rear Yard = 8'

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definition.
Primary Building = 35'
Accessory Building = 20'

Parking: 2 stalls per unit min. (The two required stalls must be located outside of front/corner setbacks). Additional stalls may be located on approved off-street driveways.

Driveways: Primary = **24'** max. width. Secondary = **12'** max. width. Min. spacing between primary and secondary driveway = **35'.** Min. setback from side/rear prop. lines = **2'.** Max. driveway surface area in front yard = **50%** (see 17.29 for complete regulations)

Open Space & Landscaping: Open space and landscaping are not required for NR-4 subdivisions. For minimum Park Strip landscaping requirements see LDC 17.32

Permitted Structure Types: Single Family Detached, Single Family w/ ADU, Religious.

Common Areas: Storm water facilities and other similar infrastructure or access easements may require common area parcels and maintenance as per city permit approvals.

Subdivision Permits: Subdividing land in this zone requires compliance and permit approvals as per LDC 17.40 prior to recordation.

Boundary Line Adjustments: Adjustments to property lines resulting in the same number of parcels require city permits prior to recordation.

Fences: New fences require a permit. May be 4-feet-tall in front yards and 6-feet-tall for side/rear yards.

Accessory Dwelling Units (ADU): ADU's require building permit approvals. ADU's are only permitted with owner-occupied homes.

Short Term Rentals (STR): STR's require business license approvals. Minimum proximity spacing between STR's and other regulations are required as per LDC 17.37.

Conditional Use Permits, Overlay Zoning, Critical Lands, Animals Rights, Variances, and Reason Use Accommodations: These and other similar approvals require compliance with regulations and permitting approvals as LDC chapter regulations.

§17.07.040 Neighborhood Residential 6 (NR-6) Development Standards

Described in the Logan City General Plan as Lower Density Residential Land Use, NR-6 is a single-family detached zoning district that aligns with the character of existing neighborhoods developed at similar densities. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: 6 units per acre

Minimum Lot Size: 6,000 SF
9,000 SF min. for Duplexes and Twin Homes. For subdivision plat approvals, duplex and twin home lots shall not be located directly adjacent to one another and shall not consist of more than 30% of the total lot count.

Lot Width: 50' measured at front setback, 70' for duplex and twin homes, (flag lots and cul-de-sac lots are exempt from lot width requirements)

Lot Coverage: 60% maximum percentage of lot covered with structure(s)

Primary Building Setbacks: (min. distance from nearest building wall to property line)
Front Yard = 25'
Corner Yard = 20'
Side Yard = 8'
Rear Yard = 10'

Accessory Building Setbacks: (min. distance from nearest building wall to property line)
Front Yard = 25'
Corner Yard = 20'
Side Yard = 5'
Rear Yard = 5'

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definition.
Primary Building = 35'
Accessory Building = 20'

Parking: 2 stalls per unit min. (The two required parking stalls must be located outside of front/corner setbacks). Additional parking may be in setbacks on approved driveway areas.

Driveways: Primary = **24'** max. width. Secondary = **12'** max. width. Min. spacing between primary and secondary driveway = **35'.** Min. setback from side/rear prop. lines = **2'.** Max. driveway surface area in front yard = **50%** (see 17.29 for complete regulations)

Open Space & Landscaping: Open space and landscaping are not required for NR-6 subdivisions. For minimum Park Strip landscaping requirements see LDC 17.32

Permitted Structure Types: Single Family Detached, Single Family w/ ADU, Twin Home, Duplex, Religious. (New duplex and twin homes cannot be directly adjacent to existing duplexes and twin homes.)

Common Areas: Storm water facilities and other similar infrastructure or access easements may require common area parcels and maintenance as per city permit approvals.

Subdivision Permits: Subdividing land in this zone requires compliance and permit approvals as per LDC 17.40 prior to recordation.

Boundary Line Adjustments: Adjustments to property lines resulting in the same number of parcels require city permits prior to recordation.

Fences: New fences require a permit. 4 feet tall in front yards. 6 feet tall for side/rear yards.

Accessory Dwelling Units (ADU): ADU's require building permit approvals. ADU's are only permitted for owner-occupied homes.

Short Term Rentals (STR): STR's require business license approvals. Minimum proximity spacing between STR's and other regulations are required as per LDC 17.37

§17.07.050 Neighborhood Residential 9 (NR-9) Development Standards

Described in the Logan City General Plan as Lower Density Residential Land Use, NR-9 is a single-family detached and duplex zoning district that aligns with the character of existing neighborhoods developed at similar densities. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: 9 units per acre

Minimum Lot Size: 4,000 SF
(6,000 SF for duplexes and twin homes)

Lot Width Minium: 40' measured at front setback (flag lots and cul-de-sac lots are exempt from lot width requirements)

Lot Coverage: 60% maximum percentage of lot covered with structure(s)

Primary Building Setback: (min. distance from nearest building wall to property line)
Front Yard = 20'
Corner Yard = 15'
Side Yard = 5'
Rear Yard = 10'

Accessory Building Setbacks: (distance from nearest building wall to property line)
Front Yard = 20'
Corner Yard = 15'
Side Yard = 5'
Rear Yard = 10'

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definition.
Primary Building = 35'
Accessory Building = 20'

Parking: 2 stalls per unit min. (The two required parking stalls must be located outside of front/corner setbacks). Additional parking may be located on approved driveway areas.

Driveways: Primary = **24'** max. width. Secondary = **12'** max. width. Min. spacing between primary and secondary driveway = **35'.** Min. setback from side/rear prop. lines = **2'.** Max. driveway surface area in front yard = **50%** (see 17.29 for complete regulations)

Open Space & Landscaping: Open space and landscaping are not required for NR-9 subdivisions. For minimum Park Strip landscaping requirements see LDC 17.32

Permitted Structure Types: Single Family Detached, Duplexes, Twin Homes, Religious.

Common Areas: Storm water facilities and other similar infrastructure or access easements may require common area parcels and maintenance as per city permit approvals.

Subdivision Permits: Subdividing land in this zone requires compliance and permit approvals as per LDC 17.40 prior to recordation.

Boundary Line Adjustments: Adjustments to property lines resulting in the same number of parcels require city permits prior to recordation.

Fences: New fences require a permit. May be 4-feet-tall in front yards and 6-feet-tall for side/rear yards.

Accessory Dwelling Units (ADU): ADU's require building permit approvals. ADU's are only permitted for owner-occupied homes.

Short Term Rentals (STR): STR's require business license approvals. Minimum proximity spacing between STR's and other regulations are required as per LDC 17.37.

Conditional Use Permits, Overlay Zoning, Critical Lands, Animals Rights, Variances, and Reason Use Accommodations: These and other similar approvals require compliance with regulations and permitting approvals as LDC chapter regulations.

§17.07.070 Mixed Residential 12 (MR-12) Development Standards

Described in the General Plan, Mixed Residential areas are intended to provide a variety of housing types addressing the needs of various household sizes and income levels. MR areas may be appropriate for neighborhood commercial areas that provide nearby goods and services. MR area may act as transition areas between higher intensity and lower intensity zoning areas. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: 12 units per acre

Minimum Lot Size: None

Lot Width Minium: None

Lot Coverage: 70% maximum percentage of lot covered with structure(s)

Primary Building Setback: (min. distance from nearest building wall to property line)
Front Yard = 15'
Corner Yard = 15'
Side Yard = 5'
Rear Yard = 10'

Accessory Building Setbacks: (distance from nearest building wall to property line)
Front Yard = 15'
Corner Yard = 15'
Side Yard = 5'
Rear Yard = 10'

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definition.
Primary Building = 35'
Accessory Building = 20'

Parking: 2 stalls per unit min. (The two required parking stalls must be located outside of front/corner setbacks). Additional parking may be located on approved driveway areas.

Driveways: As per Design Review Permit conditions of approval. City Engineer may determine location and quantity as per City Specifications. (see 17.29 for add. regulations)

Open Space & Landscaping: 20% Open space and landscaping required for 20% of the gross project site. see LDC 17.32

Permitted Structure Types: Single Family, Twin Home, Duplexes, Triplex, Fourplex, Townhomes, Religious.

Common Areas: Storm water facilities and other similar infrastructure or access easements may require common area parcels and maintenance as per city permit approvals.

Subdivision Permits: Subdividing land in this zone requires compliance and permit approvals as per LDC 17.40 prior to recordation.

Boundary Line Adjustments: Adjustments to property lines resulting in the same number of parcels require city permits prior to recordation.

Fences: New fences require a permit. May be 4-feet-tall in front yards and 6-feet-tall for side/rear yards.

Accessory Dwelling Units (ADU): ADU's require building permit approvals. ADU's are only permitted for owner-occupied homes.

Short Term Rentals (STR): STR's require business license approvals. Minimum proximity spacing between STR's and other regulations are required as per LDC 17.37.

Conditional Use Permits, Overlay Zoning, Critical Lands, Animals Rights, Variances, and Reason Use Accommodations: These and other similar approvals require compliance with regulations and permitting approvals as LDC chapter regulations.

§17.07.080 Mixed Residential 20 (MR-20) Development Standards

Described in the General Plan, Mixed Residential areas are intended to provide a variety of housing types addressing the needs of various household sizes and income levels. MR areas may be appropriate for neighborhood commercial areas that provide nearby goods and services. MR area may act as transition areas between higher intensity and lower intensity zoning areas. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: 20 units per acre

Minimum Lot Size: None

Lot Width Minium: None

Lot Coverage: 70% maximum percentage of lot covered with structure(s)

Primary Building Setback: (min. distance from nearest building wall to property line)
Front Yard = 15'
Corner Yard = 15'
Side Yard = 5'
Rear Yard = 10'

Accessory Building Setbacks: (distance from nearest building wall to property line)
Front Yard = 15'
Corner Yard = 15'
Side Yard = 5'
Rear Yard = 5'

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definition.
Primary Building = 45'
Accessory Building = 20'

Parking: 2 stalls per unit min. (The two required parking stalls must be located outside of front/corner setbacks). Additional parking may be located on approved driveway areas.

Driveways: As per Design Review Permit conditions of approval. City Engineer may determine location and quantity as per City Specifications. (see 17.29 for add. regulations)

Open Space & Landscaping: 20% Open space and landscaping required for 20% of the gross project site. see LDC 17.32

Permitted Structure Types: Single Family, Twin Home, Duplexes, Triplex, Fourplex, Townhomes, Multi-Family Attached, Religious.

Common Areas: Storm water facilities and other similar infrastructure or access easements may require common area parcels and maintenance as per city permit approvals.

Subdivision Permits: Subdividing land in this zone requires compliance and permit approvals as per LDC 17.40 prior to recordation.

Boundary Line Adjustments: Adjustments to property lines resulting in the same number of parcels require city permits prior to recordation.

Fences: New fences require a permit. May be 4-feet-tall in front yards and 6-feet-tall for side/rear yards.

Accessory Dwelling Units (ADU): ADU's require building permit approvals. ADU's are only permitted for owner-occupied homes.

Short Term Rentals (STR): STR's require business license approvals. Minimum proximity spacing between STR's and other regulations are required as per LDC 17.37.

Conditional Use Permits, Overlay Zoning, Critical Lands, Animals Rights, Variances, and Reason Use Accommodations: These and other similar approvals require compliance with regulations and permitting approvals as LDC chapter regulations.

§17.07.080 Mixed Residential 30 (MR-30) Development Standards

Described in the General Plan, Mixed Residential areas are intended to provide a variety of housing types addressing the needs of various household sizes and income levels. MR areas may be appropriate for neighborhood commercial areas that provide nearby goods and services. MR area may act as transition areas between higher intensity and lower intensity zoning areas. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: 30 units per acre

Minimum Lot Size: None

Lot Width Minium: None

Lot Coverage: 70% maximum percentage of lot covered with structure(s)

Primary Building Setback: (min. distance from nearest building wall to property line)
Front Yard = 10'
Corner Yard = 10'
Side Yard = 5'
Rear Yard = 10'

Accessory Building Setbacks: (distance from nearest building wall to property line)
Front Yard = 10'
Corner Yard = 10'
Side Yard = 5'
Rear Yard = 10'

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definition.
Primary Building = 55'
Accessory Building = 20'

Parking: 2 stalls per unit min. (The two required parking stalls must be located outside of front/corner setbacks). Additional parking may be located on approved driveway areas.

Driveways: As per Design Review Permit conditions of approval. City Engineer may determine location and quantity as per City Specifications. (see 17.29 for add. regulations)

Open Space & Landscaping: 20% Open space and landscaping required for 20% of the gross project site. see LDC 17.32

Permitted Structure Types: Single Family, Twin Home, Duplexes, Triplex, Fourplex, Townhomes, Multi-Family Attached, Religious.

Common Areas: Storm water facilities and other similar infrastructure or access easements may require common area parcels and maintenance as per city permit approvals.

Subdivision Permits: Subdividing land in this zone requires compliance and permit approvals as per LDC 17.40 prior to recordation.

Boundary Line Adjustments: Adjustments to property lines resulting in the same number of parcels require city permits prior to recordation.

Fences: New fences require a permit. May be 4-feet-tall in front yards and 6-feet-tall for side/rear yards.

Accessory Dwelling Units (ADU): ADU's require building permit approvals. ADU's are only permitted for owner-occupied homes.

Short Term Rentals (STR): STR's require business license approvals. Minimum proximity spacing between STR's and other regulations are required as per LDC 17.37.

Conditional Use Permits, Overlay Zoning, Critical Lands, Animals Rights, Variances, and Reason Use Accommodations: These and other similar approvals require compliance with regulations and permitting approvals as LDC chapter regulations.

§17.07.090 High Residential 40 (HD-40) Development Standards

Described in the General Plan, High Density Residential areas feature apartments, condominiums, and other similar multi-family attached housing types. Ideally located near mass-transit services, these areas should be multi-story and tightly spaced. HD areas may be appropriate for neighborhood commercial areas that provide nearby goods and services. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: 40 units per acre

Density Bonus: 20 additional units per acre for structured parking as per 17.34.060

Minimum Lot Size: None

Lot Width Minium: None

Lot Coverage: 70% maximum percentage of lot covered with structure(s)

Primary Building Setback: (min. distance from nearest building wall to property line)
Front Yard = 10'
Corner Yard = 10'
Side Yard = 5'
Rear Yard = 10'

Accessory Building Setbacks: (distance from nearest building wall to property line)
Front Yard = 10'
Corner Yard = 10'
Side Yard = 5'
Rear Yard = 10'

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definition.
Primary Building = 55'
Accessory Building = 20'

Parking: 2 stalls per unit min. (The two required parking stalls must be located outside of front/corner setbacks). Additional parking may be located on approved driveway areas.

Driveways: As per Design Review Permit conditions of approval. City Engineer may determine location and quantity as per City Specifications. (see 17.29 for add. regulations)

Open Space & Landscaping: 20% Open space and landscaping required for 20% of the gross project site. see LDC 17.32

Permitted Structure Types: Single Family, Twin Home, Duplexes, Triplex, Fourplex, Townhomes, Multi-Family Attached, Religious.

Common Areas: Storm water facilities and other similar infrastructure or access easements may require common area parcels and maintenance as per city permit approvals.

Subdivision Permits: Subdividing land in this zone requires compliance and permit approvals as per LDC 17.40 prior to recordation.

Boundary Line Adjustments: Adjustments to property lines resulting in the same number of parcels require city permits prior to recordation.

Fences: New fences require a permit. Fences may be 4-feet-tall in front yards and 6-feet-tall for side/rear yards.

Accessory Dwelling Units (ADU): ADU's require building permit approvals. ADU's are only permitted for owner-occupied homes.

Short Term Rentals (STR): STR's require business license approvals. Minimum proximity spacing between STR's and other regulations are required as per LDC 17.37.

Conditional Use Permits, Overlay Zoning, Critical Lands, Animals Rights, Variances, and Reason Use Accommodations: see other applicable LDC chapter regulations.

§17.07.010 Campus Residential 40 (CR-40) Development Standards

Described in the General Plan, Campus Residential areas feature apartments, condominiums, and other similar multi-family attached housing types specifically designed for student housing and may allow higher occupancy per unit. Ideally located near the university and mass-transit services, these areas should be multi-story and tightly spaced. CR areas allow limited commercial spaces providing goods and services to student populations. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: **40** units per acre or **240** occupants per acre

Density Bonus: **20** additional units per acre for structured parking as per 17.34.060

Minimum Lot Size: None
Lot Width Minium: None
Lot Coverage: 70% maximum percentage of lot covered with structure(s)

Primary Building Setback: (min. distance from nearest building wall to property line)
Front Yard = 10'
Corner Yard = 10'
Side Yard = 5'
Rear Yard = 10'

Accessory Building Setbacks: (distance from nearest building wall to property line)
Front Yard = 10'
Corner Yard = 10'
Side Yard = 5'
Rear Yard = 10'

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definition.
Primary Building = 55'
Accessory Building = 20'

Parking: **1** stall per occupant or as per Design Review Permit conditions of approval. (See 17.31 for additional regulations)

Driveways: As per Design Review Permit conditions of approval. City Engineer may determine location and quantity as per City Specifications. (see 17.29 for add. regulations)

Occupancy: **6** per unit and **2** per bedroom max.

Open Space & Landscaping: 20% Open space and landscaping required for 20% of the gross project site. see LDC 17.32

Permitted Structure Types: Single Family, Twin Home, Duplexes, Triplex, Fourplex, Townhomes, Multi-Family Attached, Religious.

Common Areas: Storm water facilities and other similar infrastructure or access easements may require common area parcels and maintenance as per city permit approvals.

Subdivision Permits: Subdividing land in this zone requires compliance and permit approvals as per LDC 17.40 prior to recordation.

Boundary Line Adjustments: Adjustments to property lines resulting in the same number of parcels require city permits prior to recordation.

Fences: New fences require a permit.

Accessory Dwelling Units (ADU): ADU's require building permit approvals. ADU's are only permitted for owner-occupied homes.

Short Term Rentals (STR): STR's require business license approvals. Minimum proximity spacing between STR's and other regulations are required as per LDC 17.37.

Conditional Use Permits, Overlay Zoning, Critical Lands, Animals Rights, Variances, and Reason Use Accommodations: see other applicable LDC chapter regulations.

§17.07.060 Neighborhood Commercial (NC) Development Standards

Described in the General Plan, NC areas provide small-scale commercial services and goods in a walkable proximity to nearby residents. Listed as an important component to a complete neighborhood, NC zones can act as a "Third Place". NC areas are not specifically located on the Future Land Use Plan and considered a floating zone, to be applied in appropriate neighborhood locations. See LDC 17.08, 17.09, 17.16, 17.18-27, 17.29-37, 17.39-43, 17.46-53, 17.60-62, for further specifications, addition standards, and definitions.

Maximum Density: 9 units per acre (Residential must be secondary and located above or behind commercial spaces)

Minimum Lot Size: 4,000 SF (No Lot Width Minimum)

Lot Coverage: 80% maximum percentage of lot covered with structure(s)

Primary Building Setbacks: (min. distance from nearest building wall to property line)
Front Yard = 5'
Corner Yard = 5'
Side Yard = 5'
Rear Yard = 5'

Accessory Building Setbacks: (must be located to the side or rear of the primary bldg. and at least 5 feet from side/rear yards)

Building Height Maximum: (measured from grade to mid-gable) see LDC 17.62 "Height, Building" for specific definition.
Primary Building = 35'
Accessory Building = 20'

Commercial Parking: Based on commercial uses in LDC 17.31 (parking stall requirements may be reduced by up to 40% by decision making body to increase walkability and reduce parking lot scale. Parking lots must be located to the side/rear of the primary building and a min. 5-foot front/side/rear setback). **Residential Parking: 2** stalls per unit min.

Drive Thru Lanes: Prohibited in NC zoning.

Building Design: Primary Entrance must face the street, not towards the parking lot.

Commercial Building(s) Size: 6,000 SF max. for total number of commercial bldgs. in one contiguous NC zoning area.

Proximity: NC zoning areas may be multiple adjacent parcels and must be spaced at least 1/5 mile from the nearest NC zoning area.

Driveways: Primary driveway = **26'** max. curb cut. (location(s) determined as per Design Review approvals)

Open Space & Landscaping: 10% gross acreage required for NC properties. For minimum Park Strip req. see LDC 17.32

Permitted Structure Types: Commercial, Vertical Mixed-Use, Duplexes, Twin homes.

Subdivisions and Boundary Line Adjustments: Subdividing and adjustments to property lines require city permits prior to recordation.

Fences: New fences require a permit. NC fences may be 4-feet-tall in front yards and 6-feet-tall for side/rear yards.

Accessory Dwelling Units (ADU) & Short Term Rentals (STR): ADU's are not permitted in NC zones. STR's permitted and require business license approvals. STR min. proximity and other regulations req. as per LDC 17.37.

Conditional Use Permits, Overlay Zoning, Critical Lands, Animals Rights, Variances, and Reason Use Accommodations: These and other similar approvals require compliance with regulations and permitting approvals as LDC chapter regulations.

Chapter 17.08 Neighborhood Residential Structures and Uses

§17.08.010 Purpose

Chapter 17.08 sets forth the types of land uses and structure types permitted, conditionally permitted and not permitted with Logan's residential zoning districts.

§17.08.020 Neighborhood Residential Land Use: Classification

A. Primary Uses. Land use and structure types shall conform to the designations in tables 17.08.030 Residential Structure Types and Table 17.08.040 Residential Land Uses. Structure types and land uses are regulated and designated as follows:
   1. **Permitted:** Structures and Uses. A **"P"** indicates that the use or structure is permitted and allowed in the respective zoning district. Permitted uses and structure must also conform to all applicable requirements of the Land Development Code.
   2. **Conditional Uses:** Structures and Uses. A **"C"** indicates that the use or structure requires a Conditional Use Permit in the respective zoning district for legal establishment. Conditional Use Permit must also conform to all applicable requirements of the Land Development Code, including chapter LDC 17.42 Conditional Use Permits.
   3. **Not Permitted:** Structures and Uses. A **"N"** indicates that the use or structure is not permitted in the respective zoning district, unless where State or Federal law preempts local land use regulation.

§17.08.030 Residential Structure Types

Primary Structure Type	AG	NR.4	NR.6	NR.9	MR.12	MR.20	MR.30	HD.40	CR.40	NC
Detached Single-Family Home	P	P	P	P	P	P	P	P	P	P
Detached Single-Family Home w/ ADU (Accessory Dwelling Unit)	P	P	P	P	P	P	P	P	P	P
Twin Home	N	N	P	P	P	P	P	P	P	P
Duplex	N	N	P	P	P	P	P	P	P	P
Town House	N	N	N	N	P	P	P	P	P	P
Multi-Family Attached	N	N	N	N	P	P	P	P	P	P
Live Work	N	N	N	N	N	N	N	P	P	P
Neighborhood Center	N	N	N	N	N	N	N	P	P	P
Agriculture Buildings	P	C	C	C	C	C	C	C	C	C
Manufactured Home	C	C	C	C	C	C	C	C	C	C

§17.08.040 Neighborhood Residential Land Use Table

Land Use	AG	NR.4	NR.6	NR.9	MR.12	MR.20	MR.30	HD.40	CR.40	NC
Residential Uses										
Assisted Living Center	N[1]	N[2]	N[2]	N	N	P	P	N	N[1]	N[1]
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	N	C	N
Nursing Home, Convalescent Home	N[1]	N[1]	N[1]	N[1]	N[1]	P	P	N[1]	N[1]	N[1]
Residential Group Homes for individuals with disabilities	C[1]	C[1]	C[1]	C[1]	C[1]	C[1]	C[1]	C[1]	C[1]	C[1]
Residential Group Homes (communal living exceeding occupancy limits)	N[3]	N[4]	N[2]	N[2]	N[2]	N[2]	N[2]	N[2]	N[2]	N[2]
Residential Treatment Programs where care, training, or treatment is provided on site	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]
Residential occupancy of a dwelling unit as per Chapter 17.62	P	P	P	P	P	P	P	P	P	P
Residential occupancy of a dwelling unit by no more than six (6) individuals and not to exceed two (2) persons per bedroom	N	N	N	N	N	N	N	N	P	N
Accessory Dwelling Units (Internal) (See Ch. 17.37 for Areas of Exclusion)	P	P	P	P	P	P	P	P	P	P
Short Term Rentals	P	P	P	P	P	P	P	P	P	P
Micro Living Units	N	N	N	N	N	N	N	N	N	N
Public/Institutional Uses										
Cemetery, Mausoleum	C	C	C	C	C	C	C	C	C	N
Clubs, Lodges, similar uses	N	N	N	N	N	C	C	C	C	N

[1] Indicates use may be allowed where State or Federal law preempts local zoning. A Conditional Use Permit is required for a Group Home for Disabilities if the proposal exceeds the base occupancy of the underlying residential zone.

[2] Indicates use may be allowed where State or Federal law preempts local zoning. A Conditional Use Permit is required for a Group Home for Disabilities if the proposal exceeds the base occupancy of the underlying residential zone.

[3] Indicates use may be allowed where State or Federal law preempts local zoning. A Group Home for non-disabled individuals is only allowed where they do not exceed the base occupancy of the underlying residential zone unless otherwise allowed where State or Federal law preempts local zoning.

[4] Indicates use may be allowed where State or Federal law preempts local zoning. A Group Home for non-disabled individuals is only allowed where they do not exceed the base occupancy of the underlying residential zone unless otherwise allowed where State or Federal law preempts local zoning.

Day Care/ Preschool (1-8 Clients)	P	P	P	P	P	P	P	P	P	N
Land Use	**AG**	**NR.4**	**NR.6**	**NR.9**	**MR.12**	**MR.20**	**MR.30**	**HD.40**	**CR.40**	**NC**
Day Care/ Preschool (9-16 Clients)	C	C	C	C	C	C	C	N	N	N
Day Care/ Preschool (Commercial) (17 or more clients)	N	N	N	N	N	N	N	C	C	N
Libraries, Museums, Community Centers	N	N	C	C	C	C	C	C	C	N
Parks, Neighborhood/Com.	P	P	P	P	P	P	P	P	P	N
Parks, Regional	P	P	P	P	P	P	C	C	C	N
Public Safety Services (Police, Fire)	C	C	C	C	P	P	P	P	P	N
Religious Institutions	P	P	P	P	P	P	P	P	P	N
Schools, Public (K-12)	State law supersedes local zoning regulations									
Schools, Private (K-12)	C	C	C	C	C	C	C	C	C	N
Community Services	N	N	N	N	N	C	C	C	C	N
Utility Uses										
Amateur Radio Towers	C	C	C	C	C	C	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	C	C	C	C	C	C
Radio, television, microwave towers	C	C	C	C	C	C	C	C	C	C
Utilities, Basic Service Delivery and Laterals	P	P	P	P	P	P	P	P	P	P
Utilities, distribution network	C	C	C	C	C	C	C	C	C	C
Utilities, structures, physical facilities, (Regional Facilities)	C	C	C	C	C	C	C	C	C	C
Wireless Telecommunication Facilities	C	C	C	C	C	C	C	C	C	C
Neighborhood Serving Commercial Uses										
Bed & Breakfast	N	N	N	N	N	C	C	C	C	C
Food Services less than 3,000 square feet in size & no auto drive-through[5]	N	N	N	N	N	N	N	C	C	P
Food Services less than 5,000 square feet in size & no auto drive through[3]	N	N	N	N	N	N	N	C	C	C
Food Services & Sales less than 25% of the first-floor area	N	N	N	N	N	N	N	C	C	N

[5] In the Campus Residential Zone, the total square footages of a proposed non-residential use may exceed the amounts listed in the use chart provided the total square footage of the proposed non-residential uses do not exceed 25% of the total first floor area and may only be located on the ground level floor.

Office - General, Gov., Medical, or Financial and less than 3,000 SF in size	N	N	N	N	N	N	N	C	C	P
Land Use	**AG**	**NR.4**	**NR.6**	**NR.9**	**MR.12**	**MR.20**	**MR.30**	**HD.40**	**CR.40**	**NC**
Office - General, Gov., Medical, or Financial and less than 3,000 SF in size	N	N	N	N	N	N	N	C	C	C
Sales and Service less than 3,000 square feet in size[3]	N	N	N	N	N	N	N	C	C	P
Sales and Service less than 5,000 square feet in size [3]	N	N	N	N	N	N	N	C	C	C
Other Uses										
Agriculture	P	N	N	N	N	N	N	N	N	N
Agriculture, Community	P	P	P	P	P	P	P	P	P	P
Agriculture, Urban	P	P	P	P	P	P	P	P	P	P
Alternative or Post Incarceration Facilities	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]
Parking, Commercial	N	N	N	N	N	N	N	C	C	N