

**CITY OF LOGAN, UTAH**  
ORDINANCE NO. 16-09

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 17.12.110: "Campus Residential", Chapter 17.15.010.A: "Development Standards Purposes: Density", Chapter 17.15.120: "Campus Residential Development Standards", and Chapter 17.62: "Density" is hereby amended as attached hereto as Exhibit A.

**SECTION 2:** This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, \_\_\_\_\_  
THIS DAY OF \_\_\_\_\_, 2016.

AYES:  
NAYS:  
ABSENT:

\_\_\_\_\_  
Herm Olsen, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Herm Olsen, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
H. Craig Petersen, Mayor



# APPLICATION FOR PROJECT REVIEW

mar. 10

Planning Commission    Board of Adjustment    Board of Appeals    Other

Date Received	Received By	Receipt Number	Zone	Application Number <b>PC 16-012</b>
<b>Type of Application (Check all that apply):</b>				
<input type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Zone Change	<input type="checkbox"/> Boundary Line Adjustment
<input checked="" type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Variance	<input type="checkbox"/> 4950' Design Review	<input type="checkbox"/> Other _____
<b>PROJECT NAME</b>				
<b>TEXT AMENDMENT – LOGAN LAND DEVELOPMENT CODE</b>				
PROJECT ADDRESS			COUNTY PLAT TAX ID #	
<b>CITYWIDE – TEXT AMENDMENT.</b>			-- --	
AUTHORIZED AGENT FOR PROPERTY OWNER ( <u>Must</u> be accurate and complete)			MAIN PHONE #	
<b>LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT</b>			<b>(435) 716-9021</b>	
MAILING ADDRESS	CITY	STATE	ZIP	
<b>290 NORTH 100 WEST</b>	<b>LOGAN</b>	<b>UTAH</b>	<b>84321</b>	
EMAIL ADDRESS				
<b><u>WWW.LOGANUTAH.ORG; MIKE.DESIMONE@LOGANUTAH.ORG</u></b>				
PROPERTY OWNER OF RECORD ( <u>Must</u> be listed)			MAIN PHONE #	
<b>CITYWIDE</b>				
MAILING ADDRESS	CITY	STATE	ZIP	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)				
<b>AMEND LOGAN LAND DEVELOPMENT CODE CHAPTERS 17.12, 17.15 &amp; 17.62 TO MODIFY HOW DENSITY IS CALCULATED IN THE CAMPUS RESIDENTIAL ZONE. THE CHANGE WOULD PROVIDE AN ALTERNATIVE PROCESS ENABLING PROJECTS TO UTILIZE A DENSITY CALCULATION BASED ON AN OCCUPANT PER ACRE STANDARD IN ADDITION TO THE TRADITIONAL UNIT PER ACRE STANDARD.</b>				
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner	

mc W: mar. 1

mc H: mar. 15

# EXHIBIT A

## §17.12.110 Campus Residential (CR)

The Campus Residential Zone is located adjacent to large educational centers such as Utah State University. This designation permits the highest density residential development in the city and is intended to relieve the student housing pressure on traditional single-family neighborhoods, especially in the core areas.



Campus Residential developments may develop at a maximum density of 40 dwelling units per acre or may choose to develop at a maximum density of 240 occupants per acre with a Conditional Use Permit. High quality building design and materials will be required as well as usable open space and adequate parking. Traditional design features such as building entrances that face the street, street trees, screened parking and parking terraces will be associated with these developments.



Ground floor commercial uses serving the resident population is an important component of the Campus Residential zone, and are encouraged provided they do not negatively impact adjoining residential uses.

The Campus Residential development regulations are intended to:



- Promote student housing near USU to alleviate housing demands in adjoining neighborhoods;
- Encourage innovative design and development patterns promoting a walkable, pedestrian friendly design catering to a sense of community; and
- Promote limited commercial uses serving the resident population consistent with surrounding neighborhoods.

Residential projects choosing to develop based on an occupant per acre standard rather than the dwelling unit per acre standard shall:



- Obtain a Conditional Use Permit;
- Delineate the occupancy allocation per unit on the proposed development plan, including the submittal and approval of a floor plan during the CUP process;
- Meet a minimum size of 70 square feet per single occupant bedroom and a minimum size of 110 square feet per double occupant bedroom;
- Comply with Building Code requirements for habitable areas and minimum room sizes;
- Comply with all other Land Development Code requirements.

## 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 17.50 Design Review, Chapter 17.53 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 unless you are developing in the Campus Residential (CR) which provides for an alternative density based standard using the calculation of occupancy per acre through the CUP process.

#### B. Lot Size.

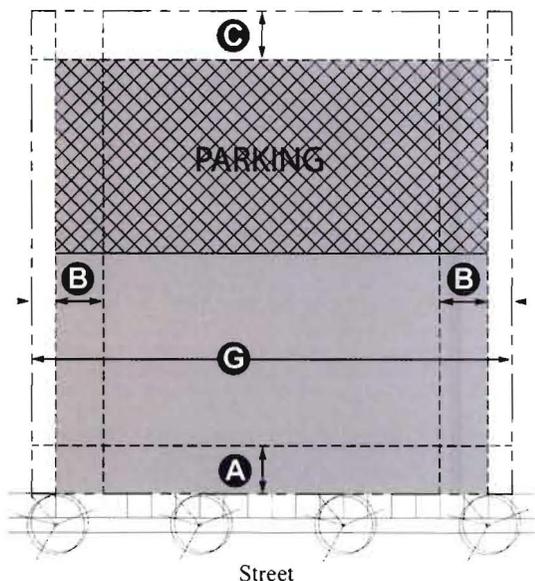
Minimum lot size shall conform to the lot standards in this Chapter.

#### C. Setbacks.

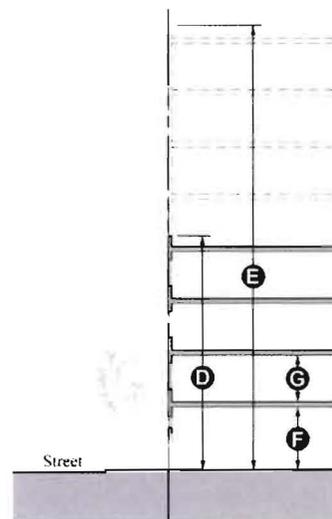
The minimum setback standards apply to all uses allowed within the Neighborhood Residential zones, except as follows:

1. Fence and retaining wall heights and locations are subject to Chapter 17.37, Supplemental Development Standards.
2. Additional setbacks may be required through Design Review or Conditional Permit approvals.
3. Canal Setbacks. All 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.

§17.15.120 Campus Residential (CR) Development Standards



Site Plan Diagram



Site Plan Diagram

<b>Residential Density</b>	
Units/Acre (max)	40
Occupants/Acre (max) w/CUP	240
<b>Site</b>	
Lot	
Size (min)	6,000 ft <sup>2</sup>
Ⓒ Lot Width (min)	60'
Coverage (max)	60%
<b>Setbacks</b>	
Ⓐ Front (min)	10'
Front – Opposite NR Zones	25'
Ⓑ Side - Common Wall (min)	0'
Side -Non Common Wall (min)	8'
Side Adjacent to NR Zones	25'
Ⓒ Rear (min)	10'
Rear Adjacent to NR Zones	25'
See Section 17.14.050 for additional setback requirements if adjacent to a residential zone.	
<b>Building Frontage</b>	
% at front setback (min)	50%
% at side setback	NA
<b>Parking</b>	
Residential	1 parking stall per occupant
(Unless an Alternative Parking Plan is approved)	
<b>Parking Setbacks</b>	
Parking – Front (min)	10'
<i>(setback measured from the longest portion of front wall plane of the primary structure)</i>	

Parking – Side/Rear (min)	5'
<b>Land Set Asides (17.35.020)</b>	
Open Space	20 %
Useable Outdoor Space	10%
<b>Non-residential Uses in CR</b>	
Non residential uses shall not exceed 25% of total first floor square footage and shall be located on ground floor only (see use table).	
<b>Building Form</b>	
<b>Heights</b>	
Ⓓ Primary Building Height	55'
Fences – Front (max)	4'
Fences – Side/Rear (max)	6'
Stoop / Porch (min-max)	2'-4'
<b>Floor Height (floor to ceiling)</b>	
Commercial use on ground floor	12'
<b>Roofs</b>	
Roof Types	Flat or Sloped
Sloped Roof Pitch (min)	5:12
(Flat roof requires Track 2 approval)	
Roof Overhang	1'
<b>Parking Location</b>	
Location	Rear or Side
Structure	Above/ Below/ Behind
(See Parking Location Figure 17.15.120)	
Surface	Rear or Side

## Chapter 17.62: Definitions

The definitions of words in this chapter are established as specific meanings for this Title only. Words with specific meaning in the Land Development Code are as follows:

[...]

**“Density”** means the number of dwelling units per acre of land area. Density may also be expressed as the amount of land area per dwelling unit. Unless otherwise stated, any reference to density means “gross” density calculation. Density is calculated as a factor of number of units ÷ acreage. For example, a project containing 20 units located on 5 acres has a gross density of 4 units per acre ( $20 \div 5 = 4$ ) (See also “Gross Buildable Acre”). In the Campus Residential zone, density may also be expressed as occupants per acre through an alternative review process (CUP) and in compliance with minimum standards in Section 17.12.110.