

**CITY OF LOGAN, UTAH**  
**ORDINANCE NO. 16-029**

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 17.28: "Gateway Overlay Zone" 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

# EXHIBIT A

## **Article IV: Overlay Zoning Districts**

## Chapter 17.28: Gateway Overlay Zone

### §17.28.010. Purpose

The purpose of the gateway overlay zone is to develop aesthetically pleasing, high quality, and economically functional highway entrances into Logan City by preserving important open space and vistas, emphasizing high quality building and site design, and implementing enhanced landscaped or natural areas adjacent to the highways. The gateway overlay zone recognizes that unique and sensitive site design, rather than an emphasis on uses, will promote and protect important gateway areas.

### §17.28.020. Applicability

The gateway overlay zone will be applied to the five unique gateway corridors identified in Section 17.16. The use of the overlay zone will enable the City to prepare gateway standards unique to each corridor based on their specific circumstances rather than continue with the application of a single Gateway Zone. The gateway overlay zone will be applied within the following areas:

- A. **North Gateway.** The North Gateway, located on the north side of Logan along North Main Street, is generally built up with a mixture of commercial uses. The purpose of the North Gateway is to create a parkway entrance into Logan along North Main Street as properties and uses redevelop in response to changing market demands. This specific overlay contemplates a renewed emphasis on street trees, park strips, generous landscaping, improved pedestrian walkways, and enhanced building designs with a general orientation towards Main Street.
- B. **Northwest Gateway.** The purpose of the Northwest Gateway is to provide a transition into Logan in conjunction with the implementation of the Logan-Cache Airport Area Specific Plan. Because this area is a potential growth corridor for Logan, it is important to ensure new development is compatible with the anticipated airport uses while contributing to the aesthetic quality of this unique gateway. Due to the unique qualities of the areas wetlands and natural open areas, the Northwest Gateway will have the character of a parkway entrance into the city with vistas and large planted setbacks, consistent signage and fencing, and natural plantings. Development shall be designed to utilize critical areas as project amenities where possible.
- C. **West Gateway.** The West Gateway is located along Highway 30 and provides dramatic vistas of Logan City and the eastern mountains as one enters town from the west. The purpose of the West Gateway is to provide a transition between the agricultural and natural areas to the west with the industrial, commercial, and public uses located along the west entrance to Logan. This specific area contains a large number of public uses such as the landfill, transfer station, sewage lagoons, shooting ranges, fish hatchery, highway maintenance yard, and the County Detention Center. The West Gateway will be characterized by enhanced setbacks, extensive landscaping, an incorporation of natural features into the overall site design, vista preservation, and the execution of high quality design of new construction.
- D. **South Gateway.** The South Gateway is the City's primary front door for visitors. Its purpose is to make a welcoming transition from the semi-rural highway to Logan's mixed use and commercial areas at the south end of the City. Gateway standards of large setbacks, extensive landscape, incorporation of natural lands, vista preservation,

agricultural conservation and high quality design is intended to enhance the area and give it cohesion. In addition to specific welcome signage and facilities, the right-of-way will be designed with a parkway character. Generously landscaped front setbacks will enhance this theme.

- E. **East Gateway.** This gateway area, at the mouth of Logan Canyon, will be very carefully designed to emphasize the transition from the canyon's rugged and beautiful landscape to the low density edge of east Logan. The vistas from this gateway are outstanding and shall not be interrupted. The East Gateway includes the edge of Utah State University which also announces a welcome to Logan. Currently the majority of property within the East Gateway is public or quasi-publicly owned.

**§17.28.030. Boundaries**

The boundary for each of the gateway overlay zones are as follows:

- A. **North Gateway.** TBD
- B. **Northwest Gateway.** TBD
- C. **West Gateway.** The West Gateway overlay zone includes those properties, or portions thereof, located within 300' of Highway 30 and west of 1400 West to the Logan City Limits.
- D. **South Gateway.** The South Gateway overlay zone includes those properties, or portions thereof, located within 300' of Highway 89/91 and south of the Union Pacific Railroad Tracks (approximately 950 east of Park Avenue/1700 South intersection) southeast to the intersection of 2200 South/SR 89/91. ~~TBD~~
- E. **East Gateway.** TBD

**§17.28.040. Site Design and Development Standards**

The intent of the gateway overlay zones is to create an aesthetically pleasing entry point into Logan City. Industrial uses shall be constructed in a campus-type setting with lower buildings to preserve vista views, extensive landscaping and green areas between the development and the roadway, and all parking, loading and service areas located to the side or rear of any buildings with adequate screening. In addition to the design and development standards found elsewhere in this Title, the additional design and development standards for each Gateway Overlay Zone are as follows:

- A. **North Gateway.** TBD
- B. **Northwest Gateway.** TBD
- C. **West Gateway.**
1. Setbacks.
    - a. Front Yard: 50'
    - b. Side Yard: 30'
    - c. Rear Yard: 20'
    - d. Corner Yard: 30'
  2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.39.
  3. Parking. Parking and loading facilities shall be located to the side or rear of the primary building and shall be sufficiently screened from Highway 30.
  4. Building Height. The maximum height of any building is 38'.

5. Open Space. The project shall provide a minimum of 25% open space and 10% usable outdoor space. Natural features shall be incorporated into the open space where feasible.
6. Lot Frontage. The minimum lot frontage along Highway 30 is 200'.
7. Outdoor Storage. Outdoor storage within the front yard area is prohibited. All outdoor storage and service areas shall be located to the side or rear of the building(s) and shall be screened from Highway 30 using a combination of masonry walls and landscaping.
8. Signs. Pole signs and EMD's are prohibited. Only monument signs are permitted within the front yard area and shall be setback from the front property line 20'. Other signage shall be permitted as defined in Chapter 17.40.

**D. South Gateway. TBD**

1. Setbacks. The setback for any structure within any yard adjacent to Highway 89/91 is 100'. The setbacks for all other development within the South Gateway Overlay Zone not directly adjacent to Highway 89/91 is as follows:
  - a. Front Yard: 30'
  - b. Side Yard: 20'
  - c. Rear Yard: 20'
  - d. Corner Yard: 30'
2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.39. All setback areas shall be landscaped.
3. Parking. Parking and loading facilities shall maintain a setback of 100' from the edge of Highway 89/91, shall meet a minimum setback of 25' from any property line, and shall be sufficiently screened from the highway.
4. Building Height. The maximum height of any building defaults to the underlying zone.
5. Open Space. The project shall provide a minimum of 25% open space. Natural features shall be incorporated into the open space where feasible.
6. Lot Frontage. The minimum lot frontage along Highway 89/91 is 100'.
7. Outdoor Storage. Outdoor storage shall meet a minimum setback of 100' from the edge of Highway 89/91 and shall be sufficiently screened from view.
8. Signs. Pole signs and EMD's are prohibited within the gateway overlay zone. Only monument signs are permitted, and in addition to the minimum sign standards contained in Chapter 17.40, shall meet a minimum setback of 50' from the edge of Highway 89/91. Other signage shall be permitted as defined in Chapter 17.40.
9. Fencing. Chain link and/or razor wire is prohibited within the South Gateway Overlay Zone.

**E. East Gateway. TBD**

**§17.28.50. Permitted Uses**

In addition to the allowed uses identified within the underlying zones, the following uses are also permitted in each of the unique gateways as specified below:

- A. North Gateway. TBD
- B. Northwest Gateway. TBD
- C. West Gateway.
  1. Golf courses and their accessory uses.

2. Agricultural uses and structures.
  3. Sales of Agricultural products grown on-site.
  4. Garden shop, plant sales, or nurseries.
- D. South Gateway.
- 1. Golf courses and their accessory uses.
  2. Agricultural uses and structures.
  3. Sales of Agricultural products grown on-site.
  4. Garden shop, plant sales, or nurseries.
- E. East Gateway. TBD

**§17.28.60. Prohibited Uses**

The following uses are prohibited in each of the specific gateways:

- A. North Gateway. TBD
- B. Northwest Gateway. TBD
- C. West Gateway.
  1. Wireless Telecommunication Facilities are prohibited within the first 200' of Highway 30.
  2. Wrecking yard, junk yard, and salvage yards.
  3. Single family residential dwellings are prohibited within the first 200' of State Highway 30.
  4. Commercial parking lots, vehicular storage, or recreational vehicle storage.
  5. Automobile, recreational vehicle, heavy equipment, and tractor trailer sales or service.
  6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
  7. Commercial storage units.
  8. Mobile home parks.
  9. Adult oriented businesses.
  10. Concrete or asphalt batch plants.
  11. Hotels, motels, and bed & breakfast establishments.
  12. Group living facilities.
- D. South Gateway.
  1. Wireless Telecommunication Facilities are prohibited within the first 100' of Highway 89/91.
  2. Wrecking yard, junk yard, and salvage yards.
  3. Single family residential dwellings are prohibited within the first 100' of Highway 89/91.
  4. Commercial parking lots, vehicular storage, or recreational vehicle storage.
  5. Automobile, recreational vehicle, heavy equipment, and tractor trailer sales or service.
  6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
  7. Commercial storage units.
  8. Mobile home parks.
  9. Adult oriented businesses.
  10. Concrete or asphalt batch plants.
  11. Group living facilities.
  12. Contractors storage yards.

13. Waste related uses.

E. East Gateway. TBD

**§17.28.060. Design Review and Approval**

Proposed development projects shall be reviewed as per the review and approval processes outlined in this Title.