



NOTICE AND AGENDA

SOUTH OGDEN CITY PLANNING COMMISSION MEETING

Thursday, July 13, 2017

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on July 13, 2017, beginning at 6:15 p.m. in the Council Chambers located at 3950 Adams Ave., South Ogden, Utah.

A briefing session will be held at 5:30 pm in the conference room and is open to the public.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES - Chairman Raymond Rounds

II. PUBLIC HEARING

To Receive and Consider Comments on the Proposed Commercial Areas Form Based Code and Zoning Changes Associated With It

III. ZONING ACTIONS – Legislative

A. Consideration and Recommendation on Proposed Commercial Areas Form Based Code and Zoning Changes Associated With It

IV. SPECIAL ITEMS

- A. Discussion on Proposed Changes to City Center/40th Street Form Based Code To Make it Consistent With Proposed Commercial Areas Form Based Code
- B. Discussion on Proposed Changes to Existing Code Due to Adoption of Form Based Codes

V. OTHER BUSINESS

VI. APPROVAL OF MINUTES OF PREVIOUS MEETING

- A. Approval of May 11, 2017 Briefing Meeting Minutes
- B. Approval of May 11, 2017 Meeting Minutes

VII. PUBLIC COMMENTS

VIII. ADJOURN

Posted and emailed to the State of Utah Public Notice Website July 7, 2017

The undersigned, duly appointed city recorder, does hereby certify that a copy of the above notice and agenda was posted in three public places with the South Ogden City limits on July 7, 2017. These public places being City Hall (1st and 2nd floors), the city website (www.southogdencity.com), and emailed to the Standard-Examiner. Copies were also mailed to each commissioner.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations, including auxiliary communicative aids and services during the meeting should notify Leesa Kapetanov at 801-622-2709 at least 48 hours in advance.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA



OFFICE OF THE CITY RECORDER

June 29, 2017

To Whom It May Concern,

South Ogden City is proposing the adoption of the Commercial Areas Form Based Code and subsequent zone change in your area. You are receiving this notice because you have been identified as an owner of real property directly affected by the zone change or within 500 feet of a directly affected property. (See **Attachment A** to this notice, "List of Properties Directly Affected by Zoning Change"). We encourage all residents to view and familiarize themselves with the Commercial Areas Form Based Code and the resulting zone changes. The City feels this code will allow development to happen in a way that will benefit the City and its residents.

You can access a copy of the Form Based Code online at southogdencity.com, by clicking on "Form Based Code" in the "Upcoming Events and Information" box on the bottom right corner of the home page. Also included with this notice is **Map 1** which identifies the current zoning of your property and **Map 2** which identifies the proposed zoning of your property if the Form Based Code is adopted.


By identifying what your property will be zoned (Map 2) and referencing the Commercial Areas Form Based Code, you can determine what the proposed regulations, prohibitions and permitted uses will be for your property if the proposed Form Based Code and its associated zoning changes are adopted. A copy of the Form Based Code is also available for inspection in the office of the South Ogden City Recorder, 3950 Adams Ave. Ste. 1, South Ogden UT 84403.

The South Ogden City Planning Commission will hold a public hearing on **Thursday, July 13, 2017 at 6:15 pm** during the regular Planning Commission Meeting, to receive and consider comments on the Commercial Areas Form Based Code and proposed zoning changes associated with it. The public hearing will be located at City Hall, 3950 Adams Ave., in the City Council/Court Room. All interested persons are invited to attend and offer comment.

The owner of any real property directly affected by the zoning change (Map 2) may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment no later than **July 25, 2017 by 5 pm**. The written objection can be filed with the South Ogden City Recorder, 3950 Adams Ave. Ste. 1, South Ogden UT 84403. Each written objection will be provided to the City Council for their consideration.

If you have further questions, feel free to call Planner Mark Vlasic at 801-474-3300 or Recorder Leesa Kapetanov at 801-622-2709.

Sincerely,


Leesa Kapetanov, CMC
South Ogden City Recorder

E | lkapetanov@southogdencity.com
O | 801-622-2709
F | 801-622-2713

3950 Adams Ave., Ste. 1
South Ogden, UT 84403

southogdencity.com

ATTACHMENT A - Properties Directly Affected by Zoning Change

PARCEL ID	OWNER	ADDRESS
72020003		
72460007	2013 DARRELL EDWARDS REVOCABLE FAMILY TRUST	5655 S ASPEN CT
72010021	5676 MEADOWS 121 LTD	5600 S MEADOW LN # 121
74690004	7 ELEVEN INC	5689 S HARRISON BLVD
70470083	AD 290 LLC & SSE 290 LLC	955 E CHAMBERS ST
77300003	AD 295 LLC 50% ETAL	1483 E RIDGELINE DR UNIT 1
77300005	AD 295 LLC 50% ETAL	1483 E RIDGELINE DR UNIT 3
77300004	AD 295 LLC 50% ETAL	1483 E RIDGELINE DR UNIT 2
77300001	AD 295 LLC 50% ETAL	1491 E RIDGELINE DR
77300006	AD 295 LLC 50% ETAL	1483 E RIDGELINE DR UNIT 4
71470004	ADAMS, DEBRA P	5733 S VILLAGE WAY
76750073	ADAMS, JONATHAN & WF JENELLE ADAMS	1405 E 6150 S
70040062	ADAMS, RICHARD L & CHERYL S ADAMS TRUSTEES	1496 E 5600 S
72030019	AGUILAR, FERNANDO GARCIA	5600 S MEADOW LN # 188
76370002	AINA PROPERTIES LLC	1452 E RIDGELINE DR STE 151
76370005	AINA PROPERTIES LLC	1452 E RIDGELINE DR STE 51
70820025	ALAMO STORAGE L C	5808 S HARRISON BLVD
72010017	ALAN PAUL PHIPPS LIVING TRUST	5600 S MEADOW LN # 117
72460011	ALAN PAUL PHIPPS LIVING TRUST	5665 S ASPEN CT
72020020	ALAN PAUL PHIPPS LIVING TRUST	5600 S MEADOW LN # 156
76800009	ALL COMMON AREA CHAMBERS BUSINESS PARK OWNERS ASSN	940 E CHAMBERS ST
76720009	ALL COMMON AREA CHAMBERS BUSINESS PARK OWNERS ASSOC.	952 E CHAMBERS ST
76750079	ALLAN, BENJAMIN L & ALISSA M ALLAN	1431 E 6150 S
76750077	ALLEN, BRANDON T	1421 E 6150 S
71290016	ALLEN, DARLENE A & HUS JIMMIE R ALLEN	1849 E 5775 S
77430008	ALLISON, HOWARD L	1521 E 6225 S
76230003	ALPINE REAL ESTATE LLC	972 E CHAMBERS ST #6
71300013	ALTURAS ENTERPRISE LLC	1882 E 5775 S
71300001	ALVERSON, CODY D & JESSICA L ALVERSON	1855 E 5750 S
76230001	AMBIANCE SALON LLC	972 E CHAMBERS ST #4
70470080	ANCHOR PROPERTIES L L C	850 E CHAMBERS ST
72470006	ANDERSON, BRENDA	5665 S WILLOW WOOD CT
72970012	ANDERSON, CAMN	5650 S 1425 E APT 2F
71260011	ANDERSON, JEFF & WF KAREN K ANDERSON	1790 E 5725 S
71470003	ANDERSON, L JEFF & KAREN K ANDERSON	5735 S VILLAGE WAY
71960008	ANDERSON, MYRNA M ETAL	5658 S OAKWOOD CT
72030029	ANDREA L FLETCHER FAMILY TRUST	5600 S MEADOW LN # 198
77430003	ANGELOFF, TAMARA L & DAVID L TEKELL	1509 E 6225 S
77660003	AUTOZONE PARTS INC	
72970025	B & M KING FAMILY TRUST	5665 S 1475 E APT 5A
51390020	B & P SQUARE LLC	3929 S WALL AVE
71460012	B A & E ENTERPRISES LC	5749 S VILLAGE WAY
76750018	BACA, BRANDON L & WF DANIELA LOYA BACA	6165 S 1375 E
72020024	BAI, HAUYUE	5600 S MEADOW LN # 160
71300016	BAIRD, KALEB	1868 E 5775 S
72240003	BALL, JUDY & TRAVIS BALL	1893 E 5665 S
60190009	BALLIF, MARK G & CAROLEE C BALLIF TRUSTEES ETAL	4360 S WASHINGTON BLVD
71250007	BANNER, GARY & WF CIERRA BANNER	1880 E 5725 S
72970018	BARBARA GAY TULLIS TRUST	5660 S 1425 E # 3F
72460015	BARBARA K BIRD FAMILY TRUST (THE)	5675 S ASPEN CT
76310006	BARBER BROTHERS OGDEN LLC	
72030008	BARBER, MARK & WF VALERIE BARBER	5600 S MEADOW LN # 177
72030016	BARBER, MARK J & WF VALERIE BARBER	5600 S MEADOW LN # 185
72970030	BARBER, SUNSHINE R	5665 S 1475 E APT 5F
71250009	BARKER, JUDITH K	1872 E 5725 S
77430001	BARKER, LAINE & WF NANCY BARKER	1497 E 6225 S
72970029	BARNES, SUSAN	5665 S 1475 E APT 5E
70820029	BARNEY JR, CARL W	5865 S WASATCH DR
72240009	BAROWSKI, MICHAEL PAUL & WF LORIANE M BAROWSKI	1879 E 5665 S
76750086	BARRAZA, BEN	1432 E 6150 S
72240017	BARRETTO, PAULO VIEIRA & WF DALVA DELIBERADOR BARRETTO ETAL	1898 E 5665 S
77370001	BECK STREET PROPERTIES LLC	1037 E CHAMBERS ST
77370001	BECK STREET PROPERTIES LLC	1037 E CHAMBERS ST
71270011	BECK, DOROTHY A	1836 E 5750 S
72970007	BECKY L OLSEN FAMILY TRUST	5650 S 1425 E APT 2A

PARCEL ID	OWNER	ADDRESS
72490027	BELAIRE LLC SERIES 11	1800 E 5625 S APT C
72500009	BENNETT, SHANNA & HUS ZEKE PAUL BENETT	1896 E 5625 S
72240012	BERGSTROM VARELA TRUST	1881 E 5665 S
71250004	BERNER, CLAUDIA J	1892 E 5725 S
72500001	BERNKOPF, BARBARA ALLYN	1880 E 5625 S
72490010	BESSIRE, DENNIS R	1768 E 5625 S APT A
74940002	BEST EDMUNDS OGDEN LLC	5746 S HARRISON BLVD
77570003	BHP PROPERTIES LLC	1523 E SKYLINE DR UNIT 3
77570004	BHP PROPERTIES LLC	1523 E SKYLINE DR UNIT 4
72240010	BIG B INVESTMENTS RENTAL LLC	1883 E 5665 S
60190017	BIKE SHOPPE PROPERTIES (THE)	4390 S WASHINGTON BLVD
71460004	BILLS, JASON Q & WF ASHLY M BILLS	1910 E 5775 S
71260013	BINGHAM, NOEL	1772 E 5725 S
71260004	BISHOP, JENNIFER & MINOLA JENSEN	1830 E 5725 S
72270002	BITTON, JACQUELINE J ETAL	1939 S 5625 S
72970006	BITTON, MARK R ETAL	5625 S 1475 E # 1F
70820083	BLADE INVESTMENT PROPERTIES LLC	5848 S WASATCH DR
72020023	BLAKE, NEHEMIAH J	5600 S MEADOW LN # 159
72970028	BLUMENTHAL, CHASE	5665 S 1475 E APT 5D
77620013	BOLLWINKEL, JOHN M & WF HOLLY BOLLWINKEL	6183 E 1525 E
77190007	BOOKER, AARON	6186 S 1525 E
72470001	BOSGIETER, PAULA D	5677 S WILLOW WOOD CT
72240014	BOSWELL, ADAM & WF NATALIE BOSWELL	1886 E 5665 S
70040028	BOSWORTH SOUTH OGDEN LLC	5585 S HARRISON BLVD
72030014	BOURGEOUS, KYLER & BONNIE K BOUGEOUS	5600 S MEADOW LN # 183
72040012	BOWDEN, MATHEW & WF CHRISTINA BOWDEN	5614 S MEADOW LN APT 211
72020001	BOWERS-SORENSEN CONSTRUCTION COMPANY, INC.	5600 S MEADOW LN # 137
72170004	BOYD, JOSHUA T	5628 S OAKWOOD CT
71290008	BRADY, LARRY G & WF JANET L BRADY	1848 E 5775 S
70820012	BRANZ HOSKINS PROPERTIES LLC	
76750007	BRENNAN, SHANNON A	6135 S 1375 E
76720007	BRENT SPEECHLY LLC	952 E CHAMBERS ST STE 7
76040007	BROOKS VENTURE L C	5768 S 1475 E UNIT 14
72470007	BROWN, LILIANA P	5663 S WILLOW WOOD CT
72970001	BRUESTLE, CRAIG W	5625 S 1475 E
71270003	BUECHE, BRANDY	1797 E 5725 S
72020018	BULL, JAMES & WF STEPHANIE C TELLO	5600 S MEADOW LN # 154
72500003	BULLARD, TYSON	1884 E 5625 S
71300005	BURGULA, RICHARD F	1873 E 5750 S
72490024	BURRESS, STEPHEN MATTHEW	1792 E 5625 S APT C
72490011	BUTTERFIELD, KENT	1768 E 5625 S APT B
76490006	C & N PROPERTY HOLDINGS LLC	968 E CHAMBERS ST UNIT 6
76490005	C & N PROPERTY HOLDINGS LLC	968 E CHAMBERS ST UNIT 5
76490004	C & N PROPERTY HOLDINGS LLC	968 E CHAMBERS ST UNIT 4
75560002	C O L HOLDING LLC	1525 E 6000 S
72480019	CALLISTER, KELLY	1845 E 5650 S
71260005	CAMERON, DANIEL JAMES & WF JACQUELYN BABLIUS CAMERON	1820 E 5725 S
72020012	CAMPBELL, G TED & WF SOFIYA V CAMPBELL	5600 S MEADOW LN # 148
72500004	CAMPBELL, STUART M	1886 E 5625 S
71280006	CAMPOS, JEFFREY J & WF TONYA J CAMPOS	1875 E 5725 S
51390054	CANMORE PACIFIC LLC	3775 S WALL AVE
76750089	CANNON, COURTNEY & RUTH J EVANS	1408 E 6150 S
72470004	CANNON, SETH	5671 S WILLOW WOOD CT
72040027	CAP LC	5600 S MEADOW LN # 226
71460003	CAREY, ELI	1908 E 5775 S
71250001	CARLSON, TOMOKO	1898 E 5725 S
72170008	CAROL A RUSSELL TRUST	5629 S WOODSHIRE CT
76750074	CARVER, STACEY J ETAL	1407 E 6150 S
71260007	CASILLAS, ELIAS ETAL	1812 E 5725 S
75370001	CENTURY INVESTMENTS PARTNERSHIP LLC SERIES II 1/2 ETAL	1878 E EASTWOOD BLVD
75370003	CENTURY INVESTMENTS PARTNERSHIP LLC SERIES II 1/2 ETAL	
75370002	CENTURY INVESTMENTS PARTNERSHIP LLC SERIES II 1/2 ETAL	1880 E EASTWOOD BLVD
76600003	CHAMBERS BUSINESS PROPERTIES LLP	962 E CHAMBERS ST STE 9
76600002	CHAMBERS BUSINESS PROPERTIES LLP	962 E CHAMBERS ST STE 8
76600001	CHAMBERS BUSINESS PROPERTIES LLP	962 E CHAMBERS ST

ATTACHMENT A - Properties Directly Affected by Zoning Change

PARCEL ID	OWNER	ADDRESS
76750025	CHAMPNEYS, MICHELLE	6209 S 1375 E
71290002	CHANDLER, KIPP 1/2 ETAL	1813 E 5750 S
72460017	CHARLES & JEAN KEMP FAMILY TRUST	5662 S ASPEN CT
77020008	CHASE, TARINA	
72490023	CHAVID ENTERPRISES LLC	1792 E 5625 S APT B
76750094	CHELARU, VICTOR & WF CHRISTIE K CHELARU	6134 S 1375 E
72010003	CHEN, SPENCER	5600 S MEADOW LN # 103
71280012	CHILD, DONALD L & WF REBECCA A CHILD	1892 E 5750 S
72490038	CHILD, JEFFREY S & WF BERRIE C CHILD	1826 E 5625 S # B
72030007	CHON YI LLC	5600 S MEADOW LN # 176
72480007	CHRISTENSEN, BRETT M & WF SHELLY A CHRISTENSEN	1775 E 5650 S
70820043	CITY OF SOUTH OGDEN	
70370020	CITY OF WASHINGTON TERRACE	
72460013	CLARK, DALE C	5671 S ASPEN CT
76080004	CLARKE, JOHN	5864 S HARRISON BLVD
70820023	CLARKE, JOHN	
76750083	CLGT TRUST	1442 E 6150 S
71300002	CLINE, STEVEN A	1859 E 5750 S
77430007	CLOWARD REVOCABLE LIVING TRUST	1519 E 6225 S
76370004	CM & CR LLC & WEBB PHYSICAL THERAPY INC	1452 E RIDGELINE DR # 4
76370003	CM & CR LLC & WEBB PHYSICAL THERAPY INC	1452 E RIDGELINE DR # 3
76750095	COCOS, MIHAIL & WF HRISTINA E COCOS	1395 E 6125 S
71260014	COFFEY, JORDAN & WF LOGEN COFFEY	1770 E 5725 S
77300002	COL HOLDING LLC	1493 E RIDGELINE DR
75170005	COLDWATER INVESTMENTS L L C	5685 S 1475 E
75170009	COLDWATER INVESTMENTS L L C	5685 S 1475 E
76750050	COLE, SEAN C & WF LORI J COLE	6162 S 1450 E
76750005	COLE, TYLER & BONNIE COLE	6129 S 1375 E
77570005	COMMON AREA	
76870009	COMMON AREA CHAMBERS BUSINESS COMMERCIAL CONDOMINIUMS	930 E CHAMBERS ST
76490007	COMMON AREA CHAMBERS BUSINESS PARK 2 PHASE 1 COMMERCIAL CONDO	968 E CHAMBERS ST
76600007	COMMON AREA CHAMBERS BUSINESS PARK 2 PHASE 2 COMMERCIAL	
77020013	COMMON AREA CHAMBERS BUSINESS PARK 4, PHASE 2 COMMERCIAL	920 E CHAMBERS ST
76230005	COMMON AREA CHAMBERS BUSINESS PARK PHASE 2 COMMERCIAL CONDO	972 E CHAMBERS ST
76130004	COMMON AREA FOR CHAMBERS BUSINESS PARK PHASE 1	
76550010	COMMON AREA FOR FOX CHASE PROFESSIONAL PLAZA PHASE 2 COND	
75620006	COMMON AREA FOR SYLINE CONDOMINIUM	
75620006	COMMON AREA FOR SYLINE CONDOMINIUM	
75170011	COMMON AREA FOX CHASE PROF PLAZA COND	
76300009	COMMON AREA GRANITE POINTE DENTAL OFFICE COMPLEX CONDO	
71760008	COMMON AREA MEADOWS PROFESSIONAL PLAZA COND	
71760008	COMMON AREA MEADOWS PROFESSIONAL PLAZA COND	
76370006	COMMON AREA REGENCY AT CROSSROADS LOT 9 COND	
77110020	COMMON AREA SOUTH HARRISON PLAZA CONDOMINIUM	
75370006	COMMON AREA UINTAH HIGHLANDS TOWNHOMES CONDOMINIUM	
75900009	COMMON AREA WITHIN SOUTH OGDEN PLAZA A COMMERCIAL	
72010037	COMMON AREA WITHIN THE MEADOWS CONDOMINIUM AMENDED	
72010037	COMMON AREA WITHIN THE MEADOWS CONDOMINIUM AMENDED	
72010037	COMMON AREA WITHIN THE MEADOWS CONDOMINIUM AMENDED	
72010037	COMMON AREA WITHIN THE MEADOWS CONDOMINIUM AMENDED	
72460025	COMMON AREA YORKSHIRE MEADOWS COND PH1	
72460025	COMMON AREA YORKSHIRE MEADOWS COND PH1	
72470017	COMMON AREA YORKSHIRE MEADOWS COND PH2 AMD	
72470017	COMMON AREA YORKSHIRE MEADOWS COND PH2 AMD	
72480021	COMMON AREA YORKSHIRE MEADOWS COND PH3 AMD	
72490049	COMMON AREA YORKSHIRE MEADOWS COND PH4	
72490049	COMMON AREA YORKSHIRE MEADOWS COND PH4	
72030022	CORBRIDGE, NEIL & WF TRACY CORBRIDGE	5600 S MEADOW LN # 191
76600006	CORNERSTONE PROFESSIONAL PROPERTIES LLC	962 E CHAMBERS ST STE 12
76600005	CORNERSTONE PROFESSIONAL PROPERTIES LLC	962 E CHAMBERS ST STE 11
77020005	CORNERSTONE WEBER PROPERTIES LLC	
77020006	CORNERSTONE WEBER PROPERTIES LLC	
77020007	CORNERSTONE WEBER PROPERTIES LLC	
76750017	COROLES, SANDY	6167 S 1375 E
71280019	CRAGUN, LES D	1864 E 5750 S

PARCEL ID	OWNER	ADDRESS
72490016	CRETSINGER, AMY E & DIANA CRETSINGER	1780 E 5625 S APT A
74690002	CROSS POINTE ASSOCIATES LIMITED	5691 S HARRISON BLVD
76590002	CROSS POINTE ASSOCIATES LTD	
76590003	CROSS POINTE ASSOCIATES LTD	
74690001	CROSS POINTE ASSOCIATES LTD	5649 S HARRISON BLVD
74690007	CROSS POINTE ASSOCIATES LTD	5755 S HARRISON BLVD
76590004	CROSS POINTE ASSOCIATES LTD	
76590001	CROSS POINTE ASSOCIATES LTD	
76040008	CROSS POINTE OFFICE COMPLEX CONDO PH2 ASSOCIATION	
75670008	CROSS POINTE OFFICE COMPLEX CONDOMINIUM ASSOCIATION	
51390124	CROSSPOINTE SHOPPES LLC	
77300016	CROSSROADS LANDING COMMERCIAL CONDOMINIUM OWNERS ASSOCIATION	
71960003	CUMMINGS, COLEEN B	5659 S WOODSHIRE CT
77430002	CUNNINGHAM, TROY & OLGA Y CUNNINGHAM	1501 E 6225 S
71300012	CYNTHIA LYNN HEATHERLY REVOCABLE LIVING TRUST	1886 E 5775 S
72460024	CZARNY, JAMES S & WF PAMELA J CZARNY	5678 S ASPEN CT
75160003	D L GILBERT ENTERPRISES LLC	
75900003	D SIMPSON PROPERTIES L L C	555 E 5300 S STE 3
75900004	D SIMPSON PROPERTIES L L C	555 E 5300 S STE 4
77020003	DAGNY HOLDINGS LLC	
77020004	DAGNY HOLDINGS LLC	
51390092	DAHLE INVESTMENTS LLC	4001 S RIVERDALE RD
76750099	DANIEL F CABALLERO LIVING TRUST	1396 E 6125 S
76750030	DANIELS, LACEY & TRENT RYAN	1403 E 6175 S
72030027	DANIELS, TYMON & WF ANGELA DANIELS	5600 S MEADOW LN # 196
72970017	DAVENPORT, GAE LYNN	5660 S 1425 E # E3
71280009	DAVID S & SHERREL WEBBER REVOCABLE LIVING TRUST	1889 E 5725 S
71280018	DAVID S & SHERREL WEBBER REVOCABLE LIVING TRUST	1866 E 5750 S
77620014	DAVIES, KAREN & MICHAEL DAVIES	6177 S 1525 E
72010019	DAVIS, ANDREW A & PATRICK G DAVIS	5600 S MEADOW LN # 119
71290001	DAVIS, CYNTHIA D	1805 E 5750 S
74410001	DAY FAMILY HOLDINGS LLC	1492 E RIDGELINE DR
71300018	DAY, JUDY	1856 E 5775 S
70820021	DCKK L C	
70820019	DCKK L C	5828 S HARRISON BLVD
70820028	DCKK L C	
70820020	DCKK L C	
70820049	DCKK LC	
76750069	DE GUZMAN, MICHAEL ANTHONY & LISA ANN DE GUZMAN TRUSTEES	1398 E 6175 S
72970019	DEAN, KIRK & WF LEIGH DEAN	5670 S 1425 E # 4A
72970021	DEAN, KIRK A	5670 S 1425 E # 4C
72240004	DELGADO, FRANCISCO & WF BERTHA N DELGADO	1897 E 5665 S
77190006	DESORCY, JOSHUA J	6180 S 1525 E
71270014	DICKAMORE, HENRY J	1810 E 5750 S
72010009	DODENBIER, HILLARY ETAL	5600 S MEADOW LN # 109
77190008	DOERFLER, JAY B	6192 S 1525 E
76750026	DOFELMIER, ERIK & WF KATIE DOFELMIER	6211 S 1375 E
72460004	DONAGHY, GINNY LINN	1747 E 5650 S
72480002	DONG, XIAOMING	1753 E 5650 S
76550006	DOUBLE L FUNDING L L C	5677 S 1475 E STE 2B
76550002	DOUBLE L FUNDING L L C	5677 S 1475 E STE 2A
76550007	DOUBLE L FUNDING L L C	5677 S 1475 E STE 3B
51410040	DOUBLE S REAL ESTATE INVESTMENTS LLC	151 40TH ST
51410038	DOUBLE S REAL ESTATE INVESTMENTS LLC	
51410012	DOUBLE S REAL ESTATE INVESTMENTS LLC	141 40TH ST
51410011	DOUBLE S REAL ESTATE INVESTMENTS LLC	145 40TH ST
51410039	DOUBLE S REAL ESTATE INVESTMENTS LLC	155 40TH ST
72480015	DOWNS, JOSEPH T	1825 E 5650 S
72470005	DOWNS, PEGGY L	5667 S WILLOW WOOD CT
76490001	DTB INC	968 E CHAMBERS ST UNIT 1
72500002	DUNAWAY, ANNE	1882 E 5625 S
76750004	DUVERGLAS, MONIQUE S	6123 S 1375 E
76750101	DVL PROPERTIES LLC	1412 E 6125 S
70470094	DWP INVESTMENTS LLC	
71300020	EAGLENEST RENTAL PROPERTIES LLC	1865 E 5775 S

ATTACHMENT A - Properties Directly Affected by Zoning Change

PARCEL ID	OWNER	ADDRESS
71300019	EAGLENEST RENTAL PROPERTIES LLC	1857 E 5775 S
72480010	EARL, NANNETTE	1795 E 5650 S
72030030	EARLEY JR, CHARLES W & WF SANDRA L EARLEY	5600 S MEADOW LN # 199
72470013	EASLEY, AARON	5672 S WILLOW WOOD CT
71280002	EASTES, OWEN & SHARRON EASTES TRUSTEES	1857 E 5725 S
71460009	EDGAR, ELDON L & RENE C EDGAR TRUSTEES	5757 S VILLAGE WAY
72480016	EDSON, WENDEE	1827 E 5650 S
76110003	EDWARD O BRIEN LIVING TRUST 1/2 ETAL	
72490046	EDWARDS, REX J & PATTY EDWARDS TRUSTEES	1842 E 5625 S APT A
72480011	EGBERT, RYKE S	1801 E 5650 S
71300004	EIDEM, SHAILINN & CASEY RONALD DOWLING	1869 E 5750 S
70470074	ELK CREEK LLC	
70470037	ELK CREEK LLC	1190 E 5425 S
51400012	ELTON INVESTMENTS BOUNTIFUL LLC	3925 S WALL AVE
75900007	EMCO LLC	555 E 5300 S STE 7
75900005	EMCO LLC	555 E 5300 S STE 5
75900006	EMCO LLC	555 E 5300 S STE 6
72020011	ENTRUST GROUP INC	5600 S MEADOW LN # 147
71250014	EREKSON, RICHARD A & MARY JANE EREKSON	1856 E 5725 S
71290003	EVANS, LINDA J	1817 E 5750 S
72240002	EVANS, RALPH F & WF ANGELA A EVANS	1899 E 5665 S
60190048	EYELANDS LLC	
60190047	EYELANDS LLC	
60190043	EYELANDS LLC	
76300004	F BURGIE PROPERTIES LLC & DRAPER PROPERTIES LLC	1508 E SKYLINE DR #4
77190004	FALKNER, BRANDON J	6177 S 1550 E
75550002	FALLS LLC (THE)	6045 S RIDGELINE DR
75550001	FALLS LLC (THE)	6045 S RIDGELINE DR
75550002	FALLS LLC (THE)	6045 S RIDGELINE DR
75550001	FALLS LLC (THE)	6045 S RIDGELINE DR
76750034	FARNUM, JOAN A	1419 E 6175 S
72870003	FARR, LOWELL GERALD & WF KELLY FARR	1715 E 5825 S
76310003	FASHION POINT REALTY LLC	6017 S FASHION POINTE DR
76970004	FASHION POINTE PLAZA LLC	
51390006	FEDERAL EMPLOYEES CREDIT UNION	3650 S WALL AVE
51390008	FEDERAL EMPLOYEES CREDIT UNION	3650 S WALL AVE
71300017	FENDRICK, KEVIN	1864 E 5775 S
76300003	FERRELL PROPERTIES LLC	1508 E SKYLINE DR #3
76750085	FIERRO, KARA & HUS ISAAC EAVES	1434 E 6150 S
77170003	FLAT CREEK DEVELOPMENT LLC	
77170006	FLAT CREEK DEVELOPMENT LLC	
72030012	FLEMING, ROBERT	5600 S MEADOW LN # 181
71290012	FLEMING, TIMOTHY J & WF ANGELA D FLEMING	1818 E 5775 S
72970015	FLINDERS, LEVI	5660 S 1425 E # 3C
72240008	FLYNN, ROBERT M & WF SANDRA JOY FLYNN	1889 E 5665 S
71270012	FLYNN, STARLEY	1828 E 5750 S
76490003	FNB UT LLC	968 E CHAMBERS ST UNIT 3
76490002	FNB UT LLC	968 E CHAMBERS ST UNIT 2
76750044	FONG, WAI L & MEI Z FONG ETAL	6194 S 1450 E
72490003	FOSTER, BIRTANY	1750 E 5625 S APT C
75170010	FOX CHASE HOLDINGS LLC	5685 S 1475 E STE 4A
75170006	FOX CHASE HOLDINGS LLC	5685 S 1475 E
75170004	FOXTON LLC	5685 S 1475 E
75170008	FOXTON LLC	5685 S 1475 E
71270015	FOY, VICKIE	1802 E 5750 S
72270011	FRENCH, ANGELA THOMPSON	1928 E 5625 S
76750021	FRESTON, SHERRI L	6179 S 1375 E
72040015	FRONTIER INTERNATIONAL LAND CORPORATION	5600 S MEADOW LN # 214
71300006	FURNISS, WILLIAMS J & FE BAUTISTA	1879 E 5750 S
70040053	G B H PROPERTIES GROUP LLC	
70040014	G B H PROPERTIES GROUP LLC	
72030010	GABBERTY, JAMES	5600 S MEADOW LN # 179
76750082	GAILEY, THOMAS G & WF T DAWNA GAILEY	1441 E 6150 S
72170002	GALBRAITH, JOSHUA ROBERT	5632 S OAKWOOD CT
71250008	GALBRAITH, SHIRELLE	1878 E 5725 S

PARCEL ID	OWNER	ADDRESS
72460014	GALLEGOS, DANIEL M BENDINELLI	5673 S ASPEN CT
76750059	GALLEGOS, STACEY M	1438 E 6175 S
72490014	GARCIA, LUIS & KATIE GARCIA	1776 E 5625 S # B
76750102	GARDINER, DARLA	1420 E 6125 S
51390015	GARDINER, E CURTIS ETAL TRUSTEES	3789 S WALL AVE
77260003	GARVEY, SHELIA	6225 S 1550 E
72010006	GARY & LISA THOMPSON FAMILY TRUST	5600 S MEADOW LN # 106
71250012	GHAN JR, MICHEAL L	1866 E 5725 S
72500011	GIBBY, MATTHEW & WF KRISTI GIBBY	1900 E 5625 S
70370008	GIBSON-WANGSGARD L L C	595 E 5300 S
75170003	GILBERT HOLDING L L C	5685 S 1475 E
71300011	GILL, JOSEPH D & WF CHARLOTTE L GILL	1890 E 5775 S
72010016	GLICK, CHRISTINE SHAHEEN	5600 S MEADOW LN # 116
72970009	GLOVER, FREDERIQUE L	5650 S 1425 E APT 2C
74690006	GOLDEN ARCH LIMITED PARTNERSHIP	5745 S HARRISON BLVD
70520038	GOLDENWEST CREDIT UNION	5089 S ADAMS AVE
70520020	GOLDENWEST CREDIT UNION	5025 S ADAMS AVE
76870005	GOLDENWEST FEDERAL CREDIT UNION	
77190002	GOMEZ, JESUS C	6189 S 1550 E
71290004	GOOCH, JONATHAN D	1827 E 5750 S
72500010	GORDON, TINA A	1898 E 5625 S
71280017	GREEN, KENYATA	1870 E 5750 S
76750031	GREENHALGH, TYLER & WF WENDI GREENHALGH	1409 E 6175 S
72030026	GROSE, J SCOTT & WF AMBER O GROSE	5600 S MEADOW LN # 195
77020001	GUFFEY HOME LOANS INC	
77020002	GUFFEY HOME LOANS INC	
76750003	GURR, SUSAN	6121 S 1375 E
76750057	HAACK, KACEY & WF ALYSSA HAACKY	6130 S 1450 E
71960006	HAHN, CRYSTAL S	5653 S WOODSHIRE CT
76750090	HALL, STEPHANIE	1410 E 6150 S
71300003	HALL, TERI J	1865 E 5750 S
70820011	HALVERSON, JOEL CLARK TRUSTEE	
77620012	HANNUM, LARIE	6189 S 1525 E
72490028	HANSEN, DANIELLE L	1806 E 5625 S APT A
72480006	HANSEN, JENNIFER	1773 E 5650 S
75670001	HANSEN, JOHN W & WF ANNE HANSEN	5730 S 1475 E # 1
71250002	HANSEN, ROGER W & WF DEBORAH J HANSEN	1896 E 5725 S
76750008	HARGIS, CHRISTIN A	6137 S 1375 E
72030006	HARPER SLOANE & CO LLC	5600 S MEADOW LN # 175
72020002	HARPER SLOANE & CO LLC	5600 S MEADOW LN # 138
72030024	HARPER SLOANE & CO LLC	5600 S MEADOW LN # 193
72030013	HARPER SLOANE & CO LLC	5600 S MEADOW LN # 182
72010002	HARRINGTON, JAMES R & TERESA L WOOD TRUSTEES	5600 S MEADOW LN # 102
77620011	HARRIS, FRANCIS H	6193 S 1525 E
72010023	HART, BRAIDEN	5600 S MEADOW LN # 123
76750096	HART, MICHAEL & WF PATRICIA HART	1401 E 6125 S
72270003	HARWOOD, MARIE	1937 E 5625 S
76750047	HATCH, JOLIANN	6172 S 1450 E
71300007	HATHAWAY, JAMIE S	1885 E 5750 S
75620003	HEALTH SOLUTIONS CHIROPRACTIC LLC	1893 E SKYLINE DR STE 204
75620004	HEALTH SOLUTIONS CHIROPRACTIC LLC	
76750046	HEGSTROM, LESLIE ANN	6182 S 1450 E
72490048	HELLSTROM, KENT D & WF JOAN D HELLSTROM	1842 E 5625 S APT C
72490045	HENDERSOON, KATHLEEN R	1836 E 5625 S APT C
77260007	HENDRICKS, DAWNA B	1489 E 6225 S
72490034	HENDRICKSON, TAYLOR	1818 E 5625 S APT A
72480003	HENINGER, TUCKER & WF KAITLYN BAILEY	1755 E 5650 S
72170003	HERNDON, JANE	5630 S OAKWOOD CT
72010010	HESLOP, BRANDON & WF NATALIE HESLOP	5676 S MEADOW LN APT 110
72010033	HESLOP, DAREN	5600 S MEADOW LN # 133
72970020	HILL, JOSHUA	5670 S 1425 E # 4B
77720001	HOLDEN, JEFFREY S	
72030002	HOLLEY DEVELOPMENT INC	5600 S MEADOW LN # 171
72020014	HOLMAN, RONALD J & SANDRA N HOLMAN	5600 S MEADOW LN # 150
71250003	HOLYOAK, NAN M	1894 E 5725 S

ATTACHMENT A - Properties Directly Affected by Zoning Change

PARCEL ID	OWNER	ADDRESS
72040002	HOPE, OSCAR C	5600 S MEADOW LN # 201
72460022	HOSKINS, ASHLY	5674 S ASPEN CT
71280016	HOUCHINS, CHRIS	1874 E 5750 S
71460006	HOWELL, ROBIN A & WF CINDY N HOWELL	1918 E 5775 S
74940004	HOXER FAMILY TRUST	
76750016	HUNSAKER, KELLY S	6163 S 1375 E
72020008	HURTADO, MONETTE	5600 S MEADOW LN # 144
72040011	HURTADO, RAMONA	5614 S MEADOW LN APT 210
72040007	HURTADO, RAMONA	5614 S MEADOW LN APT 206
72030028	HURTADO, RAMONA	5630 S MEADOW LN APT 197
72040026	HURTADO, RAMONA	5614 S MEADOW LN APT 225
72040020	HURTADO, RAMONA	5614 S MEADOW LN APT 219
72040025	HURTADO, RAMONA	5614 S MEADOW LN APT 224
72030018	HURTADO, RAMONA	5630 S MEADOW LN APT 187
72030003	HURTADO, RAMONA	5630 S MEADOW LN APT 172
72030015	HURTADO, RAMONA	5630 S MEADOW LN APT 184
72470010	HUTCHISON, JOHN DAVID	5644 S WILLOW WOOD CT
70040049	HW PROPERTY HOLDINGS LLC	5585 S HARRISON BLVD
71250011	HYMAS, JULIE	1868 E 5725 S
72030020	I PLAN GROUP AGENT	5600 S MEADOW LN # 189
70470077	IHC HEALTH SERVICES INC	975 E CHAMBERS ST
77300014	INNOVATIVE SKIN SCIENCE LLC	1495 E RIDGELINE DR UNIT 6
77300010	INNOVATIVE SKIN SCIENCE LLC	1495 E RIDGELINE DR UNIT 2
77300012	INNOVATIVE SKIN SCIENCE LLC	1495 E RIDGELINE DR UNIT 4
77300015	INNOVATIVE SKIN SCIENCE LLC	1495 E RIDGELINE DR UNIT 7
77300013	INNOVATIVE SKIN SCIENCE LLC	1495 E RIDGELINE DR UNIT 5
77300011	INNOVATIVE SKIN SCIENCE LLC	1495 E RIDGELINE DR UNIT 3
77300009	INNOVATIVE SKIN SCIENCE LLC	1495 E RIDGELINE DR UNIT 1
72480001	IPSON, BEVAN C & ADELE D IPSON	1751 E 5650 S
72240005	IRA SERVICES TRUST COMPANY	1887 E 5665 S
72040001	IRA SERVICES TRUST COMPANY	5630 S MEADOW LN
72040023	IRA SERVICES TRUST COMPANY CFBO RUTH HOLT	5600 S MEADOW LN # 222
72030025	IRA SERVICES TRUST COMPANY CFBO RUTH HOLT	5600 S MEADOW LN # 194
71460013	IVERSON PROPERTIES LLC	5747 S VILLAGE WAY
75620002	J & S NIX HOLDING LLC	1893 E SKYLINE DR STE 203
76720006	J A G EXAM SERVICES INC	952 E CHAMBERS ST STE 6
76720005	J A G EXAM SERVICES INC	952 E CHAMBERS ST STE 5
72010020	J B PRIEST INC PROFIT SHARING PLAN	5600 S MEADOW LN # 120
75450002	JACK E LITT LLC	5926 S FASHION POINTE DR
75450001	JACK LITT LLC	5974 S FASHION POINTE DR
72170006	JACK M SACKETT	5633 S WOODSHIRE CT
72490032	JACKSON, JACOB N & WF BRAQUEL M JACKSON	1812 E 5625 S APT B
71270005	JACOBBAZZI, MICHAEL F & WF LORI V JACOBBAZZI	1817 E 5725 S
72470012	JACOBSON, SUZANNE	5668 S WILLOW WOOD CT
76750028	JACQUES, DENNIS & WF LAURA JACQUES	6196 S 1375 E
71260012	JAK DOXEY LLC	1786 E 5725 S
71260010	JAK DOXEY LLC	1794 E 5725 S
71270009	JAK DOXEY LLC	1846 E 5750 S
71260009	JAK DOXEY LLC	1798 E 5725 S
77300008	JAKE & LESLIE JOHNSTUN LIVING TRUST	1483 E RIDGELINE DR UNIT 6
77300007	JAKE & LESLIE JOHNSTUN LIVING TRUST	1483 E RIDGELINE DR UNIT 5
76750104	JAMES A MILLER REVOCABLE LIVING TRUST	1409 E 6100 S
72970026	JASPER, DAVID & WF JENNIFER JASPER	5665 S 1475 E APT 5B
72240019	JDC TRUST AGREEMENT	1896 E 5665 S
72970004	JEAN P HULL LIVING TRUST	5625 S 1475 E # 1D
71760006	JENSAR LLC	5640 S WASATCH DR STE F
71760002	JENSAR LLC	5640 S WASATCH DR STE B
71760005	JENSAR LLC	5640 S WASATCH DR STE E
76300008	JESSEN & JESSEN LLC	1508 E SKYLINE DR #8
77510003	JETT LANDINGS LLC	1880 E SKYLINE DR
77510002	JETT LANDINGS LLC	1860 E SKYLINE DR
73460004	JMOGR LLC	5710 S HARRISON BLVD
75670002	JOHN & ANNE HANSEN PROPERTIES LLC	5730 S 1475 E # 2
76040004	JOHN W & ANNE H HANSEN TRUST	5742 S 1475 E UNIT 11
77020011	JOHNSON & HAWS HOLDING LLC	

PARCEL ID	OWNER	ADDRESS
77020012	JOHNSON & HAWS HOLDING LLC	
71460002	JOHNSON, CHRISTAL D	1904 E 5775 S
72500008	JOHNSON, DAVID K & WF JULIE L JOHNSON	1894 S 5625 S
72470011	JOHNSON, VALERIE LYNN	5666 S WILLOW WOOD CT
72470009	JOHNSTON, CYNTHIA F	5662 S WILLOW WOOD CT
77510001	JONES BROTHERS HOLDINGS LLC	
71270004	JONES, KOREY	1809 E 5725 S
71470001	JONES, RHONDA H	5739 S VILLAGE WAY
51400014	JONES, TOD B & DENISE H JONES TRUSTEES	3969 S WALL AVE
51400014	JONES, TOD B & DENISE H JONES TRUSTEES	3969 S WALL AVE
51400017	JONES, TOD B ETAL TRUSTEES 83.34 %	3969 S WALL AVE
76110007	JPMORGAN CHASE BANK NA	
72970024	JULIE A SABATO FAMILY TRUST	5670 S 1425 E # 4-F
72010015	JULIE JOHNSTON TRUST	5600 S MEADOW LN # 115
72870006	JWD TRUST	1714 E 5825 S
71300023	KANAKAOLE, LESLY K	1887 E 5775 S
71470002	KENLEY, BRENT M	5737 S VILLAGE WAY
72240020	KENNEY, PATRICK ETAL	1892 E 5665 S
73460002	KETCHAM MANAGEMENT LLC	5680 S HARRISON BLVD
72460016	KETCHAM, JEFF	5677 S ASPEN CT
76750040	KILLIAN, GERA B	1447 E 6175 S
72240001	KILLIAN, REBECCA	1895 E 5665 S
76750032	KILLIAN, TERALYNN	1411 E 6175 S
75670004	KMRS PROPERTIES LLC	5732 S 1475 E # 4
76750051	KNIGHT, GENTRY D	6156 S 1450 E
76750023	KNOX, KELVIN GENE	6201 S 1375 E
76800006	KSN GROUP LLC	
76800007	KSN GROUP LLC	
76800008	KSN GROUP LLC	
76080003	KSN GROUP LLC	5860 S HARRISON BLVD
76600004	LABATTE, CATHERINE F	962 E CHAMBERS ST STE 10
76720001	LAKER INVESTMENTS LLC	952 E CHAMBERS ST STE 1
76720002	LAKER INVESTMENTS LLC	952 E CHAMBERS ST STE 2
72040017	LAMB, RICHARD P	5600 S MEADOW LN # 216
72480014	LANG, MARJORIE NEELEY	1823 E 5650 S
76750062	LAO, ZHEN HUA ETAL	1428 E 6175 S
72040024	LARI, YOUNES	5600 S MEADOW LN # 223
72500013	LARRY & CAREN MILLER FAMILY TRUST	1908 E 5625 S
76750013	LARSON, SHERENE B	6155 S 1375 E
71960009	LARUE, JAY R & WF MICHELLE LARUE	5656 S OAKWOOD CT
76750029	LAUB, DIANA	1401 E 6175 S
77360004	LAYBOURNE, KAREN	1479 E 6225 S
72500016	LAYTON, SHARMAN L & WF KAREN E LAYTON	1920 E 5625 S
71280015	LEAVITT, TERESA	1878 E 5750 S
72970013	LEE, KAREN M	5660 S 1425 E # 3A
72490002	LEE, SUK YONG	1750 E 5625 S APT B
72970008	LEGATE, ANGELENA	5650 S 1425 E APT 2B
76750058	LEINWEBER, SHARON	6128 S 1450 E
77430005	LEON, BARBARA A	1515 E 6225 S
71460011	LESTER & NORMA BRYAN LIVING TRUST	5751 S VILLAGE WAY
77430004	LISA A STRACENER TRUST	1511 E 6225 S
72480017	LOFTUS FAMILY SUPPORT TRUST	1841 E 5650 S
77450001	LOWE HILLSIDE LLC	6028 S RIDGELINE DR
71260003	LUJIAN, ANTHONY & WF TAWNIA LUJIAN	1834 E 5725 S
72480013	LUND, LON A	1821 E 5650 S
71300014	LYNNE PATTEN REVOCABLE TRUST	1876 E 5775 S
77340001	M H SHERMAN COMPANY INC	
75170002	MABECO L L C	5685 S 1475 E
75170007	MABECO L L C 33% ETAL	5685 S 1475 E
72240013	MADSON, MATTHEW S	1890 E 5665 S
71290007	MAGDZIARZ, PHILIP J & WF KATERINA M MAGDZIARZ	1847 E 5750 S
70830004	MAGIC WASH LLC	6060 S 1550 E
72970031	MAIN POINT SOUTH SUBDIVISION NO 4 OWNERS ASSOCIATION	
72970031	MAIN POINT SOUTH SUBDIVISION NO 4 OWNERS ASSOCIATION	
72970031	MAIN POINT SOUTH SUBDIVISION NO 4 OWNERS ASSOCIATION	

ATTACHMENT A - Properties Directly Affected by Zoning Change

PARCEL ID	OWNER	ADDRESS
72970031	MAIN POINT SOUTH SUBDIVISION NO 4 OWNERS ASSOCIATION	
75900002	MANGUM INVESTMENT PROPERTIES L L C	555 E 5300 S STE 2
75900001	MANGUM INVESTMENT PROPERTIES L L C	555 E 5300 S STE 1
72270005	MARKS, MEGAN	1929 E 5625 S
72490035	MARTIN, CLINT D & WF CHELSEY W MARTIN	1818 E 5625 S APT B
77260006	MARTIN, CODY L & WF MARSHA MARTIN	1491 E 6225 S
71270017	MARTIN, TIFFANY A	1825 E 5725 S
71270006	MARTIN, TIFFANY A	1825 E 5725 S
72970023	MARTINEZ, DARLENE J	5670 S 1425 E # 4E
71270013	MARTINEZ, OSCAR	1816 E 5750 S
71290011	MARTINEZ, VINCE L & WF ANDREA L MARTINEZ	1826 E 5775 S
72460005	MASSENGALE, CAROLYN	5651 S ASPEN CT
72970010	MATHEWS, MARCELENE L TRUSTEE	5650 S 1425 E APT 2D
76750072	MAY, MARCI	1399 E 6150 S
71300015	MAZZA, JOSEPH D	1872 E 5775 S
71300022	MCCAULEY, SYLVIA P	1881 E 5775 S
72460020	MCCLARIN, GUNDI	5668 S ASPEN CT
72040014	MCDONALD, WILLIAM & WF VICTORIA L MCDONALD	5600 S MEADOW LN # 213
72020004	MCDONNELL, LISA ACCT # IRA 461568	5660 S MEADOW LN # 140
76720003	MCGARRY INVESTMENTS LLC	952 E CHAMBERS ST STE 3
72020015	MCCIVER, MICHAEL MB	5600 S MEADOW LN # 151
76750014	MCMICHAEL, MICHAEL P	6153 S 1375 E
72270012	MCPHERSON, DON & WF ELIZABETH W MCPHERSON	1924 E 5625 S
72170009	MEADOWS EAST OWNERS, THE ASSOCIATION	
72500017	MEADOWS EAST OWNERS, THE ASSOCIATION	
72500017	MEADOWS EAST OWNERS, THE ASSOCIATION	
71960012	MEADOWS EAST OWNERS, THE ASSOCIATION	1850 E 5665 S
76750081	MEENTS, JESSICA B & PATRICIA J MEENTS	1437 E 6150 S
72460012	MEJIA, YAREL	5667 S ASPEN CT
72040006	MEYER, WENDY D & STEVEN J MEYER	5600 S MEADOW LN # 205
71280020	MIGLORI, JONATHAN RAY & WF KASEY BRITNEY MIGLORI	1854 E 5750 S
72010008	MIL MASCARAS L L C	5600 S MEADOW LN # 108
72030023	MIL MASCARAS LLC	5600 S MEADOW LN # 192
72040019	MIL MASCARAS LLC	5614 S MEADOW LN APT 218
72040004	MIL MASCARAS LLC	5614 S MEADOW LN APT 203
76080002	MILES PROPERTIES & INVESTMENTS LLC	5856 S HARRISON BLVD
76080001	MILES PROPERTIES & INVESTMENTS LLC	5852 S HARRISON BLVD
72040030	MILLER, GAIL ANDREA	5600 S MEADOW LN # 229
76750093	MILLER, MARK & WF AMY MILLER	6130 S 1375 E
72970003	MILLER, WILLY R	5625 S 1475 E # 1C
71280004	MILLS JR, BRIAN K & WF MEGAN K MILLS	1865 E 5725 S
72030009	MINT RIVER L L C	5630 S MEADOW LN APT 178
76870003	MLH VENTURES LLC	
76870004	MLH VENTURES LLC	
75670003	MLH VENTURES LLC	5732 S 1475 E # 3
70040038	MING II LNP 67.43%	5598 S HARRISON BLVD
76300001	MOJO PROPERTIES LLC	1508 E SKYLINE DR #1
72500007	MORENO, LIGIA KARINA	1892 E 5625 S
70820056	MORRELLI, MICHAEL PAUL & WF LUCY ANNE MORRELLI	5820 S WASATCH DR
72040021	MORRILL, DENIS R	5600 S MEADOW LN # 220
71280001	MORROW, ENID D	1853 E 5725 S
72020005	MORTENSEN ORGANIZATION LLC (THE)	5600 S MEADOW LN # 141
60190045	MOSC REAL ESTATE	
60190046	MOSC REAL ESTATE	
60190044	MOSC REAL ESTATE	
60190019	MOSC REAL ESTATE LLC	440 E 4400 S
72240007	MOSHER, RICK	1885 E 5665 S
72970002	MOSS, HOWARD D	5625 S 1475 E # 1B
72270006	MOUNT, TERRY R & WF LINDA LEE MOUNT	1925 E 5625 S
70820057	MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY	
77110010	MOYES GLASS AND SUPPLY CORPORATION	
77110004	MOYES INVESTMENT COMPANY LC	
77110002	MOYES INVESTMENT COMPANY LC	
77110003	MOYES INVESTMENT COMPANY LC	
77110006	MOYES INVESTMENT COMPANY LC	

PARCEL ID	OWNER	ADDRESS
77110017	MOYES INVESTMENT COMPANY LC	
77110013	MOYES INVESTMENT COMPANY LC	
77110008	MOYES INVESTMENT COMPANY LC	
77110007	MOYES INVESTMENT COMPANY LC	
77110019	MOYES INVESTMENT COMPANY LC	
77110012	MOYES INVESTMENT COMPANY LC	
77110011	MOYES INVESTMENT COMPANY LC	
77110015	MOYES INVESTMENT COMPANY LC	
77110001	MOYES INVESTMENT COMPANY LC	
77110009	MOYES INVESTMENT COMPANY LC	
77110018	MOYES INVESTMENT COMPANY LC	
77110005	MOYES INVESTMENT COMPANY LC	
77110014	MOYES INVESTMENT COMPANY LC	
77110016	MOYES INVESTMENT COMPANY LC	
76720004	MP PROPERTY DEVELOPMENT LLC	952 E CHAMBERS ST STE 4
76590006	MPT OF OGDEN LLC	
76590007	MPT OF OGDEN LLC	
76590005	MPT OF OGDEN LLC	
71760001	MTM PROPERTIES LLC	5640 S WASATCH DR
72030004	MUBMBURGE, MASAUMEH SAHAMI	5630 S MEADOW LN APT 173
72010028	MUELLER, TIFFANY D	5600 S MEADOW LN # 128
76750097	MUNSON, ERIC & GINA MUNSON	1393 E 6125 S
72270001	NAMAZI, HASSAN	1941 E 5625 S
76230004	NC JENSEN INVESTMENTS LLC	972 E CHAMBERS ST #7
72470014	NELSON, ANAMARIA	5674 S WILLOW WOOD CT
71460010	NELSON, DONALD ASHBY & WF SANDRA H NELSON	5755 S VILLAGE WAY
70850036	NEPTUNE PROPERTIES L C 55% ETAL	5805 S HARRISON BLVD
72500012	NEVAREZ, MAXINE J	1904 E 5625 S
51390023	NEWGATE MALL HOLDINGS LLC 50% & NEWGATE MALL EQUITIES LLC 50%	3651 S WALL AVE
51390077	NEWGATE MALL HOLDINGS LLC 50% & NEWGATE MALL EQUITIES LLC 50%	3651 S WALL AVE
51400018	NEWGATE MALL HOLDINGS LLC 50% & NEWGATE MALL EQUITIES LLC 50%	3651 S WALL AVE
72480009	NEWMAN, COREY L & WF KATHERINE M NEWMAN	1791 E 5650 S
76750092	NGO, TUAN H & WF THUAN HAU T NGUYEN	6142 S 1375 E
76750091	NGO, TUAN H & WF THUANHAU T NGUYEN	6140 S 1375 E
72490004	NICHOLLS, CANDY & HUS BEN NICHOLLS	1756 E 5625 S APT A
71270007	NIELSEN III, FRANKLIN H	1833 E 5725 S
76750063	NIELSON, LINDSEY	1422 E 6175 S
74640013	NILSON & COMPANY INC DBA NILSON HOMES	5617 S 1475 E
72030017	NINJA PROPERTIES INC	5600 S MEADOW LN # 186
72040013	NIXON, BRYAN & KARALEE NIXON	5600 S MEADOW LN # 212
76040001	NMR LLC	5738 S 1475 E UNIT 8
72020025	NO. 9-SOUTH OGDEN CONDO LLC	5600 S MEADOW LN # 161
77170001	NORRIS DENTAL PLLC	
76750015	NORTH, CRAIG & WF MICHAELA NORTH	6161 S 1375 E
75850001	NORTHERN WASATCH ASSOCIATION OF REALTORS	5703 S 1475 E
75670007	NORTHERN WASATCH HOME BUILDERS ASSOCIATION	5728 S 1475 E STE 100
77020010	NORTHLAND INVESTMENTS LLC	
76750056	NORVELLE, JAMES H & MICHAEL R MCCLAIN	6136 S 1450 E
71250013	NUTT, SHELLEY L	1858 E 5725 S
71270008	OAKES, JEANNE	1845 E 5725 S
71300021	ODELL, ROBIN	1873 E 5775 S
60190039	OGDEN GOLF & COUNTRY CLUB	
60190040	OGDEN GOLF & COUNTRY CLUB	
75940003	OGDEN MEDICAL PROPERTIES LLC	1486 E SKYLINE DR
70520044	OGDEN RAILWAY EMPLOYEES CREDIT UNION	5025 S ADAMS AVE
75560004	OGDEN RP SNF LLC	
73460003	OGDEN VALLEY MANAGEMENT LLC	5690 S HARRISON BLVD
70040041	OGDEN VALLEY MANAGEMENT L C	1490 E 5600 S
74690005	OHB LLC=25% ETAL	5693 S HARRISON BLVD
72030021	OKAZAKI, ROBERT K	5600 S MEADOW LN # 190
51390007	OLDE MILLINERY REAL ESTATE LLC	3620 S WALL AVE
72490037	OLSON, DANA & WF AURORA OLSON	1824 E 5625 S # A
76750100	OLSON, MATT	1404 E 6125 S
76750065	OMER, SHERA ETAL	1414 E 6175 S
72240006	OROZCO, DALONE S	1891 E 5665 S

ATTACHMENT A - Properties Directly Affected by Zoning Change

PARCEL ID	OWNER	ADDRESS
72490030	OROZCO, GUADALUPE H	1806 E 5625 S APT C
71960001	OYLER, JOANNE M	5663 S WOODSHIRE CT
76750054	PALMER, DEREK & WF SYDNEY PALMER	6146 S 1450 E
71250005	PARKER, JEAN S	1884 E 5725 S
71460001	PARKIN, KYLE C & PALLTA SRIPHOM	1902 E 5725 S
76750010	PASKETT, MARINDA D	6139 S 1375 E
71960004	PATIENCE, BREANNA	5657 S WOODSHIRE CT
71460005	PATRICIA GOMEZ HILL LIVING TRUST	1916 E 5775 S
77190001	PATTERSON, ELIZABETH JOAN	6195 S 1550 E
71250006	PATTERSON, LYNETTE	1882 E 5725 S
76040005	PCA INVESTMENTS LC	5746 S 1475 E UNIT 12
76040006	PCA INVESTMENTS LC	5746 S 1475 E UNIT 13
76800003	PEAK HEALTH CLINIC LLC	
77190005	PEARCE, ALEISHA	6174 S 1525 E
76750060	PEARSON, MATTHEW B	1436 E 6175 S
76750088	PECK, DANIEL A & WF MELODY T PECK	1418 E 6150 S
72490039	PECK, NATHAN	1826 E 5625 S APT C
71300009	PEEBLES, ERIKA Y	1898 E 5775 S
76750087	PERALTA, DANIEL	1416 E 6150 S
76750066	PERHAM, JOHN DAVID & WF JAMIE LYNN PERHAM	1412 E 6175 S
77070001	PERTH PROPERTIES LLC	945 E CHAMBERS ST
72470003	PETERSEN, TYE C	5673 S WILLOW WOOD CT
77260008	PETERSON, C TODD & WF JENNIFER H PETERSON	1487 E 6225 S
71760004	PETERSON, REX J	5640 S WASATCH DR STE D
71760003	PETERSON, REX J & WF KAY Y PETERSON	5640 S WASATCH DR STE C
76720008	PICO PROPERTIES LLC	952 E CHAMBERS ST STE 8
77430006	PILCHER FAMILY TRUST	1517 E 6225 S
73460001	PINNACLE-CACHE LAND DEVELOPMENT INC	1650 E 5700 S
76870008	PLATINUM PAYMENTS LLC	
76870007	PLATINUM PAYMENTS LLC	
76300002	POBANZ PROPERTIES LLC	1508 E SKYLINE DR #2
71290014	POORE, MARLENE	1839 E 5775 S
72010014	POULSEN, DENNIS V & SUSAN MAIRE POULSEN	5600 S MEADOW LN # 114
72010032	POULSEN, DENNIS V & SUSAN MARIE POULSEN	5600 S MEADOW LN # 132
72010035	POULSEN, DENNIS V & SUSAN MARIE POULSEN	5600 S MEADOW LN # 135
72010026	POULSEN, DENNIS V & WF SUSAN MARIE POULSEN	5600 S MEADOW LN # 126
72010029	POULSEN, DENNIS V & WF SUSAN MARIE POULSEN	5600 S MEADOW LN # 129
75980001	POWERLINE INVESTMENTS LC	1394 E 6000 S
75980002	POWERLINE INVESTMENTS LLC 50% ETAL	1378 E 6000 S
72170007	PRICE, RUSSELL J	5631 S WOODSHIRE CT
76550005	PRO FUNDING LLC	5677 S 1475 E STE 1B
76550003	PRO FUNDING LLC	5677 S 1475 E STE 3A
76550001	PRO FUNDING LLC	5677 S 1475 E STE 1A
76550009	PRO FUNDING LLC	5677 S 1475 E STE 5B
76550004	PRO FUNDING LLC	5677 S 1475 E STE 4A
76550008	PRO FUNDING LLC	5677 S 1475 E STE 4B
77620002	PUENTE, JERRY & IRMA DIANE PUENTE	1494 E 6225 S
72460002	PUGH, DORA G	1743 E 5650 S
71290005	PYKE, GARY D	1831 E 5750 S
71300008	QUINN T & HOPE VICKI WHITAKER AMENDED AND RESTATED TRUST	1891 E 5750 S
72270008	QUINTANA, KIMBERLY M	1940 E 5625 S
76040003	R M A PROPERTIES LLC	5742 S 1475 E UNIT 10
77620001	RACHEL MOJDEH SALEHI LIVING TRUST	1492 E 6225 S
72460010	RACKHAM, CLINTON S	5663 S ASPEN CT
75170001	RADMALL HOLDING L L C	5685 S 1475 E
72020010	RAFIEL, ARDALAN	5600 S MEADOW LN # 146
77660004	RAFTER H	1479 E 5600 S
72470008	RATHBURN, WILLIAM H & WF DEBORAH L RATHBURN	5661 S WILLOW WOOD CT
76750022	RAY, JASON D & WF MINJEE JANG RAY	6177 S 1375 E
76750043	RAY, NEIL M	6202 S 1450 E
75900008	REAL ESTATE INVESTMENTS OF UTAH LLC	555 E 5300 S STE 8
71460007	REEDER, NIKOLE	5761 S VILLAGE WAY
70470081	RESTAURANT DEVELOPMENT SPECIALISTS INC	929 E CHAMBERS ST
72480020	REYES, JOSE RODOLFO	1847 E 5650 S
72970011	RICHARD B WARDLE & DEBRA C WARDLE FAMILY TRUST	5650 S 1425 E APT 2E

PARCEL ID	OWNER	ADDRESS
76750108	RICHMOND AMERICAN HOMES OWNERS	
76750110	RICHMOND AMERICAN HOMES OWNERS	
76750109	RICHMOND AMERICAN HOMES OWNERS	
72490006	RICKER, CODY	1756 E 5625 S APT C
76160001	RIDGELINE PROPERTY HOLDINGS LLC	1464 E RIDGELINE DR
71960002	RIVERA, DENIS M ORTIZ	5661 S WOODSHIRE CT
76970003	RIVERSIDE APTS LLC	
76970002	RIVERSIDE APTS LLC	
76230002	ROB HARLAN LLC	972 E CHAMBERS ST #5
77020009	ROBERT J ANDERSON INC	
72480018	ROBERT R TYLER TRUST 1/2 ETAL	1843 E 5650 S
72490007	RODRIGUEZ, RICHARD S	1762 E 5625 S APT 7
76750037	ROMERO, MARLENE	1433 E 6175 S
71290015	RONNOW, PAULA	1845 E 5775 S
76080005	ROYCEMORE CORP	
77340002	S&S CHEN TRUST	
72010030	SAHAMI, AMIR HOSSEIN	5600 S MEADOW LN # 130
72010025	SAHAMI, AMIR MOEZ	5600 S MEADOW LN # 125
72010024	SAHAMI, FAKHRAKHITAR	5600 S MEADOW LN # 124
72010018	SAHAMI, FATEMEH RANA	5600 S MEADOW LN # 118
72010012	SAHAMI, MERSEDEH	5600 S MEADOW LN # 112
72010027	SAHAMI, MOEIN	5600 S MEADOW LN # 127
72020006	SAHAMI, MOHAMMAD RAZA	5600 S MEADOW LN # 142
72020013	SAHAMI, SALOOME	5600 S MEADOW LN # 149
72010022	SAHAMI, SHADI	5600 S MEADOW LN # 122
72010007	SAHAMI, SHAHRZAD	5600 S MEADOW LN # 107
72010031	SAHAMI, ZAHRA	5600 S MEADOW LN # 131
76870006	SALON SYNERGY OF OGDEN LLC	
71260006	SANDOCK, MICHAEL R ETAL	1816 E 5725 S
71260002	SANDOCK, MICHAEL R ETAL	1838 E 5725 S
76750035	SANDRA JO HESLOP REVOCABLE FAMILY TRUST	1425 E 6175 S
71260001	SANT, CANDACE R	1842 E 5725 S
76750067	SARKOZI, CHANELLE	1406 E 6175 S
72970005	SAUNDERS, JONI & HUS JASON L SAUNDERS	5625 S 1475 E # 1E
77360001	SAWLEY, BRAD T & WF PHYLLIS H SAWLEY	1485 E 6225 S
72500014	SAWYER, PENNY ETAL PENNY L SAWYER	1912 E 5625 S
70040059	SB 56 LLC	
76750068	SCANU, ELIO C	1404 E 6175 S
72020022	SCHMIDT, JEANNY	5600 S MEADOW LN # 158
72040018	SCHRADER, STEVEN C	5600 S MEADOW LN # 217
72490047	SCHULTZ, CARLTON R	1842 E 5625 S #B
72490029	SCHULTZ, JEANINE M	1806 E 5625 S APT B
72490015	SCHULTZ, JEANINE M	1776 E 5625 S APT C
76300006	SCOTT NILSON PROPERTIES LLC	1508 E SKYLINE DR #6
76300005	SCOTT NILSON PROPERTIES LLC	1508 E SKYLINE DR #5
76300007	SCOTT NILSON PROPERTIES LLC	1508 E SKYLINE DR #7
72490036	SCRIPTER, STUART O	1818 E 5625 S APT C
76750006	SEAMONS, STEVEN W	6127 S 1375 E
76750107	SEASONS (THE) AT THE RIDGE PRUD ASSOCIATION	
76750107	SEASONS (THE) AT THE RIDGE PRUD ASSOCIATION	
76750107	SEASONS (THE) AT THE RIDGE PRUD ASSOCIATION	
76750107	SEASONS (THE) AT THE RIDGE PRUD ASSOCIATION	
76750107	SEASONS (THE) AT THE RIDGE PRUD ASSOCIATION	
70820058	SEBLASER LLC	1711 E COMBE RD
71280005	SELFRIDGE, TIMOTHY W	1869 E 5725 S
76750078	SEVERSON, KEVIN S	1423 E 6150 S
76310004	SFP-C LIMITED PARTNERSHIP	
72970027	SHANNON FAMILY LIVING TRUST	5665 S 1475 E APT 5C
71280013	SHARP, CAROLYN & SCOTT A WEBRE	1888 E 5750 S
77260002	SHAW, LINDSAY	6219 S 1550 E
72490005	SHEPHERD, DANIEL L	1756 E 5625 S APT B
72500015	SHOCK, DENNIS F	1916 E 5625 S
71960010	SHULER, DEVAN & JORIANN SHULER	5654 S OAKWOOD CT
71280003	SIMS, CHARLES J & LISA SILL	1861 E 5725 S
75620005	SKYLINE MANAGEMENT OF OGDEN LLC	1893 E SKYLINE DR # 4

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PARCEL ID	OWNER	ADDRESS
75620001	SKYLINE PROPERTY INVESTMENTS LLC	1893 E SKYLINE DR
72490041	SLAUGH, JOHN W	1830 E 5625 S APT B
72460006	SMEDLEY, SHAUN & WF REBECCA SMEDLEY	5653 S ASPEN CT
72170005	SMITH, MICHELLE	5635 S WOODSHIRE CT
72020019	SMITH, PATRICIA S & TAY S JAQUES	5600 S MEADOW LN # 155
72020021	SNL INVESTMENTS LLC	5600 S MEADOW LN # 157
72240016	SNL INVESTMENTS LLC	1884 E 5665 S
72240015	SNL INVESTMENTS LLC	1888 E 5665 S
76750070	SORENSEN, DONALD W & MARGO H SORENSEN TRUSTEES	1396 E 6175 S
72460019	SORENSEN, DEBORAH M ETAL	5666 S ASPEN CT
70160005	SOUTH OGDEN CITY	
70160005	SOUTH OGDEN CITY	
70470044	SOUTH OGDEN CITY	
70070038	SOUTH OGDEN CITY	
70070014	SOUTH OGDEN CITY	
70820027	SOUTH OGDEN CITY	
70820044	SOUTH OGDEN CITY	
70820078	SOUTH OGDEN CITY	
71240001	SOUTH OGDEN CITY (PARK)	
70070037	SOUTH OGDEN CITY 1/2 ETAL	
70070037	SOUTH OGDEN CITY 1/2 ETAL	
51230006	SOUTH OGDEN CITY CORPORATION	
70850031	SOUTH OGDEN CITY CORPORATION	
76040002	SOUTH OGDEN DENTAL ASSOCIATES LLC	5738 S 1475 E UNIT 9
70070044	SOUTH OGDEN DENTAL CENTER BUILDING L C	1770 E 5625 S
71280011	SOUTH OGDEN HOUSE LLC	1896 E 5750 S
75850002	SOUTH OGDEN PROPERTIES LLC	5711 S 1475 E
76750038	SPANN, RACHEL	1437 E 6175 S
72490040	SPENCER, MIKE & WF KRISTI SPENCER	1830 E 5625 S APT A
71300010	SPENCER, STEVEN DON	1894 E 5775 S
75940001	SPIDER INVESTMENTS LLC	6083 S 1550 E
70820068	SRP MOUNTAIN GLENN LLC	5725 S WASATCH DR
72490001	ST CLERGY, JEANNE	1750 E 5625 S # P1
76750009	STAHL, ADRIENNE	6141 S 1375 E
70850021	STATE OF UTAH BY AND THROUGH ITS ROAD COMMISSION	
70850014	STATE OF UTAH BY ITS ROAD COMMISSION	
70160014	STATE OF UTAH DEPARTMENT OF FISH & GAME	
70160014	STATE OF UTAH DEPARTMENT OF FISH & GAME	
70830045	STATE OF UTAH ROAD COMMISSION	
51400013	STATE ROAD COMMISSION OF UTAH	
70820024	STATE ROAD COMMISSION OF UTAH	
72870005	STEJE LLC	1720 E 5825 S
72870004	STEJE LLC	1722 E 5825 S
77260005	STEPHEN J SMITH LIVING TRUST	1493 E 6225 S
72490012	STEPHEN KENT PASKINS & VELMA JOYCE PASKINS TRUST	1768 E 5625 S APT C
70470085	STEPHENS, DOUGLAS B TRUSTEE	
71280007	STEPHENS, KIRBY J & WF DENISE ROBIN STEPHENS	1879 E 5725 S
76750002	STEPHENS, RYAN R & WF TANYA H STEPHENS	6113 S 1375 E
72270009	STETTLER, BEULAH S TRUSTEE	1936 E 5625 S
72270013	STEVEN D BAILEY INC	
72270013	STEVEN D BAILEY INC	
77620008	STEWART, VALORIE D & HUS WILLIAMS B STEWART	6211 S 1525 E
76750105	STILL JR, DAVID THOMAS	1401 E 6100 S
76750061	STOCK, ROY E	1430 E 6175 S
72490009	STONE, KAYNE ETAL	1762 E 5625 S APT C
72970016	STORY, NANCY F	5660 S 1425 E # 3D
71290013	STRAUBE, HEIDY	1814 E 5775 S
71270002	STUMP, WESLEY BRETT	1789 E 5725 S
72500005	SUGIMOTO, MELANIE & NATHAN SUGIMOTO	1888 E 5625 S
71960005	SUMMERS, JERRY W & JEREMY WESTON SUMMERS	5655 S WOODSHIRE CT
76800001	SUN VALLEY MORTGAGE SERVICES LLC	
76800002	SUN VALLEY MORTGAGE SERVICES LLC	
76800005	SUN VALLEY MORTGAGE SERVICES LLC	
72490018	SUNRISE VIEW PROPERTIES LLC	
75160009	SUSAN K HUNSAKER TRUST 50% ETAL	1780 E 5625 S APT C

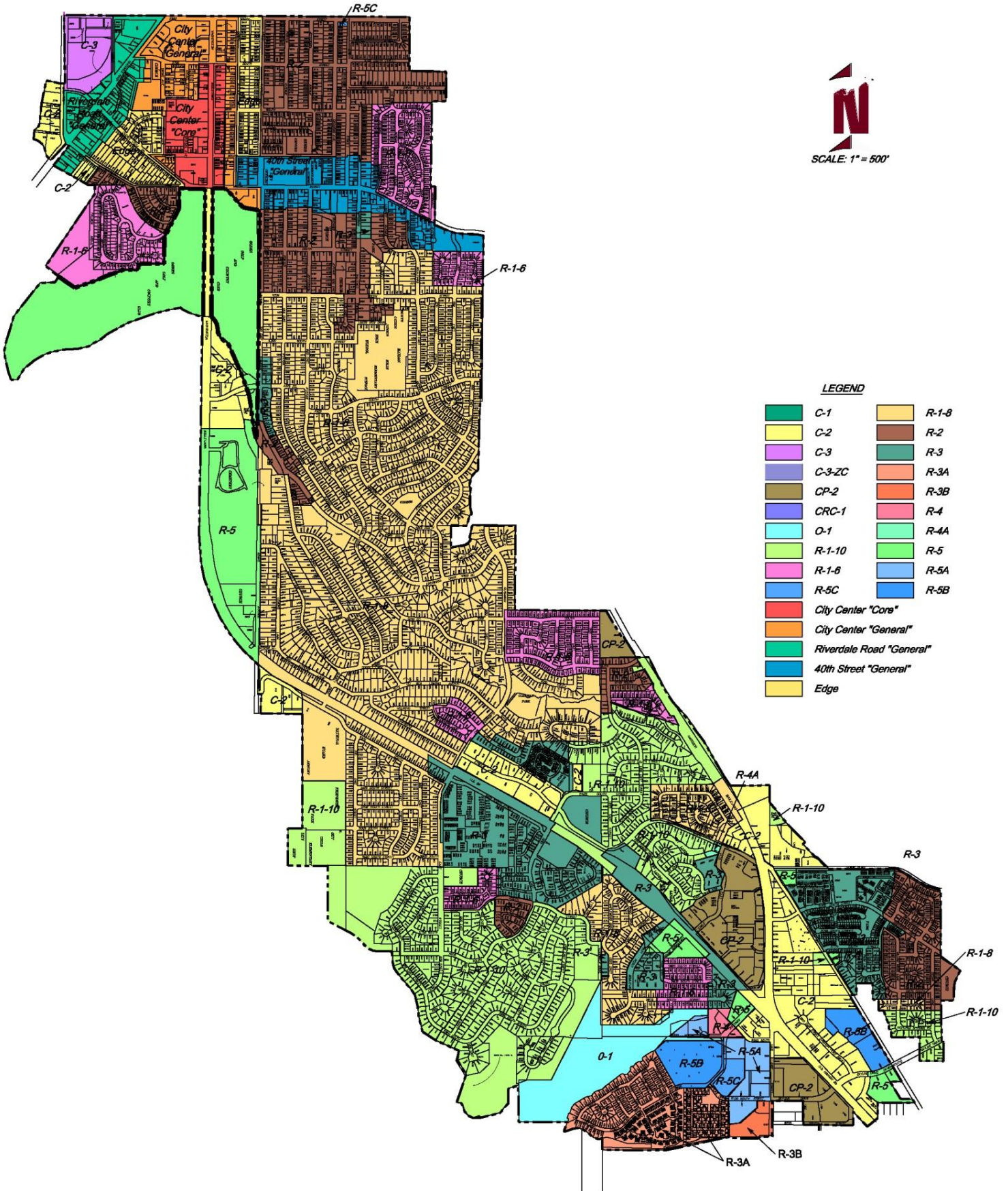
PARCEL ID	OWNER	ADDRESS
74940003	SWALBERG OIL LLC	5762 S HARRISON BLVD
72240011	SWANGER, DENISE	1877 E 5665 S
72460001	SWAPP, ROSAH LEE	1741 E 5650 S
72170001	SYKES, DWANE J	5634 S OAKWOOD CT
71250015	SYMETRIX EVA S BARNEY	1854 E 5725 S
71960011	SZOKA, JAMES ANTHONY & WF ROBERTA LISONBEE SZOKA	5652 S OAKWOOD CT
71290009	TABIN, MARLO & WF MARCELLA LAREE TABIN	1842 E 5775 S
72490025	TAFOYA, ANDREW	1800 E 5625 S # T25
72470016	TAM, MARGARET A	5678 S WILLOW WOOD CT
71280014	TANOVICH, TERESA & HUS RICHARD T TANOVICH	1882 E 5750 S
72040010	TATE, STERLING D	5600 S MEADOW LN # 209
72460008	TAYLOR, DEON & WF JILL TAYLOR	5657 S ASPEN CT
71300024	TAYLOR, TROY H & WF KAEI D TAYLOR	1895 E 5775 S
77260004	TERRELL, SHELLEY A	6231 S 1550 E
72240021	THE MEADOWS EAST OWNERS ASSOCIATION	
72470002	THOLEN, BRANDON & WF SYLVIA THOLEN	5675 S WILLOW WOOD CT
72460003	THORNTON, BRAD G & WF JULIE L THORNTON	1745 E 5650 S
76870001	THREE A S INVESTMENTS LLC	
76130003	THREE A S INVESTMENTS LLC	
76870002	THREE A S INVESTMENTS LLC	
76130002	THREE A S INVESTMENTS LLC	
72480008	TIFFANY SHUMWAY FAMILY TRUST	978 E CHAMBERS ST STE 3
72020009	TILLFORS, EMMA	
77190003	TIPPETTS, TROY	978 E CHAMBERS ST STE 2
71280008	TOAL, MICHAEL D	1777 E 5650 S
72490042	TOBIN, KERRY N & WF SHANNA M TOBIN	5600 S MEADOW LN # 145
77170002	TOLLER ASSOCIATES LLC	6183 S 1550 E
77170005	TOLLER ASSOCIATES LLC	1885 E 5725 S
72490044	TOONE, TIFFANIE	1830 E 5625 S APT C
72500006	TORRES, MARIA E	1836 E 5625 S APT B
72240018	TORRESS, ERMEL	1890 E 5625 S
70470017	TRAPPER TRAILS COUNCIL BOY SCOUTS OF AMERICA	1894 E 5665 S
77450002	TREEO S OGDEN LLC	1200 E 5425 S
74410006	TRI ASSETS LLC	6086 S RIDGELINE DR
72970022	TRIMBLE PROPERTIES TWO LLC	1480 E RIDGELINE DR
76130001	TSB PROPERTIES LC	5670 S 1425 E # 4D
71460014	TUATAGALOA, JOSHUA & ALEXANDRIA R TUATAGALOA	978 E CHAMBERS ST STE 1
71280010	TUCK, TIFFANY R & HUS JAROD D TUCK	5745 S VILLAGE WAY
76750106	TUCKER, MAUREEN	1893 E 5725 S
77260009	TUSCAN RIDGE TOWNHOMES HOME OWNERS ASSOCIATION	1393 E 6100 S
77260009	TUSCAN RIDGE TOWNHOMES HOME OWNERS ASSOCIATION	
77260009	TUSCAN RIDGE TOWNHOMES HOME OWNERS ASSOCIATION	
77360005	TUSCAN RIDGE TOWNHOMES OWNERS ASSOCIATION	
77190009	TUSCAN RIDGE TOWNHOMES OWNERS ASSOCIATION	
77360005	TUSCAN RIDGE TOWNHOMES OWNERS ASSOCIATION	
77190009	TUSCAN RIDGE TOWNHOMES OWNERS ASSOCIATION	
77430009	TUSCAN RIDGE TOWNHOMES PHASE NO 4 OWNERS ASSOCIATION	
77430009	TUSCAN RIDGE TOWNHOMES PHASE NO 4 OWNERS ASSOCIATION	
77430009	TUSCAN RIDGE TOWNHOMES PHASE NO 4 OWNERS ASSOCIATION	
77750005	TUSCAN RIDGE TOWNHOMES PHASE NO.5 OWNERS ASSOCIATION	
77620021	TUSCAN RIDGE TOWNHOMES PHASE NO.5 OWNERS ASSOCIATION	
77620021	TUSCAN RIDGE TOWNHOMES PHASE NO.5 OWNERS ASSOCIATION	
77620021	TUSCAN RIDGE TOWNHOMES PHASE NO.5 OWNERS ASSOCIATION	
77620021	TUSCAN RIDGE TOWNHOMES PHASE NO.5 OWNERS ASSOCIATION	
77620021	TUSCAN RIDGE TOWNHOMES PHASE NO.5 OWNERS ASSOCIATION	
77620021	TUSCAN RIDGE TOWNHOMES PHASE NO.5 OWNERS ASSOCIATION	
77620021	TUSCAN RIDGE TOWNHOMES PHASE NO.5 OWNERS ASSOCIATION	
77620021	TUSCAN RIDGE TOWNHOMES PHASE NO.5 OWNERS ASSOCIATION	
72970014	ULIBARRI, KIMBERLY J	5660 S 1425 E # 3B
70520023	UNITED STATES OF AMERICA, THE	
60190028	UP PROPERTIES LLC	4400 S WASHINGTON BLVD
76310009	US BANK NA	
76750045	USUI, MEGUMI	6186 S 1450 E
51390123	UTAH DEPARTMENT OF TRANSPORTATION	
70160011	UTAH DEPARTMENT OF TRANSPORTATION	
70160012	UTAH DEPARTMENT OF TRANSPORTATION	
73460005	UTAH DEPARTMENT OF TRANSPORTATION	

ATTACHMENT A - Properties Directly Affected by Zoning Change

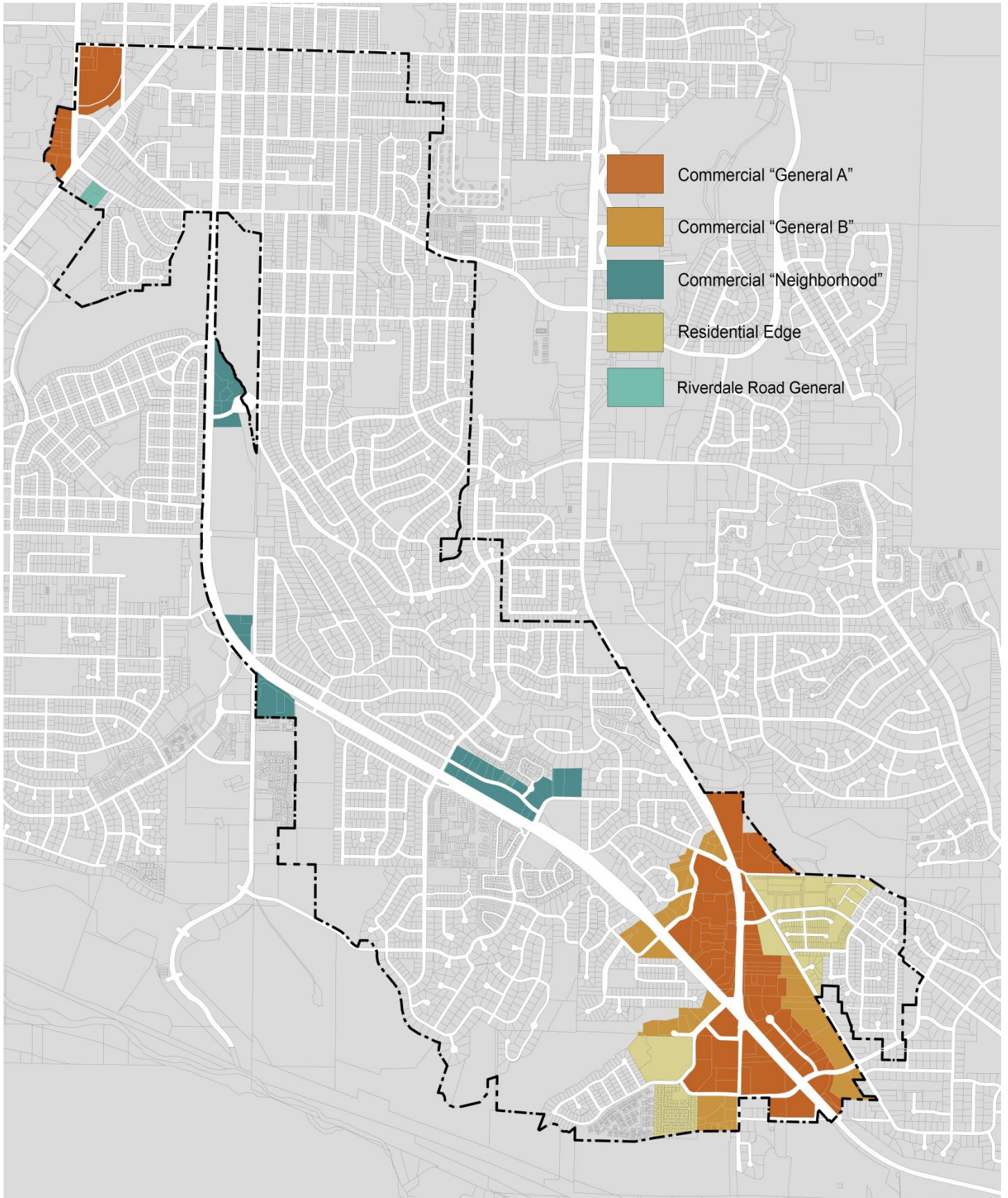
PARCEL ID	OWNER	ADDRESS
75160008	UTAH DEPARTMENT OF TRANSPORTATION	
74690008	UTAH DEPARTMENT OF TRANSPORTATION	
70040043	UTAH DEPARTMENT OF TRANSPORTATION	
70850026	UTAH DEPARTMENT OF TRANSPORTATION	
74690008	UTAH DEPARTMENT OF TRANSPORTATION	
70820017	UTAH POWER & LIGHT COMPANY	
75890001	VA 982 CHAMBERS LLC	982 E CHAMBERS ST
77570002	VACKRA HUS LLC	1523 E SKYLINE DR UNIT 2
77570001	VACKRA HUS LLC	1523 E SKYLINE DR UNIT 1
76750076	VAGENAS JR, THOMAS F & WF LILIA A VAGENAS	1415 E 6150 S
71270010	VALDEZ, ANTHONY I	1840 E 5750 S
76750071	VALDEZ, LEESA	1397 E 6175 S
72020016	VAN DEE, NICOLAAS & WF EVA VAN DEE	5660 S MEADOW LN # 152
72270004	VANDENBERG, THOMAS A & WF BARBARA A VANDENBERG	1933 E 5625 S
72480004	VANDYKE, ANJULI	1757 E 5650 S
71270016	VEGA, CARLOS	1788 E 5750 S
76750048	VEGENAS JR, THOMAS F & WF LILIA A VAGENAS	6170 S 1450 E
72040009	VILDRINE, NATHAN G & EMILY A CHRISTENSEN	5614 S MEADOW LN # 208
75370005	VILLALVAZO LLC	1884 E EASTWOOD BLVD
75370004	VILLALVAZO LLC	1886 E EASTWOOD BLVD
76750052	VIRGINIA C G FAMILY LIVING TRUST	6154 S 1450 E
77260001	VISIONARY HOMES LLC	6213 S 1550 E
77620009	VISIONARY HOMES LLC	6205 S 1525 E
77620017	VISIONARY HOMES LLC	6220 S 1525 E
77620018	VISIONARY HOMES LLC	6226 S 1525 E
77620016	VISIONARY HOMES LLC	6214 S 1525 E
77750004	VISIONARY HOMES LLC	1514 E 6225 S
77750002	VISIONARY HOMES LLC	1510 E 6225 S
77750001	VISIONARY HOMES LLC	1506 E 6225 S
77750003	VISIONARY HOMES LLC	1512 E 6225 S
77620019	VISIONARY HOMES LLC	6232 S 1525 E
72460023	VR INVESTMENTS LLC	5676 S ASPEN CT
75290002	VTR SOUTH OGDEN LLC	1885 E SKYLINE DR
76750042	W KENT EGGLESTON & KARI EGGLESTON REVOCABLE TRUST	6206 S 1450 E
72020017	WADE, MICHAEL RICHARD	5600 S MEADOW LN # 153
77620003	WAGNER, FREDERICK J	1496 E 6225 S
76110001	WAL MART REAL ESTATE BUSINESS TRUST	
71250016	WALLIS, KENT R	1852 E 5725 S
77620010	WARDELL, DARINDA KAY	6199 S 1525 E
75670006	WASATCH HOLDINGS REAL ESTATE LLC	5734 S 1475 E # 6
72470015	WATANABE, KAYLEEN	5676 S WILLOW WOOD CT
74940001	WATCO ENTERPRISES LLC	5734 S HARRISON BLVD
72010001	WAYMENT, STONEY	5600 S MEADOW LN # 101
72010005	WAYMENT, STONEY	5600 S MEADOW LN # 105
72040005	WAYMENT, STONEY	5614 S MEADOW LN APT 204
72010034	WAYMENT, STONEY	5600 S MEADOW LN # 134
72010036	WAYMENT, STONEY	5600 S MEADOW LN # 136
72040003	WAYMENT, STONEY	5614 S MEADOW LN APT 202
72010011	WAYMENT, STONEY	5600 S MEADOW LN # 111
72020007	WAYMENT, STONEY	5600 S MEADOW LN # 143
72010004	WAYMENT, STONEY	5600 S MEADOW LN # 104
72040029	WAYMENT, STONEY	5614 S MEADOW LN
51390009	WEBER COUNTY (RD)	
71960007	WEBER, CORY A	5660 S OAKWOOD CT
72480005	WELKER, BRADEN KAINE	1771 E 5650 S
74410007	WEST 3850 LC	
76310007	WEST STAR PLAZA AT FASHION POINTE LLC	
76310005	WEST STAR PLAZA AT FASHION POINTE LLC	
70070017	WEST STAR SOUTH OGDEN LLC	1752 E COMBE RD
70070016	WEST STAR SOUTH OGDEN LLC	
76050004	WEST STAR SOUTH OGDEN LLC	
76050005	WEST STAR SOUTH OGDEN LLC	
77360002	WESTON, DANIEL M	1483 E 6225 S
72040016	WESTOVER, JANICE M	5600 S MEADOW LN # 215
72040008	WESTOVER, NICHOLAS J ETAL	5600 S MEADOW LN # 207

PARCEL ID	OWNER	ADDRESS
70040045	WHATITIS LLC	1498 E 5600 S
72010013	WHEELER, JODY R & WF KIMBERLY A WHEELER	5600 S MEADOW LN # 113
76800004	WHITE MOOSE LLC	
72460021	WHITE, STEVEN M	5672 S ASPEN CT
71290006	WHITESIDES, JAY & PEGGY WHITESIDES	1843 E 5750 S
72460018	WHITESIDES, NICKOLAS	5664 S ASPEN CT
70820066	WILBURN, TIMOTHY M & WF SUSAN WILBURN	
70820076	WILBURN, TIMOTHY MACK & WF SUSAN WILBURN	
76310002	WILCOX ANGELES LLC	
72270007	WILCOX, BEVERLY J	1944 E 5625 S
77620015	WILDE, ALEX K & KEVIN D WARNER	6171 S 1525 E
71250010	WILDER, MARY	1870 E 5725 S
71260008	WILEY, PAUL R	1808 E 5725 S
72460009	WILLDEN, SHAWN & KRISTANNE C WILLDEN	5661 S ASPEN CT
76750103	WILLEY, ASHLEY K	1417 E 6100 S
72490013	WILLIAM A FROERER TRUST	1776 E 5625 S # A
72270010	WILLIAM P KLEIN REVOCABLE TRUST	1932 E 5625 S
72490019	WILLIAMS, ALEXANDRA H & HUS RYAN M WILLIAMS	1786 E 5625 S APT A
72490043	WILLIAMS, JAYDEN CORY & KATIE JUDKINS	1836 E 5625 S APT A
72030011	WILLIAMS, MICHAEL H	5600 S MEADOW LN # 180
72030005	WILSON, RYAN L	5630 S MEADOW LN APT 174
72030001	WILSON, THOMAS F	5600 S MEADOW LN # 170
72040028	WINTERTON, JARAD	5600 S MEADOW LN # 227
71290010	WIXOM, STEVEN R & WF MARY D WIXOM	1830 E 5775 S
76750084	WOLFORD, JEFFRY A & WF SHANNON L WOLFORD	1440 E 6150 S
72480012	WOOD, JOHN E & WF DEBRA WOOD	1805 E 5650 S
72040022	WOOD, WARREN STEVEN	5614 S MEADOW LN APT 221
76370001	WOODGLEN INVESTMENTS LC	1452 E RIDGELINE DR # 1
76750098	WOOLSEY, BRUCE & CHRISTINA WOOLSEY	1403 E 6125 S
76750080	WSL INVESTMENTS #1 LLC	1433 E 6150 S
76750024	WSL INVESTMENTS #10 LLC	6203 S 1375 E
76750055	WSL INVESTMENTS #11 LLC	6138 S 1450 E
76750027	WSL INVESTMENTS #12 LLC	6206 S 1375 E
76750036	WSL INVESTMENTS #14 LLC	1427 E 6175 S
76750011	WSL INVESTMENTS #15 LLC	6145 S 1375 E
76750075	WSL INVESTMENTS #16 LLC	1413 E 6150 S
76750049	WSL INVESTMENTS #17 LLC	6164 S 1450 E
76750020	WSL INVESTMENTS #18 LLC	6171 S 1375 E
76750053	WSL INVESTMENTS #19 LLC	6148 S 1450 E
76750041	WSL INVESTMENTS #2 LLC	6196 S 1450 E
76750019	WSL INVESTMENTS #3 LLC	6169 S 1375 E
76750012	WSL INVESTMENTS #4 LLC	6147 S 1375 E
76750001	WSL INVESTMENTS #7 LLC	6115 S 1375 E
76750039	WSL INVESTMENTS #8 LLC	1445 E 6175 S
77360003	YAREMA, IGOR & STONEY WAYMENT	1481 E 6225 S
71270001	YARRINGTON, KRISTOPHER & MEGAN YARRINGTON	1781 E 5725 S
71460008	YATES, STEPHEN	5759 S VILLAGE WAY
51390125	YFP OGDEN LLC	
51390125	YFP OGDEN LLC	
76750033	YICK LAND LOW	1417 E 6175 S
60190008	YOUNG JIM PARTNERSHIP	4370 S WASHINGTON BLVD
72490026	YOUNG, VICKI L	1800 E 5625 S APT B
72490021	Z B F INVESTMENTS I LLC	1786 E 5625 S APT C
76750064	ZAMPEDEI, CAMILLA M	1420 E 6175 S
72490033	ZBF INVESTMENTS I LLC	1812 E 5625 S APT C
72490017	ZBF INVESTMENTS I LLC	1780 E 5625 S APT B
72490031	ZBF INVESTMENTS I LLC	1812 E 5625 S APT A
72490008	ZBF INVESTMENTS I LLC	1762 E 5625 S APT B
72490020	ZBF INVESTMENTS I LLC	1786 E 5625 S APT B
72490022	ZBF INVESTMENTS I LLC	1792 E 5625 S APT A
76810003	ZIONS FIRST NATIONAL BANK	
76810002	ZIONS FIRST NATL BANK	
75670005	ZYZYX DEVELOPMENT LLC	5734 S 1475 E # 5

Map 1 – Current Zoning



Map 2 – Proposed Zoning Changes



Planning Commission Report



Subject: Public Hearing to Receive and Consider Comments on the Proposed Commercial Areas Form Based Code and Zoning Changes Associated with It

Author: Mark Vlastic

Department: City Planner

Date: July 13, 2017

A) Background

This report addresses the *South Ogden Commercial Areas Form-Based Code (June 2017 Draft)*. The current draft reflects various changes and modifications to the original draft prepared by IBI Group, based on discussions conducted by the planning commission during recent sessions, and including other changes recommended by staff as part of ensuring the proposed code is unified with Title 10 – Zoning Regulations of the South Ogden City Code.

Please note that additions are in **RED TEXT**, deletions in ~~STRIKEOUT RED TEXT~~, and modifications since last meeting are in **GREEN TEXT**.

B) Purpose

In June 2016, South Ogden City adopted a Form Based Code for the City Center & 40th Street Corridor, which established a code that will help create a walkable downtown district in the City Center, and a livable transit corridor along 40th Street. The remaining commercial areas in South Ogden are largely built-out. However, the South Ogden City Council has recognized the long-term potential for the remaining commercial areas to evolve over time as individual parcels redevelop. This form-based code will ensure that as redevelopment occurs, new development will be based on traditional commercial development principles that emphasize walkability and pedestrians, rather than parking and automobiles.

The proposed Form-based Code (FBC) creates three districts. The first - **Neighborhood Commercial District** - encompasses a number of smaller areas that provide convenient local commercial services for residents. The other Districts - **Wall Avenue District** and **South Gateway District** - are envisioned as flexible mixed-use districts that allow for a broad range of

commercial uses and building types. The South Gateway Commercial Area is intended to become a key gateway entrance to South Ogden via Hwy 89/Washington Boulevard from the South.

C) Summary of Key Changes

CHAPTER 1: DISTRICTS

- p. 6 Addition of description of funding mechanisms for ensuring adequate open space is provided for open space in projects under 5-acres.

CHAPTER 2: STREET TYPES

No changes.

CHAPTER 3: SUBDISTRICTS

No Text Changes

Subdistrict maps have been modified to reflect previous discussions by the Planning Commission and input from the FBC consultants.

CHAPTER 4: USES

- p. 26 Changes to Table 4.1 (10 – Use Table by Subdistricts to reflect previous discussions and suggestions by staff)
- p. 27 Changes to 4.2.4 (Service) – Text modification to address Short-term lending businesses.
- p. 28 Changes to Typical Use Charts
- Neighborhood Retail: Addition of Alcohol and Beer and deletion of Class C License from text
 - General Retail: Addition of Alcohol and Beer (Service) and deletion of Class C License from text
 - Neighborhood Service: Deletion of Check Cashing.
 - General Service: Addition of Short-term Lending Business and modification of associated clarification footnote.

CHAPTER 5: BUILDING TYPES

- p. 38 Changes to General Stoop Building Chart:
- Indication that Multiple Principle Buildings are Permitted in Commercial “General A” and Commercial “General B” subdistricts.
 - Change of Maximum Overall Height of buildings from five to three stories.

CHAPTER 6: OPEN SPACE TYPES

p. 56 6.1.2 General Requirements - Addition of description of funding mechanisms for ensuring adequate open space is provided for open space in projects under 5-acres.

6.1.2 (3) General Requirements – Deletion of Fencing of Open Space Types.

6.1.2 (4) General Requirements – Addition of sentence clarifying that all open spaces, whether public or private, must be accessible and open to the public.

6.1.3 (4) (b) Definition of Requirements – Deletion of sentence clarifying ages that play equipment is suitable for.

6.1.3 (4) (c) (i) Definition of Requirements – clarification that enclosed structures provided as part of open space improvements are limited to 5% of open space area or 1,000 square feet, whichever is less.

p. 57 6.1.4 (2) Storm water in Open Space Types – Deletion of certified landscape designer

CHAPTER 7: LANDSCAPE STANDARDS

No changes.

CHAPTER 8: PARKING

p. 75 Table 8.3 (1) Parking Space Dimensions – Increase in stall widths, travel lane widths to promote better parking.

p. 77 8.5.3 (1) Site Access and Driveways – Modification of the maximum width of driveways from 22-feet to 24-feet.

p. 77 8.5.3 (2) Site Access and Driveways – Addition of sentence indicating that a wider driveway providing access to additional parking opportunities in side yard or rear yard or rear yard garage must be approved by the Staff Review Committee.

p. 77 8.5.3 (3) Site Access and Driveways – Modification of the maximum width of driveways from 22-feet to 24-feet.

CHAPTER 9: SIGN TYPES

- p. 80 9.1.4 Elimination of the word Temporary from section title and text (Prohibited, ~~Temporary~~-Exempt Signage_
- p. 81 Table 9.2 (1) Maximum Permitted Quantity of Signage per Lot – clarification that the maximum square feet of signage for a monolithic sign is 300 square feet.
- p. 90 9.11 Monolithic Sign – Addition of new sign type.
- p. 91 9.12 Vehicular-scale Pole Sign – Addition of new sign type.
- p. 92 9.13 Temporary Sign – Addition of sign type.

CHAPTER 10: ADMINISTRATION

- p. 95 10.1.7 (5) New sentence indicating that once an application has been considered, it will appear on the agendas of the planning commission and city council for information purposes.
- p. 101 10.5.2 Defined Terms (70) Clarification of Use definition to coincide with main definition section of Title 10 . (It should be noted that Title 10 definitions were generally revised in deference to the form-based codes, particularly when addressing commercial-type uses)
- New sentence indicating that once an application has been considered, it will appear on the agendas of the planning commission and city council for information purposes.

APPENDIX A

No changes.

D) Recommendation

Staff recommends that the Draft *South Ogden Commercial Areas Form-Based Code (June 2017 Draft)* be forwarded to the City Council with a positive motion.

E) Possible Motions

1. POSITIVE MOTION

Recommendation that the *South Ogden Commercial Areas Form-Based Code (June 2017 Draft)* be forwarded to the City Council with a positive motion.

2. POSITIVE MOTION WITH MODIFICATIONS AND/OR ADDITIONS

Recommendation that the *South Ogden Commercial Areas Form-Based Code (June 2017 Draft)* be forwarded to the City Council with the following modifications and/or additions: _____.

3. NEGATIVE MOTION

Recommendation that the *South Ogden Commercial Areas Form-Based Code (June 2017 Draft)* be forwarded to the City Council with a recommendation for denial.

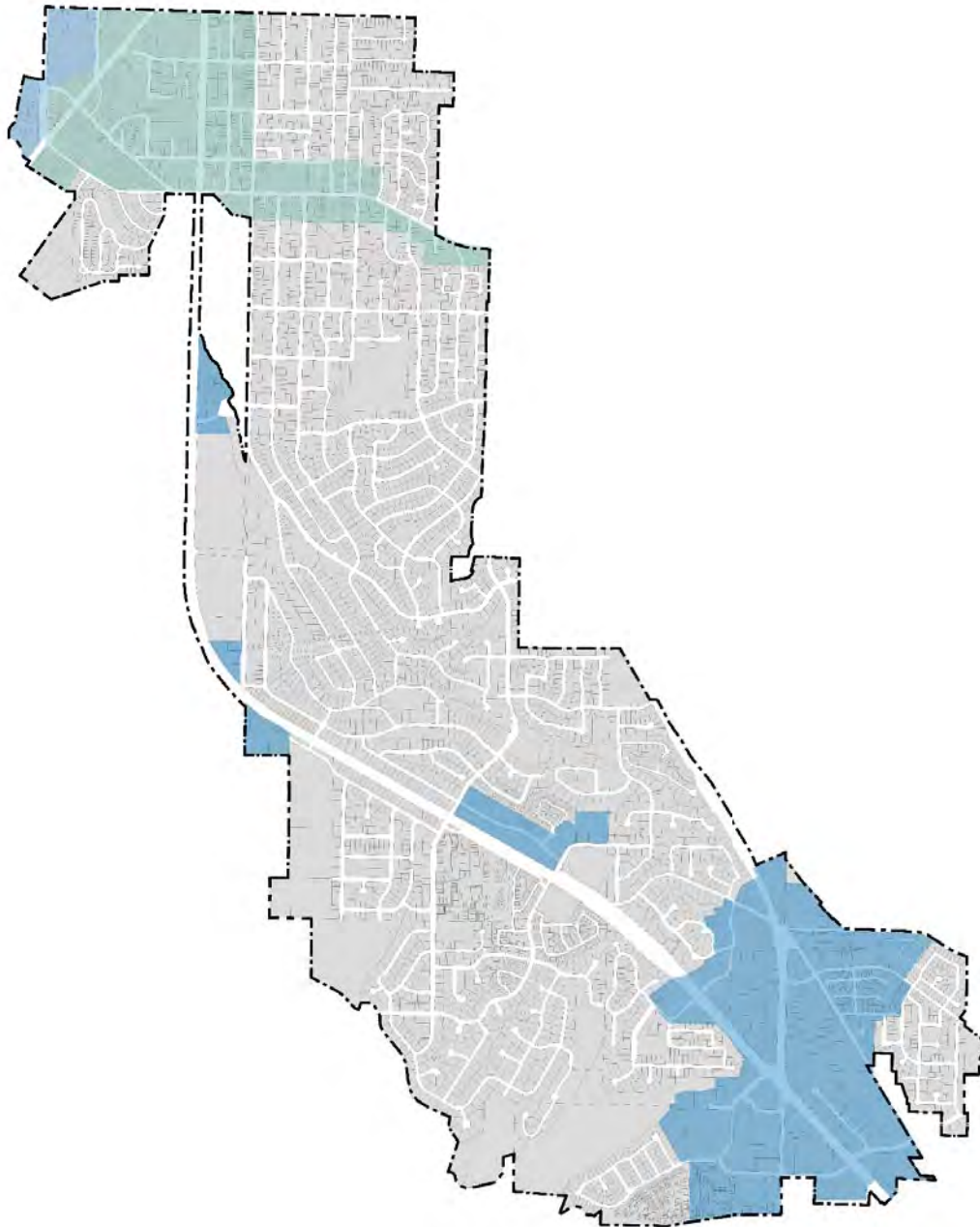
4. MOTION TO TABLE

Motion that the recommendation regarding the *South Ogden Commercial Areas Form-Based Code (June 2017 Draft)* BE tabled awaiting clarification and/or additional input

South Ogden Commercial Areas Form Based Code

South Ogden City

March June 2017 - DRAFT



Form-Based Code Contents

1.0 Districts

- 1.1 Introduction
- 1.2 General Subdistrict Requirements

2.0 Street Types

- 2.1 General Requirements
- 2.2 General Street Type Standards
- 2.3 General Street Layout Requirements
- 2.4 Alley
- 2.5 Lane
- 2.6 Neighborhood Street
- 2.7 Connector Street
- 2.8 Avenue
- 2.9 Boulevard

3.0 Subdistricts

- 3.1 Introduction
- 3.2 Zoning Map

4.0 Uses

- 4.1 General Requirements
- 4.2 Definition of Uses

5.0 Building Types

- 5.1 Introduction to Building Type Standards
- 5.2 Explanation of Building Type Table Standards
- 5.3 Storefront Building
- 5.4 General Stoop Building
- 5.5 Large Format Building
- 5.6 Limited Bay Building
- 5.7 Row Building
- 5.8 Civic Building
- 5.9 Entrance Types
- 5.10 Roof Types
- 5.11 Additional Design Requirements

6.0 Open Space Types

- 6.1 General Requirements
- 6.2 Plaza Open Space Type
- 6.3 Square Open Space Type
- 6.4 Green Open Space Type
- 6.5 Commons Open Space Type
- 6.6 Pocket Park Open Space Type
- 6.7 Park Open Space Type
- 6.8 Greenway Open Space Type

7.0 Landscape Standards

- 7.1 General Requirements
- 7.2 Installation of Landscape
- 7.3 Street Trees & Streetscape Design
- 7.4 Frontage Buffer
- 7.5 Side & Rear Buffer
- 7.6 Interior Parking Lot Landscape
- 7.7 Active Frontage Buffer
- 7.8 Screening of Open Storage, Refuse Areas, & Utility Appurtenances.

8.0 Parking

- 8.1 General Requirements
- 8.2 Parking Requirements
- 8.3 Parking Design Standards
- 8.4 Loading Requirements

9.0 Sign Types

- 9.1 General Requirements
- 9.2 Sign Types
- 9.3 Wall Sign
- 9.4 Projecting Sign
- 9.5 Projecting Marquee Sign
- 9.6 Awning Sign
- 9.7 Canopy-Mounted Sign
- 9.8 Roof Sign
- 9.9 Window Sign
- 9.10 Monument Sign
- 9.11 Ped-Scale Pole-Mounted Sign

10.0 Administration

- 10.1 General Provisions
- 10.2 Development Review Procedures
- 10.3 Exceptions & Variances
- 10.4 Nonconformances
- 10.5 Definitions

Appendix A - Subdistrict Overview

- A.1 Commercial "General A" Subdistrict
- A.2 Commercial "General B" Subdistrict
- A.3 Commercial "Neighborhood" Subdistrict
- A.4 Residential Edge Subdistrict

1.0 Districts

South Ogden Commercial Areas Form Based Code

1.1. Introduction

In June 2016, South Ogden City adopted a Form Based Code for the City Center & 40th Street Corridor, which established a code that will help create a walkable downtown district in the City Center, and a livable transit corridor along 40th Street.

The remaining commercial areas in South Ogden are largely built-out. However, the South Ogden City Council has recognized the long-term potential for the remaining commercial areas to evolve over time as individual parcels redevelop.

This form-based code will ensure that as redevelopment occurs, new development will be based on traditional commercial development principles that emphasize walkability and pedestrians, rather than parking and automobiles.

The form-based code creates three districts. The first district, Neighborhood Commercial District, is a number of smaller areas that provide convenient local commercial services for residents. The other districts, Wall Avenue and South Gateway Districts are envisioned as flexible mixed-use districts that allow for a broad range of commercial uses and building types.

The South Gateway Commercial Area is intended to become a strong gateway entrance to South Ogden via Hwy 89/Washington Boulevard from the South.

1. Establishment of Districts.

Three distinct districts are hereby created.

- (1) Wall Ave District
- (2) Neighborhood Commercial District
- (3) South Gateway District

2. Establishment of Subdistricts.

The above districts are further broken down into subdistricts (See 3.0 Subdistricts). The following Subdistricts are hereby created.

- (1) Commercial "General A"
- (2) Commercial "General B"
- (3) Commercial "Neighborhood"
- (4) Residential Edge

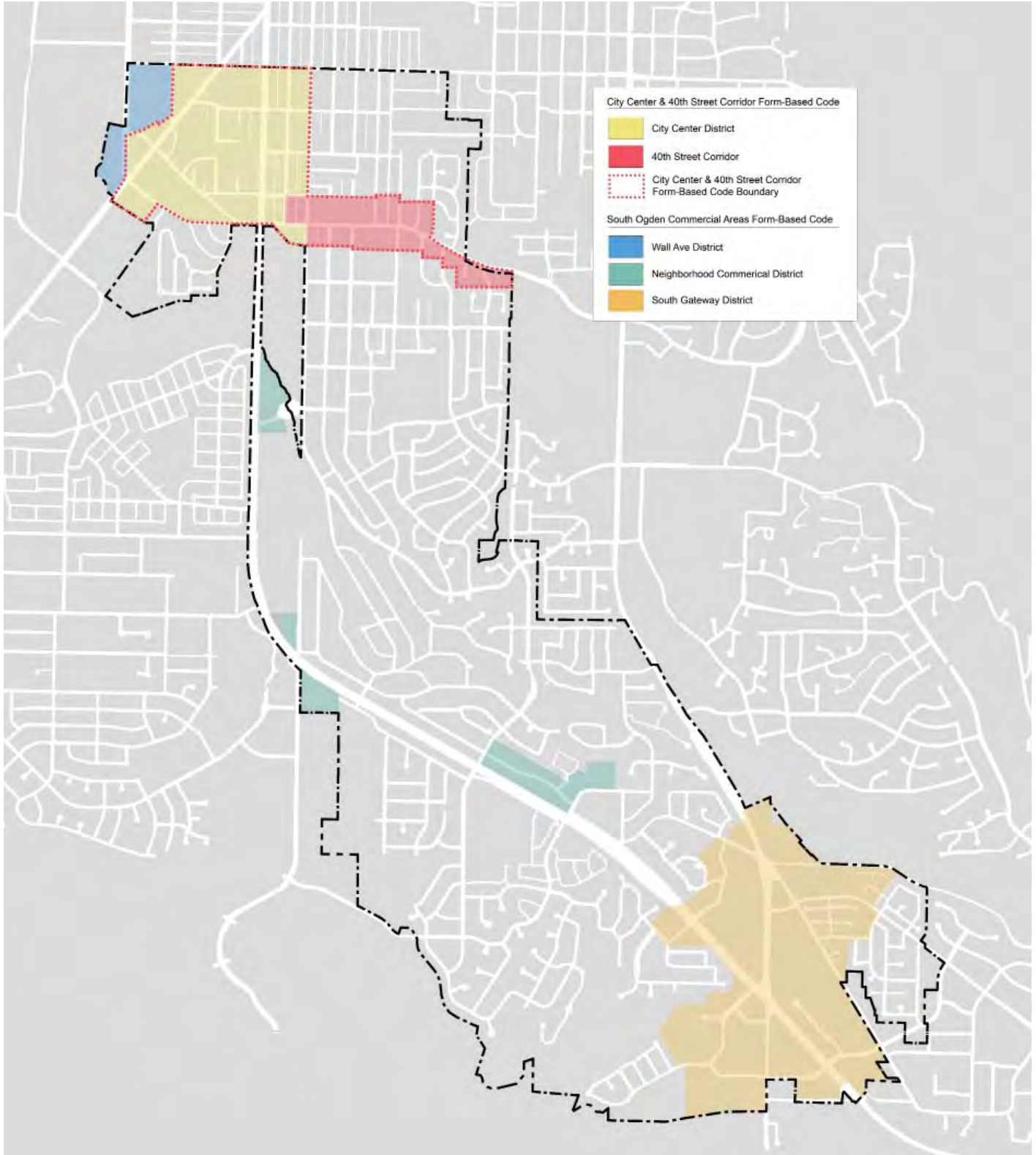


Figure 1.1 (1). Districts.

1.2 General Subdistrict Requirements.

1. Applicability.

The following are general block, lot, and street design requirements that are applicable to all subdistricts.

2. Street Network and Connectivity.

Refer to Figure 1.2 (1) for an illustration of the existing street network. Figure 1.2 (2) shows an example of how streets can be added to create a connected grid of streets within the existing network in the South Gateway District.

- (1) As parcels redevelop, new streets should be constructed to create a connected street grid, similar to the example shown in Figure 1.2 (2).

2. Block Configuration.

Refer to Figure 1.2 (4) for an illustration of the elements that create an ideal block.

- (1) The shape of a block should generally be rectangular, but may vary due to existing street connections, natural features or site constraints.
- (2) Blocks shall typically be two lots deep with the exception of blocks containing open space. Blocks may also include an alley.

- (3) Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.

3. Maximum Block Size.

Block sizes for residential and commercial development and redevelopment should not exceed a perimeter length of 2,800 feet, with the exception of blocks along highways with limited intersections.

4. Minimum Number of Access Points.

This requirement is intended to provide a minimum level of connectivity via vehicular rights-of-way between adjacent developments and to surrounding streets.

- (1) Recommendation. A minimum of one per every 1,500 feet of street frontage is recommended.

5. Primary Streets.

Generally, the current major streets in the three South Ogden Commercial Area Districts are State Highways that will likely not be conducive to creating a walkable thoroughfare with buildings fronting these streets. Therefore, as parcels redevelop, and the street network expands within the commercial areas, primary streets should begin to form.

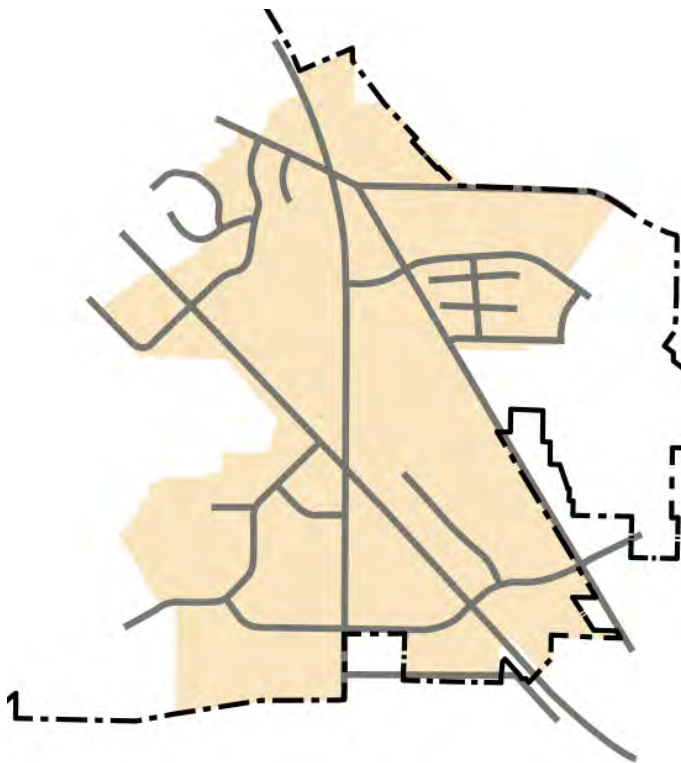


Figure 1.2 (1). Existing Street Network.



Figure 1.2 (2). Potential Street Connections.

The final configuration and alignment will be dependent on how and when redevelopment occurs.

- (1) All new developments shall consult with staff to determine which street frontage warrants primary designation and the front of the lot.
- (2) Refer to Figure 1.2 (3) for an example of how primary streets may begin to form as streets are added to the district.

6. Block Access Configurations.

- (1) Vehicular driveway access should not be located off a Primary Street, unless the parcel is fronted by more than two primary streets, in which case, staff shall determine which is the appropriate street for vehicular access. The determination shall be based on locations of existing and proposed vehicular access points of other developments along the Primary Streets.
- (2) Blocks may include alleys, drives, or driveway entrances with the following recommended configurations. See Figure 1.2 (5).
 - (a) Mid-Block Access. This configuration includes an alley or drive running through the center of the block.
 - (b) "T" Configuration. This configuration includes two alleys within a Block that are perpendicular to each other, forming a "T," allowing development to front on three block faces.
 - (c) "H" Configuration. Similar to the "T" configuration, this

configuration allows development to front on all four block faces.

- (3) Access to blocks shall be aligned and located on opposite sides of the block as well as aligned across the street from access to other blocks.
- (4) Mid-Block Pedestrianways. Mid-Block pedestrianways are required on blocks longer than 500 feet.
 - (a) When combined with mid-block street crossings, these pathways should align to facilitate easy pedestrian movements.
 - (b) Mid-Block pedestrianways should be located in the middle third of a block face.
 - (c) Minimum width for mid-block pedestrianways rights-of-way or easements is 15 feet.

7. Lots.

- (1) Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in 5.0 Building Type requirements.
- (2) Typical Lot Configuration. All lots shall have frontage along a public street unless otherwise specified in 5.0 Building Type requirements.



Figure 1.2 (3). Potential Primary Streets.

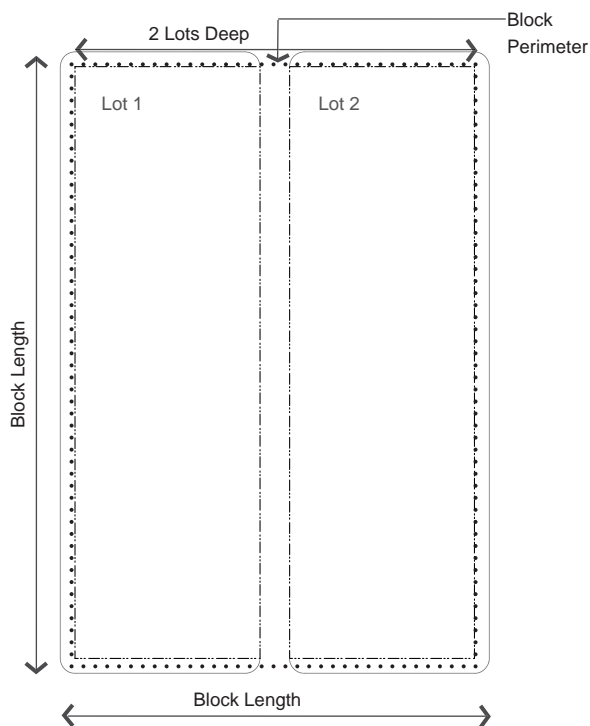
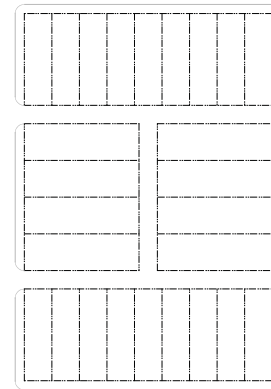


Figure 1.2 (4). Typical Block Elements.

- (a) Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
- (b) Through-Lots. Through lots fronting on two parallel streets are not permitted with the exception of a lot covering 50 percent or more of a block and the two longest parallel street faces are treated as front property lines per building type requirements (refer to 5.0 Building Types).
- (c) Corner Lots. Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent Parcel.
 - (i) The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.
 - (ii) The side yard of a corner lot is adjacent to another lot.
- (d) Flag Lots. Flag lots are prohibited.

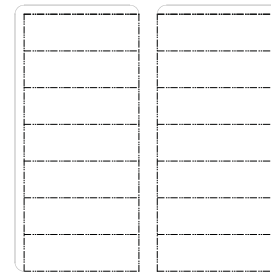


"H" Alley

8. General Open Space Requirements.

The following are requirements for provision of civic open space.

- (1) Development of parcels over 5 acres are required to provide 5% total lot size as civic open space. Developer shall work with City to determine appropriate location of open space. See Section 6.0 Open Space.
- (2) For developments under 5 acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided.

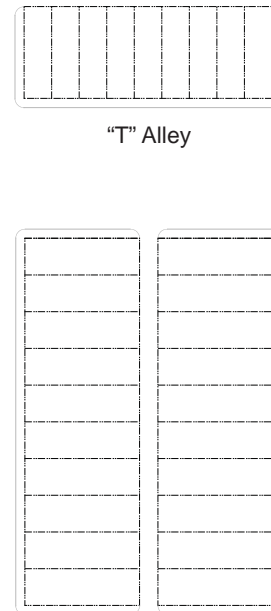


"T" Alley

9. General Zoning District/Subdistrict Layout.

For all Districts/Subdistricts, the following outlines how the Districts/ Subdistricts should relate to one another.

- (1) All Districts. The following applies to all Zoning Districts/ Subdistricts.
 - (a) Similar intensities of uses should face each other across the street.
 - (b) Blocks may contain multiple zoning subdistricts; however, changes in subdistricts should occur along an alley, the rear property line, or at a corner parcel.
- (2) Existing Residential Zones. When "General" subdistricts back up to the rear of existing single family residential neighborhoods, a building setback is required (see Figure 5.2(5)).



Mid-Block Alley

Figure 1.2 (5). Alley Configuration.

2.0 Street Types

2.1 General Requirements.

1. Intent.

The standards outlined in this section are intended to:

- (1) Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
- (2) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Provide adequate access to all lots for vehicles and pedestrians.
- (4) Create streets that are appropriate for their contexts in residential, commercial, or mixed Use subdistricts and are designed to encourage travel at appropriate volumes and speeds.
- (5) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improved quality of stormwater runoff.

2. Applicability.

The standards in this section apply to all vehicular rights-of-way within all Subdistricts.

Exceptions. Washington Boulevard, Harrison Boulevard, and any other road owned by UDOT. In these instances, the City should work with UDOT on any future design changes, so that these roads can better support the goals of this form based code.

3. General Requirements.

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular Rights-of-Way as required by this article.

- (1) Street Types. All new vehicular rights-of-way shall match one of the street types, refer to 2.4 through 2.8, whether publicly dedicated or privately held.
- (2) Public Use. All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.

4. Street Construction Specifications.

All construction in the right-of-way shall follow specifications defined by the Department of Public Works.

2.2 General Street Type Standards.

1. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets should be designed using the principles and characteristics defined by each street type. The City Manager or Designee, or Public Works Director may require additional right-of-way, pavement width, or additional street elements depending on unique site characteristics.

2. Graphics.

The graphics provided here, illustrating each street type, are samples of recommendations and illustrate a possible configuration of that street type. By applying the standards outlined, and working with the Department of Public Works and the City Manager, other configurations are possible.

3. Typical Street Elements.

Typical elements of a vehicular Right-of-Way are divided into the vehicular and pedestrian realm. Each street type detailed in this article outlines which facilities are applicable. Refer to Figure 2.2 (1): Typical Right-of-Way Elements.

- (1) Vehicular Realm. The vehicular realm is comprised of vehicular travel lanes, bicycle lanes, and parking lanes.
- (2) Pedestrian Realm. The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path, and a buffer area consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm.
 - (a) Landscape Zone. A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
 - (b) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.

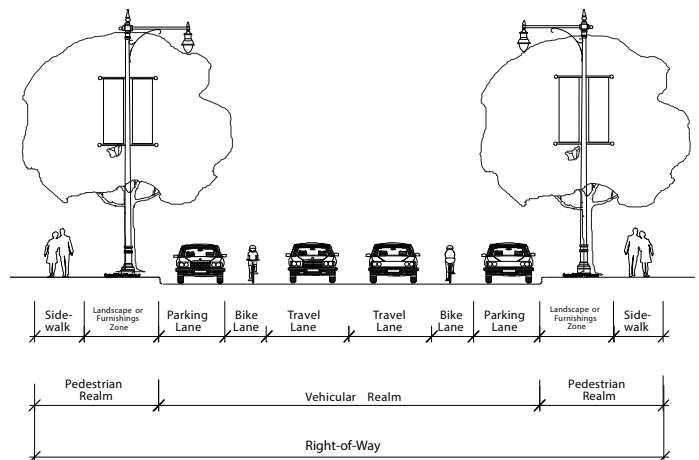


Figure 2.2 (1). Typical Right-of-Way Elements.

4. Vehicular Travel Lanes

The number and width of vehicular travel lanes are determined by the Street Type.

5. Vehicular On-Street Parking.

On-street parking, as permitted on designated street types, shall meet the following requirements.

- (1) Parallel and diagonal parking is permitted on designated street types.
- (2) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces are outlined in Table 2.2 (1): On-Street Parking Space Dimensions and Figure 2.2 (2): On-street Parking Layout. The width of a parking space shall be measured from the center of a stripe.

6. Bicycle Facilities.

The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 2.2 (3).

- (1) Cycle Track. A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier.
- (2) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
0	20	7	7
45	12	8.5	17
60	10	8.5	18
90	9	8.5	18

Table 2.2 (1). On-Street Parking Space Dimensions.

on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be four to six feet wide.

- (3) Designated Shared Lane. A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a “sharrow”). This improvement occurs on both directions.
- (4) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

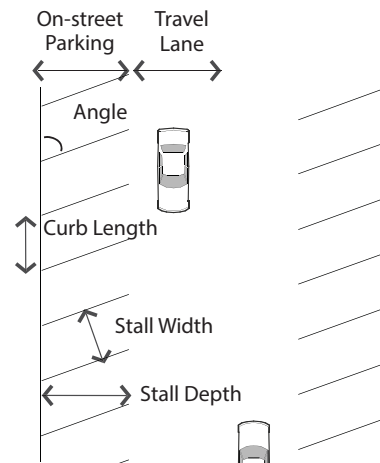


Figure 2.2 (2). On-Street Parking Layout.

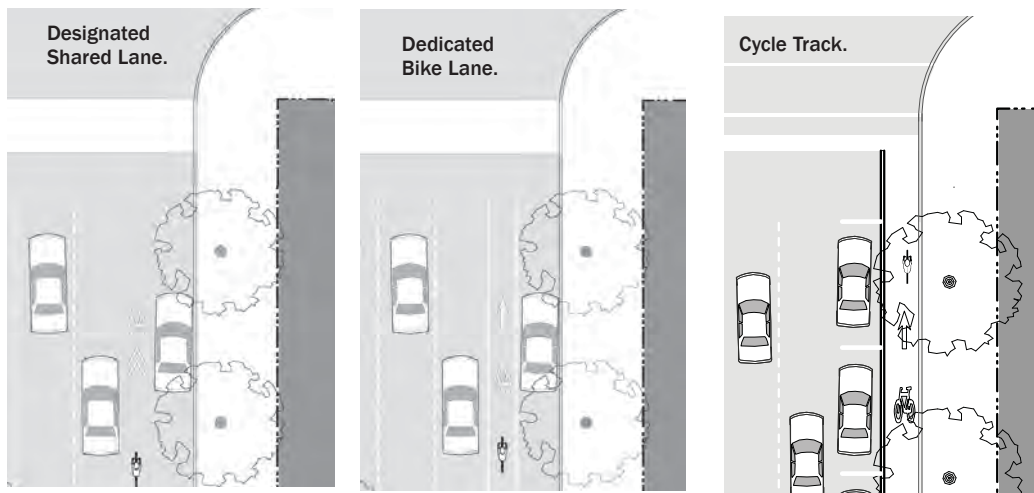


Figure 2.2 (3). On-Street Bicycle Facilities.

7. Stormwater Management.

Incorporation of stormwater management best practices into the Right-of-Way design is encouraged, such as incorporating drainage swales and slotted curbs into the Landscape Zone/Furnishing Zone, or permeable paving in the parking lane.

8. Street Trees.

Street trees are required along all street frontages, with the exception of the Lane and the Alley.

- (1) Street trees shall be located either in a Landscape Zone within a planting bed or lawn, or in a Furnishings Zone in tree wells with a grate as required.
- (3) Spacing for large street trees shall be 30 feet on center. City Manager or Designee may allow modifications based on site specific constraints.

9. Fire Access.

Street configurations have been calculated to provide fire truck access. Where the total width of all travel lanes totaled is narrower than 20 feet, the following shall apply.

- (1) Room to Pass. At 120 foot increments, a 20 foot opening in the on-street parking or a 20 foot dedicated pull-off space must be provided to allow vehicles to pull over for a fire truck to pass.
- (2) Driveway or Fire Hydrant Zone. A driveway or fire hydrant zone may be utilized to fulfill the requirement.

2.3 General Street Layout Requirements.

1. General Layout Standards.

The following standards apply to new streets or newly platted vehicular Rights-of-Way.

- (1) Treatment of Natural Features. Streets shall be designed to respect natural features, such as rivers, woodlands, or slopes, by following rather than interrupting or dead-ending at the feature, if applicable.
- (2) Street Network. The network of streets shall form an interconnected pattern with multiple intersections.
- (3) Existing Streets. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.
- (4) Cul-de-sac Streets. Cul-de-sacs are not permitted, unless approved by City Manager or Designee due to site constraints.

2. Intersections.

- (1) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the City Manager or Designee.
 - (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten

pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure 2.3 (1).

- (b) Neighborhood and Connector Streets. At the intersection of any street with a Neighborhood or a Connector Street, the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 5 foot radius may be utilized.
 - (ii) Without on-street parking, a 15 foot radius is required.
- (c) Avenue Streets. At the intersection of Avenues to Avenues or Boulevards, the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 10 foot radius is required.
 - (ii) Without on-street parking on either streets, a 25 foot radius is required.
- (d) Larger Radius. When the design vehicle requires a larger curb radius and no on-street parking exists, a 30 foot radius may be utilized for Avenues or Boulevards. Larger radii require approval of the Department of Public Works.
- (e) Alley Intersections. The curb radius at intersections involving Alleys shall be no greater than 5 feet.

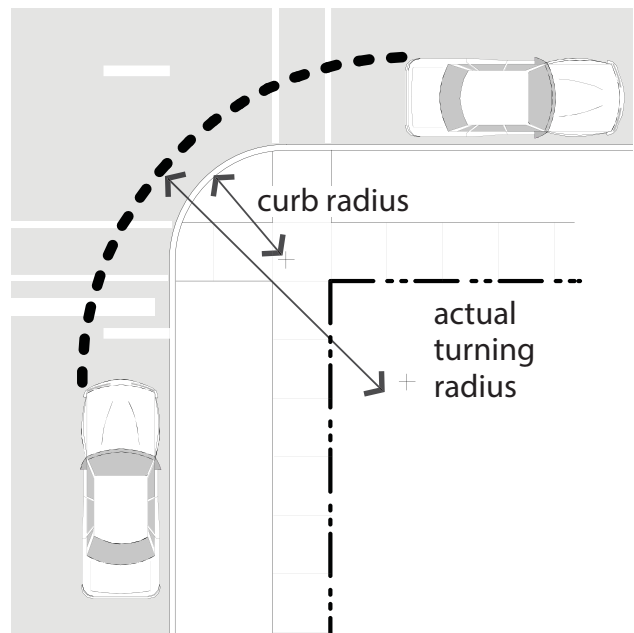


Figure 2.3 (1). Actual Right Turn Radius with On-Street Parking.

- (2) Crosswalks. Crosswalks shall be required at all intersections and mid-block crossings involving Connectors, Avenues, and Boulevards.
 - (a) Dimensions. Crosswalks shall be minimum six feet in width, measured from mid-stripe to mid-stripe, per MUTCD.
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement.
 - (c) Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the negative effects of vehicular traffic on pedestrian crossing and increase pedestrian safety and comfort. Refer to Figure 2.3 (2) and 2.3 (3).
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state or city requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- (3) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise required by the Department of Public Works. Refer to Figure 2.3 (3).
 - (a) The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.

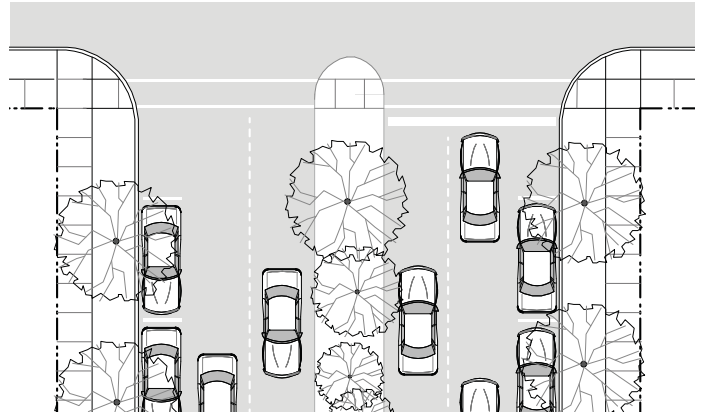


Figure 2.3 (2). Wide Street Crossing with Pedestrian Refuge Median.

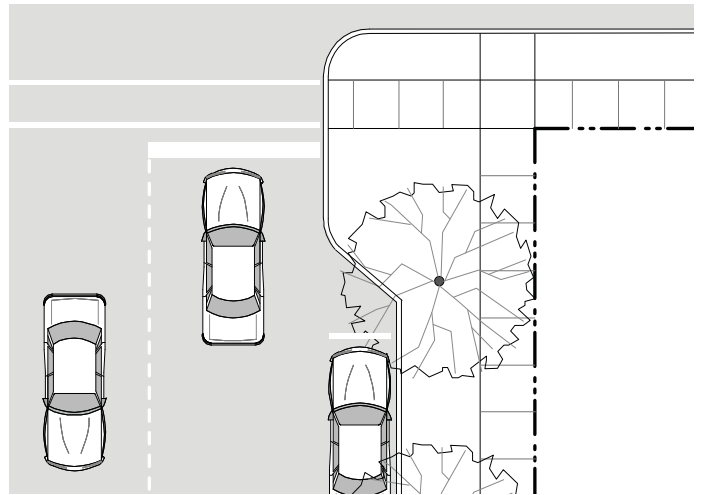


Figure 2.3 (3). Bulb Out.

2.4 Alley.

1. Intent.

The Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in Figure 2.4 (1).

2. General Requirements.

Alleys shall be developed using the standards in Table 2.4 (1).

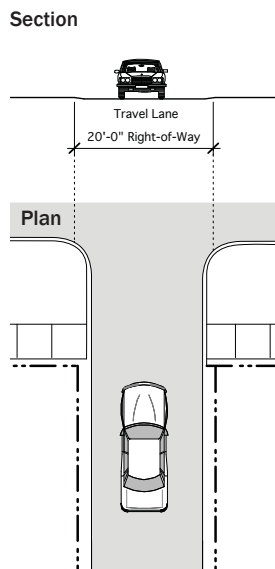


Figure 2.4 (1). Typical Alley.

Alley Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 20'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 16'

Allowable Turn Lanes Not applicable

Parking Lanes Not applicable

Pavement Width Minimum 16'
Maximum 20'

Median

Bicycle Facilities¹ Shared

Pedestrian Realm

Pedestrian Facilities Shared; travel lanes are shared among drivers, pedestrians and bicyclists

Street Buffer None required

¹ Reference Figure 2.2 (3) for bicycle facility types and requirements

Table 2.4 (1). Alley Requirements.

2.5 Lane

1. Intent.

A Lane is a very low capacity Street Type that serves only those properties directly adjacent to it. Lanes can have designated realms for vehicular and pedestrian traffic, or these modes can share lanes given the low capacity and slow speed. Refer to the typical plan and section, Figure 2.5 (1).

2. General Requirements.

The Lane shall be developed using the standards in Table 2.5 (1).

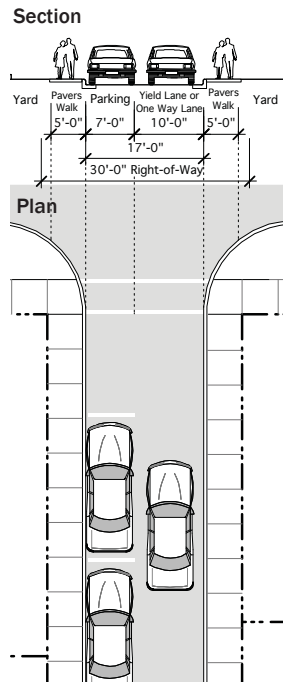


Figure 2.5 (1). Typical Lane.

Lane Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 27' to 32'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 10'

Allowable Turn Lanes Not applicable

Parking Lanes¹ 1 parallel lane required

Pavement Width Minimum 17'
Maximum 20'

Median Prohibited

Bicycle Facilities² Shared

Pedestrian Realm

Pedestrian Facilities Shared; travel lanes are shared among drivers, pedestrians and bicyclists.

Street Buffer None required

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.5 (1). Lane Requirements.

2.6 Neighborhood Street.

1. Intent.

The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section, Figure 2.6 (1).

2. General Requirements.

The Neighborhood Street shall be developed using the standards in Table 2.6 (1).

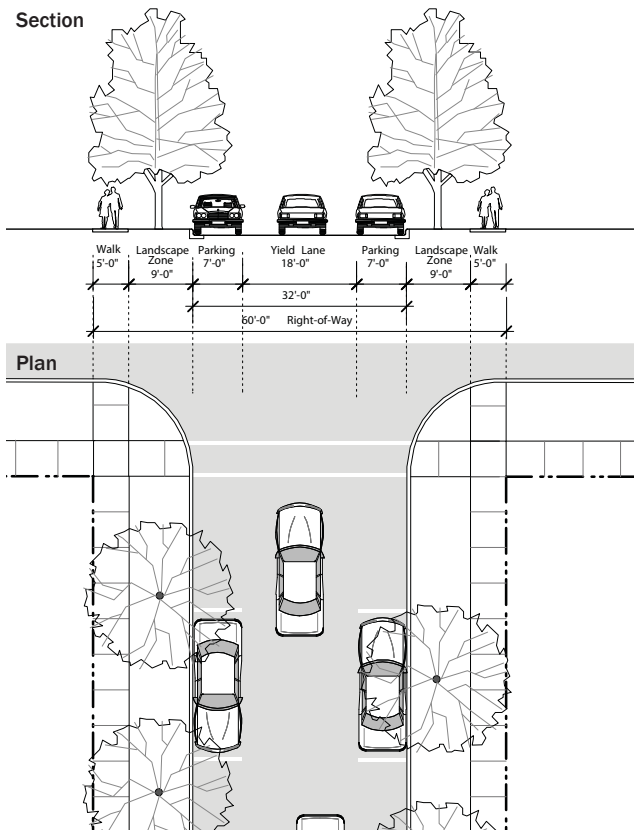


Figure 2.6 (1). Typical Neighborhood Street.

Neighborhood Street Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 60'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 18'

Allowable Turn Lanes Not applicable

Parking Lanes¹ Parallel required on one side of street

Pavement Width 32', 20' for alternative

Median Prohibited

Bicycle Facilities² Shared

Pedestrian Realm

Pedestrian Facilities Minimum 5 feet wide clear sidewalk on both sides

Street Buffer Minimum 9 feet wide Landscape Zone (Parkway)

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.6 (1). Neighborhood Street Requirements.

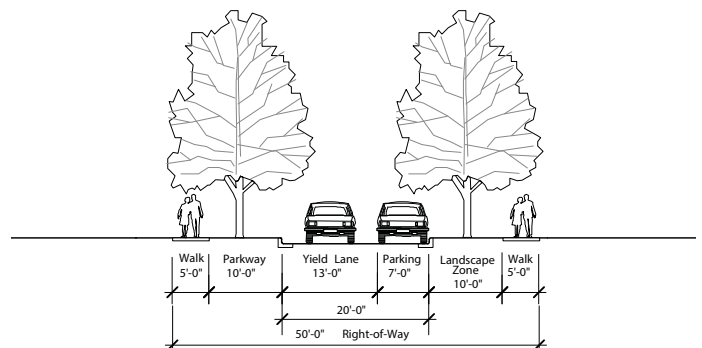


Figure 2.6 (2) Alternative 50' Right-of-Way Neighborhood Street.

2.7 Connector Street.

1. Intent.

The Connector Street is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a through street within the Neighborhood and connects Neighborhood Streets to Avenues. Refer to the typical plan and section, Figure 2.7 (1).

2. General Requirements.

Connectors shall be developed using the standards in Table 2.7 (1).

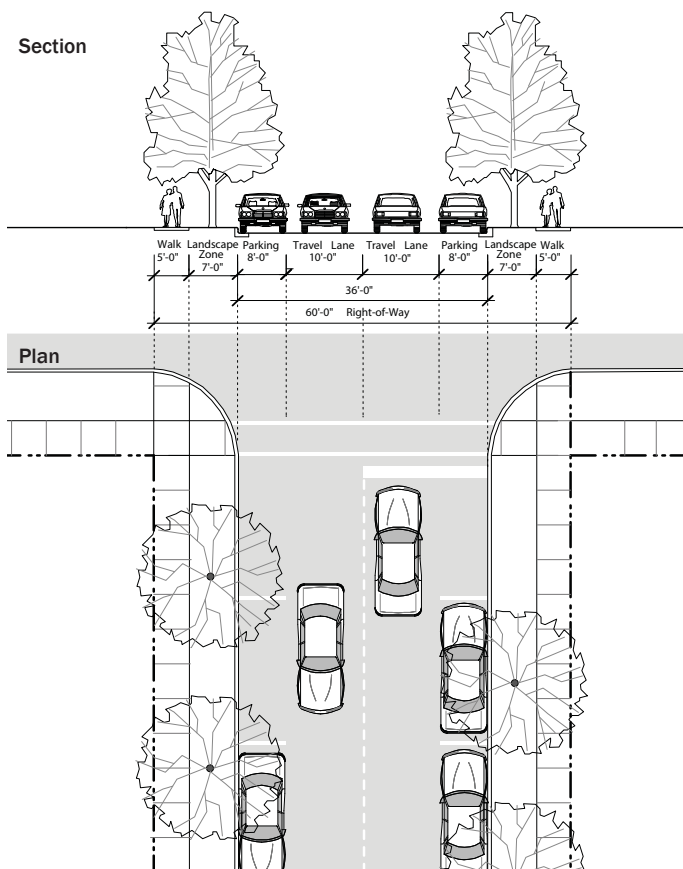


Figure 2.7 (1). Typical 60' Shared Right-of-Way Connector.

Connector Street Requirements

Permitted Subdistricts	All Subdistricts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	60' to 70'
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	10'
Allowable Turn Lanes	Right permitted in place of parking at intersections with Avenue; left only with median alternative
Parking Lanes ¹	Parallel required on both sides of street.
Pavement Width	36'; 40' for alternative
Median	Permitted with 80' or greater right-of-way.
Bicycle Facilities ²	Shared
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides
Street Buffer	Minimum 7 feet wide landscape zone or furnishings zone

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.7 (1). Connector Requirements.

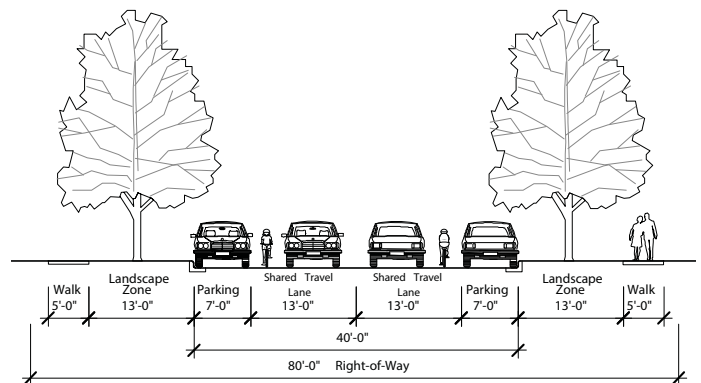


Figure 2.7 (1). Alternative 80' Shared Right-of-Way Connector.

2.8. Avenue.

1. Intent.

The Avenue is a medium to high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides crosstown connections. Refer to the typical plan and section in Figure 2.8 (1).

2. General Requirements.

Avenues shall be developed using the standards in Table 2.8 (1).

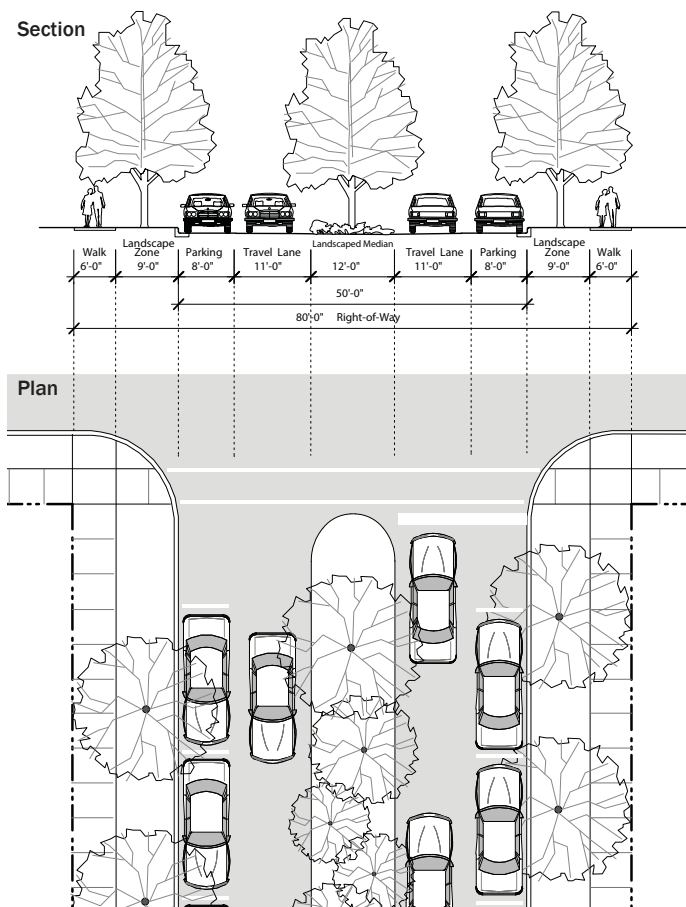


Figure 2.8 (1). Typical Avenue.

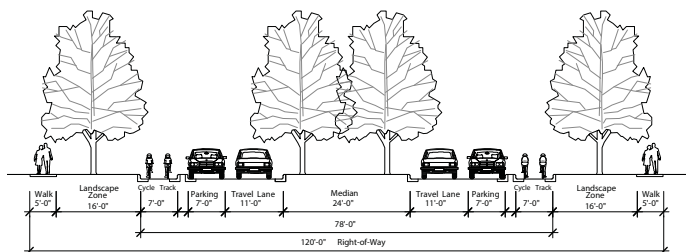


Figure 2.8 (2). Alternative 120' with Median & Cycle Track Connector.

Avenue Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 66' to 80'

Vehicular Realm

Travel Lanes 1 lane in each direction

Lane Width 11' or 12' with truck traffic

Allowable Turn Lanes Right permitted in place of parking at intersections with Connector; left only with median.

Parking Lanes¹ Parallel required on both sides of street; angled permitted for alternative.

Pavement Width 50'; 78' for alternative

Median Permitted with 80' or greater right-of-way.

Bicycle Facilities² Shared; dedicated bike lane with alternative.

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides

Street Buffer Minimum 7 feet wide landscape zone or furnishings zone

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.8 (1). Avenue Requirements.

2.9 Boulevard.

1. Intent.

The Boulevard is a high capacity street for higher speeds with a wider right-of-way, one way only in this case. It serves all types of development and provides crosstown connections. Refer to the typical plan and section, Figure 2.9 (1).

2. General Requirements.

Boulevards shall be developed using the guidelines in Table 2.9 (1).

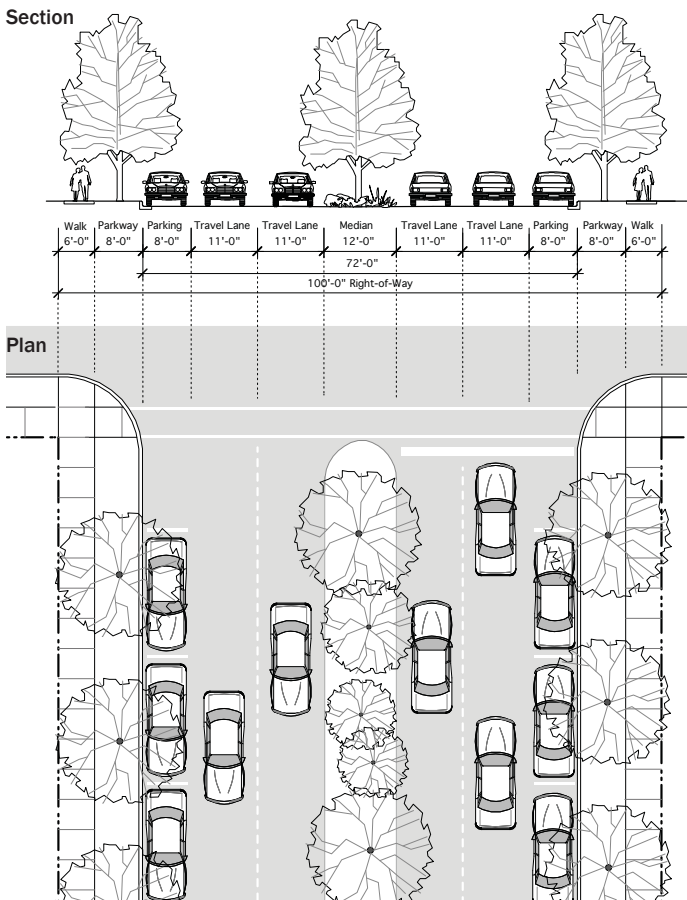


Figure 2.9 (1). Typical Boulevard.

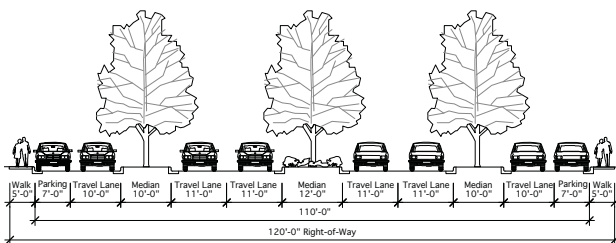


Figure 2.9 (2). Alternative 120' Right-of-Way with Local Lanes Boulevard.

Boulevard Requirements

Permitted Subdistricts	All Subdistricts
Permitted Adjacent Building Types	Storefront General Stoop Civic Building
Typical Right-of-Way Width	100'; 120' alternative
Vehicular Realm	
Travel Lanes	up to 2 lanes each direction
Lane Width	11' or 12' with truck traffic
Allowable Turn Lanes	Permitted in place of parking and bulb out at intersections
Parking Lanes¹	Both sides, parallel only
Pavement Width	72'; 102', 120' alternatives
Median	Permitted, minimum 9' wide, preferably 12' wide
Bicycle Facilities²	Designated Shared; Cycle Track alternative
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides with bulbouts
Buffer	Minimum 5' wide landscape zone or furnishings zone, both sides; adjacent to Residential Districts, Open Space Districts, the planting zone is required
¹ Reference 2.2.5 for on-street parking requirements	
² Reference 2.2.6 for bicycle facility types and requirements	

Table 2.9 (1). Boulevard Requirements.

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3.0 Subdistricts

3.0 Subdistricts

3.1. Introduction

The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted in South Ogden Commercial Areas. Refer to 4.0 Uses for uses and 5.0 Building Types for building types permitted within each subdistrict.

Four subdistricts have been created, and each consists of a series of uses and building types that have been specifically calibrated for each subdistrict.

1. Commercial “General A”.

The Commercial “General A” Subdistrict is intended to be the City’s most flexible and inclusive subdistrict, ensuring a place for all of South Ogden’s commercial needs. It includes a range of building types that will allow for a vibrant, mixed-use commercial area.

2. Commercial “General B”.

The Commercial “General B” Subdistrict provides the same function as the Commercial “General A” Subdistrict, but with a lower intensity of building to provide a buffer between residential neighborhoods and commercial areas.

3. Commercial “Neighborhood”.

The neighborhood subdistrict allows for smaller nodes of commercial uses, the purpose of which is to provide residents with easy access to businesses which provide local services and goods.

4. Residential Edge.

The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single family residential neighborhoods and the commercial Subdistricts.

3.2 Zoning Map.

1. Mapped Subdistricts.

The areas and boundaries of the subdistricts listed in 3.1 are established as shown on the map entitled “Zoning Map of the City of South Ogden and referred to herein as “Zoning Map”.

See **Figure 3.2 (1) Zoning Map**, **Figure 3.2 (2). Zoning Map - Commercial “Neighborhood” Districts**, and **Figure 3.2 (3). Zoning Map - South Gateway District**.

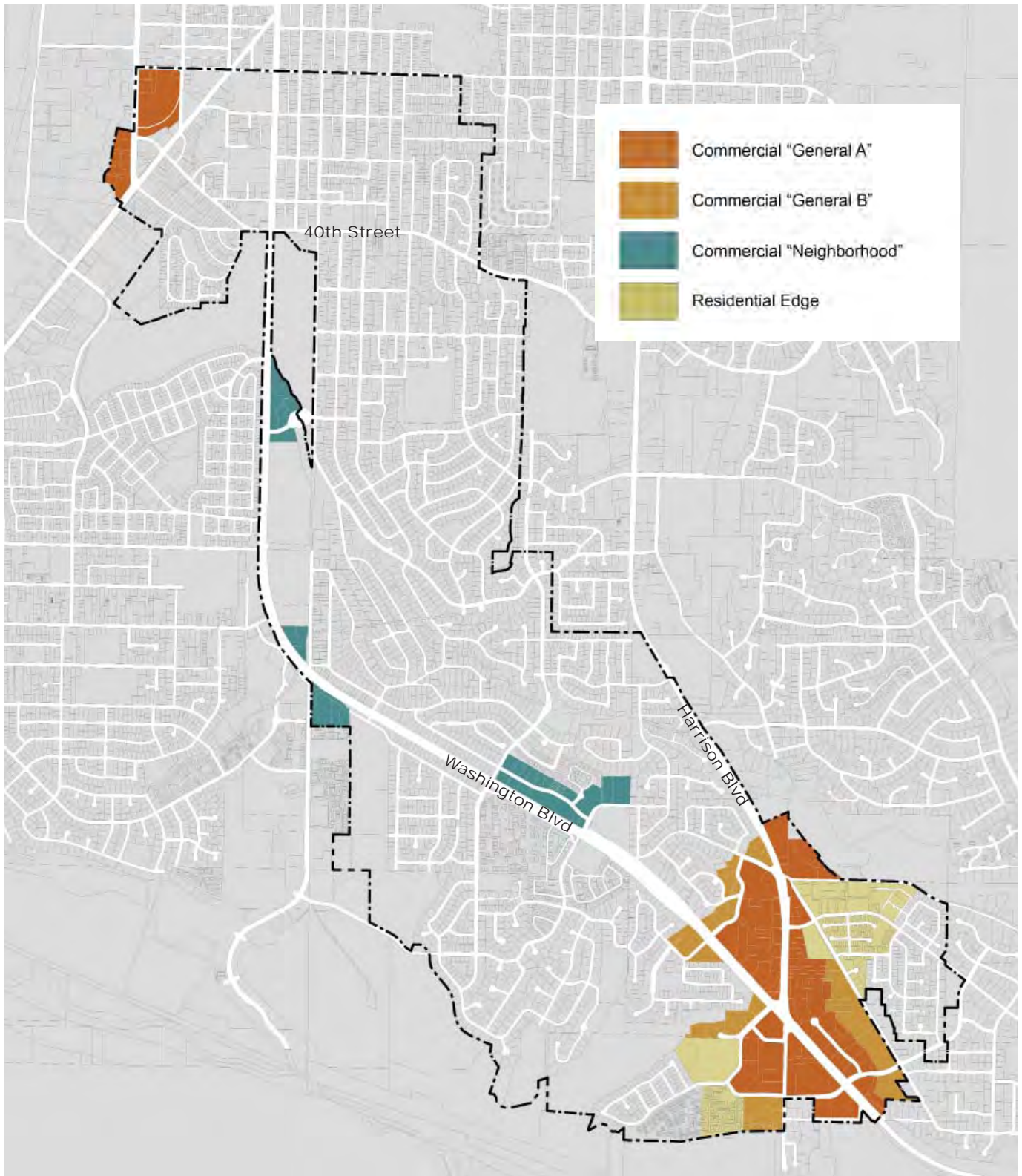


Figure 3.2 (1). Zoning Map

3.0 Subdistricts

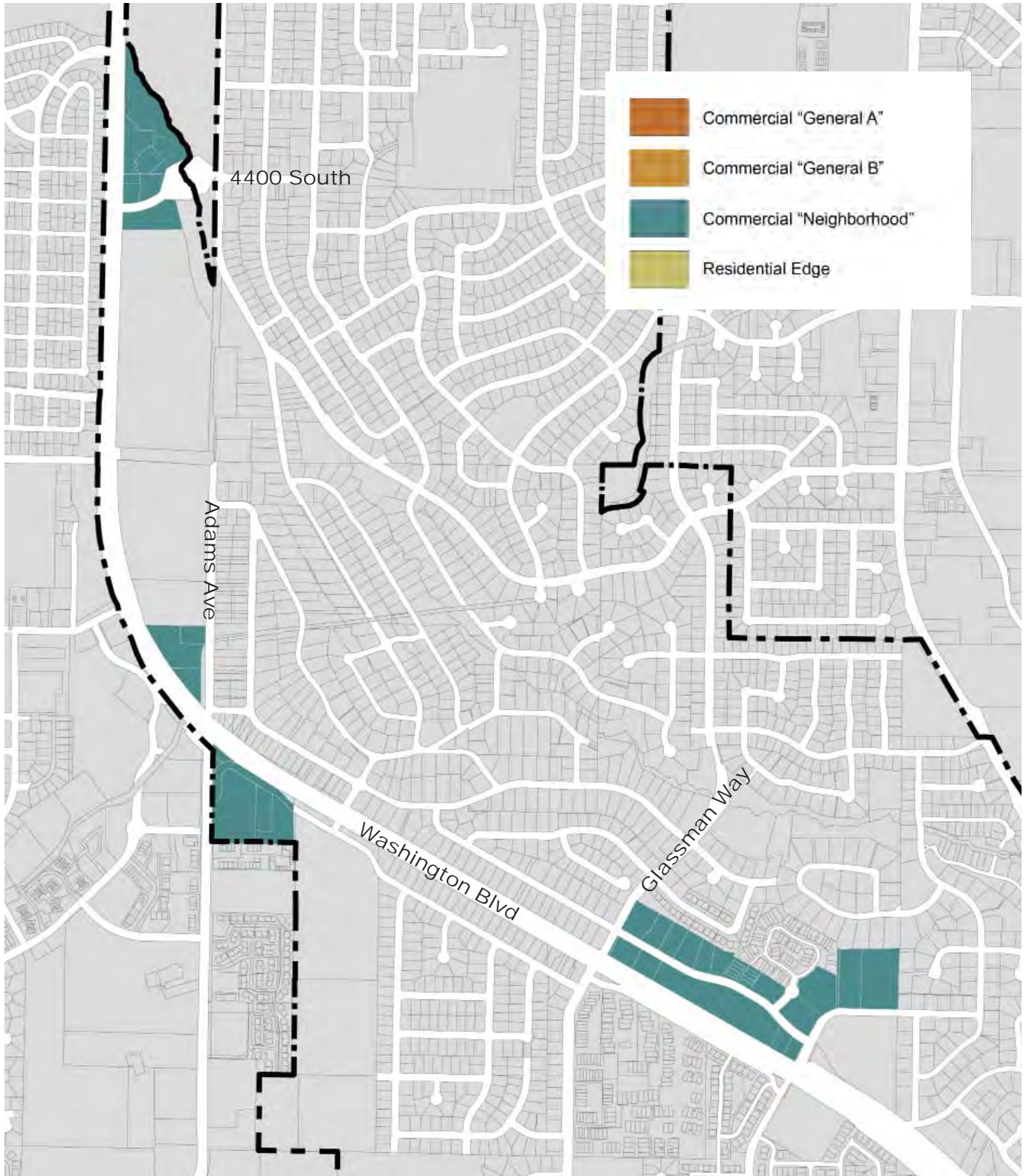


Figure 3.2 (2). Zoning Map - Commercial "Neighborhood" Districts

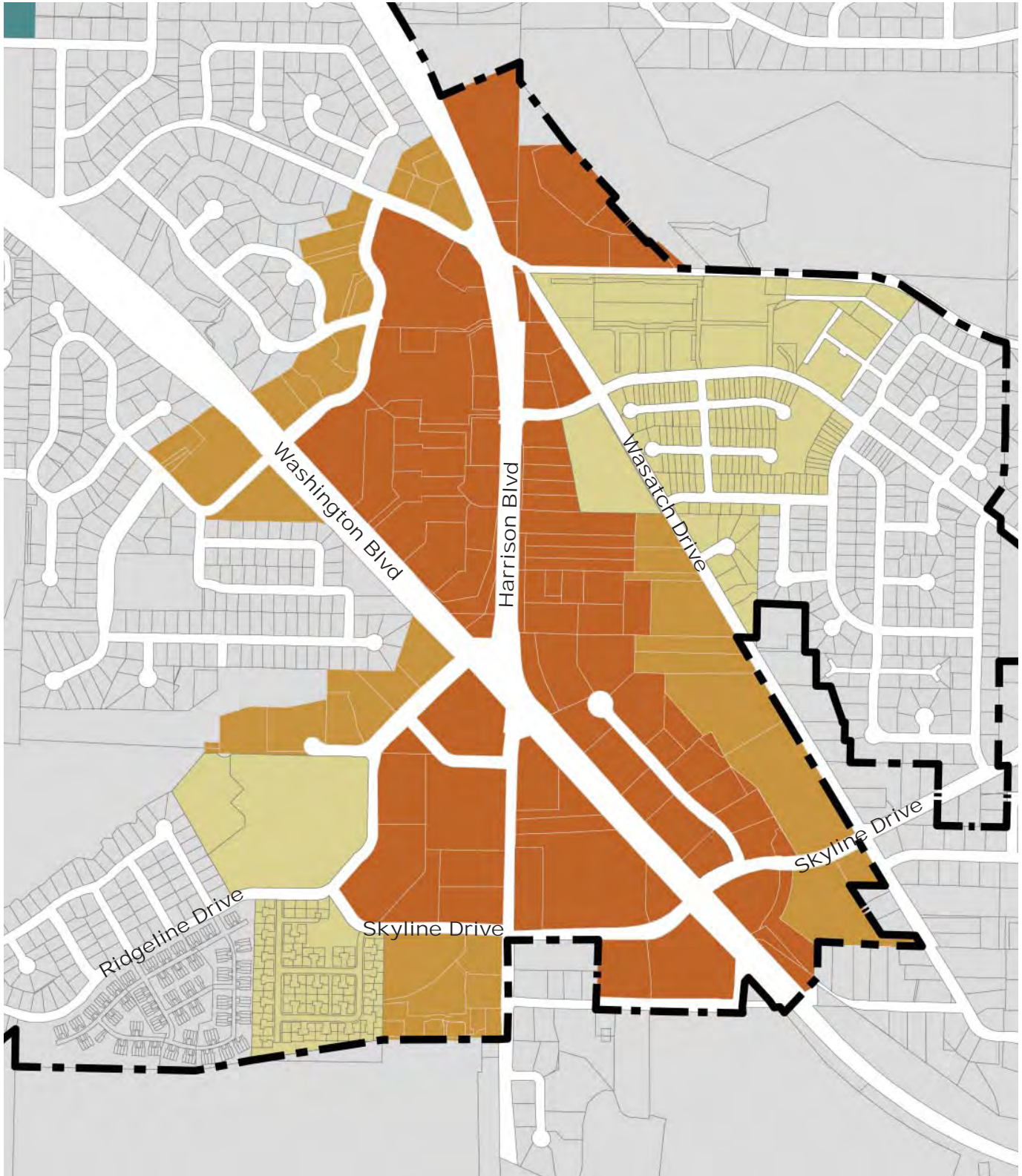


Figure 3.2 (3). Zoning Map - South Gateway District

4.0 Uses

4.0 Uses

4.1. General Requirements.

1. General Provisions.

The following general provisions apply to the uses outlined in this section.

- (1) A lot may contain more than one use.
- (2) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- (3) Uses are either permitted by-right in a subdistrict, permitted by-right with specific development or design parameters, or require a Conditional Use Permit (refer to 10.2.6) in order to be developed.
- (4) Each use shall be located within a permitted Building Type (Refer to 5.0 Building Types), unless otherwise specified.
- (5) Each use may have both indoor and outdoor facilities, unless otherwise specified.

2. Organization.

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

- (1) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning subdistrict, the City Manager or Designee may interpret the use as permitted.
 - a. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - b. If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the City Manager or Designee may interpret the use as also requiring a Conditional Use Permit.
- (2) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a zoning subdistrict that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this article.

3. Use Table.

Table 4.1 (1). Uses by Subdistrict outlines the permitted uses in each zoning subdistrict. Each use is given one of the following designations for each zoning subdistrict in which that use is permitted.

- (1) Permitted (“●”). These uses are permitted by-right in the subdistricts in which they are listed.
- (2) Permitted in Upper Stories Only (“◐”). These uses are permitted by-right in the subdistricts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade.
- (3) Permitted with Development Standards (“◑”). These uses are permitted by-right in the subdistricts in which they are listed,

provided that they are developed utilizing the listed development standards. These standards are intended to alleviate any negative impacts associated with the use, making it appropriate in a subdistrict where it otherwise might not have been appropriate.

- (4) Requires a Conditional Use Permit (“○”). These uses require administrative review and approval (refer to 10.2.7) in order to occur in the subdistricts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the Conditional Use.
- (5) Listed uses that are not permitted in the subdistrict are indicated by a blank space.

4. Building Types.

The uses permitted within the subdistrict may be further limited by the building types permitted. Refer to 5.0 Building Types.

4.2. Definition of Uses.

1. Residential and Lodging Uses.

A category of uses that include several residence types.

- (1) Residential. One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
- (2) Hotel & Inn. A facility offering temporary lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the subdistricts where a Hotel or Inn is permitted with development standards (“◑”), the following applies:
 - a. The facility is limited to twelve rooms.
 - b. Bed and Breakfasts and pensions are permitted.
- (3) Group Living Arrangement. A group living or congregate living arrangement where groups of more than four unrelated persons live together in a single dwelling or housekeeping unit, including, but not limited to, Assisted Living Unit, Boarding House, Lodging House, Nursing Home, Senior Housing, assisted living facility, nursing care facility, Residential Facility for Disabled Persons, dormitory, student housing, fraternity, club, institutional group, half-way house, convent, monastery, or other similar group living or congregate living arrangement of unrelated persons. A Group Living Arrangement does not include clinics, medical or dental; hospital(s) or hospital/clinic. In the subdistricts where a Group Living Arrangement facility is permitted with development standards (“◑”), the facility is limited to twelve rooms.

4.0 Uses

Uses				
	Commercial "General A"	Commercial "General B"	Commercial "Neighborhood"	Residential Edge
Residential & Lodging				
Residential	●	●	●	●
Hotel & Inn	●	●	●	
Group Living Arrangement	○	○	○	✗
Assembly				
Transit Station	●	●	●	●
Hospital & Clinic	●	●	●	○
Library/Museum/Post Office (no distribution)	●	●	●	○
Police & Fire	○	○	○	○
School	●	●	●	●
Neighborhood Retail				
Neighborhood Retail	●	●	●	
General Retail	●	●	●	
Outdoor Sales Lot				
Service				
Neighborhood Service	●	●	●	
General Service	●	○	○	
Vehicle Service	●	○	✗	
Office & Industrial				
Office	●	●	●	
Craftsman Industrial	●	●	●	
Parking Lot				
Parking Lot	●	●	●	
Parking Structure				
Parking Structure	●	●	●	
Utility & Infrastructure				
Utility & Infrastructure	○	○	○	○
Open Space	●	●	●	●
Accessory Uses				
Home Occupation	●	●	●	○
Outdoor Storage of Goods	●	●	●	
Parking Lot	●	●	●	●
Parking Structure	●	●	●	

Uses				
	Commercial "General A"	Commercial "General B"	Commercial "Neighborhood"	Residential Edge
Beer & Liquor				
Class A License*	●	✗	✗	
Class B License*	●	●	●	
Class C License*	●	●	●	

*Class A - Beer and/or liquor served and consumed on premise (bar, tavern, microbrewery)

*Class B - Beer and/or liquor sold on premise, but on-premise consumption is prohibited (convenience and grocery stores, state liquor stores)

*Class C - Beer and/or liquor may be served with a meal in a restaurant

Refer to Table 4.2 (1). Typical Retail Uses to determine which Beer & Liquor uses are allowed in Neighborhood Retail and General Retail

KEY

- Permitted
- Permitted in Upper Stories Only
- Permitted with Development Standards
- Requires a Conditional Use Permit

Table 4.1 (1). Uses by subdistrict.

4.0 Uses

2. Civic Uses.

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

- (1) Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. In the subdistricts where an outdoor sales lot is permitted with development standards (“●”), the following applies:
 - a. Parking shall be limited to an area less than the total building footprint area.
 - b. The facility shall primarily serve the adjacent neighborhood.
- (2) Transit Station. A covered passenger boarding and a lighting facility with a platform(s), which may include a waiting room, ticket office or machines, restrooms, or concessions.
- (3) Hospital & Clinic. A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.
- (3) Library/Museum. A structure open to the general public, which houses educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
- (4) Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a Conditional Use approval. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - a. Garage doors are permitted on the front facade.
 - b. Exempt from maximum driveway widths.
- (5) Post Office. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
- (6) School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

3. Retail Uses.

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

- (1) Neighborhood Retail. A use in this category occupies a space of less than 12,000 square feet. Neighborhood retail includes such uses as those listed in Table 4.2 (1). Typical Retail Uses.

- (2) General Retail. A use in this category includes all Neighborhood Retail uses and has the ability to occupy a space of greater than 12,000 square feet and such uses as those listed in Table 4.2 (1). Typical Retail Uses.
- (3) Outdoor Sales Lot. A use involving the sale of goods or merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors. Outdoor sales lots include such uses as the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the sale of building materials, landscape materials, and garden supplies. In the subdistricts where an outdoor sales lot is permitted by Conditional Use (“○”), the following applies:
 - (1) Not permitted on corner parcels.
 - (2) Includes permanent construction of a building utilizing one of the permitted Building Types in the subdistrict.

4. Service.

A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

- (1) Neighborhood Service. A use in this category occupies a space of less than 12,000 square feet. Neighborhood service includes such uses as those listed in Table 4.2 (2).
- (2) General Service. A use in this category includes all Neighborhood Service uses and has the ability to occupy a space of greater than 12,000 square feet and such uses as those listed in Table 4.2 (2).
 - a. Short Term Lending Businesses
 - (i) No short term lending business may be located or operate within one thousand feet (1,000') of another.
 - (ii) No more than three (3) short term lending businesses may be licensed within the city. Preexisting, nonconforming uses may continue until the business ceases operation or experiences a change in ownership. (Ord. 13-14, 6-18-2013, eff. 6-18-2013)

5. Vehicle Service.

A business involving the servicing of vehicles and/or the distribution of fuel to residents of the community and region. A convenience store may also be included as a secondary use, as well as the sale of propane and kerosene. Vehicle service includes such uses as automotive filling stations, vehicle repair, car wash facilities, and tire sales and mounting. In the subdistricts where vehicle service is permitted with development standards (“●”), the following apply:

- (1) Use Limitation. Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
- (2) Service Bays. Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the Building Type.
- (3) Outdoor Storage. Disabled or inoperable vehicles and those

4.0 Uses

awaiting pick-up may be stored outdoors if:

- a. The vehicles are not stored for more than two days.
- b. The storage area is located in the rear yard screened from view of the front lot line.
- c. The storage area is screened using the Side & Rear yard buffer outlined in 7.0 Landscape, regardless of the adjacent land uses.

(4) Outdoor Activities.

- a. All repairs or washing activities must occur inside a structure.
- b. Vacuuming activities may occur in open air, but must be located in the side or rear yards, screened from the front lot line.
- c. Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.

Neighborhood Retail

Alcohol Beer & Liquor Sales (Class C License) (See table 4.1(1))

Antique Shop
 Apparel & Accessory Store
 Art & Education Supplies
 Bakery, Retail
 Bicycle Sales & Repair
 Book, Magazine, & Newspaper Store
 Building Materials, Hardware, and Garden Supply
 Camera & Photo Supply Store
 China & Glassware Shop
 Convenience Store
 Drug Store/Pharmacy
 Fabric & Craft Store
 Florist
 Gift, Novelty, & Souvenir Shop
 Grocery Store
 Hardware Store
 Hobby Shop
 Jewelry Sales & Repair
 Luggage & Leather Goods
 Music Store
 Musical Instrument Repair & Sales
 Office Supply
 Optical Goods
 Paint & Wallpaper
 Party Supply Shop
 Pet & Pet Supply
 Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.)
 Sporting Goods Sales & Rental
 Stationary & Paper Store
 Toy Shop
 Video/Game Sales & Rental

General Retail

All Neighborhood Retail

Alcohol Beer & Liquor Sales (Class C License) (See table 4.1(1))
 Appliance & Electronic Sales & Service
 Automotive Supply (no service)
 Computer Software Sales & Leasing
 Department Store
 Gun Shop
 Home Furnishings & Accessories Sales & Rentals
 Medical Supply Store & Rental
 Motorcycle & Motor Scooter Sales
 Heating, Air Conditioning & Plumbing Supplies, Sales, & Service
 Cabinet Supply (display only)
 Machine Sales and Rental
 Agriculture Equipment and Supply
 Electrical Supplies
 Merchandise Vending Machine Operators
 Medical Supply Store & Sales
 Pawn Shop
 Smoke Shop
 State Liquor Store

Table 4.2 (1). Typical Retail Uses.

Neighborhood Service

Arcade
 Bank or other Financial Service
 Barber Shop, Beauty Salon, & Spa
 Billiard Hall
 Catering
 Check-Cashing
 Day Care, Adult or Child
 Dry Cleaning & Laundry
 Emergency Care Clinic
 Fitness, Dance Studio, & Gym
 Framing
 Home Furniture & Equipment Repair
 Locksmith
 Mailing Services
 Pet Grooming
 Photocopying & Printing
 Photography Studio & Supplies (on-site processing permitted)
 Restaurants (refer to state law for alcoholic beverage requests)
 Shoe Repair
 Tailor & Seamstress
 Tanning Salon
 Theater
 Training Center
 Travel Agency & Tour Operator
 Veterinarian

General Service

All Neighborhood Services
 Short Term Lending Business*
 Animal Boarding (interior only)
 Aquatic Facilities
 Batting Cages
 Bowling Alley
 Concert Hall
 Exterminating & Disinfecting Service
 Funeral Home
 Microbrewery
 Miniature Golf Course
 Recreation, Commercial Indoor
 Repair of Small Goods & Electronics
 Shooting & Archery Ranges (indoor only)
 Short term lending business¹
 Skating Rink
 Tattoo/Piercing Parlor

¹See 4-4(2) for restrictions

Table 4.2 (2). Typical Service Uses.

Office

Architecture/Engineering/Design
 Building Contractor (office only)
 Business Consulting
 Charitable Institutions
 Computer Programming & Support
 Detective Services
 Educational Services (tutor & testing)
 Employment Agency
 Financial & Insurance
 Government Offices
 Legal Services
 Management Services
 Physical Therapy/Physical Rehabilitation
 Medical & Dental with Laboratory
 PR & Advertising
 Property Development
 Radio & TV Studio
 Real Estate

Table 4.2 (3). Typical Office Uses.

6. Office Uses.

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 4.2 (3). In the districts where an office use is permitted with development standards (“D”), the following apply:

- (1) The building footprint can be no larger than 12,000 gross square feet

7. Craftsman Industrial.

A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet that is accessible to the public. Craftsman industrial includes such uses as those found in Table 4.2 (4). This use may also include associated facilities such as offices and small scale

Craftsman Industrial

Apparel & Finished Fabric Products
Bakery & Confections
Beverages, including Beer, Wine, Liquor, Soft Drinks, Coffee
Botanical Products
Brooms & Brushes
Canning & Preserving Food
Commercial Scale Copying & Printing
Construction Special Trade Contractors
Cut Stone & Cast Stone
Dairy Products
Electronics Assembly
Engraving
Electrical Fixtures
Fabricated Metal Products
Film Making
Furniture & Fixtures
Glass
Household Textiles
Ice
Jewelry, Watches, Clocks, & Silverware
Leather Products
Meat & Fish Products, no Processing
Musical Instruments & Parts
Pasta
Pottery, Ceramics, & Related Products
Printing, Publishing & Allied Industries
Shoes & Boots
Signs & Advertising
Small Goods Manufacturing
Smithing
Taxidermy
Textile, Fabric, Cloth
Toys & Athletic Goods
Upholstery
Woodworking

Table 4.2 (4). Typical Craftsman Industrial Uses.

warehousing, but distribution is limited. The maximum overall gross floor area is limited to 20,000 square feet, unless otherwise noted. In the subdistricts where a craftsman industrial use is permitted with development standards (“D”), the following apply:

- (1) A minimum 20% of gross floor area shall be dedicated to a showroom located at the front of the space and is in view of a public Right-of-Way.
- (2) Outdoor activities and storage of goods are not permitted.

8. Parking Lot.

A lot that does not contain a permitted building or Open Space Type and is solely used for the parking of vehicles. In the subdistricts where a parking lot is permitted with development standards (“D”), the following apply:

- (1) Corner Lots. A corner lot shall not be used as a parking lot.
- (2) Adjacent Parking Lots. Two parking lots cannot be located directly adjacent to one another.
- (3) Single Family. Parking lot cannot be associated with a single family use.
- (4) Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - a. At least 75% of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to 8.0 Parking).
- (5) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.
- (6) Commercial Vehicles. Parking lots for commercial vehicles are not permitted in these subdistricts.

9. Parking Structure.

A parking structure on a lot that does not contain a permitted Building Type and is solely used for the parking of vehicles. In the subdistricts where a parking structure is permitted with development standards (“D”), the following apply:

- (1) Corner Lots. Parking structures may be used for corner lots if the ground floor of structure is dedicated for commercial use at a minimum depth of 30 feet.
- (2) Adjacent Parking Lots. Two parking facilities (lots or structures) cannot be located directly adjacent to one another.
- (3) Primary Street. Parking structures fronting Primary Streets must have ground floor dedicated to commercial uses at a minimum depth of 30 feet.
- (4) Distance. Parking structure must be within 1,300 feet of the principal entrance to the associated use unless:
 - a. At least 75% of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to 8.0 Parking).
- (5) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.

4.0 Uses

- (6) Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these subdistricts.

10. Utility and Infrastructure.

A lot that is primarily utilized for the City's infrastructure needs.

Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all subdistricts, utilities and infrastructure require a Conditional Use Permit ("O").

11. Open Space.

A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to 6.0 Open Space Types for permitted forms of open space. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the subdistricts where open space is permitted with development standards ("O"), the following apply:

- (1) Parking. Parking lots are not permitted in open space in any subdistrict unless otherwise approved by City Manager or Designee.
- (2) Stormwater Accommodations. Open space that incorporates stormwater management on a site or subdistrict scale is encouraged.
 - a. Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - b. Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
- (3) This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk, with no service access.
- (4) Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements.

12. Accessory Uses.

A category of uses that are not permitted to serve as the principal use on a zoning lot.

- (1) Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
- (2) Parking Lot. An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by Building Type. Refer to 5.0 Building Types.
- (3) Parking Structure. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking Structures within the buildings are regulated per Building Type. Refer to 5.0 Building Type.
- (4) Outdoor Storage of Goods. Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale

materials and building and landscape supplies. In the subdistricts where outdoor storage of goods is permitted with development standards ("O"), the following development standards apply:

- (a) Outdoor storage areas shall be located in the rear or side yard of the lot.
- (b) Loose materials shall not be stacked higher than six feet.
- (c) Loose materials shall at a minimum be stored in a three-sided shelter and shall be covered.
- (d) Materials shall be set back a minimum of five feet from any lot line.
- (e) All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the heavy side or rear buffer, refer to 7.0 Landscape Requirements for Side and Rear Buffer.

5.0 Building Types

5.1. Introduction to Building Type Standards

1. Introduction

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the Subdistricts defined in 3.0.

2. General Requirements.

All Building Types must meet the following requirements.

- (1) Zoning Subdistricts. Each Building Type shall be constructed only within its designated subdistricts Refer to Table 5.1 (1) Permitted Building Types by Subdistricts.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the zoning subdistrict of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Accessory Structures.
 - (a) Attached accessory structures are considered part of the principal structure.

Building Types by Subdistricts					
		Commercial "General A"	Commercial "General B"	Commercial "Neighborhood"	Residential Edge
Building Types	Storefront	●	●	●	
	General Stoop	●	●	●	●
	Limited Bay	●	●	●	
	Large Format	●			
	Row Building		●		●
	Civic Building	●	●	●	●

● = Permitted

Table 5.1 (1). Permitted Building Types by subdistrict

- (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height of the principal structure.

5.2 Explanation of Building Type Table Standards

The following explains and further defines the standards outlined on the tables for each Building Type, refer to 5.3 through 5.8.

1. Building Siting.

The following explains the line item requirements for each Building Type Table within the first section entitled "Building Siting".

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Sidewalk Coverage. Refer to Figure 5.2 (1). Measuring Front Sidewalk Coverage. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
 - (b) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 72 feet.
- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk

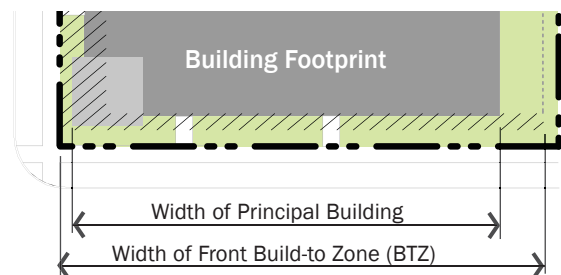


Figure 5.2 (1). Measuring Front Property Line Coverage

space.

- (5) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (8) Minimum & Maximum Lot or Building Width. Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (9) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (10) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (a) Alleys, when present, shall always be the primary means of access.
 - (b) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.

- (b) Floor height requirements apply only to street facing facades.
- (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

- (4) Existing Single Family Residential Buffer. In order to assure compatibility of new construction with adjacent single family neighborhoods.
 - (a) Transitions for Single Family Homes. A 20-foot setback is required from the property line adjacent to a single family detached home. At 20 feet, 25-foot building height is permitted in between the property line and 30 feet. After 30 feet, every 2 feet in additional horizontal distance from the property line permits 1 foot of additional vertical building height. See figure 5.2 (5).

2. Height

The following explains the line item requirements for each Building Type Table within the second section entitled "Height".

- (1) Minimum Overall Height. The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) Maximum Overall Height. The sum of a building's total number of stories.
 - (a) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - (b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
 - (c) Some Building Types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
- (3) Ground Story and Upper Story, Minimum and Maximum Height. (Refer to Figure 5.2 (3). Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.

3. Uses

The following explains the line item requirements for each Building Type Table within the third section entitled "Uses." Refer to Section 4.0. Uses for uses permitted within each Zoning subdistrict. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

4. Street Facade Requirements

The following explains the line item requirements for each Building Type Table 5.3 through 5.8, within the fourth section of each table entitled "Street Facade Requirements". Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

- (1) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 5.2 (4), Measuring Transparency). The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless; and
 - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless, unless approved by City Manager or Designee.
- (3) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.9 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (5) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.

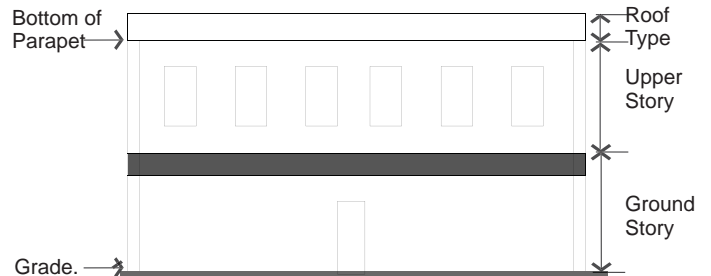
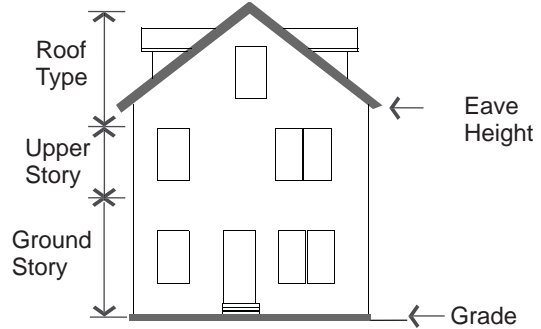


Figure 5.2 (3). Measuring Height

- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

5. Roof Type

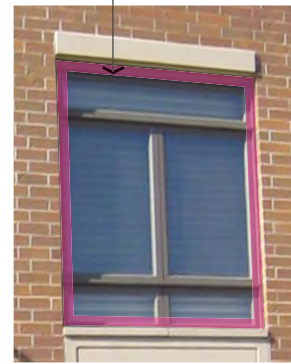
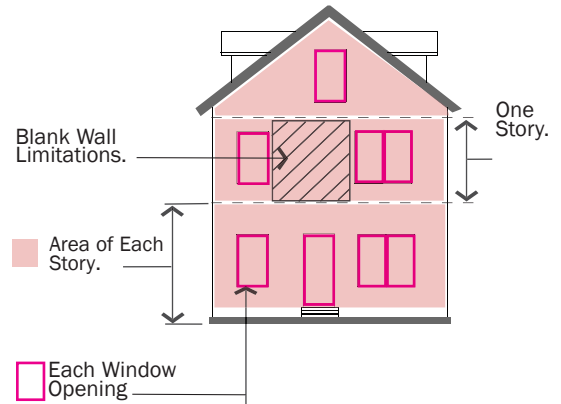
The following explains the line item requirements for each Building Type Table in Sections 5.3 through 5.8, within the fifth section entitled "Roof Types".

- (1) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 5.10. Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to 5.10. Roof Types.



Measuring Ground Floor Transparency on a Storefront base.

Figure 5.2 (4). Measuring Transparency.



Measuring Transparency on Each Story.



Figure 5.2 (5). Transitions from Single Family Homes

5.3 Storefront Building

1. Description & Intent

The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

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

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

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.



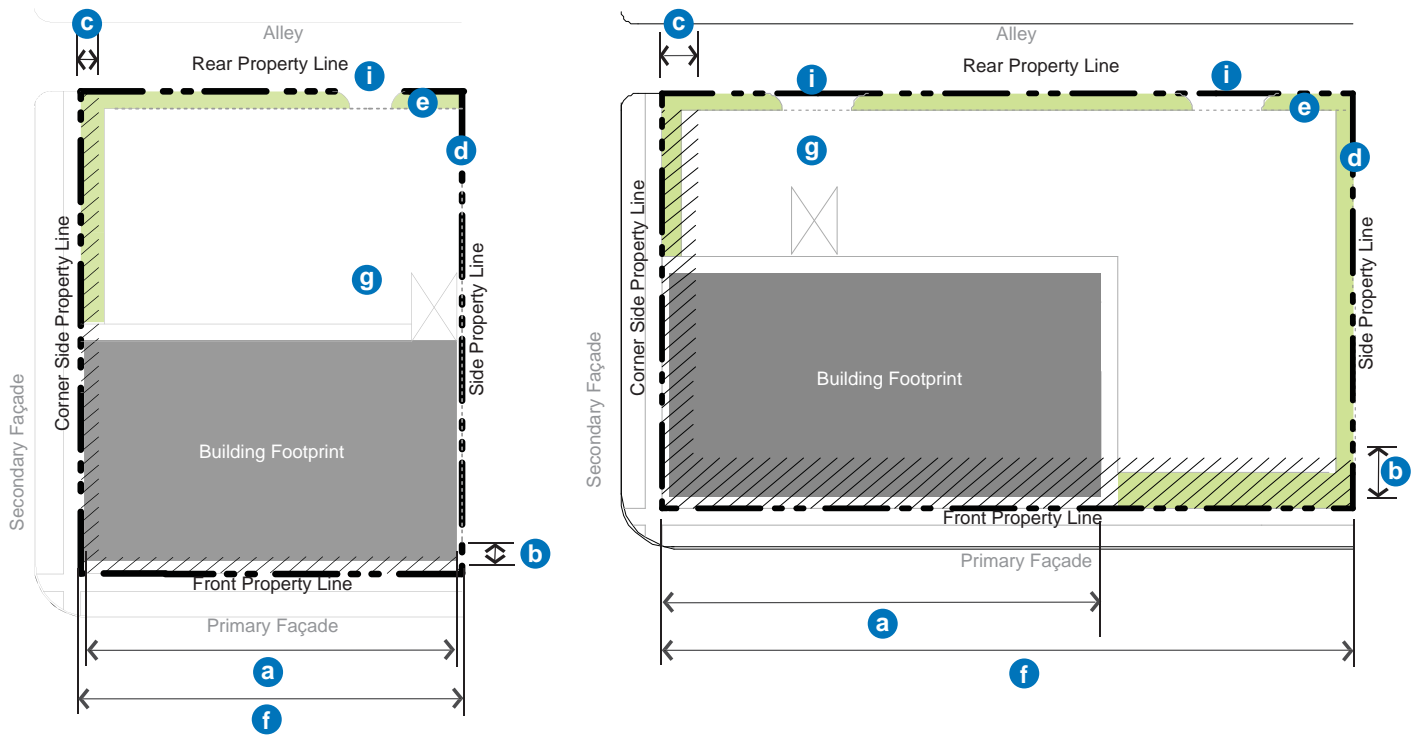
Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of surface parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Subdistricts		
	Commercial "General A"	Commercial "General B"	Commercial "Neighborhood"
(1) Building Siting Refer to Figure 5.3 (1).			
Multiple Principal Buildings	permitted	permitted	permitted
a Front Sidewalk Coverage	80%	80%	80%
Occupation of Corner	required	required	required
b Front Build-to Zone	0' to 10'	0' to 10'	0' to 15'
c Corner Build-to Zone	0' to 10'	0' to 10'	0' to 15'
d Minimum Side Yard Setback	0'	0'	0'
e Minimum Rear Yard Setback	5'	5'	5'
f Minimum Lot Width Maximum Lot Width	none none	none none	none none
g Parking & Loading Location	rear yard	rear yard	rear yard
i Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee
(2) Height Refer to Figure 5.3 (2).			
j Minimum Overall Height	1 story	1 story	1 story
k Maximum Overall Height	5 stories ²	3 stories ²	3 stories ²
l Ground Story: Minimum Height Maximum Height	14' 20' ³	14' 20' ³	14' 20' ³
m Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.			
n Ground Story	any permitted use		
o Upper Story	any permitted use		
p Parking within Building	permitted fully in any basement and in rear of upper floors		
q Required Occupied Space	30' deep on all full floors measured from the front facade		
(4) Street Façade Requirements Refer to Figure 5.3 (3).			
r Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%	65%	65%
s Minimum Transparency per each Story	15%	15%	15%
Blank Wall Limitations	required, see 5.2.4 (2)		
t Front Façade Entrance Type	storefront, arcade	storefront, arcade	storefront, arcade
u Principal Entrance Location	front facade	front facade	front facade
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade
Vertical Façade Divisions	every 50' of façade width	every 50' of façade width	every 50' of façade width
Horizontal Façade Divisions	required within 3' of the top of the ground story		
(5) Roof Type Requirements Refer to Figure 5.3 (3).			
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted



Typical Site Plan

Site Plan with Side Yard Parking "Core"

Figure 5.3 (1). Storefront Building: Building Siting.

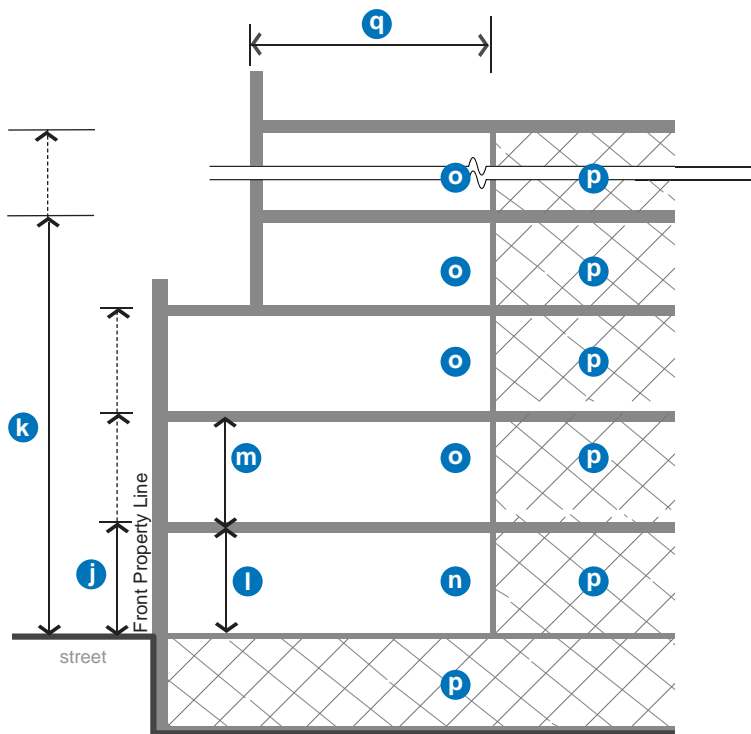


Figure 5.3 (2). Storefront Building: Height & Use Requirements.

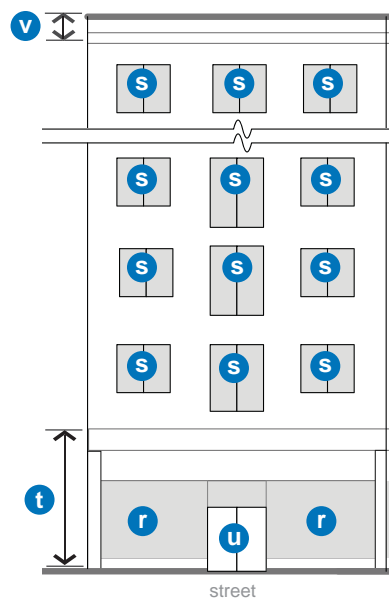


Figure 5.3 (3). Storefront Building: Street Facade Requirements.

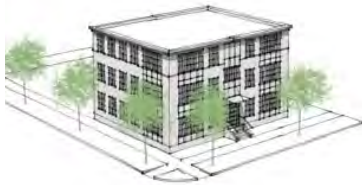
5.4 General Stoop Building

1. Description & Intent

The General Stoop Building Type is limited in terms of uses by the subdistrict within which it is located, generally housing office and/or residential uses. Similar to the Main Street Building, the General Stoop building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations

Regulations for the General Stoop Building Type are defined in the adjacent table.



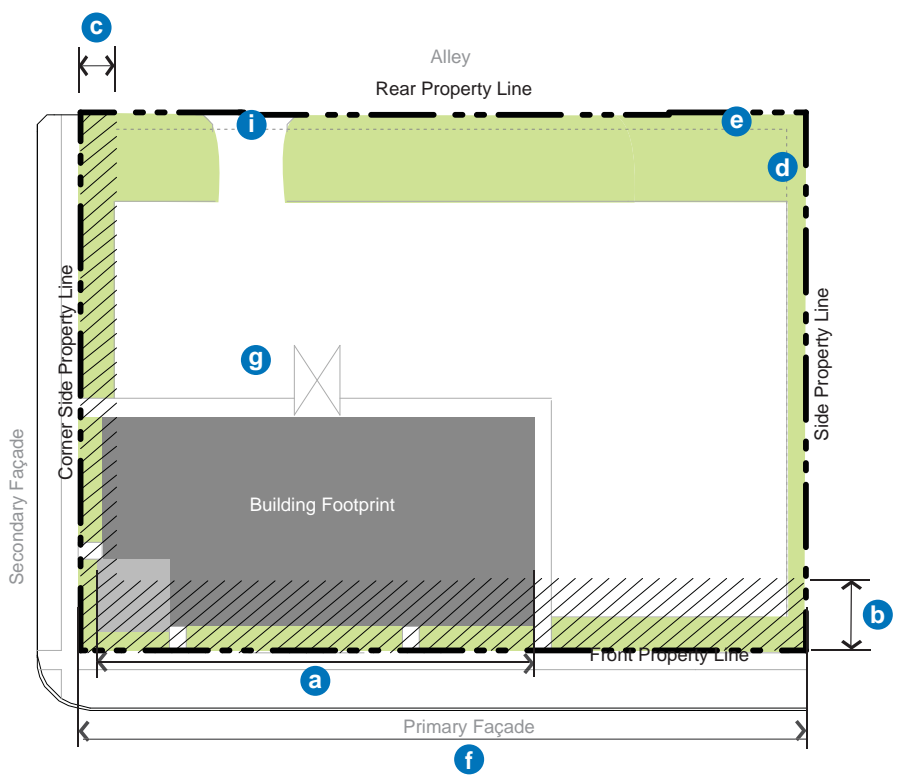
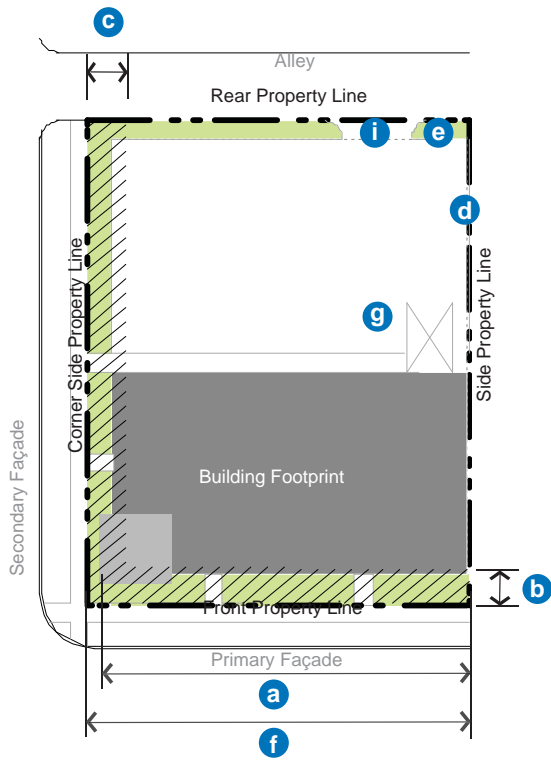
Notes

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

² Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

³ Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

	Commercial "General A"	Commercial "General B"	Commercial "Neighborhood"	Residential Edge
(1) Building Siting Refer to Figure 5.4 (1).				
a Multiple Principal Buildings	not permitted	not permitted	permitted	permitted
Front Sidewalk Coverage	80% ¹	80% ¹	80%	80%
b Occupation of Corner	required	required	required	required
c Front Build to Zone	0' to 10'	0' to 10'	0' to 15'	0' to 15'
d Corner Build to Zone	0' to 10'	0' to 10'	0' to 15'	0' to 15'
e Minimum Side Yard Setback	0'	0'	5'	5'
f Minimum Rear Yard Setback	5'	5'	5'	5'
Minimum Lot Width	none	none	none	none
Maximum Lot Width	none	none	none	none
g Parking & Loading Location	rear & side yard	rear & side yard	rear & side yard	rear & side yard
i Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted street, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted street, or as approved by the City Manager or Designee
(2) Height Refer to Figure 5.4 (2).				
j Minimum Overall Height	1 story	1 story	1 story	1 story
k Maximum Overall Height	5 stories ³	5 3 stories ³	3 stories ³	3 stories ³
l All Stories: Minimum Height	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'
(3) Uses Refer to Figure 5.4 (2). Refer to 4.0 Uses for permitted uses.				
n All Stories	any permitted use			
p Parking within Building	permitted fully in basement and in rear of upper floors			
q Required Occupied Space	30' deep on all full floors from the front facade			
(4) Street Façade Requirements Refer to Figure 5.4 (3).				
r Minimum Transparency per each Story	35%	35%	15%	15%
Blank Wall Limitations	required, see 5.2.4 (2)			
Front Façade Entrance Type	stoop, porch, storefront	stoop, porch, storefront	stoop, porch storefront	stoop, porch
t Principal Entrance Location	front facade	front facade	front or corner facade	front or corner facade
u Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 150' of front facade	1 per each 150' of front facade
Vertical Façade Divisions	every 60' of facade width	every 60' of facade width	every 60' of facade width	every 60' of facade width
Horizontal Façade Divisions	required within 3' of the top of any visible basement and of the ground story, and at the fifth floor above the ground floor			
(5) Roof Type Requirements Refer to Figure 5.4 (3).				
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
w Tower	permitted	permitted	permitted	permitted



Typical Site Plan

Site Plan with Side Yard Parking "General"

Figure 5.4 (1). General Stoop Building: Building Siting.

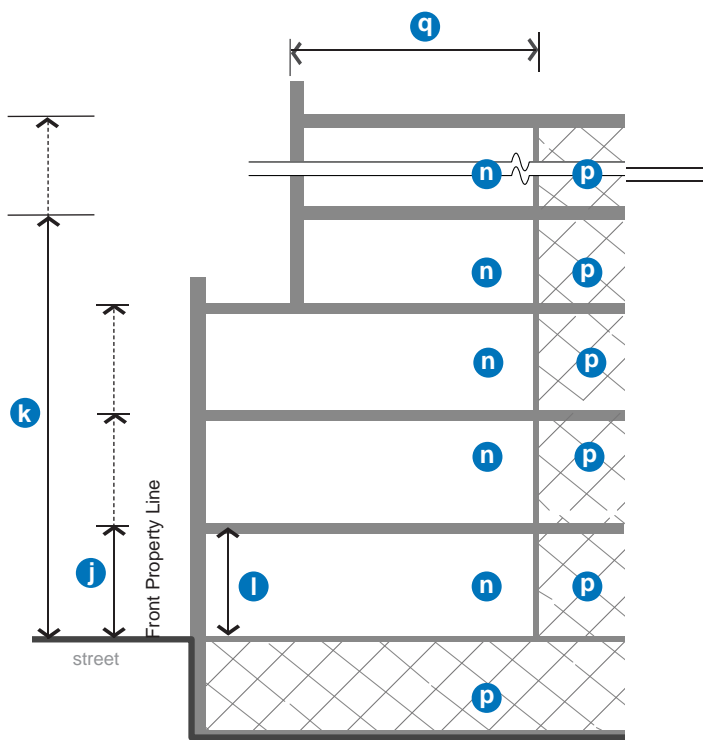


Figure 5.4 (2). General Stoop Building: Height & Use Requirements.

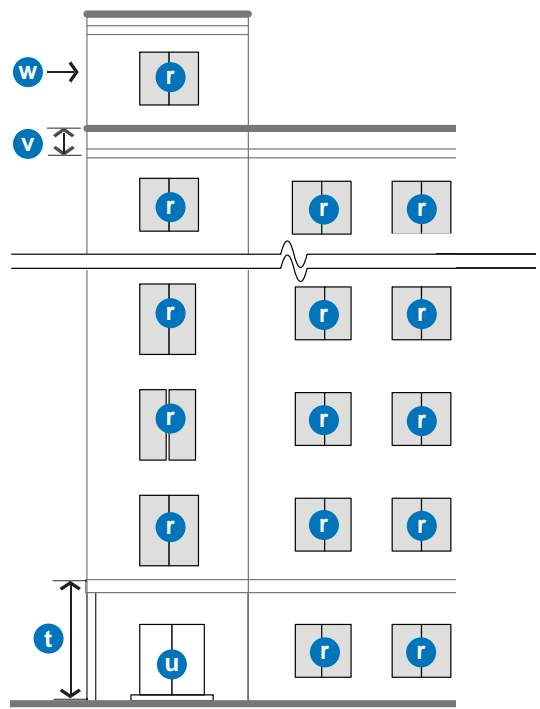


Figure 5.4 (3). General Stoop Building: Street Façade Requirements.

5.5 Large Format Building

1. Description & Intent

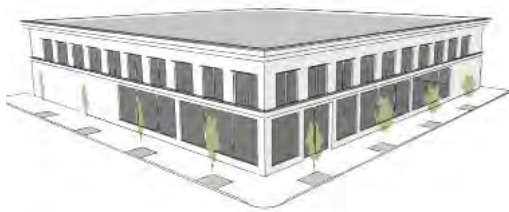
The Large Format Building Type permits a large building footprint with a ground floor storefront facade. The minimum sized building footprint of the Large Format Building Type is 35,000 total square feet. If a building is to have a smaller footprint than the minimum 35,000 sf requirement than it will not be considered or approved as a Large Format Building.

This building type is usually provided only single certificate of occupancy, and is commonly referred to as a “big-box” or “mid-box” structure.

This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type. Parking may be provided in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the district or overlay district within which it is located.

2. Regulations

Regulations for the Large Format Building Type are defined in the adjacent table.

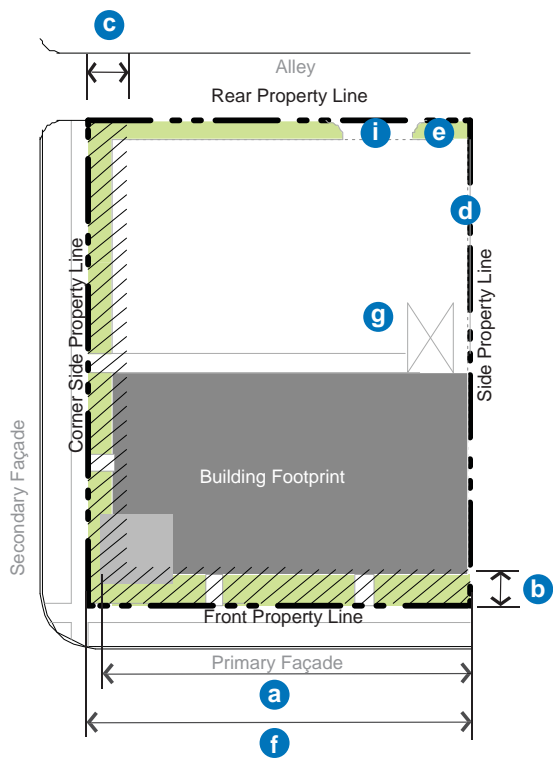


Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

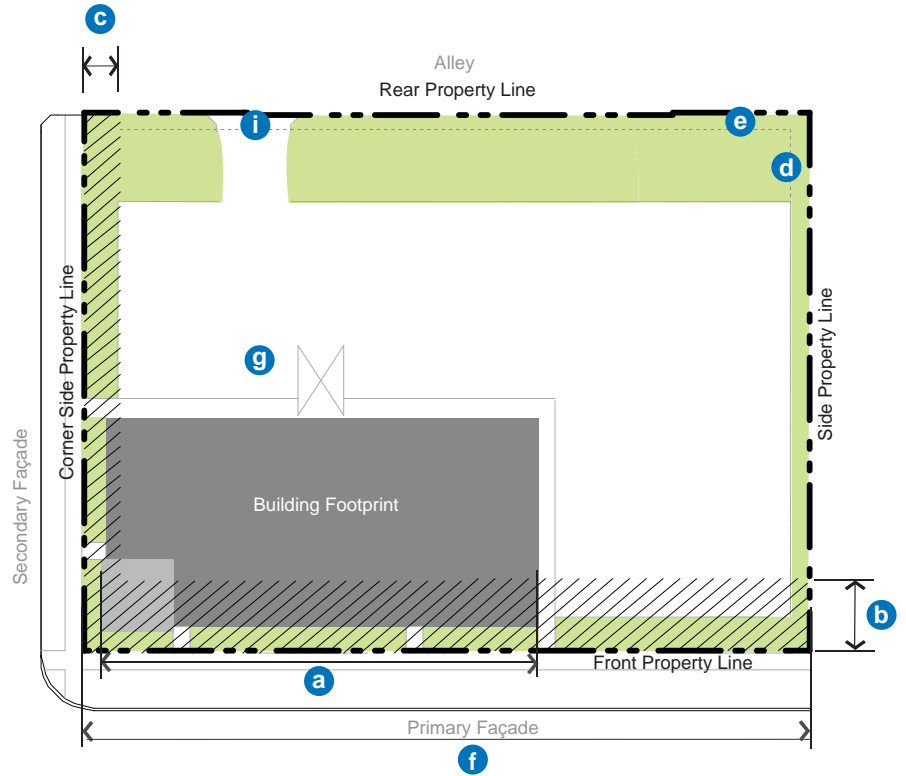
² If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

Permitted Subdistricts	
Commercial “General A”	
(1) Building Siting Refer to Figure 5.5 (1).	
Multiple Principal Buildings	not permitted
a Front Sidewalk Coverage	70% ¹
b Occupation of Corner	required
c Front Build to Zone	0’ to 15’
d Corner Build to Zone	0’ to 10’
e Minimum Side Yard Setback	5’
f Minimum Rear Yard Setback	5’
Minimum Lot Width Maximum Lot Width	200’ 400’
g Parking & Loading Location	rear and side yard
i Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee
(2) Height Refer to Figure 5.5 (2).	
j Minimum Overall Height	1 story
k Maximum Overall Height	3 stories ³
l Ground Story: Minimum Height Maximum Height	14’ 24’
All Stories: Minimum Height Maximum Height	9’ 14’
(3) Uses Refer to Figure 5.5 (2). Refer to 4.0 Uses for permitted uses.	
n Ground Story	retail, service, office, craftsman industrial
o Upper Story	Same as ground story
p Parking within Building	permitted fully in basement and in rear of all floors. Permitted full on upper floors
q Required Occupied Space	50’ deep on all full floors from the front facade
(4) Street Facade Requirements Refer to Figure 5.5 (3).	
r Minimum Ground Story Transparency measured between 2 and 8’ above grade	50% front and corner-side facades only
s Minimum Transparency per each Story	35%
Blank Wall Limitations	required, see 5.2.4 (2)
t Front Facade Entrance Type	stoop, storefront
u Principal Entrance Location	front or corner facade
Required Number of Street Entrances	1 per each 150’ of front facade
Vertical Facade Divisions	every 60’ of facade width
Horizontal Facade Divisions	required within 3’ of the top of the ground story for all buildings over 2 stories
(5) Roof Type Requirements Refer to Figure 5.5 (3).	
v Permitted Roof Types	parapet, pitched, flat
Tower	permitted



Typical Site Plan

Figure 5.5 (1). General Stoop Building: Building Siting.



Site Plan with Side Yard Parking "General"

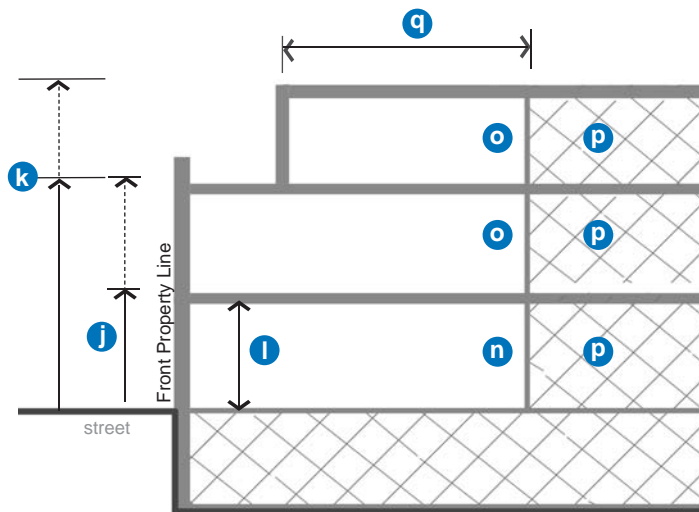


Figure 5.5 (2). Large Format Building: Height & Use Requirements.

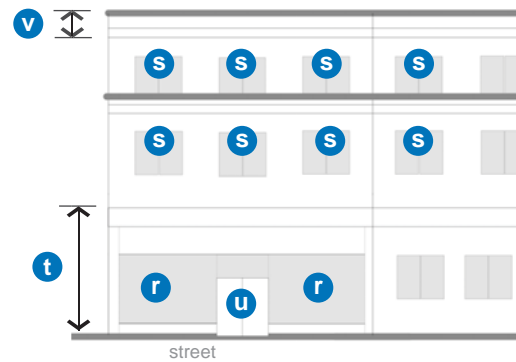


Figure 5.5 (3). Limited Bay Building: Street Facade Requirements.

5.6 Limited Bay

1. Description & Intent

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

2. Regulations

Regulations for the Limited Bay Building Type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Subdistricts		
	Commercial "General A"	Commercial "General B"	Commercial "Neighborhood"
(1) Building Siting Refer to Figure 5.6 (1).			
Multiple Principal Buildings	not permitted	not permitted	not permitted
a Front Sidewalk Coverage	75%	75%	75%
Occupation of Corner	required	required	required
b Front Build to Zone	0' to 15'	0' to 15'	0' to 15'
c Corner Build to Zone	0' to 10'	0' to 10'	0' to 10'
d Minimum Side Yard Setback	5'	5'	5'
e Minimum Rear Yard Setback	5'	5'	5'
f Minimum Lot Width Maximum Lot Width	50' none	50' none	50' none
g Parking & Loading	rear & side yard	rear & side yard	rear & side yard
h Street Facade Service Bay Entrance	limited to one per street facade, maximum width 18'	limited to one per street facade, maximum width 18'	limited to one per street facade, maximum width 18'
i Vehicular Access	From alley; if no alley exists, maximum 1 driveway per street frontage	From alley; if no alley exists, maximum 1 driveway per street frontage	From alley; if no alley exists, maximum 1 driveway per street frontage
(2) Height Refer to Figure 5.6 (2).			
j Minimum Overall Height	1 story	1 story	1 story
k Maximum Overall Height	5 stories ²	3 stories ²	3 stories ²
l Ground Story: Minimum Height Maximum Height	14' 24' ³	14' 24' ³	14' 24' ³
m Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'
(3) Uses Refer to Figure 5.6 (2). Refer to 4.0 Uses for permitted uses.			
n Ground Story	retail, service, office, craftsman industrial	retail, service, office, craftsman industrial	retail, service, office, craftsman industrial
o Upper Story	any permitted use	any permitted use	any permitted use
p Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor
q Required Occupied Space	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade
(4) Street Facade Requirements Refer to Figure 5.6 (3).			
r Minimum Ground Story Transparency Measured between 2' and 8' above grade	50% , Service Bay door shall be transparent	50% , Service Bay door shall be transparent	50% , Service Bay door shall be transparent
s Minimum Transparency per each Story	15%	15%	15%
Blank Wall Limitations	required, see 5.2.4 (2)		
t Front Facade Entrance Type	storefront, stoop	storefront, stoop	storefront, stoop
u Principal Entrance Location	front or corner facade	front or corner facade	front or corner facade
Required Number of Street Entrances	1 per 150' of facade; service bay door not included	1 per 150' of facade; service bay door not included	1 per 150' of facade; service bay door not included
Vertical Facade Divisions	every 60' of facade width	every 60' of facade width	every 60' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story for all buildings over 2 stories	required within 3' of the top of the ground story for all buildings over 2 stories	required within 3' of the top of the ground story for all buildings over 2 stories
(5) Roof Type Requirements Refer to Figure 5.6 (3).			
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted

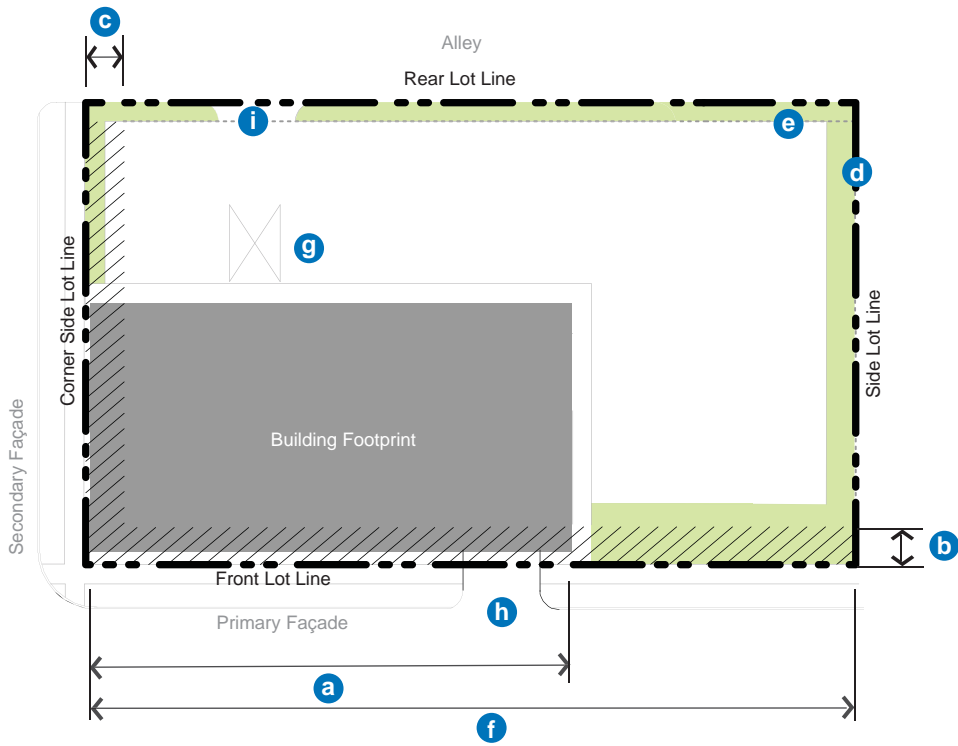


Figure 5.6 (1). Limited Bay Building: Building Siting.

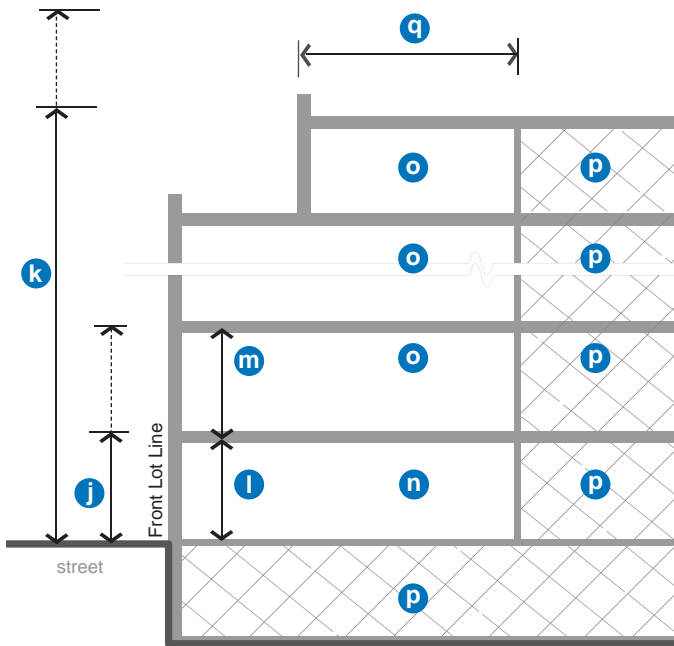


Figure 5.6 (2). Limited Bay Building: Height & Use Requirements.



Figure 5.6 (3). Limited Bay Building: Street Façade Requirements.

5.7 Row Building

1. Description & Intent

The Row Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

2. Regulations

Regulations for the Row Building type are defined in the adjacent table.



Notes:

¹ For the purposes of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

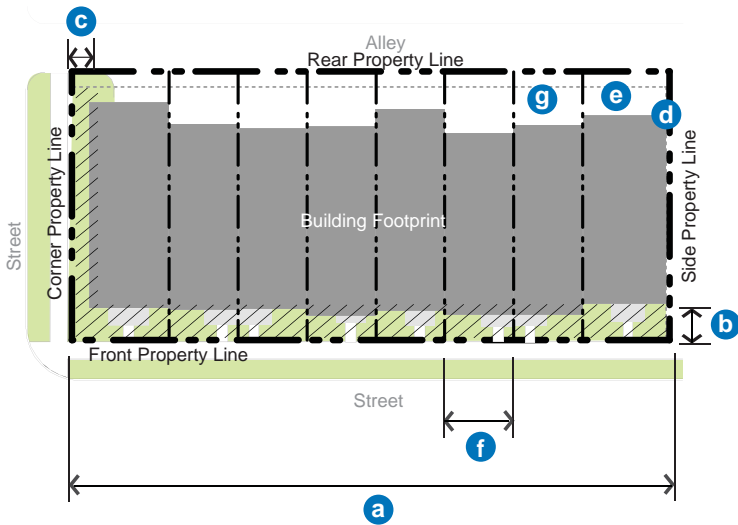
² Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback on alleys is five feet.

⁴ When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

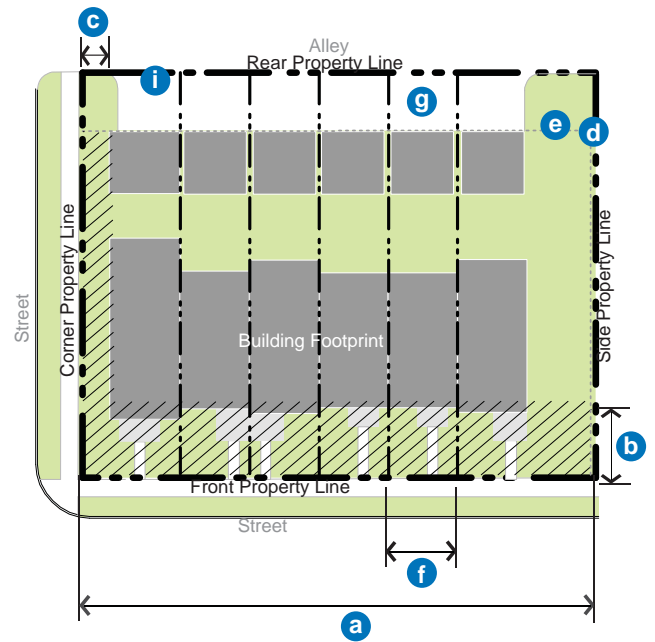
⁵ The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

	Commercial "General B"	Residential Edge
(1) Building Siting Refer to Figure 5.7 (1).		
Multiple Principal Buildings	permitted	permitted
a Front Sidewalk Coverage	65% ²	65% ²
Occupation of Corner	required	required
b Front Build to Zone	5' to 15'	5' to 20'
c Corner Build to Zone	5' to 10'	5' to 10'
d Minimum Side Yard Setback	0' per unit; 15' between buildings	0' per unit; 15' between buildings
e Minimum Rear Yard Setback	10' ³	15' ³
f Minimum Unit Width Maximum Building Width	20' per unit maximum of 8 units per building	22' per unit maximum of 6 units per building
g Parking	rear yard/facade	rear yard/facade
i Vehicular Access	From alley; if no alley exists, 1 driveway per building per street frontage. From alley on any primary street.	
(2) Height Refer to Figure 5.7 (2).		
j Minimum Overall Height	2 story	2 story
k Maximum Overall Height	3.5 stories	3.5 stories
l All Stories: Minimum Height Maximum Height	9' 14'	9' 14'
(3) Uses Refer to Figure 5.7 (2). Refer to 4.0 Uses for permitted uses.		
n Ground Story	residential, service, office, limited craftsman industrial	residential only
o Upper Story	residential only	
p Parking within Building	permitted fully in basement and rear of all floors	
q Required Occupied Space	30' deep on all full floors form the front facade	
(4) Street Facade Requirements Refer to Figure 5.7 (3).		
r Minimum Transparency per each Story	15%	15%
Blank Wall Limitations		
t Front Facade Permitted Entrance Type	stoop, porch, limited storefront ⁵	stoop, porch
u Principal Entrance Location per Unit	front or corner side facade	
Vertical Facade Divisions	not required	
Horizontal Facade Divisions	not required	
(5) Roof Type Requirements Refer to Figure 5.7 (3).		
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted



Site Plan with Rear Access Attached Garage

Figure 5.7 (1) Row Building: Building Siting



Site Plan with Rear Yard & Detached Garage

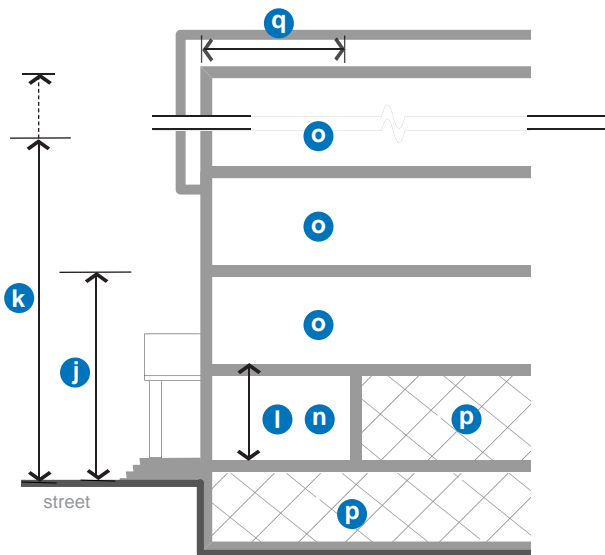


Figure 5.7 (2). Row Building: Height & Use Requirements

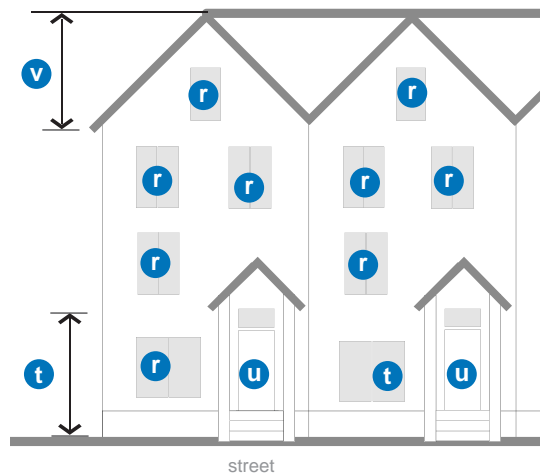


Figure 5.7 (3). Row Building: Street Facade Requirements

5.8 Civic Building

1. Description & Intent

The Civic Building is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations

Regulations for the Civic Building type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Subdistricts			
	Commercial "General A"	Commercial "General B"	Commercial "Neighborhood"	Residential Edge
(1) Building Siting Refer to Figure 5.8 (1).				
Multiple Principal Buildings	permitted			
Front Sidewalk Coverage	not required			
Occupation of Corner	required if open space is not provided between building & property line			
b Front Setback	5'	5'	5'	5'
c Corner Setback	0'	5'	5'	5'
d Minimum Side Yard Setback	5'	5'	5'	5'
e Minimum Rear Yard Setback	5'	5'	5'	5'
f Minimum Lot Width Maximum Lot Width	50' none	50' none	50' none	50' none
g Parking & Loading	rear	rear	rear & interior side yard ¹	rear & interior side yard ¹
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage			
(2) Height Refer to Figure 5.8 (2).				
j Minimum Overall Height	1 story	1 story	1 story	1 story
k Maximum Overall Height	5 stories	3 stories	3 stories	2 stories
l All Stories: Minimum Height Maximum Height	9' 20' ²	9' 20' ²	9' 20' ²	9' 20' ²
(3) Uses Refer to Figure 5.8 (2). Refer to 4.0 Uses for permitted uses.				
n All Stories	limited to civic & institutional uses only			
p Parking within Building	permitted fully in basement and in rear of upper floors			
q Required Occupied Space	30' deep on all full floors from the front facade			
(4) Street Facade Requirements Refer to Figure 5.8 (3).				
r Minimum Transparency per each Story	15%			
Blank Wall Limitations	not required			
t Front Facade Permitted Entrance Type	arcade, stoop			
u Principal Entrance Location	front or corner facade	front or corner facade	front or corner facade	front or corner facade
Required Number of Primary Street Entrances	1 per 100' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade
Vertical Facade Divisions	not required			
Horizontal Facade Divisions	not required			
(5) Roof Type Requirements Refer to Figure 5.8 (3).				
v Permitted Roof Types	parapet, pitched, flat; other roof types are permitted by Conditional Use			
w Tower	permitted			

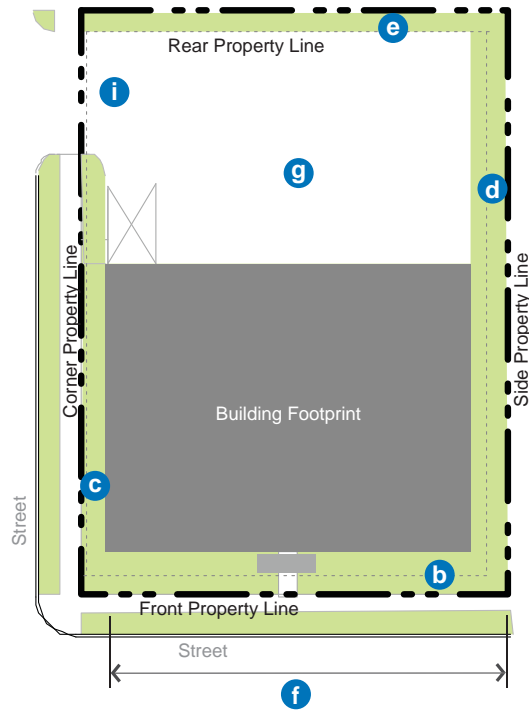


Figure 5.8 (1). Civic Building: Building Siting

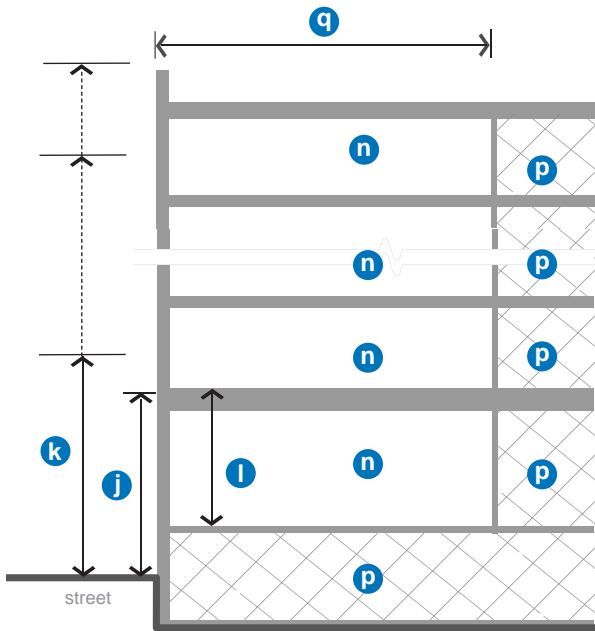


Figure 5.8 (2). Civic Building: Height and Use Requirements

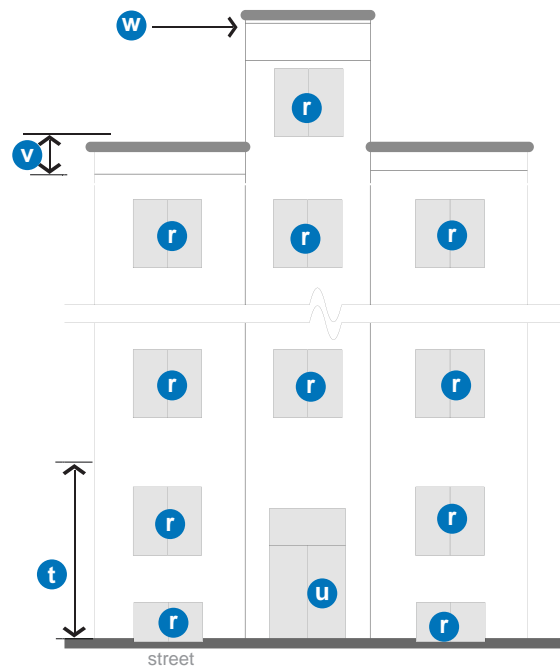


Figure 5.8 (3). Civic Building: Street Facade Requirements

5.9 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 5.3 through 5.8).
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 Explanation of Building Type Table Standards, for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

(Refer to Figure 5.9 (1)). The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and two feet above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

3. Arcade Entrance Type.

(Refer to Figure 5.9 (2)). An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story.

- (1) Arcade. An open-air public walkway is required to be recessed into the building, from the face of the building, a minimum of eight and a maximum of 15 feet.
- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone.

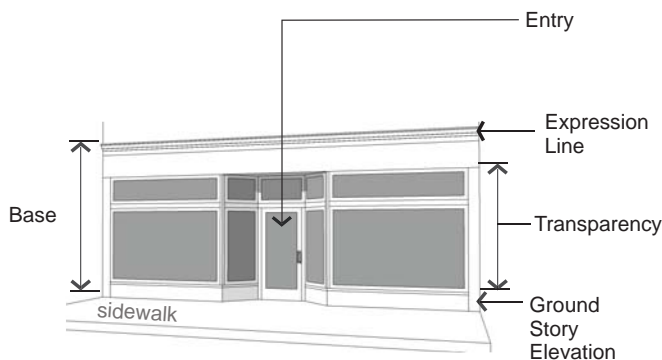


Figure 5.9 (1). Storefront Entrance Type

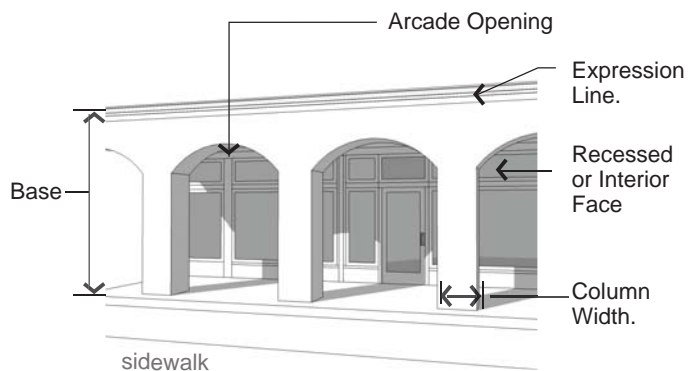


Figure 5.9 (2). Arcade Entrance Type

- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 18 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

4. Stoop Entrance Type.

(Refer to Figure 5.9 (3)). A stoop is an unroofed, open platform.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

5. Porch Entrance Type.

(Refer to Figure 5.9 (4)). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

- (1) Transparency.
 - (a) Minimum transparency per Building Type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

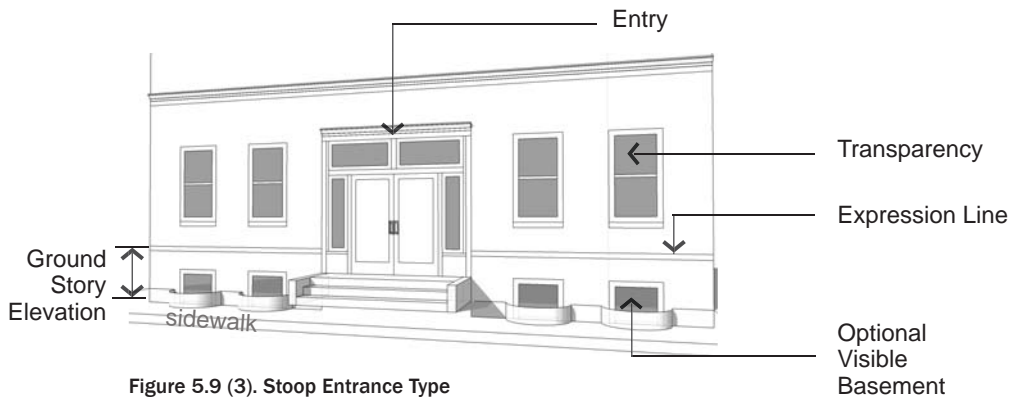


Figure 5.9 (3). Stoop Entrance Type

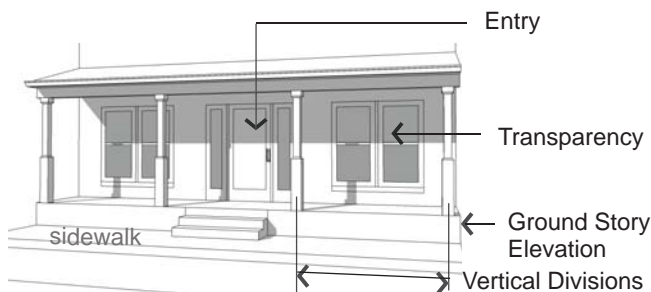


Figure 5.9 (4). Porch Entrance Type

5.10 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the cap of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on measuring building height.
- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the City Manager or Designee with the following requirements:
 - (a) The roof type shall not create additional occupiable space beyond that permitted by the Building Type.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.10 Roof Types, i.e. a dome, spire, vault.
 - (c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

2. Parapet Roof Type.

(Refer to Figure 5.10 (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit

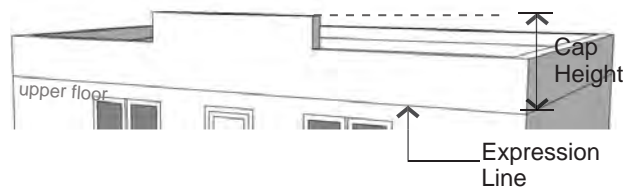


Figure 5.10 (1). Parapet Roof Type

the view of roof-top mechanical systems from the street.

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

3. Pitched Roof Type.

(Refer to Figure 5.10 (2), Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 5.10 (2) - Low Pitched Roof).
- (2) Configurations.
 - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs

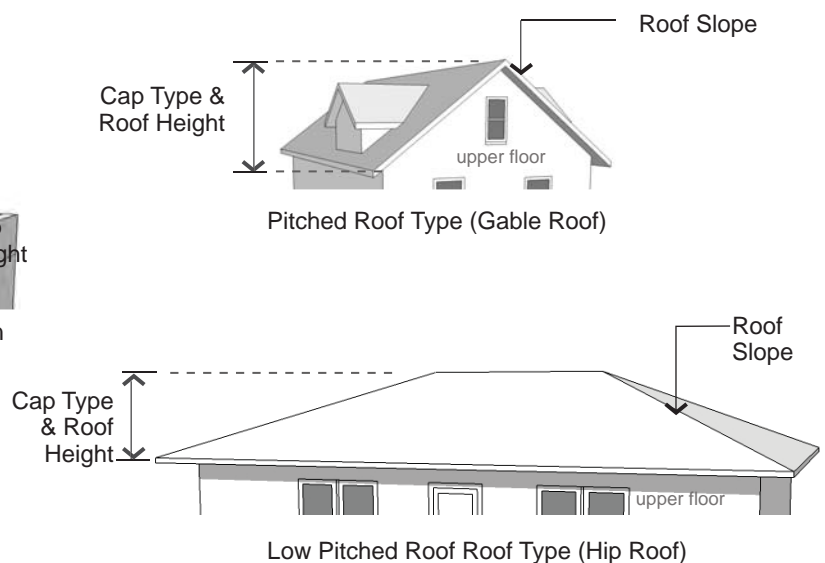


Figure 5.10 (2). Pitched Roof Type

parallel to the front lot line. (Refer to Figure 5.10 (3). Parallel Ridge Line).

- (4) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) Occupied Space. Occupied space may be incorporated behind this roof type.

4. Flat Roof Type.

(Refer to Figure 5.10 (4). Flat Roof Type). This roof type has a flat roof with overhanging eaves.

- (1) Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.



Figure 5.10 (3). Parallel Ridge Line

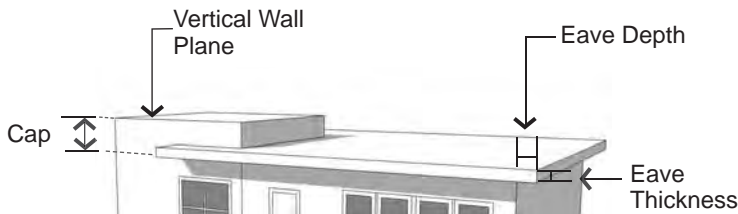


Figure 5.10 (4). Flat Roof Type

- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

5. Towers.

(Refer to Figure 5.10 (5) Tower). A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types.

- (1) Quantity. All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (2) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (5) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) Application. May be combined with all other roof types.
- (7) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

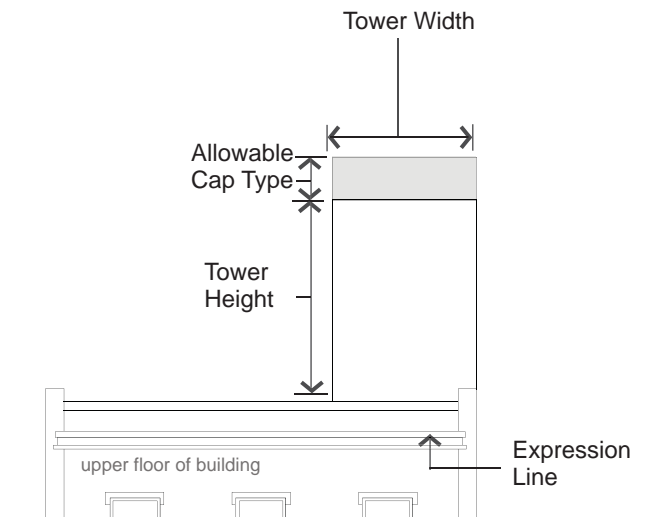


Figure 5.10 (5). Tower

5.11 Additional Design Requirements.

The following outlines the subdistrict design guidelines that affect a building's appearance and subdistrict cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color.

- (1) Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (1).



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood

Figure 5.11 (1). Primary Materials.

- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
- (3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (2).
- (4) Color. Main building colors shall be complementary to existing building stock.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.11 (2). Roof Materials.

the exception of the Row Building and the Yard Building. Refer to Figure 5.11 (3).

2. Windows, Awnings, and Shutters.

- (1) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed, double hung. Percent of transparency is required per Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 5.11 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved by City Manager or Designee during the site plan process with an approved sample and examples of successful, high quality local installations.



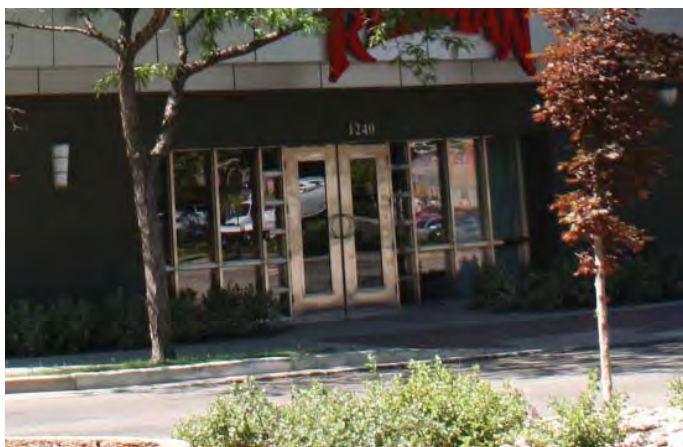
Permitted Awnings: Metal



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted Awnings: Canvas



Permitted: Commercial Grade Doors & Windows on Commercial Buildings.



Prohibited Awnings: Plastic

Figure 5.11 (3). Commercial Grade Doors & Windows.

Figure 5.11 (4). Awnings.

3. Balconies.

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 5.11 (5).

- (1) **Size.** Balconies shall be a minimum of six feet deep and five feet wide.
- (2) **Connection to Building.** Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) **Facade Coverage.** A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

4. Treatments at Terminal Vistas.

When a street terminates at a parcel, the parcel shall be occupied by one of the following:

- (1) If the parcel is open space, any Open Space Type with the exception of the Pocket Park shall be utilized and a vertical element shall be terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.
- (2) If the parcel is not utilized as an Open Space Type, the front or corner side of a building, whether fronting a Primary Street or not, shall terminate the view.



Figure 5.11 (5). Balconies Integral to Facade.



Figure 5.11 (7). Building Variety.

5. Building Variety.

Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.11 (7) for one illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. Drive-through Structures.

Refer to Figure 5.11 (8) for one illustration of the following requirements.

- (1) **Application.** Drive-through structures are only allowed in the Commercial "General A," Commercial "General B," and Commercial "Neighborhood" subdistricts.
- (2) **Structure/Canopy.** Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.
- (3) **Stacking Lanes.** Stacking lanes shall be located perpendicular to the Primary Façade or behind the building.
- (4) The canopy and structure shall be constructed of the same materials utilized on the building.

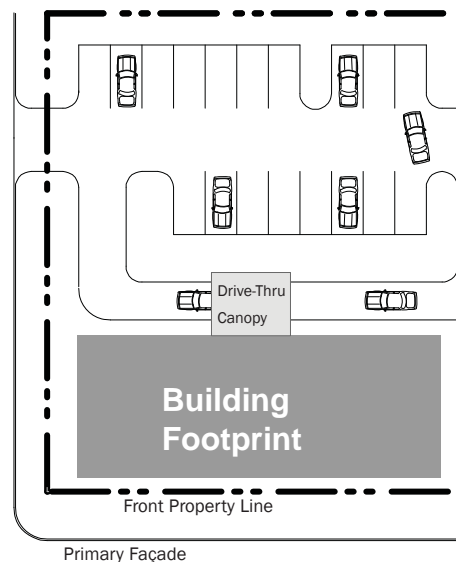


Figure 5.11 (8). Recommended Drive-Through Facility Layout.

6.0 Open Space Types

6.1 General Requirements.

1. Intent.

To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

2. General Requirements.

Development of parcels over 5 acres are required to provide 5% total lot size as civic open space. Developer shall work with City to determine appropriate location of open space. **For parcels under 5 acres, impact fees and other funding will be used as mechanisms to ensure adequated open space will be provided.**

- (1) All open space provided within any General or Edge Zoning Subdistrict shall comply with one of the Open Space Types defined by 6.2 through 6.8.
- (2) Access. All Open Space types shall provide public access from a vehicular right-of-way.
- (3) Location. Open Space Types shall be platted as a lot or, with permission of the City, may be located within the right-of-way. Open Space Types shall either be zoned as an open space zoning designation, or an adjacent zoning designation, such as General or Edge Zoning Subdistricts.
- ~~(3) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met:
 - (a) Height. Fencing shall be a maximum height of 48 inches, unless approved by the City Manager or Designee for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
 - (b) Level of Opacity. Fence opacity shall be no greater than 60% except in Edge subdistricts where opacity shall be no greater than 80%.
 - (c) Type. Chain-link fencing is not permitted along any street frontage, with the exception of dedicated sports field or court fencing approved by the City Manager or Designee.
 - (d) Spacing of Openings. Openings or gates shall be provided on every street face at key locations and intersections, and at a minimum of every 200 feet.~~
- (4) Ownership. Open Space Types may either be publicly or privately owned. **Whether publicly or privately owned, all open spaces must be accessible and open to the public.**
- (5) Parking Requirements. Parking shall not be required for any Open Space Type, unless a use other than open space is determined by the City Manager or Designee.
- (6) Continuity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts an existing or planned trail right-of-way or other civic open space type.

3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) Size.
 - (a) Minimum Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) Maximum Size. The maximum size of the Open Space Type is measured within the parcel lines of the property.
 - (c) Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).
- (2) Minimum Percentage of Vehicular Right-of-Way Frontage Required. The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.
- (3) Adjacent Parcels. Parcels directly adjacent to as well as directly across the street from an Open Space Type.
 - (a) Frontage Orientation of Adjacent Parcels. The preferred orientation of the adjacent parcels' frontages to the civic open space. Front, corner side, side, and rear refers to the property line either adjacent to the Open Space or facing the Open Space across the street.
- (4) Improvements. The following types of development and improvements may be permitted on an Open Space Type.
 - (a) Designated Sports Fields Permitted. Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks are permitted.
 - (b) Playgrounds Permitted. Playgrounds include a defined area with play structures. ~~and equipment typically for children under 12 years of age, such as slides, swings, climbing structures.~~
 - (c) Fully Enclosed Structures Permitted. Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (i) Maximum Area. For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage ~~as a percentage to 5%~~ of the open space area **or 1,000 square feet, whichever is less.**
 - (ii) Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all open space types.
 - (d) Maximum Percentage of Open Water Body. The maximum amount of area within an Open Space Type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels.

- (1) **Stormwater Features.** Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy. Stormwater facilities shall be designed for public safety so that in the case of a storm event so that water depths are minimized.
- (2) **Qualified Professional.** A qualified landscape design professional, such as a landscape architect ~~or certified landscape designer~~, shall be utilized to incorporate stormwater features into the design of the civic open spaces.



Figure 6.2 (1). Typical Plaza.

6.2 Plaza.

1. Intent.

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged.

2. Plaza Requirements

(1) Dimensions

Minimum Size (acres)	0.05
Maximum Size (acres)	1.5
Minimum Dimension (feet)	30'
Minimum % of Vehicular ROW Frontage Required	50%; 80% building frontage required on non-street frontage

(2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side

(3) Improvements

Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	50%

(4) Additional Design Requirements

- (a) **Minimum Building Frontage.** At least 80% of the plaza's perimeter that does not front on vehicular right-of-way shall be lined by building frontages.
- (b) **Fully Enclosed Structures Permitted.** Fully enclosed structures are permitted, and are allowed to cover a maximum of 5% of the total area of the plaza.

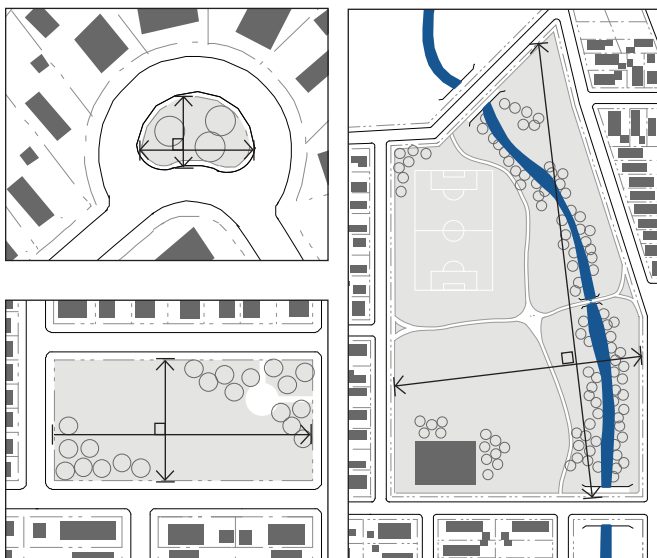


Figure 6.1 (1). Examples of Measuring the Minimum Dimension of Open Space Types.

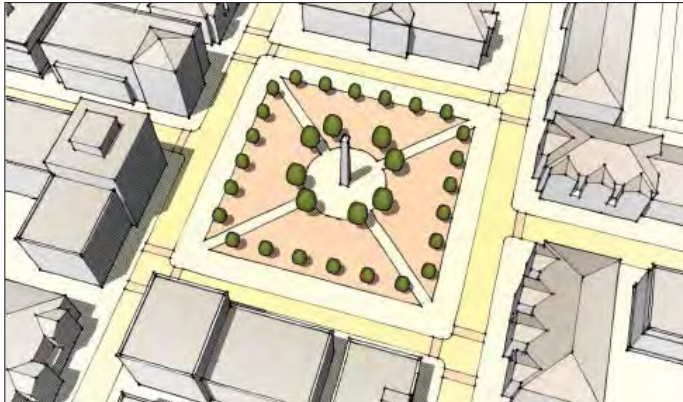


Figure 6.3 (1). Typical Square.

6.3 Square.

1. Intent.

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.

2. Square Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	3
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	100%
(2) Adjacent Parcels	
Permitted Districts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	30%
(4) Additional Design Requirements	
(a) Fully Enclosed Structures Permitted. Fully enclosed structures are permitted, and are allowed to cover a maximum of 5% of the total area of the Square.	

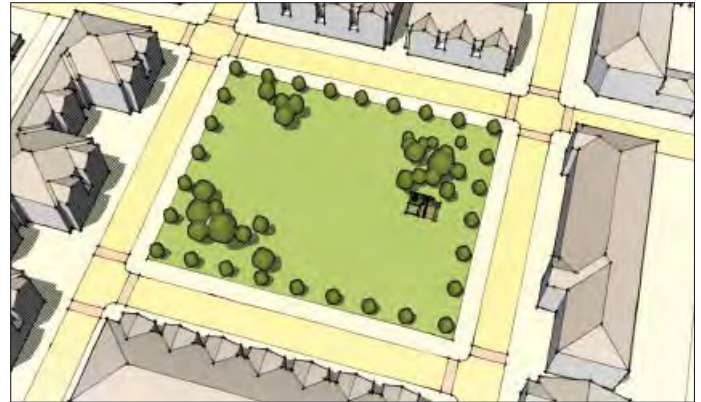


Figure 6.4 (1). Typical Green Layout.

6.4 Green.

1. Intent.

To provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets..

2. Green Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	2
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	100%; 50% for over 1.25 acres
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	30%



Figure 6.5 (1). Typical Commons Layout.



Figure 6.6 (1). Typical Pocket Park Layout.

6.5 Commons.

1. Intent.

To provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents.

2. Commons Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	0%; 2 access points required, minimum width each of 20'
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%
(4) Additional Design Requirements	
(a) Access Points. Commons shall have a minimum of two access points from a vehicular right-of-way. Each access point shall have a minimum width of 20 feet.	

6.6 Pocket Park Open Space Type.

1. Intent.

To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.

2. Pocket Park Requirements	
(1) Dimensions	
Minimum Size (acres)	0.05
Maximum Size (acres)	1
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	15%
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%



Figure 6.7 (1). Typical Park.

6.7 Park.

1. Intent.

To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

2. Park Requirements	
(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	100'
Minimum % of Vehicular ROW Frontage Required	30%; up to 5 acres; 20% over 5 acres
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted, maximum 5% of area
Maximum % of Open Water	30%
(4) Additional Design Requirements	
(1)	Vehicular Right-of-Way Frontage of Parks Less Than 5 Acres. At least 30% of the park shall continuously front on a vehicular right-of-way.
(2)	Vehicular Right-of-Way Frontage of Parks Larger Than 5 Acres. At least 20% of the park shall continuously front on a vehicular right-of-way.



Figure 6.8 (1). Typical Greenway.

6.8 Greenway.

1. Intent.

To provide informal, primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

2. Greenway Requirements	
(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	30'; recommended minimum average width 50'
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per quarter mile of length, minimum 20' width
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%

7.0 Landscape Standards

7.1 General Requirements.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals.

- (1) To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (2) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (3) Refer to South Ogden City Code, Title 10, Chapter 23 for landscape regulations regarding water efficient landscaping, tree and plant types and sizes, and other elements related to efficient landscape design standards.
- (4) To shade large expanses of pavement and reduce the urban heat island effect.

2. Applicability.

Landscaping, trees, and buffers shall be installed as detailed in this section.

- (1) General Compliance. Application of this section to existing uses shall occur with the following developments.
 - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the City Manager or Designee.
- (4) Street Trees. Refer to section 2.0 Streets for appropriate street tree specifications.

3. Water Efficient Landscaping.

Refer to South Ogden, Utah City Code, Title 10, Chapter 23 for landscape regulations regarding water efficient landscaping.

7.2 Installation of Landscape.

1. Intent.

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability.

These provisions apply to landscape installation as required by this section.

3. General Installation Requirements.

The installation of landscaping shall adhere to the following standards.

- (1) National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - (b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- (2) Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.
 - (a) If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional.
 - (b) Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.
- (3) Plant Size Requirements. Plant material shall be sized according to Table 7.2 (1) at the time of installation, unless otherwise noted in this section.
- (4) Condition of Landscape Materials. The landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Protected from damage by grates, pavers, or other measures.
 - (f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.

- (g) Species native or naturalized to the Wasatch Front, whenever possible.
- (5) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- (6) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

4. Ground Plane Vegetation.

All unpaved areas shall be covered by one of the following.

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (b) Nonliving materials, such as bark mulch, colored gravel, or mulch, are permitted for up to 50% of a bed area.
 - (c) Annual beds must be maintained seasonally, replanting as necessary.
- (2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (a) Grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.

5. Tree Installations.

Refer to the list of permitted tree types, available from South Ogden Parks Division.

- (1) Tree Measurement. New trees shall be measured at six inches above the mean grade of the tree's trunk when four inch caliper or less and twelve inches for tree trunks above four inches, and noted as caliper inches throughout this ordinance.
- (2) Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
- (3) Tree Size. All trees to be installed to meet the requirements of this section shall be a minimum of 2 inch caliper at the time of installation.
- (4) Tree Spacing. See Section 7.3.4 (4).
- (5) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
 - (a) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 7.2 (2) for details.
 - (b) Permeable area for one tree cannot count toward that of another tree.
- (6) Structural Soil. When the Soil Surface Area (per Table 7.2 (2)) of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can

be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits (source: Cornell University, Urban Horticulture Institute).

Plant Material Type	Minimum Size
Deciduous Shade/Overstory Tree	
Single Trunk	2" caliper
Multi Trunk	10' in height
Evergreen Tree	8' in height
Understory Tree	6' in height
Ornamental Tree	1.5" caliper
Shrubby - Deciduous	container class 5
Shrubby - Evergreen	container class 5
Groundcover	3" in height

Table 7.2 (1). Plant Material Size at Installation.

Tree Size	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Very Small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	736	294 (approx. 17' x 17')	100 (10' x 10')
Medium	2852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 7.2 (2). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

6. Irrigation Systems.

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- (1) All irrigation systems shall be designed to minimize the use of water.
- (2) Non residential landscape irrigation shall have an automatic clock-activated permanent system.
- (3) The irrigation system shall provide sufficient coverage to all landscape areas.

- (4) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All systems shall be equipped with a back-flow prevention device.
- (6) All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.

7. Maintenance of Landscape.

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- (1) All required landscape shall be maintained to adhere to all requirements of this ordinance.
- (2) Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- (3) Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- (4) Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- (5) Fences and Other Barriers. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- (6) Tree Topping. Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to 7.3.4(2) for clear branch height of street trees.

7.3 Street Trees & Streetscape Design.

1. Intent.

To line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.

2. Applicability.

The requirements herein apply to all new development requiring Regulating Plan approval.

3. Streetscape Design Submittal.

A consistent streetscape design shall be submitted for approval for all new streets within the development. At a minimum, the submittal shall include the following:

- (1) Street Trees. Trees meeting the minimum requirements of 7.3.4, below, shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of 7.2.5 Tree Installations.

- (1) Sidewalk Pavement Design. Sidewalk paving materials and pattern shall be set for each street type (refer to 2.0 Street Types).
- (2) Street Furnishings. Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type (refer to 2.0 Street Types).
- (3) Landscape Design. Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
- (4) Lighting. Pedestrian and vehicular lighting shall be specified and locations and quantities noted.
- (5) Identity Elements. Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

4. Minimum Street Tree Requirements.

The following standards apply to the installation of street trees.

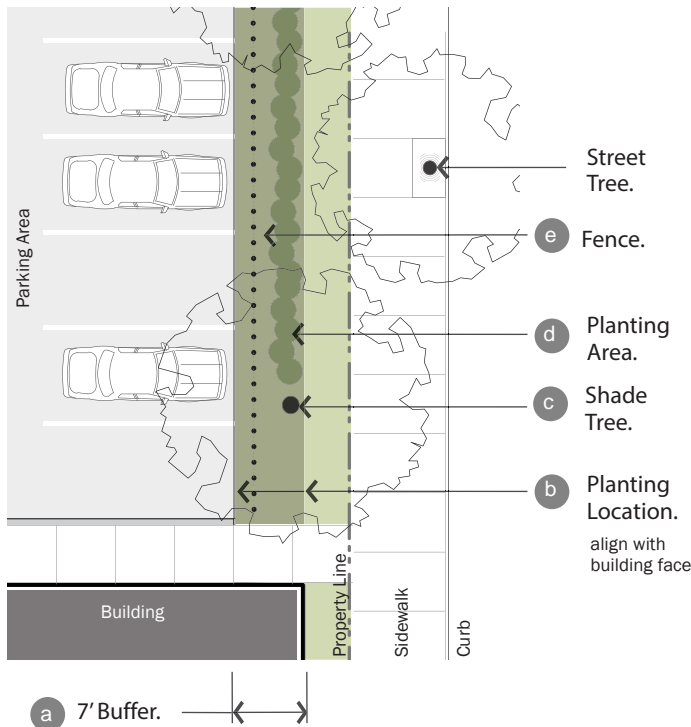
- (1) Exception. Street Trees are not required on Alleys or the Lane Street Types (refer to 2.4 and 2.5 Street Types).
- (2) Clear Branch Height. Minimum clear branch height is eight feet.
- (3) Street Tree Type. Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted tree types in the South Ogden City Approved Shade Tree List for Park Strip Planting.
- (4) Street Tree Spacing. Street trees shall be planted as follows.
 - (a) Each Lot is required to have one tree for every 30 feet of street frontage with a minimum of one street tree per street frontage.
 - (b) Spacing.
 - (i) Large trees must be spaced a minimum of 30 and a maximum of 60 feet on center.
 - (ii) Medium trees must be spaced a minimum of 20 and a maximum of 30 feet on center.
 - (c). No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided:
 - (1) Medium trees: three feet.
 - (2) Large trees: four feet.
 - (d) Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet with a sidewalk, Applicant shall work with the City staff to determine the appropriate tree species.
 - (i) City Manager or Designee may waive the street tree requirement in spaces less than nine feet.
- (5) Tree Wells. In commercial subdistricts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - (a) For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.

- (i) The opening must be covered with a tree grate or pervious pavement.
- (ii) The opening in a tree grate for the trunk must be expandable.

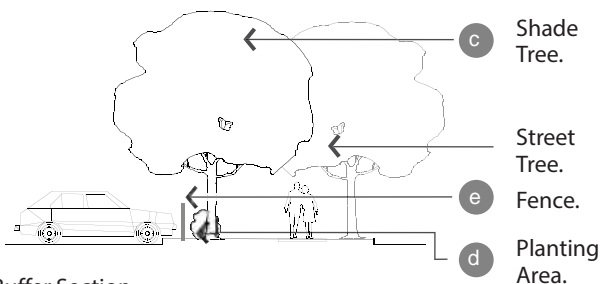
7.4 Frontage Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas visible from the street.
- (2) General Applicability. Applies to properties in all "General" and "Edge" subdistricts where a vehicular area is located adjacent to a right-of-way.
 - (a) Exceptions. Vehicular areas along alleys, except when a residential subdistrict is located across the alley; Single and two family residences.



Front Buffer Plan.



Front Buffer Section.

Figure 7.4 (1). Frontage Buffer Plan and Section.

7.4 Frontage Buffer Requirements

1. Buffer Depth & Location ¹

Depth	7'	a
Location on the Site	Between street facing property line and parking area ²	b

2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees	c
Planting Area	Required continuous planting area on street side of fence, between shade trees & in front of vehicular areas	d
Planting Area Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".	
Existing Vegetation	May be credited toward buffer area	

3. Fence **e**

Location	2' from back of curb of vehicular area
Materials	Composites, steel, wood, or colored PVC; Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted
Minimum Height	3'
Maximum Height	4'
Colors	No bright or white colors
Opacity	Minimum 30%; Maximum 80%
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

7.5 Side & Rear Buffer.

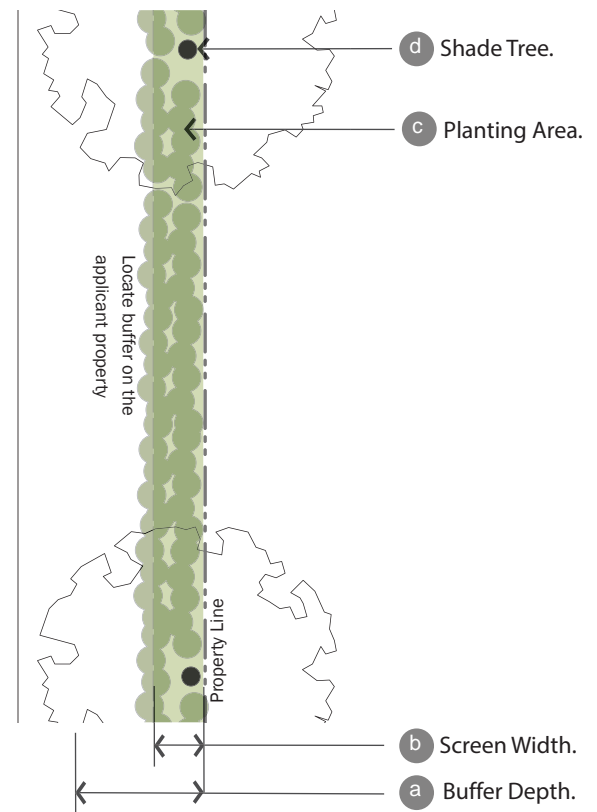
1. Intent & Applicability.

- (1) Intent. To minimize the impact that one zoning subdistrict may have on a neighboring subdistrict and to provide a transition between subdistricts.
- (2) General Applicability. Applies to all directly adjoining properties in all "General" and "Edge" subdistricts.

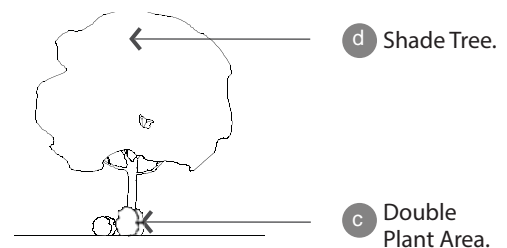
7.5 Side & Rear Buffer Requirements	
1. Buffer Depth & Location	
Depth	Varies based on the zoning subdistrict of the lot and the adjacent lot; see Table 7.5 (1). a
Location on the Site	Locate buffers on the applicant property; Buffer is measured from side and rear property lines.
2. Required Landscape Screen	
Width	5' landscape screen in addition to any other buffer landscaping b
Location	Directly adjacent to the rear or side property line
Planting Area	Continuous double row of shrubs required between shade trees c
Planting Area Composition	A professionally-designed water-efficient planting design that is engaging, beautiful and appropriate for the specific setting and context. Plants should include a range of perennials, decorative grasses and small shrubs as appropriate for reducing the visual impact of vehicular areas visible from the street while also meeting the requirements of Title 10, Chapter 23 – Water Efficient Landscaping d
Planting Frequency	Minimum of 15 shrubs per 100' of property line is required
Shade Trees	At least 1 medium or large shade tree per every 30' within the buffer
3. Buffer Landscape Requirements	
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area

Notes:

¹ City Manager or Designee may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.



Landscape Screen Plan.



Landscape Screen Section.

Figure 7.5 (1). Landscape Screen within Light Side & Rear Buffer.

Buffer Requirements between Subdistricts			
	Buffer Required by these Subdistricts		
	General	Neighborhood	Edge
General	not required	not required	not required
Neighborhood	not required	not required	not required
Edge	5'	5'	not required
any existing single family	20'	10'	not required

Table 7.5 (1). Side & Rear Buffer Requirements between subdistrict.

7.6 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in all "General" and "Edge" subdistricts.

7.6 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements a

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length ³	b
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Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement
----------------------	--

Required Trees Within Islands	Minimum of 1 medium or large shade tree per island	c
--------------------------------------	--	---

2. Landscape Median Requirements d

Required Median Location	Required in each free-standing bay of parking along the length of the bay
---------------------------------	---

Minimum Width	5'; Medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement
----------------------	--

3. Tree Requirements

Requirements per Parking Space ⁴	Each parking space must be located within 50' of a tree planted within parking lot interior
	Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces

Tree Shade Goal	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.6 (1) for calculation.
------------------------	---

4. Shade Structure Requirements

Shade Structure Requirements	Shade structures should be considered an acceptable alternative for meeting the tree shade goal that 30% of the interior parking lot should be shaded. Detail designs for such features should be submitted as part of Chapter 10.2 Development Review Procedures for review and approval.
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¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.
³ There shall be no more than 8 continuous parking spaces in a row without a landscape island.
⁴ Trees within a designated buffer area may not be utilized to meet these requirements

- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650' thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.

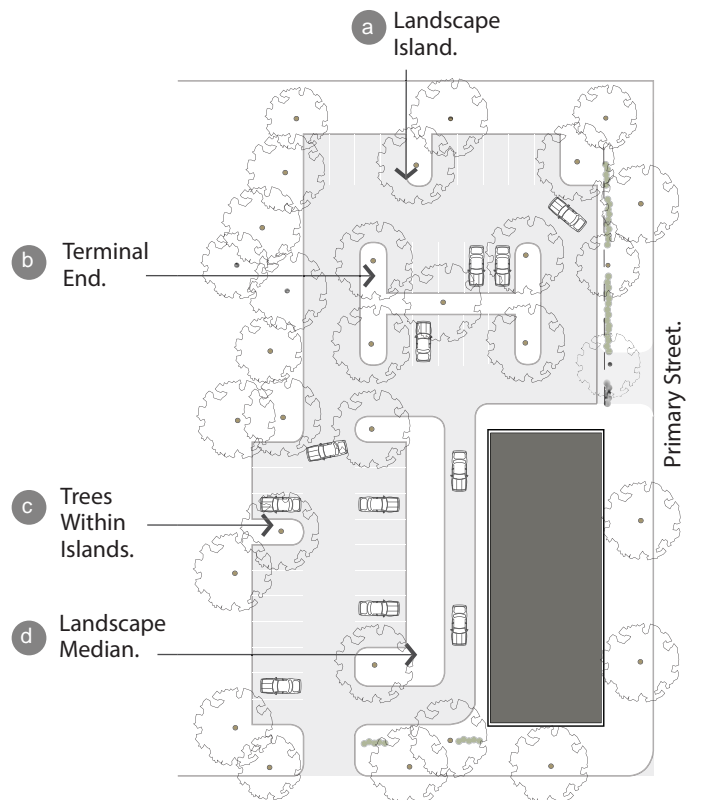


Figure 7.6 (1). Interior Parking Lot Landscaping.

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Table 7.6 (1). Estimated Canopy and Height at Maturity.

7.7 Active Frontage Buffer.

1. Intent & Applicability

- (1) Intent. To continue the street wall of adjacent facades.
- (2) General Applicability. Applies to non-vehicular outdoor sites all in all "General" and "Edge" subdistricts. For vehicular areas, refer to the 7.4 Frontage Buffer.

7.7 Active Frontage Requirements

1. Frontage Location

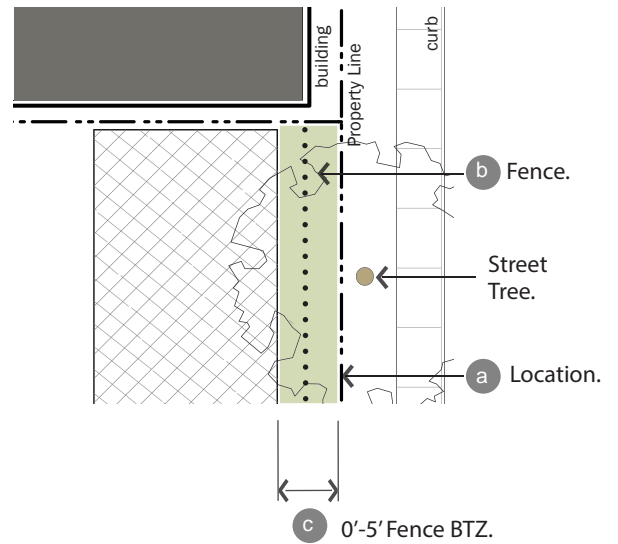
Location on the Site	Required adjacent to dining patio or display area
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2. Required Fence

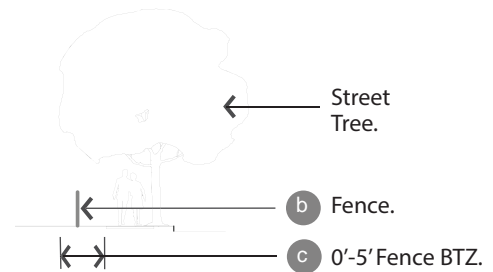
Location	Between 0' and 5' from the front and corner side property lines; Only required in front of patio/display area	a
Materials	Steel or colored PVC; Masonry base or columns permitted	b
Minimum Height	3'	c
Maximum Height	4'	
Opacity	Minimum 30%; Maximum 60% ¹	
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'	

Notes:

¹ Fence may be solid if 42" or less in height



Active Frontage Plan.



Active Frontage Section.

Figure 7.7 (1). Active Frontage.

7.8 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all "General" and "Edge" Subdistricts.

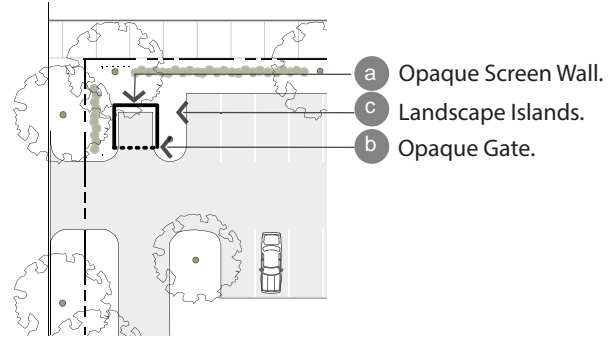


Figure 7.8 (1). Screening of Open Storage & Refuse Areas.

7.8 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards	
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area	a
Screen Wall Height	Height shall be the higher of the following: 1. 6' 2. Height of use to be screened 3. Height as determined by City to accomplish objective of the screen	
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates	b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²	c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center

Notes:

¹ Vertical structured barrier to visibility at all times such as a fence or wall

² This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

³ Large private mechanical equipment is equal to or greater than 4' in height-

⁴ Small private mechanical equipment is smaller than 4' in height

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8.0 Parking

8.1 General Requirements.

1. Intent.

The following provisions are established to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- (2) Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning subdistricts.
- (3) Provide specifications for vehicular site access.

2. Applicability.

This section shall apply to all new development and changes in use or intensity of use for existing development, in any subdistrict.

- (1) Compliance. Compliance with the standards outlined shall be attained in the following circumstances:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - (c) Change in use requiring a change in the amount of parking.
- (2) Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this section.
- (3) Site Plan Approval Required. Parking quantities and parking design and layout shall be approved through the Site Plan Approval process. Refer to 10.2.5 Site Plan Approval for more information.

8.2 Parking Requirements.

1. General Requirements for Parking.

Off-street parking spaces shall be provided in conformance with Tables 8.2 (1) Bicycle Parking and 8.2 (2) Required Vehicular Parking.

- (1) Required Accessible Parking. Parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility.
- (2) Requirements for Unlisted Uses. Upon receiving a site plan approval, occupancy certificate, or other permit application for a use not specifically addressed in this section, the City Manager or Designee is authorized to apply off-street parking standards specified for the Use deemed most similar to the proposed Use. In instances where an equivalent may not be clearly determined, the City Manager or Designee may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.

- (3) Private Off-Premises Parking. Where private off-site parking facilities are approved, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory
 - (a) Such possession may be either by deed or lease, guaranteeing availability of the parking commensurate with the use served by the parking.
 - (b) The agreement providing for the use of off-site parking, executed by the parties involved, shall be in a form approved by the City Attorney and filed with the City Manager or Designee.
 - (c) The deed or lease shall require the owner to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.
 - (d) Location Parking. Any off-premise parking must be within 1,300 feet from the entrance of the use to the closest parking space measured along a dedicated pedestrian path.
- (5) Tandem Parking. Tandem parking is permitted with approval of the City Manager or Designee through the site plan review process.

2. Required Vehicular and Bicycle Parking.

Tables 8.2 (1) and 8.2 (2) outline the required vehicular and bicycle parking requirements.

- (1) Organized by Use. The parking requirements are organized by use, in a similar fashion to Table 4.1 (1) Use Table in 4.0 Uses.
 - (a) Parking rates are provided for general use categories; these numbers are applicable for all of the uses within these categories.
 - (b) If a specific use requires a different parking rate than its use category, it is also listed in Tables 8.2 (1) and 8.2 (2) Required Vehicular and Bicycle Parking.
- (2) Vehicular Spaces Required. The vehicular spaces required column indicates the required off-street parking ratio, which may be subject to credits and other reductions and a maximum number, as are detailed in this section.
- (3) Maximum Allowable Vehicular Spaces. When a use requires more than 20 spaces, it is not permitted to provide greater than 20% over the minimum parking requirement.
 - (a) For those uses with no requirements, the maximum number of spaces required should be no more than the next level up of that use. For example, for Neighborhood Retail, the number of spaces should be no more than the requirements for General Retail.
- (4) Required Bicycle Parking. The Required Bicycle Parking Table 8.2 (1) indicates the minimum bicycle parking ratio for a given use.
- (5) Computation. Off-street parking spaces shall be calculated using the following information.
 - (a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.

- (i) Dwelling Unit. Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure, unless otherwise stated.
 - (ii) Gross Square Footage. Unless otherwise expressly stated, parking standards for non-residential Uses shall be computed on the basis of gross floor area in square feet.
 - (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
 - (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each 24 inches of such seating shall be counted as one seat.
- (b) Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- (c) Multiple Uses on a Lot. When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking. (Refer to 8.2 (3) and 8.2 (4), below.)

3. Multiple Use Reductions.

The following reductions may be taken for multiple non-residential uses.

- (1) Shared Vehicular Parking. An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - (a) General Provisions. Through review of the site plan the City Manager or Designee may permit up to 100% of the parking

Use	Bicycle Spaces
Multifamily	Minimum 2 spaces or .05 spaces / bedroom, whichever is greater
Civic/Institutional	Minimum 2 spaces, 1 / additional 10,000 sf
Retail	Minimum 2 spaces, 1 / additional 5,000 sf
Services	Minimum 2 spaces, 1 / additional 5,000 sf
Office	Minimum 2 spaces, 1 / additional 10,000 sf
Open Space	Per City Manager or Designee

Table 8.2 (1). Required Bicycle Parking.

Use	Required Vehicle Space
Residential	
Single Family, all sizes, or Multifamily, 1 Bedroom	1.5 / Dwelling Unit
Multifamily, 2 Bedrooms	2 / Dwelling Unit
Multifamily, 3 or 3+ Bedrooms	2 / Dwelling Unit
Hotel & Inn	1 / Room & 1 / 200 sq.ft. Office and Dining Room
Residential Care	.33 / Unit & .66 / Employee
Civic/Institutional	
Assembly	1 / 5 Seats
Transit Station	City Manager or Designee
Hospital	.20 / Bed & .66 / Employee
Library / Museum / Post Office (no distribution)	1 / 600 sq. ft.
Police & Fire	City Manager or Designee
Post Office (distribution)	1 / 400 sq. ft.
School: Pre K to Jr. High	1 / Classroom & 1 / 200 sq. ft Office
School: High School, Higher Education	1 / Classroom, 1 / 200 sq. ft Office, & .17 / Student
Retail	
Neighborhood Retail	1 / 300 sf
General Retail	1/ 300 sf
Outdoor Sales Lot	1 / 250 sq. ft. of Sales Area, with 1 / 10 Vehicle Display
Service	
Neighborhood Service	1/ 250 sf
General Service	1/ 250 sf
Eating & Drinking Establishments	1.0 / 3 seats + 1/3 number of employees
Vehicle Services	2 / Service Bay & 1 / 200 sq.ft of retail
Office & Industrial	
Neighborhood, General Office	1 / 300 sf
Craftsman Industrial	1 / 1,000 sq. ft. of Production Space & 1 / 500 sq. ft. of Retail Space
Open Space & Recreation	
Open Space & Recreation	City Manager or Designee

Table 8.2 (2). Required Off-Street Vehicular Parking.

required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.

- (b) Approval. In order to approve a shared parking arrangement, the City Manager or Designee must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
 - (c) Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.
 - (i) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the City Manager or Designee.
 - (ii) The following uses are typically considered predominantly nighttime or Sunday uses: eating and drinking establishments, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the City Manager or Designee.
- (2) Cooperative Vehicular Parking. When two or more categories of non-single family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:
- (a) General Provisions. Cooperative parking will be approved in accordance with the following. Refer to Table 8.2 (3).
 - (i) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to Table 8.2 (2).
 - (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in Table 8.2 (3). This table establishes six time periods per use.
 - (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
 - (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required and use that as the total

number of parking spaces required for the site on a share parking basis.

- (b) Uses in Different Buildings. Through review of the site plan the City Manager or Designee may approve the cooperative agreement if any of the uses are not located in the same structure or building.
- (c) Location of Cooperative Parking. Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.
- (d) Off-Site Cooperative Parking Agreement. An agreement approved by the City Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the City Manager or Designee during review of the site plan.
 - (i) Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.
 - (ii) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

4. Parking Credits.

Vehicular parking standards in Table 8.2 (2) may be reduced by achieving one or all of the following credits.

- (1) On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited one for one against the parking requirement.
 - (a) Spaces shall be designated on-street parking available 24 hours of every day.
 - (b) On-street space must be located adjacent to the property line.
- (2) Public Parking Credit. For all non-residential uses, public parking spaces located within 660 feet of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
- (3) Transit Credit. For all uses, vehicular parking requirements may be

Use Category	Weekdays			Weekends		
	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight
Residential	100%	50%	80%	100%	80%	80%
Retail & Service	5%	100%	80%	5%	100%	60%
Hotel & Inn	100%	65%	100%	100%	65%	100%
Place of Worship	0%	30%	50%	0%	100%	75%
Eating & Drinking Establishment	50%	70%	100%	70%	60%	100%
Office	5%	100%	5%	5%	5%	5%
Theater / Entertainment	5%	30%	100%	5%	80%	100%

Table 8.2 (3). Cooperative or Shared Vehicular Parking Spaces.

reduced with proximity to any commuter rail station or transit line with up to 15 minutes headways. Proximity is measured along a walking path from any point along the property line to the platform or transit stop.

- (a) Within 400 feet. A reduction of 15% of the required off-street parking.
 - (b) Within 800 feet. A reduction of 10% of the required off-street parking.
- (4) Car-Share Parking Credit. The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.
- (a) Per each car-share parking space provided, required parking spaces shall be reduced by four spaces.
 - (b) Required parking spaces may be reduced up to 40%.
 - (c) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.

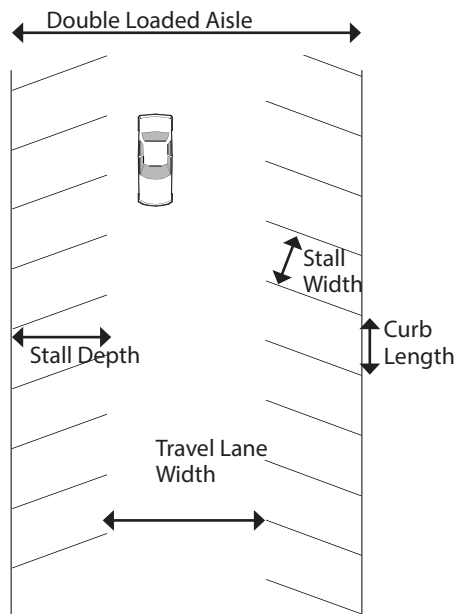


Figure 8.3 (1). Parking Lot Layout.

- (5) Other Parking Reductions. Additional reductions may be approved by the City Manager or Designee with the submittal of a parking study illustrating the reduction.

8.3 Parking Design Standards.

1. Vehicular Off-Street Parking Lots.

The design or redesign of all off-street parking facilities shall be subject to the site plan approval procedure. Refer to 10.2.5 Site Plan Approval for more information.

- (1) Vehicular Parking Space Dimensions. The appropriate dimensions for parking spaces are outlined in Table 8.3 (1) Parking Space Dimensions and Figure 8.3 (1) Parking Lot Layout.
 - (a) The width of a parking space shall be measured from the center of a stripe.
 - (b) Each space shall have a vertical clearance of at least seven feet.
- (2) Wheel Stops. Install wheel stops or bumper guards when parking is adjacent to a pedestrian pathway to limit vehicle overhang that reduces the sidewalk width. Such stops or guards shall be properly anchored or secured.

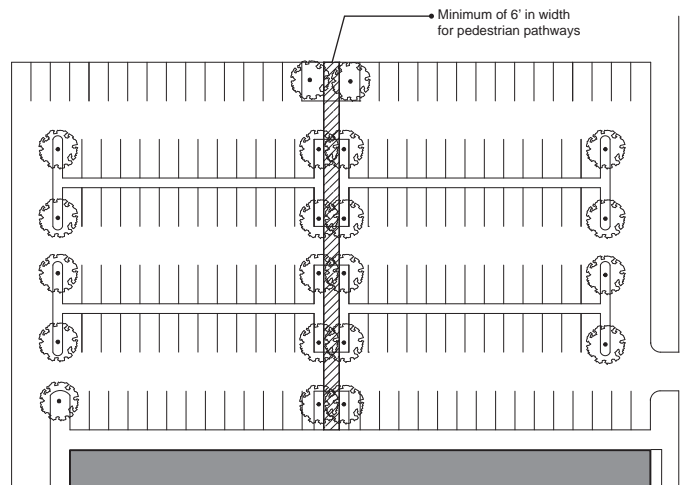


Figure 8.3 (2). Parking Lot Pedestrian Walkway.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)	Travel Lane Width: One-Way (feet)	Travel Lane Width: Two-Way (feet)
0	20	7	-	12	20
45	12	8-5 9	17	12-13	20 22
60	10	8-5 9	18	18	20 22
90	9	8-5 9	18 ¹	22 24	22-24

Note
¹ Stall depth may be reduced 2' when stall directly abuts an interior parking lot median that includes an additional area beyond the minimum width outlined in 6.14.3, permitting the overhang of the adjacent parked vehicle's front bumper.

Table 8.3 (1). Parking Space Dimensions.

- (3) Location of Parking. Refer to 5.0 Building Type Standards for information on the location of parking facilities.
 - (4) Access. All off-street parking and loading facilities shall open directly onto an aisle, alley, or driveway designed to provide safe access to such facilities. Exceptions include:
 - (a) Tandem Parking. No more than two spaces may be included in a tandem parking spot, and the rear space must meet the access requirement.
 - (b) Parking Lifts. The lift exit shall meet the access requirement.
 - (5) Edge of Lot and Drives. All curb and gutter shall be located a minimum of 3 feet from any adjacent property line or right-of-way.
 - (6) Slopes. All parking and driveway or sidewalk access shall meet the requirements of the Utah Accessibility Code.
 - (7) Landscape Screening. All parking areas shall meet the requirements of in 7.0 Landscape Standards.
 - (8) Landscape Areas. Areas not used specifically for sidewalks, parking spaces, driving aisles, loading, or refuse shall not be paved. Areas striped with diagonal striped islands are not permitted.
 - (9) Pavement Construction. All parking and driveways shall be constructed using asphalt, concrete, pavers, or other semi-pervious material approved by the City Manager or Designee. One of the following shall be met:
 - (a) Paving materials with a solar reflectance index (SRI) of at least 29.
 - (b) Recycled content of 15% or more.
 - (10) Illumination. All off-street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to provide glare-less illumination and limit trespass on adjacent properties.
- counted toward bicycle parking requirements.
 - (c) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
 - (3) Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
 - (4) Bicycle Storage. In multifamily or office uses bicycle storage shall be lockable and enclosed.
 - (5) Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials, so that the bicycle parking area is clearly demarcated and the rock material is contained.
 - (6) Signage. If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.
 - (7) Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off-street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.
 - (8) Shower Facilities. Office and manufacturing uses with more than 50 employees shall provide shower and changing room facilities.
 - (9) Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements.

3. Bicycle Parking Design.

Bicycle parking (refer to Table 8.2 (1) Required Bicycle Parking for quantity required) shall be designed and located as follows.

- (1) Dimensions.
 - (a) Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.
 - (b) An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - (c) A minimum of two feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
 - (d) Racks shall be installed a minimum of two feet from any wall or other obstruction.
- (2) Location. Bicycle parking should be located within 50 feet of the entrance of the use.
 - (a) Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - (b) Spaces located within individual dwelling units may not be

8.4 Loading Requirements.

1. General Requirements.

All loading facilities shall adhere to the following requirements, unless otherwise approved during Site Plan Approval (refer to Section 10.2.5).

- (1) Use of Off-Street Loading Areas. Space allocated to any off-street loading use shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- (2) Location. Unless otherwise specified, all required loading facilities shall be located on the same lot as the use to be served. No loading space shall block or project into a street, alley, access drive, or parking area.
- (3) Building Frontage. Loading facilities shall be located per 5.0 Building Type requirements.
- (3) Access. Loading facilities shall have clear access onto an alley or be connected to an alley or street via a driveway.

- (a) Direct access to a public way, other than an alley, is prohibited.
- (b) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

2. Loading Requirements.

All uses except in the residential and lodging, open space, and civic and institutional categories shall provide off-street loading spaces in compliance with Table 8.4 (1) Required Loading Facilities.

3. Computation.

Loading facilities shall be calculated using the following information.

- (1) Gross Square Footage. Unless otherwise expressly stated, loading standards for non-residential buildings shall be computed on the basis of gross floor area in square feet.
- (2) Fractions. When computation of the number of required off-street loading spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- (3) Shared or Central Loading Facilities. Shared or central loading facilities are permitted if the following conditions are met.
 - (a) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys.
 - (b) Total off-street loading spaces provided shall meet the minimum requirements herein specified, based on the sum of the several types of uses served unless reviewed and approved by the City Manager or Designee through site plan review.
 - (c) No zoning lot served shall be more than 500 feet from the central loading area.

4. Dimensions.

A standard off-street loading space shall be a minimum of ten feet in width by 26 feet in length and an oversized loading space shall be a minimum of 12 in width and 40 feet in length, exclusive of aisle and maneuvering space and shall have a minimum vertical clearance of 15 feet.

5. Pavement Materials.

Refer to in the City Code for details. One of the following shall also be met.

- (1) Paving materials with a solar reflectance index (SRI) of at least 29.
- (2) Pervious pavement.
- (3) Recycled content of 15% or more.

Gross Floor Area (sq. ft.)	Loading Spaces Required
Under 5,000	0
5,000 to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 100,000	4
100,001+	4 + 1 for each 100,000 over 100,001

Table 8.4 (1). Required Loading Facilities.

8.5 Site Access and Driveways.

1. General Requirements.

These standards shall supplement the provisions for access provided in 5.0 Building Type Standards. Each driveway providing site access from a street, alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as follows.

2. Quantity of Driveways.

The number of driveways permitted for each Building Type is located in 5.0 Building Type Standards.

3. Dimensions and Design.

- (1) Driveway Width at Property Line. All driveways shall have a maximum width of ~~22~~ 24 feet as measured at the property line (Figure 8.5 (1) Driveway Width) except as stated below.
 - (a) Residential Building Types. Driveways constructed in residential subdistricts shall have a maximum width of 11 feet when crossing the front or corner property line.
 - (c) Maximum width for one-way driveways is 12 feet at the property line.
- (2) Maximum Width. When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet wider than the garage door at any location. **A wider driveway to access an additional side yard parking space or rear yard parking space or garage, must be approved by the Staff Review Committee.**
- (3) Shared Access. When possible, adjacent developments should share points of access to minimize impervious surface.
 - (a) Shared Driveway Width. When access is shared between three or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from ~~22~~ 24 feet to 32 feet provided that:
 - (i) A traffic impact study states its necessity.
- (4) Sidewalk Pavement. Sidewalk pavement elevation, width, design, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path

over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.

4. Location.

Specific location information can be found in 5.0 Building Type Standards. Refer to Figure 8.5 (1)

- (1) Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet from a side or rear property line, unless the driveway is shared. .
- (2) Driveways shall not be closer than 25 feet from the intersection of two streets (corner), unless otherwise stated in 5.0 Building Type Standards.

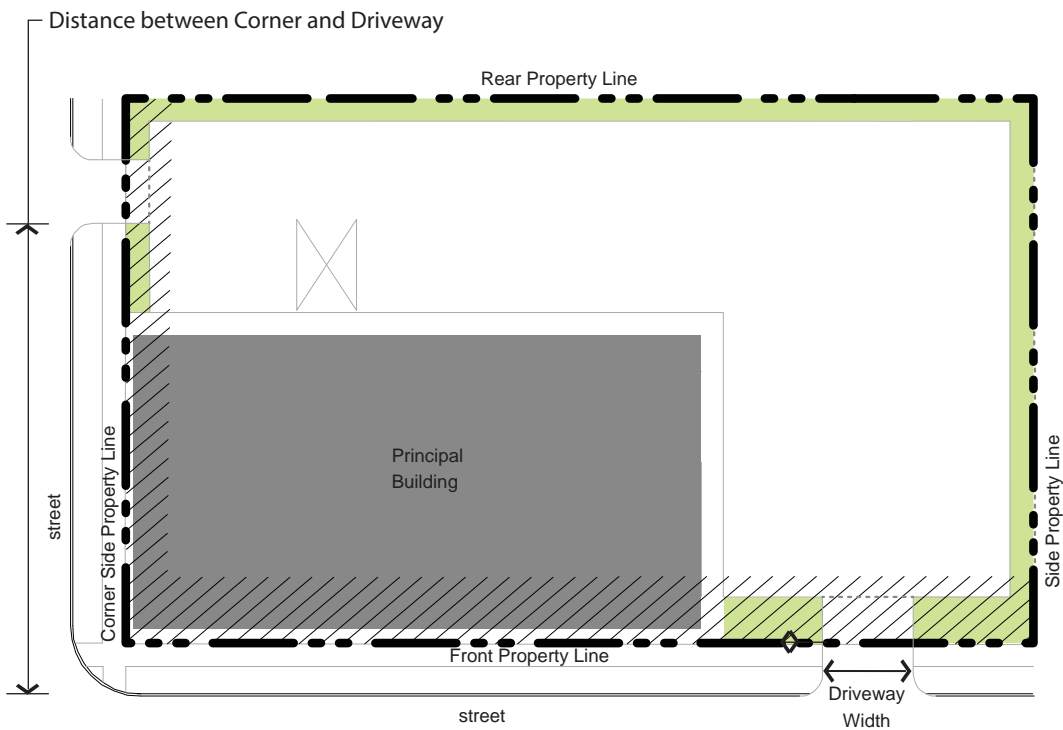


Figure 8.5 (1). Driveway Width and Location.

9.0 Sign Types

9.1 General Requirements.

1. Intent.

This section seeks to enhance the economic and aesthetic appeal in each Subdistrict through the reasonable, orderly, safe, and effective display of signage.

2. Applicability.

These standards shall apply to all Subdistricts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the South Ogden, Utah City Code pertaining to sign requirements shall apply. Refer to the South Ogden City Sign Code (Title 10, Chapter 21) for permit processes, construction, design, and maintenance standards.

3. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations.

- (1) **Newly Constructed or Reconstructed Signage.** All new signs and structural improvements to existing signs.
- (2) **Change in Use for Single Business Signage.** For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
- (3) **Multiple-Business Signage.** For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) **Damage or Destruction.** When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. Prohibited, ~~Temporary~~, Exempt Signage

Refer to the South Ogden, Utah City Code for information on Prohibited, ~~Temporary~~, and Exempt Signs.

5. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.
- (2) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No Sign shall be erected or maintained in such a manner as to

obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

6. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the Sign or internal to it, except as permitted for Electronic Message Boards.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards or unless otherwise stated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.

7. Computation.

The following standards generally apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9.3 - 9.11 for more information.

- (1) Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
 - (a) If the lot is a corner lot, the width shall be measured along the front yard.
 - (b) Building frontage is the width of the front facade of a building.

9.2 Sign Types.

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) **Permitted Quantity of Signage by Subdistrict.** Table 9.2 (1) details the maximum permitted amount of signage on a lot within each subdistrict. Refer to 3.0 Subdistricts for more information on each

subdistrict.

- (b) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 9.9 Window Signs.
 - (c) Signs Located on Parking Lots. One sign is permitted in addition to the maximum Signage quantities detailed in Table 9.2 (1) provided the following.
 - (1) Permitted Sign Types are a wall, projecting, or awning sign.
 - (2) Maximum sign area is 30 square feet.
 - (3) Permitted location is either the side or rear facade along a parking lot;
 - (d) Through Lots. In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional 30 square feet of signage permitted for the Lot located in either the rear yard or along the rear facade.
- (2) Exempt/Temporary Signs. Table 9.2 (1) does not apply to exempt or temporary signs unless otherwise specified.
- (3) Iconic Sign Elements. Iconic Sign Elements of three dimensional symbols or logos are permitted under the following conditions.
- (a) Symbol or Logo Size. The symbol may not be larger than four feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text component of the sign may not be more than 30% of the overall area of the sign.

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

Table 9.2 (1). Permitted Quantity of Signage by Subdistrict.

9.3 Wall Sign.

1. Description.

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9.3 (1) and 9.3 (2).

2. General Requirements.

Wall Signs shall be developed according to the standards in Table 9.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.
- (3) Murals. Murals, a type of Wall Sign painted onto the building face displaying the business name or activity, are prohibited on front facades.

3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).
 - (a) Area Credit. All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of 90% of the calculation as outlined above.
- (2) Mural Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

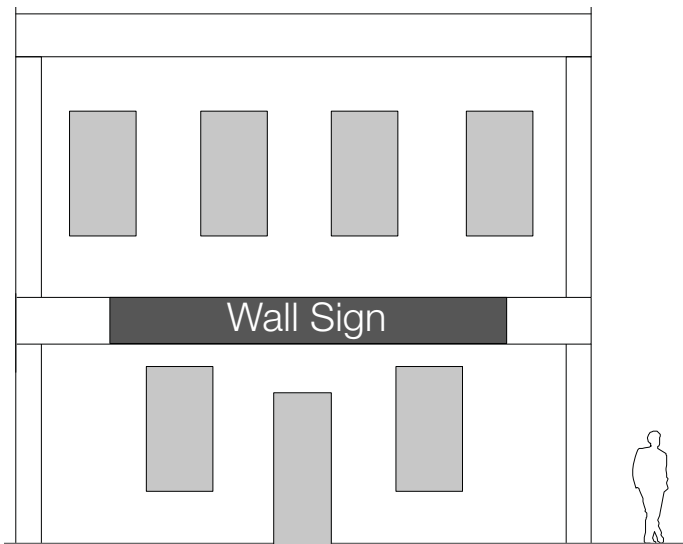


Figure 9.3 (1). Wall Sign.

Wall Sign Requirements	
Permitted Subdistricts	All "General" and Neighborhood Subdistricts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	1' maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.3 (1). Wall Sign Requirements.



Figure 9.3 (2). Measuring Wall Signs.

9.4 Projecting Sign.

1. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

2. General Requirements.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

3. Computation.

The area of a Projecting Sign is equal to the area of one of the sign's faces.

Projecting Sign Requirements

Permitted Subdistricts	All "General" and Neighborhood Subdistricts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	8' maximum sign length, 8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades; Sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project closer than 3' from back of curb
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.4 (1). Projecting Sign Requirements.

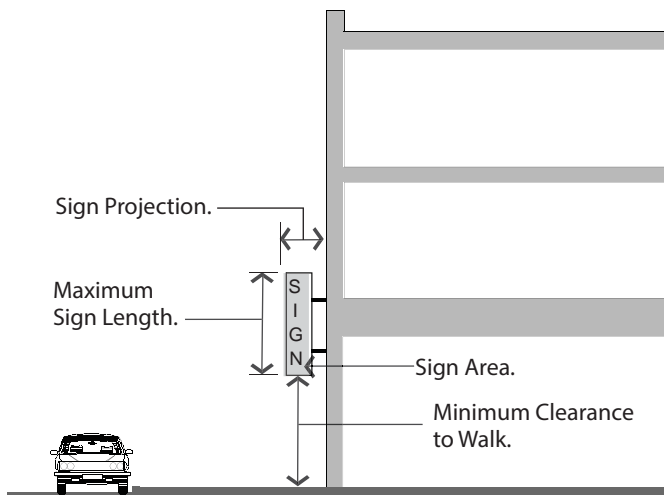


Figure 9.4 (1). Projecting Sign.

9.5 Projecting Marquee Sign.

1. Description.

A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy and two to three sign faces. Refer to Figure 9.5 (1).

2. General Requirements.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 9.5 (1).

- (1) Manually Changeable Copy Boards. Manually Changeable Copy Boards are permitted on Projecting Marquee Signs in the "General" Subdistricts by right, provided the following conditions are met:
 - (a) The area of the boards cannot equal greater than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
 - (b) One sign of any type containing a Manually Changeable Copy Board is permitted per lot.

3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

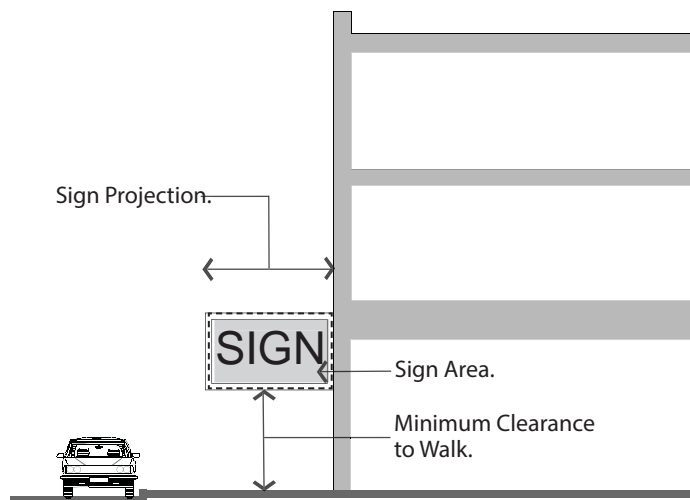


Figure 9.5 (1). Projecting Marquee Sign.

Projecting Marquee Sign Requirements

Permitted Subdistricts	All "General" and Neighborhood Subdistricts, limited to Assembly Uses or Theater Uses per 4.0 Uses.
Sign Area	No maximum area for sign type; minimum two faces per sign. Refer to Table 9.2 (1) for maximum per lot
Height	10' minimum clearance to walk required
Location on the Building or Site	Front & corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only on Sign face; [Electronic Message and] Manually Changeable Copy Boards permitted with conditions ¹

Table 9.5 (1). Projecting Marquee Sign Requirements.

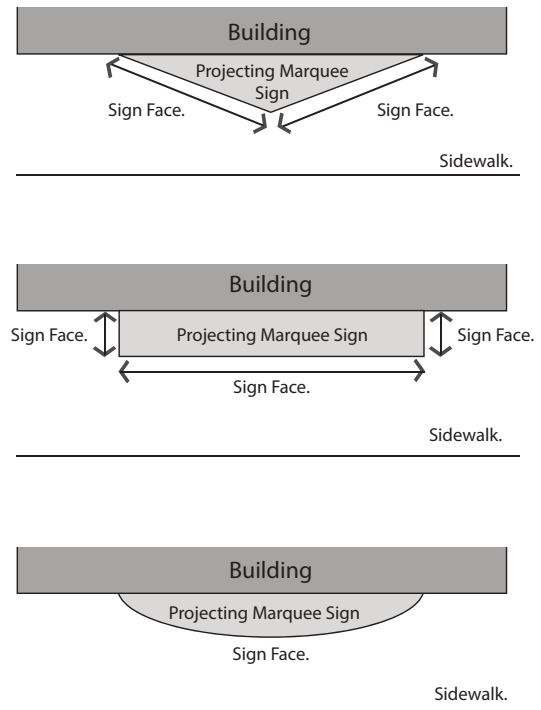


Figure 9.5 (2). Projecting Marquee Sign Plan.

9.6 Awning Sign.

1. Description.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9.6 (1) and 9.6 (2).

2. General Requirements.

Awning Signs shall be developed according to the standards in Table 9.6 (1).

3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9.6 (2).

Awning Sign Requirements

Permitted Subdistricts	All "General" and Neighborhood Subdistricts
Sign Area	Up to 50% of the awning may be used for Signage; Refer to Table 9.2 (1) for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, or wood; All supports shall be made of metal or wood

Table 9.6 (1). Awning Sign Requirements.

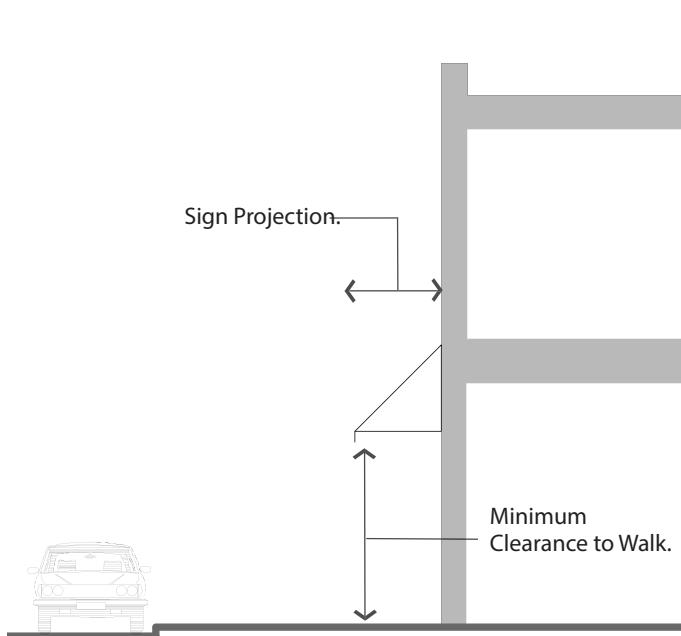


Figure 9.6 (1). Awning Sign.



Figure 9.6 (2). Measuring Awning Signs.

9.7 Canopy-Mounted Sign.

1. Description.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 9.7 (1) and 9.7 (2).

2. General Requirements.

Canopy-Mounted Signs shall be developed according to the standards in Table 9.7 (1).

3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9.7 (2).

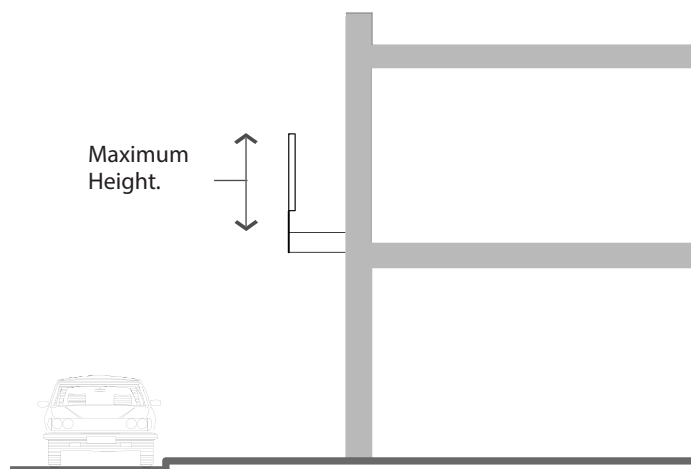


Figure 9.7 (1). Canopy-Mounted Sign.

Canopy-Mounted Sign Requirements

Permitted Subdistricts	All "General" and Neighborhood Subdistricts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all facades; not intended for the principal roof of the building
Placement on the Building or Site	Shall not project beyond the front edge of the canopy; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.7 (1). Canopy-Mounted Sign Requirements.

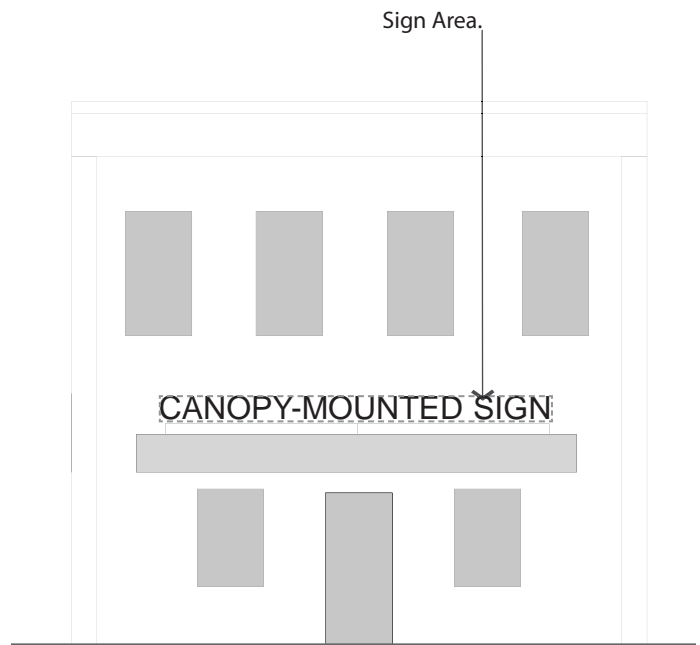


Figure 9.7 (2). Measuring Canopy-Mounted Signs.

9.8 Window Sign.

1. Description.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 9.8 (1).

2. General Requirements.

Window Signs shall be developed according to the standards in Table 9.8 (1).

3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9.8 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation. Refer to 9.2.1 (2) Exempt Signs.
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation. Refer to 9.2.1 (2) Temporary Signs.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

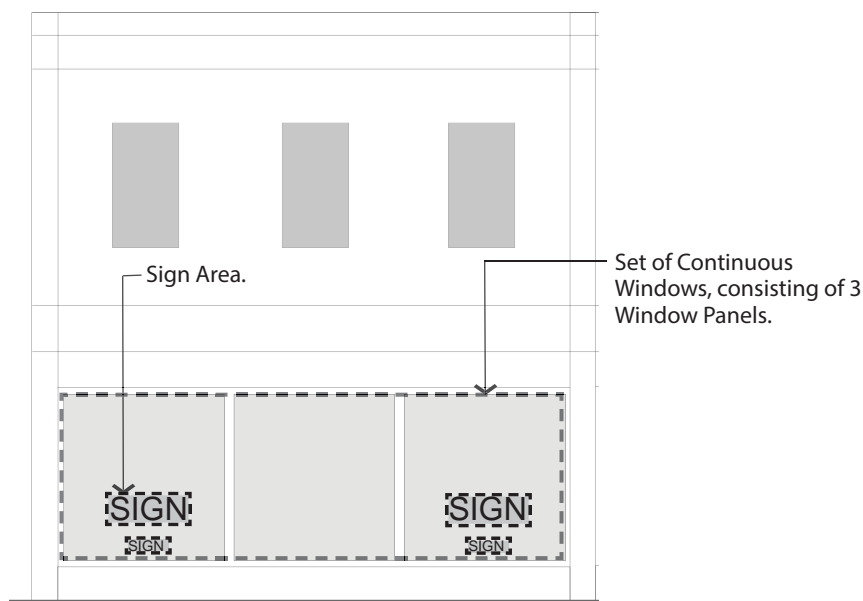


Figure 9.8 (1). Measuring Window Signs.

Window Sign Requirements

Permitted Subdistricts	All "General" and Neighborhood Subdistricts
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage
Height	No maximum
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

Table 9.8 (1). Window Sign Requirements.

9.9 Monument Sign.

1. Description.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 9.9 (1) and 9.9 (2).

2. General Requirements.

Monument Signs shall be developed according to the standards in Table 9.9(1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.

3. Computation.

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

Monument Sign Requirements	
Permitted Subdistricts	All "General" and Neighborhood Subdistricts
Sign Area	Maximum 70 sq ft per Sign face
Height	Maximum height 6'
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public ROW frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Board permitted in certain subdistricts.

¹ If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.

Table 9.9 (1). Monument Sign Requirements.

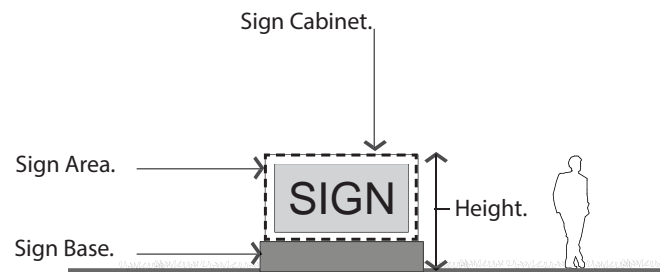


Figure 9.9 (1). Monument Sign.

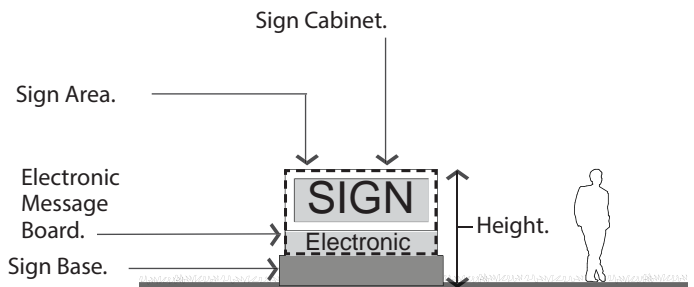


Figure 9.9(2). Monument Sign with EMB.

9.10 Ped-Scale Pole-Mounted Sign.

1. Description.

A Ped-Scale Pole-Mounted Sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 9.10 (1).

- (1) A sign mounted onto a double set of poles.
- (2) A sign mounted on a single pole.
- (3) A sign hanging from a single pole.

2. General Requirements.

Ped-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9.10 (1).

3. Computation.

The area of a Pole-Mounted Sign is equal to the area of one sign face, including the Electronic Message Board.

Ped-Scale Pole-Mounted Sign Requirements

Permitted Subdistricts	All "General" and Neighborhood Subdistricts
Sign Area	8 sq ft maximum area per sign face
Height	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum size of 3.5" by 3.5"
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face

Table 9.10 (1). Ped-Scale Pole-Mounted Sign Requirements.

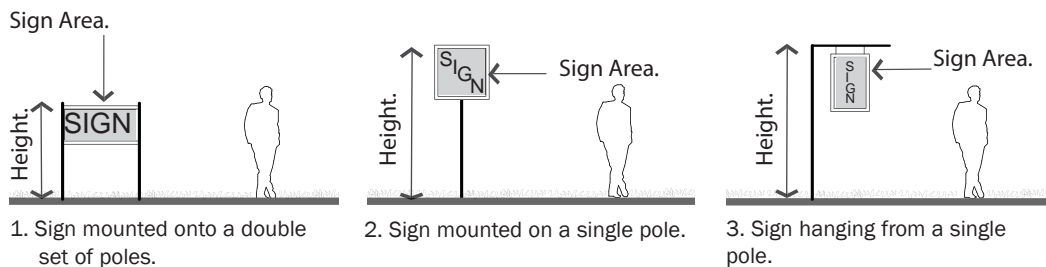


Figure 9.10 (1). Three Types of Ped-Scale Pole-Mounted Signs.

9.11 Monolithic Sign.

1. Description.

A Monolithic Sign is freestanding and continuous from the ground up without visible columns, uprights or braces and uses the total structure as a sign; it is located in a front or side yard of a lot. Refer to Figure 9.11 (1).

2. General Requirements.

Monolithic Signs shall be developed according to the standards in Table 9.11 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monolithic Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.

3. Computation.

The area of a two-sided Monolithic Sign is equal to the area of one Sign face. The area of a three- or four-sided Monolithic Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

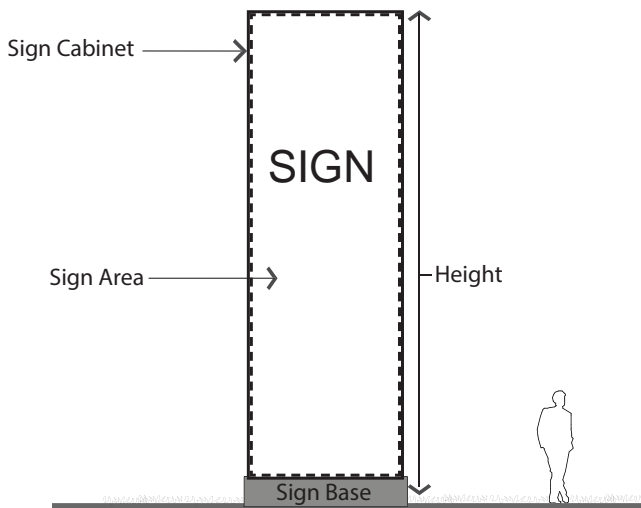


Figure 9.11 (1). Monolithic Sign.

Monolithic Sign Requirements	
Permitted Subdistricts	Commercial General A
Sign Area	Maximum 196 sq ft per Sign face
Height	Maximum height 25'
Width	Maximum width 8'
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public ROW frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Board permitted in certain subdistricts.
1 If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.	

Table 9.11(1)

9.12 Vehicular-Scale Pole Sign.

1. Description.

A freestanding Pole-Mounted Sign that may be mounted on one or two poles. Two general configurations are permitted:

- (1) A sign mounted onto a double set of poles. Refer to Figure 9.12 (1).
- (2) A sign mounted on a single pole. Refer to Figure 9.12 (2).

2. General Requirements.

Vehicular-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9.12 (1).

3. Computation.

The area of a two-sided Vehicular-Scale Pole Sign is equal to the area of one Sign face. The area of a three- or four-sided Vehicular-Scale Pole Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

Vehicular-Scale Pole Sign Requirements	
Permitted Subdistricts	Commercial General "A"
Sign Area	200 sq. ft. maximum area per sign face
Height	30' maximum, single or double pole.
Width	12' maximum.
Clear Zone Height	4' minimum from top of foundation/ground to bottom of sign.
Location on the Building or Site	Front Yards and Side Yards
Placement on the Building or Site	10' setback from driveways and side property line; 3' from front side & corner property lines (if placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way; cannot overhang property lines.)
Quantity	1 per 300' frontage maximum.
Internal Illumination	Permitted for individual letters and logos.
Materials	Solid wood, metal & masonry; plastic & synthetics permitted on sign face. Support poles may be incorporated into metal, concrete, masonry or stone footings up to 4' high and 2' wide.

Table 9.12(1)

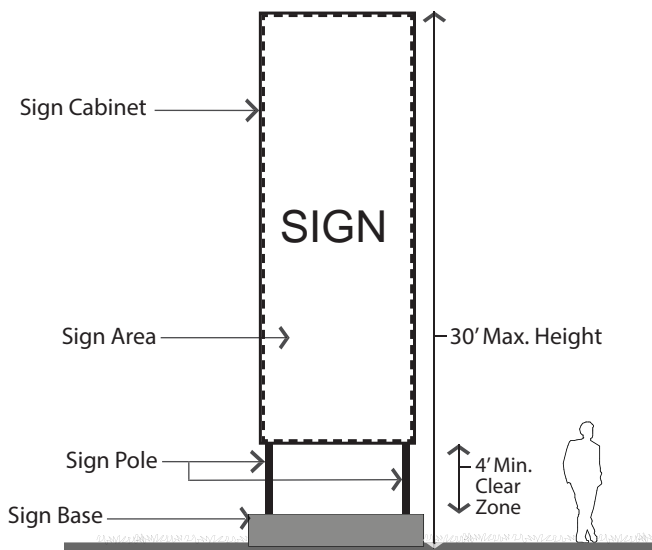


Figure 9.12 (1). Vehicular-Scale Pole Sign mounted on a double set of poles.

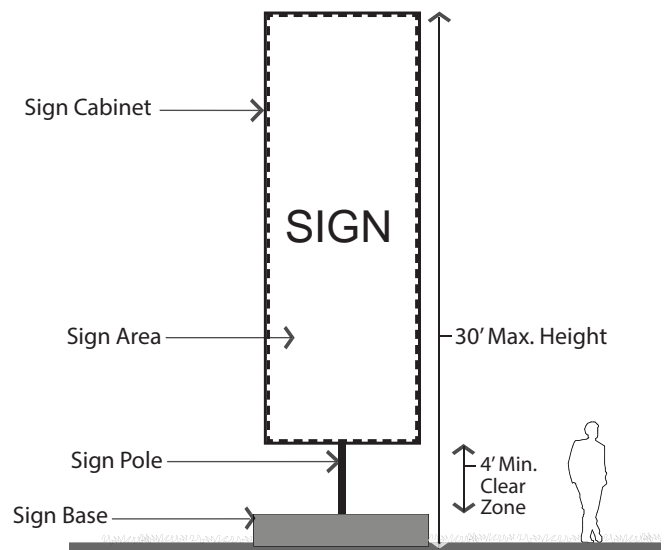


Figure 9.12 (2). Vehicular-Scale Pole Sign mounted on a single pole.

9.13 Temporary Sign.

1. Description.

A sign used to advertise community or civic projects, construction projects, real estate for sale or lease, business openings, special events, on a temporary basis. May also be a sign temporarily used until a permanent sign is established.

Temporary signs may consist of banners, inflatables, blades, feathers, balloons, kinetic signs, building wraps, etc.

2. General Requirements.

Temporary Signs shall require a temporary sign permit and shall not be erected for more than 30 days. Each business, organization, etc. are limited to two, 30-day permits during the calendar year.

Movable A-frame and placard signs used to advertise daily events, menus, specials, etc. do not need a temporary sign permit. They are limited to 6 square feet and may only be used during the operational hours of the associated permitted business and must be removed at the end of each business day.

Temporary Signs shall be developed according to the standards in Table 9.13 (1).

3. Exemptions.

The following temporary signs are exempt from permit requirements:
Signs for political or civic purposes or promotions.
Real estate for sale or lease signs.

4. Computation.

Temporary signs are not included in the maximum signage area calculations, unless otherwise specified.

Temporary Sign Requirements

Permitted Subdistricts	All General, Neighborhood, and Edge subdistricts
Sign Area	Maximum 36 sq ft per Sign face
Height	Maximum height none
Width	Maximum width none
Location on the Building or Site	Within property boundaries. Placement on roof not permitted
Placement on the Building or Site	Cannot block clear view area ¹
Quantity	1 per public ROW frontage
Internal Illumination	Not permitted
Materials	Plastic, wood, or any flexible woven fabric material such as cloth, paper, fiberglass, vinyl, or other synthetic product.
1 If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.	

Table 9.13(1)

10.0 Administration

10.1 General Provisions.

1. Purpose.

It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the South Ogden City General Plan. It includes but is not limited to the specific purposes below.

- (1) To achieve mixed use development that is appropriate in scale and intensity for the neighborhoods and sites proximate to transit stops and stations.
- (2) To establish a relationship between buildings, streets, and open spaces that is pedestrian, bicycle, and transit-oriented.
- (3) To preserve and enhance the City's natural resources, energy, water, and open spaces and to promote innovative development that sustainably manages these issues, including stormwater runoff and mitigation the urban heat island effect.
- (4) To ensure that a variety of housing types and sizes can be developed to meet the needs of the entire community.
- (5) To promote a variety of transportation options for residents and visitors.

2. Scope of Regulations.

- (1) **New Development.** All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) **Renovated Structures.** All building renovations affecting greater than 50% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.
- (3) **In-Process Development.** Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy or zoning certificate (provided all conditions are met) provided the following.
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.
- (4) **Nonconformance.** After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered nonconforming and are subject to the standards of 10.4 Nonconformances.
- (5) All roads, alleys, parking lots, service areas and similar facilities proposed for development and not specifically designated as public shall be assumed to be privately owned. South Ogden City will not be responsible for constructing, managing, operating or maintaining any private roads, alleys, parking lots, service areas, utilities or infrastructure propose for inclusion in the districts controlled by this code.

3. Administration & Enforcement.

The provisions of this code shall be administered and enforced by the City manager or designee, unless otherwise specifically stated. For the purposes of this code, the term City Manager shall be inclusive of his or her designees.

Where provisions of this code differ from the City's Code, the requirements of this code shall apply.

4. Development Application.

Applications (form, fees, and plan sets) shall be filed with the City Manager or designee.

- (1) **Application Form.** Application forms are available from the City.
- (2) **Fees.** Fee amounts are available from the City and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
- (3) **Plan Set Requirements.** Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format using NAD1983 state plane coordinates.
- (4) **Filing Deadline.** Filing deadlines are established by the City and available at City location.
- (5) **Withdrawal of Application.** Applicant may withdraw application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for reapplication.
- (6) **Records on File.** Applications and the resulting recommendations and rulings shall be kept on file by the City Manager or Designee and shall be considered public record.
- (7) Notice requirements for each process are detailed in the City code.

5. Zoning Map

The areas and boundaries of the subdistricts listed in 3.0 are hereby established to scale as shown on the map entitled Zoning Map of the city and referred to herein as "Zoning Map".

6. Process

Any development within a subdistrict shall be administered in accordance with the procedures defined in 10.2. and Title 10 of the City Code.

- (1) The application shall include the following processes
 - (a) Pre-Application Meeting. Refer to 10.2.2.
 - (b) Site Plan Approval, including building, site, and streetscape. Refer to 10.2.5.

7. Staff Review Committee

The City Manager or Designee shall serve approve, deny, or approve with conditions all submittals for Regulating Plans and Site Plans within the Subdistricts upon review by a Staff Review Committee.

- (1) The Staff Review Committee shall include members of each regulatory agency, a representative of each affected City Department [i.e. Planning, Zoning, Public Works, Transportation, Utilities].
- (2) The Staff Review Committee shall meet regularly to process applications within the time lines established by 10.2.1 through 10.2.5.
- (3) The decision regarding approval or denial of a Regulating Plan or Site Plan shall state in writing the reasons for approval or denial.
- (4) If a Regulating Plan or Site Plan is denied by the City Manager or Designee, the applicant may appeal the decision to the hearing officer.
- (5) After an application is approved, approved with conditions, or denied, it will appear on the planning commission and city council agendas for their information.

10.2 Development Review Procedures.

1. General Requirements.

The processes included in this section, 10.2, are required for approval of new development in the South Ogden Commercial Areas.

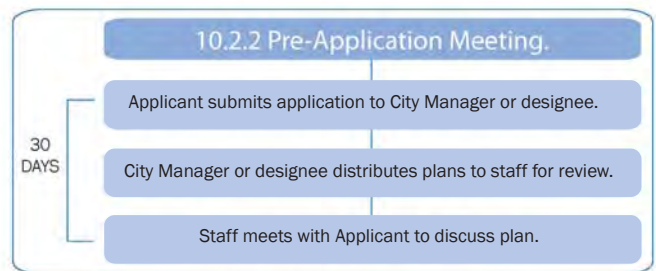
- (1) Appeal. If any application is disapproved, applicant may appeal the decision through the appeals process (refer to existing city code title 10-4-3).
- (2) Expiration of Approval. Approval of any application shall expire 12 months from the date of approval, if permits for development have not been submitted for review or construction has not begun.
 - a. Applicant can request an extension if done so in writing to the City Manager or Designee at least 30 days prior to the end of the 12 month period.
 - b. Failure to act within the 12 month period shall require a new application, including all forms, fees, and plan sets.
- (3) Review Criteria. All Regulating Plan, Site Plan, and Exception applications shall be reviewed using the following criteria.
 - (a) Plan complies with the standards within the intents of the General Plan.
 - (b) Plan's design is consistent with the intent, character, and planning criteria of any plan in place.
 - (c) Plan's design meets all of the requirements of this code.
 - (d) Proposed development is sufficiently served by or provides essential public facilities, such as access and open space, and services, such as utilities and emergency services.
 - (e) Plan is designed with regard to preserving the lot's natural features and topography.

2. Pre-Application Meeting.

- (1) Intent. To afford the applicant an opportunity to receive the advice and assistance of the professional staff before preparing formal plans and making an official application.
- (2) Eligible Applicant. Applicant must apply for a pre-Application

meeting prior to submitting an application for Rezoning, Preliminary Plat Approval, Exception, or Variance. The pre-Application meeting is encouraged for Site Plan Approval processes.

- (3) Application. Applicant shall submit the following.
 - (a) Application, Form, and Applicable Fees.
 - (b) Sketch Plan. A sketch plan or plans shall detail the proposal, including the following.
 - (i) General rough layout of block, and lots, with types of streets and Open Space Type noted.
 - (ii) Existing conditions such as topography, water bodies, aerial photograph, and flood plane.
 - (iii) Approximate distribution of Subdistricts, Building Types, and Uses.
 - (iv) Anticipated method of achieving parking requirements.
 - (v) Site survey if available.
 - (c) Exceptions or Variances. A description of any desired Exception or Variance (per 10.3).
- (4) Pre-Application Meeting. Staff shall meet with the Applicant to discuss the proposed plan within 30 days of receipt of the complete application.



3. Rezoning Process.

Refer to the City Code for information on the rezoning process.

4. Subdivision Plat Approvals.

Refer to Title 11 in the City Code for information on the subdivision plat approvals processes.

5. Site Plan Approval.

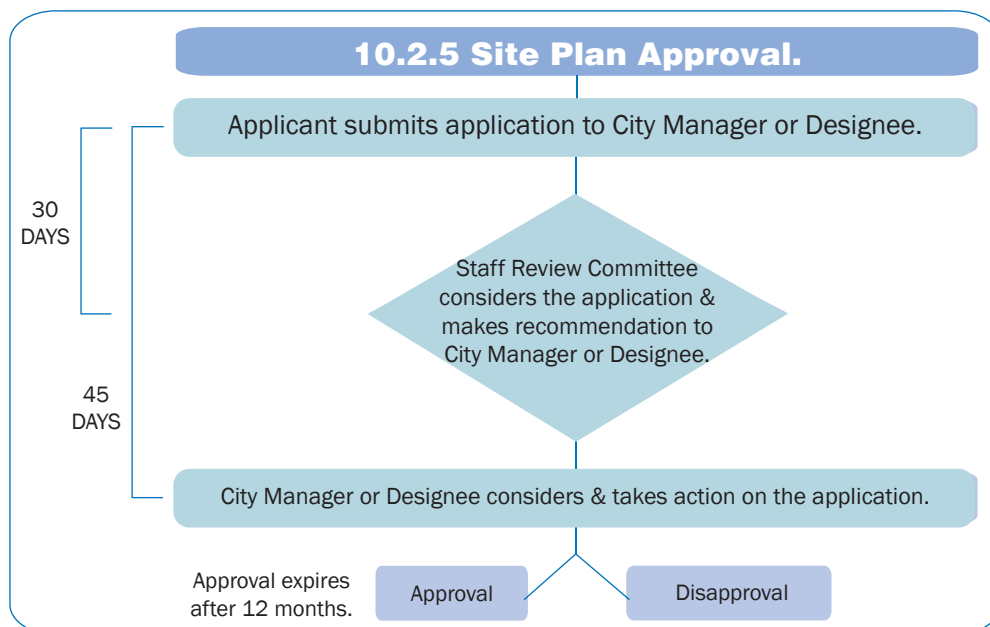
- (1) Intent. To establish a process that allows the City to administratively review development and redevelopment of sites and Building Types, uses, and other site requirements within all subdistricts to ensure that the full standards and intents of this code are met.
- (2) Eligible Applicant. Applicant shall apply for Site Plan Approval for all projects within all subdistricts listed in section 3.0.
- (3) Application. The following information shall constitute a complete application. Application shall be submitted in a form as determined by the City Manager or Designee.
 - (a) Complete Application, Form, and Applicable Fees.
 - (b) Applicant shall submit the following in compliance with

the requirements of 3.0 Subdistricts, 4.0 Uses, 5.0 Building Types, 6.0 Open Space Types (when submitting an application for development of a Open Space Type), 7.0 Landscape, 8.0 Parking, and 9.0 Sign Types. All maps and plans shall include date of preparation, north arrow, and scale.

- (i) Site Location Map, Legal Description/Limits of Plan.
- (ii) Survey Plat. Dimensions of property lines, easements, rights-of-way.
- (iii) Development Boundaries and Proposed Phasing, if applicable.
- (iv) Existing Conditions Plan. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
- (v) Existing Natural Conditions Plan. Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.
- (vi) Site Plan. A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
- (vii) Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 5.0 Building Types.
- (viii) Table of Uses. A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, and illustrating compliance with 4.0 Uses.
- (ix) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of 5.0 Building Types.
- (x) Landscape Plan. Landscape Plan illustrating compliance

with the requirements of 7.0 Landscape. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.

- (xi) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with 8.0 Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with 8.0 Parking.
 - (xii) Signage Plan, if Signage is included. Signage Plan illustrating compliance with the requirements of 9.0 Sign Types.
 - (xiii) Open Space Plan, if Open Space is included. Open Space Plan shall define all paving, structures, site furnishings, and landscape areas.
- (4) Application Process Timeline. Upon submittal of a complete application, the application will be reviewed using the following process and timeline.
- (a) Staff Review Committee. The Staff Review Committee shall review and make recommendations on the application within 30 days of the submission of the complete application.
 - (b) The City Manager or Designee shall render a decision to approve or disapprove the application within 45 days of the submission of the complete application.
 - (i) 45 days may be extended with the applicant's written consent.
 - (ii) The City Manager or Designee may approve, approve with conditions, or disapprove the application, providing the reasons for disapproval or any conditions for



approval in writing.

- (c) If a Site Plan Approval is being sought for the same property, the Conditional Use Permit shall be submitted concurrently and the timelines shall match.
- (5) Procedure for Site Plan Adjustments. The City Manager or Designee may permit Minor Adjustments to an approved site plan, if the revisions are within the scope and intent of the original approval.
- (a) Process. The process to review plan adjustments is as follows.
 - (i) Applicant shall submit a revised plan and letter of explanation detailing the change to the City Manager or Designee.
 - (ii) The City Manager or Designee shall review the request and notify the applicant of the decision.
 - (iii) If the City Manager or Designee deems the change to be a Major Adjustment to the plan, applicant must resubmit for Site Plan Review for approval of the new plan, including a new application (forms, fees, and plan sets).
 - (iv) If the City Manager or Designee deems the changes to be Minor Adjustments and approves them as within the scope and intent of the original approval, the Applicant shall revise the plan providing copies to the City Manager or Designee for filing prior to applying for building or construction permits.
 - (b) Minor Adjustments are limited to the following, while still meeting the requirements of this code. All other adjustments are considered Major.
 - (i) Changes in dimensions or quantities less than ten percent of previous amounts.

6. Conditional Use Permit.

- (1) Intent. To establish a process to review requests for the following.
 - (a) Development of Uses permitted within a Zoning Subdistrict, but that may not be appropriate for development on every lot within that Subdistrict because of potential negative impacts associated with the Use.
- (2) Eligible Applicant. Applicant shall apply for a Conditional Use Permit prior to the development, installation, or opening of a use in a General, Neighborhood or Edge Subdistrict, designated as a Conditional Use in 4.0.
- (3) Application. The following information shall constitute a complete application. Application shall be submitted in a form as determined by the City Manager or Designee.
 - (a) Complete Application, Form, and Applicable Fees.
 - (b) Applicant shall submit the following in compliance with the requirements of 4.0 Uses.
 - (i) Site Location Map , Legal Description/Limits of Plan.
 - (ii) Survey Plat. Dimensions of property lines, easements, rights-of-way.
 - (iii) Development Boundaries and Proposed Phasing, if

applicable.

- (iv) Map of existing category of uses and use descriptions on parcel and all adjacent parcels within 600 feet, utilizing nomenclature found in 4.0.
 - (v) Map of proposed category of uses and use descriptions,utilizing nomenclature found in 4.0.
 - (vi) Statement of Intent. Statement describing existing and proposed Use and zoning classification.
- (4) Application Process Timeline. Upon submittal of a complete application, the application will be reviewed using the following process and timeline.
- (a) Staff Review Committee. The Staff Review Committee shall review and make recommendations on the application within 30 days of the submission of the complete application.
 - (b) The City Manager or Designee shall render a decision to approve or disapprove the application within 45 days of the submission of the complete application.
 - (i) 45 days may be extended with the applicant's written consent.
 - (ii) The City Manager or Designee may approve, approve with conditions, or disapprove the application, providing the reasons for disapproval or any conditions for approval in writing.
 - (c) If a Site Plan Approval is being sought for the same property, the Conditional Use Permit shall be submitted concurrently and the timelines shall match.

10.3 Exceptions and Variances.

1. Exceptions.

- (1) Intent. To establish relief and flexibility in standards that may be administratively reviewed and approved, if certain criteria are met.
- (2) Eligible Applicant. Applicant is eligible to apply for an Exception to the code upon submittal of an application for Site Plan Approval, in cases that involve such standards as the following:
 - (a) Regulating Plan Requirements
 - (i) Distribution of permitted Subdistricts within 100' of required amount. (Substitution of subdistricts is not permitted.)
 - (ii) Block Size within 100' of required dimensions and with the provision of a Mid-Block Pedestrianway (refer to 1.0)
 - (iii) Street Type Requirements within one foot of required dimensions. (refer to 2.0)
 - (iv) Open Space Requirement within 100' of required distance for no more than ten units and with the availability of two Open Spaces within that dimension (refer to 1.0 and 6.0)
 - (v) Building Type Requirements within one foot of required dimensions. (refer to 5.0)
 - (b) Site Plan Requirements
 - (i) Landscape Requirements within one foot of required dimensions. (refer to 7.0)
 - (ii) Parking and Loading Facilities within one foot of

required dimensions. (refer to 8.0)

- (iii) Sign Type Requirements within one foot of required dimensions. (refer to 9.0)
 - (iv) Building Type Requirements within one foot of required dimensions. (refer to 5.0)
 - (v) Additional exceptions may be granted based on a formal request in writing by the applicant, stating specific reasons why the request does not impact the overall intent of this section, and is essential for success of the development.
- (4) Application Process Time Line. An Application for Exception shall be submitted concurrently with the process seeking exception from, either Regulating Plan Approval or Site Plan Approval.
- (a) Staff Review Committee. The Staff Review Committee shall review and make recommendations on the application within the same time line as the applicable process, Regulating Plan or Site Plan approval.
 - (b) The City Manager or Designee shall render a decision to approve or disapprove the application within the same time line as the applicable process, Regulating Plan or Site Plan approval.

2. Variances

Refer to Title 10-4-6 (C) of the City Code for information on the variance process.

10.4. Nonconformances.

1. General Requirements.

- (1) Intent. To provide a set of regulations for legal nonconforming buildings and uses and to specify those circumstances and conditions under which those nonconformances shall be gradually eliminated.
 - (2) Applicability. The standards in this section apply as follows.
 - (a) The provisions detailed in this section apply to all structures, uses, or site characteristics that lawfully existed prior to the adoption of or Amendment to this code, but that may not occur under the current provisions of this code Title 10-16.
 - (b) Structures, uses, and site characteristics that did not lawfully exist prior to the effective date or amendment to this code shall not be considered legal nonconformances and therefore are not protected under the provisions of this section.
 - (3) Continuation. All nonconformances are permitted to continue subject to the restrictions outlined in this section.
 - (4) Maintenance. All nonconformances shall be maintained as required by law to protect public health safety, and welfare, provided said maintenance does not result in the expansion of the nonconformity.
- ### 2. Nonconforming Structures.
- (1) Intent. To provide regulations for the continuation of a structure that was legally constructed prior to the adoption or amendment to this code, but that could not occur under the current provisions of this code.
 - (2) Restrictions on Continuation. A nonconforming structure may continue based upon the following conditions.
 - (a) Alterations. The standards of this code shall apply to alterations under the following circumstances.
 - (i) Where the renovation includes an addition of more than ~~25~~ 50 percent in gross building square footage, the building shall be brought into conformance.
 - (ii) When a renovation of the front facade occurs with no added building square footage, the street facade Requirements and Entrance Type Requirements (refer to 5.9) shall be met when the existing building front or corner facade is located within the build to zone and the renovation includes any one of the following:
 - i. Installation of additional doors or a change in location of a door.
 - ii. Expansion or change in location of 30% of windows on any street façade.
 - iii. Replacement of 30% or more of facade materials on any street facing facade with a different facade material.
 - (iii) When a renovation of the shape or style of the roof occurs with no added building square footage, the Roof Type Requirements (refer to 5.10) shall be met when the existing building front or corner facade is located within the build-to zone.
 - (b) Ordinary Repairs. Ordinary repairs required for safety and continued use of the structure, such as replacement of window or door glass; and interior alterations that do not affect the exterior of the building do not trigger conformance to this code.
 - (c) Impact on Nonconformity. No alteration or repair shall expand the existing or create a new nonconformity unless otherwise permitted by this section, 10.4.2 Nonconforming Structures.
 - (d) Damage or Destruction. A nonconforming structure may be repaired and its use continued if damaged by any means not within the control of the owner per the Utah Code.
 - (e) Abandonment. The right to utilize a nonconforming structure shall be terminated if the structure is not utilized or is abandoned for a period of 12 consecutive months.
 - (i) If the owner is actively seeking another tenant for the use or structure, the 12 month period may be extended up to an additional 12 months with permission of the City Council.
 - (ii) To obtain this extension, the owner must provide evidence of this activity, including solicitation, showing the site to potential tenants, and maintenance of utilities and other site facilities for reuse; simply listing the site as available real estate is not sufficient.

3. Nonconforming Uses.

Refer to Title 10-16-2 and 10-16-3 in the City Code for information on the nonconforming uses.

4. Nonconforming Site Characteristics.

- (1) **Intent.** To establish regulations for the continuation of site characteristics, such as curb cut quantity, signage, parking, landscaping, or other non-structural, physical characteristics of a site, that was legally constructed or installed prior to the approval or amendment of this code, but that cannot be created under the provisions of this code.
- (2) **Restrictions to Continuation.** A nonconforming site characteristic may continue based upon the following conditions.
 - (a) **10% Percent Exception.** A site characteristic is not considered nonconforming if the size of the nonconformance is 10% or less of this code's requirement.
 - (b) **Change in Associated Use.** The right to continue shall be terminated if the associated use changes or changes in intensity through such additions as an increase in the dwelling units, gross floor area, or capacity by 15% or more.
 - (i) Single or individual business signs within a multiple business center are exempt from this standard. A new tenant is permitted to install an individual business sign even if the signage on the lot as a whole is nonconforming, provided that the new sign does not increase the lot's nonconformance.
 - (c) **Change in Associated Structure.** The right to continue shall be terminated if the associated structure is altered to increase its gross floor area by 15% or more.
 - (d) **Abandonment.** The right to continue shall be terminated if the associated Use or structure, conforming or not, is abandoned for a period of 12 consecutive months.

10.5 Definitions.

1. Graphics.

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

2. Defined Terms.

For the purposes of this code, the following terms shall have the following meanings.

- (1) **Animal.** All non-human members of the animal kingdom, including domestic and livestock species.
- (2) **Applicant.** The owner of a subject property or the authorized representative of the owner on which a land development application is being made.
- (3) **Block.** The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
- (4) **Block Depth.** A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
- (5) **Block Ends.** The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.
- (6) **Block Face.** The aggregate of all the building facades on one side of a block.
- (7) **Block Length.** A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
- (8) **Build-to-Zone.** An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line. Refer to Figure 10.5 (2) Build-to Zone vs. Setback Line.
- (9) **Building Type.** A structure defined by the combination of configuration, form, and function. Refer to 5.0 Building Types for more information and the list of permitted Building Types.
- (10) **City Manager or Designee.** The South Ogden City Manager, or a person that is designated to make decisions by the City Manager.
- (11) **Courtyard.** An outdoor area enclosed by a building on at least two sides and is open to the sky.
- (12) **Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.
- (13) **Critical Root Zone.** Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).
- (14) **Dedication.** The intentional appropriation of land by the owner to the City for public use and/or ownership.
- (15) **Density.** The number of dwelling units located in an area of land, usually denoted as units per acre.
- (16) **Dwelling Unit.** A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.
- (17) **Easement.** A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.
- (18) **Eave.** The edge of a pitched roof; it typically overhangs beyond the side of a building.

- (19) **Entrance Type.** The permitted treatment types of the ground floor Facade of a Building Type. Refer to 5.9 for more information and a list of permitted Entrance Types.
- (20) **Expression Line.** An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.
- (21) **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
- (22) **Family.** Family is defined as one of the following.
- Two or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.
 - Up to three persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.
 - For the purposes of this code, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this code.
- (23) **Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
- (24) **Gross Floor Area.** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
- (25) **Impervious Surface.** Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
- (26) **Landscape Area.** Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
- (27) **Lot.** Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit. Refer to Figure 10.5 (1) Lots.
- (28) **Lot, Corner.** A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection. Refer to Figure 10.5 (1) Lots. [For a more detailed definition see 10-2-1 "Lot" under this title.](#)
- (29) **Lot, Flag.** A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land. Refer to Figure 10.5 (1) Lots.
- (30) **Lot, Interior.** A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
- (31) **Lot, Through.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley. Refer to Figure 10.5 (1) Lots.
- (32) **Lot Area.** The computed area contained within the property lines; it is typically denoted in square feet or acres.
- (33) **Lot Depth.** The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line. Refer to Figure 10.5 (1) Lots.
- (34) **Lot Frontage.** The horizontal distance between the Side Property Lines, measured at the Front Property Lines. Refer to Figure 10.5 (1) Lots.
- (35) **Nonconformance.** A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this code.
- (36) **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- (37) **Open Space Type.** The permitted and regulated types of open spaces in this code. Refer to 6.0 Open Space Types for more information and a list of the permitted types.
- (38) **Open Water.** A pond, lake, reservoir, or other water feature with the water surface fully exposed.
- (39) **Owner.** The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.
- (40) **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
- (41) **Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- (42) **Plat.** A map or chart of a division and/or combination of lots.
- (43) **Primary Façade.** The façade facing the street from which the building derives its street address.
- (44) **Primary Street.** A major corridor that receives priority over other streets in terms of setting front property lines and locating building entrances.
- (45) **Property Line.** Also referred to as lot line. A boundary line of a parcel of land or lot. Refer to Figure 10.5 (1) Lots.
- (46) **Property Line, Corner.** A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad. Refer to Figure 10.5 (1) Lots.
- (47) **Property Line, Front.** The boundary abutting a right-of-way, other

- than an Alley, from which the required setback or build-to zone is measured, with the following exceptions.
- (a) Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street.
 - (b) Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots, or shall have the front property line determined by the City Manager or Designee.
- (48) **Property Line, Rear.** The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley. Refer to Figure 10.5 (1) Lots.
 - (49) **Property Line, Side.** The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way. Refer to Figure 10.5 (1) Lots.
 - (50) **Right-of-Way.** Land dedicated or utilized for a Street Type, trail, pedestrianway, utility, railroad, or other similar purpose.
 - (51) **Roof Type.** The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet. Refer to 5.10 for more information and a list of the permitted Roof Types.
 - (52) **Scale.** The relative size of a building, street, sign, or other element of the built environment.
 - (53) **Semi-Pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
 - (54) **Setback.** The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code. Refer to Figure 10.5 (2) Build-to Zone vs. Setback Line.
 - (55) **Sign.** An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.
 - (56) **Solar Reflectance Index (SRI).** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.
 - (57) **Story.** A habitable level within a building measured from finished floor to finished floor.
 - (58) **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
 - (59) **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
 - (60) **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
 - (61) **Street Face.** The facade of a building that faces a public right-of-way.
 - (62) **Street Frontage.** Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.
 - (63) **Street Type.** The permitted and regulated types of streets in this code. Refer to 2.0 Street Types for more information and a list of the permitted Street Types.
 - (64) **Streetwall.** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.
 - (65) **Structure, Accessory.** The general term for a subordinate structure detached from, but located on the same Lot as the Principal Structure; it may or may not be inhabitable.
 - (66) **Structure, Principal.** Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.
 - (67) **Swale.** A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.
 - (68) **Tree Canopy.** The uppermost area of spreading branches and leaves of a tree.
 - (69) **Tree Canopy Coverage.** The area of ground covered or shaded by a tree's canopy, measured in square feet.
 - (70) **Use.** ~~Also referred to as land use. A purpose or activity that may occur within a building or a lot. The specific purposes for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained.~~
 - (71) **Use, Accessory.** A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.
 - (72) **Use, Principal.** The specific, primary purpose for which a lot or building is utilized.
 - (73) **Use, Special.** A use that may not be appropriate in certain locations based on the potential negative impacts associated with the use and requires approval of a Special Use Permit.
 - (74) **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.
 - (75) **Water Body.** A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.
 - (76) **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without

a structure do not have yard designations. Refer to Figure 10.5 (3) Yards.

- (77) **Yard, Corner Side.** A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.
- (78) **Yard, Front.** A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines. Figure 10.5 (3) Yards.
- (79) **Yard, Rear.** A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards. Figure 10.5 (3) Yards.
- (80) **Yard, Side.** A yard extending from the side building facade along a side property line between the front yard and rear property line. Figure 10.5 (3) Yards.
- (81) **Zoning Subdistrict.** A designation given to each lot within the city that dictates the standards for development on that Lot. Refer to 3.0 Zoning Subdistricts for more information and a list of permitted Zoning Subdistricts.

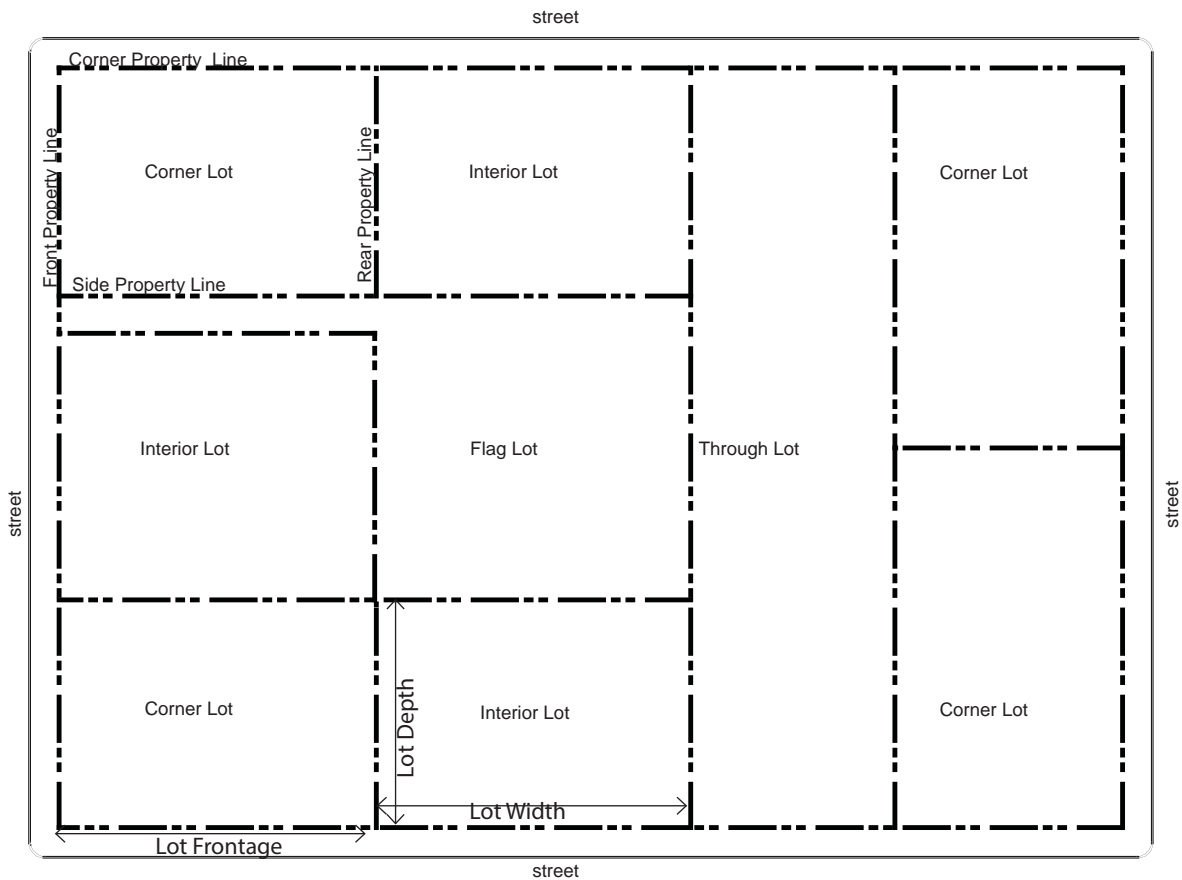


Figure 10.5 (1). Lots.



Figure 10.5 (2). Setback Line vs. Build-to Zone.

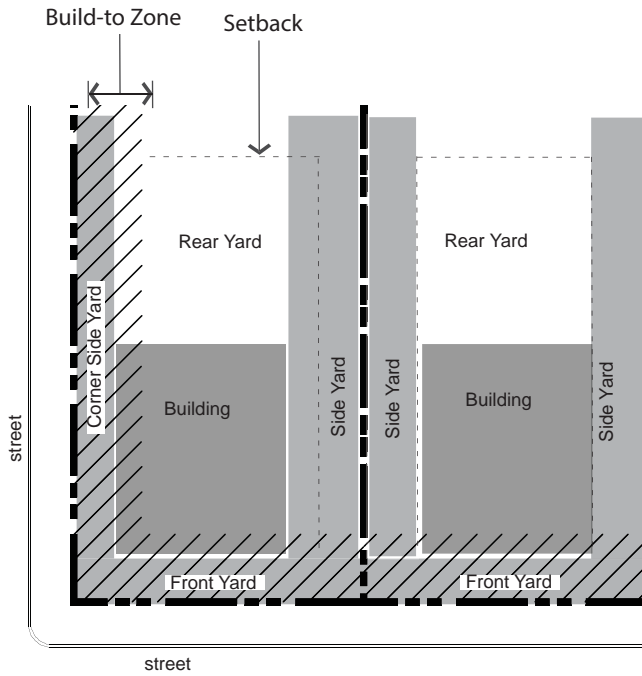


Figure 10.5 (3). Yards.

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Appendix A

Subdistrict Overview

A-1 Commercial “General A”

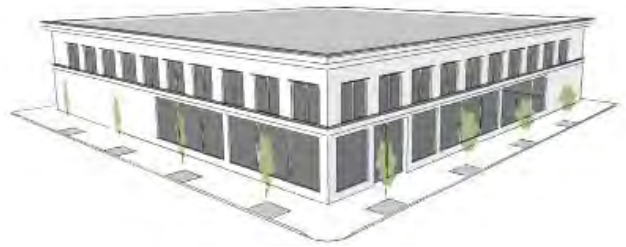
The Commercial “General A” Subdistrict is intended to be the City’s most flexible and inclusive subdistrict, ensuring a place for all of South Ogden’s commercial needs. It includes a range of building types that will allow for a vibrant, mixed-use commercial area. Building heights range from 1 - 5 stories.

Allowed Building Types

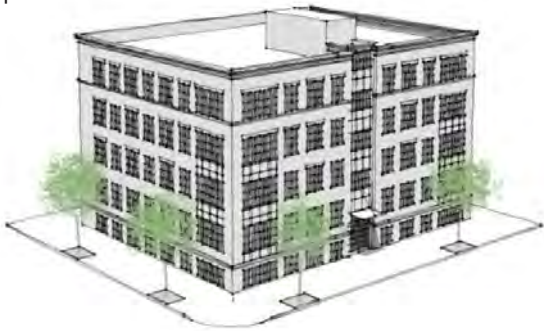
Storefront



Large Format



Stoop



Limited Bay



Civic





A-2 Commercial “General B”

The Commercial “General B” Subdistrict provides the same function as the Commercial “General A” Subdistrict, but with a lower intensity of building to provide a buffer between residential neighborhoods and commercial areas. Building heights range from 1 - 3 stories.

Allowed Building Types

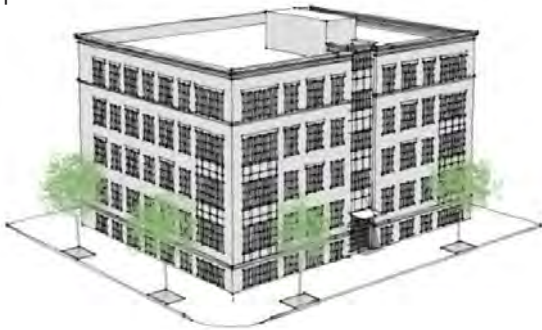
Storefront



Limited Bay



Stoop



Row Building



Civic





A-3 Commercial "Neighborhood" Subdistrict

The neighborhood subdistrict allows for smaller nodes of commercial uses, the purpose of which is to provide residents with easy access to businesses which provide local services and goods. Building heights range from 1 - 3 stories.

Allowed Building Types

Storefront



Limited Bay



Stoop



Civic





A-4 Residential Edge Subdistrict

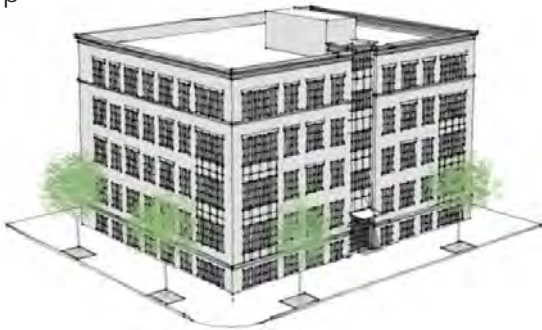
The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single family residential neighborhoods and the Commercial Subdistricts. Building heights range from 1 - 3 stories.

Allowed Building Types

Row Building



Stoop



Civic





Planning Commission Report



Subject: Discussion on Proposed Changes to City Center/40th Street Form Based Code to Make it Consistent With Proposed Commercial Areas Form Based Code and Title 10 of the City Code

Author: Mark Vlastic

Department: City Planner

Date: July 13, 2017

A) Purpose

This report addresses proposed changes to the *South Ogden City Center/40th Street Form Based Code (Adopted June 21, 2016)* to Make it Consistent With Proposed Commercial Areas Form Based Code and Title 10 of the City Code. The Form-based Code (FBC) has since been codified as Chapter 10-5.1A (Zoning Regulations/ Form-based Codes/ City Center and 40th Street)

Deletions are in ~~STRIKEOUT RED TEXT~~, and additions in BLUE TEXT.

B) Background

In June 2016, South Ogden City adopted a Form Based Code for the City Center & 40th Street Corridor, which established a code that will help create a walkable downtown district in the City Center, and a livable transit corridor along 40th Street. Soon after, the City Council recognized the long-term potential for the remaining commercial areas to evolve over time as individual parcels redevelop.

This effort is the attempt to unify both codes, assuring that they are unified and consistent with each other, and as part of Title 10 of the South Ogden City Code. This will help ensure that as new development and redevelopment occurs, it will be reflect traditional commercial development principles that emphasize walkability and safe pedestrian movement rather than parking and automobiles.

C) Summary of Key Changes

CHAPTER 10-5.1A-1-2: GENERAL SUBDISTRICT REQUIREMENTS

H.2 Addition of description of funding mechanisms for ensuring adequate open space is provided for open space in projects under 5-acres.

CHAPTER 10-5.1A-2-9: BOULEVARD

Addition of boulevards as a street type, including associated Table 2.9 (1) – Boulevard Requirements.

10-5.1A-5-7: YARD BUILDING:

Change minimum setback in 1(b) of associated chart to 15' minimum

CHAPTER 10-5.1A-6-1: GENERAL REQUIREMENTS (Open Space Type)

- B.** Clarification of funding sources and options to ensure projects under 5-acres contribute to open space requirements; elimination of opens space fencing requirements; clarification that all open spaces must be publicly assessible, regardless of ownership.
- D.** Elimination of certified landscape designer as qualified professional for design of open space storm water systems.

CHAPTER 10-5.A-8-3: PARKING DESIGN STANDARDS

TABLE 8.3(1) PARKING SPACE DIMENSIONS

Change of parking stall widths from 8.5 to 9'.

Change of travel lane widths to 32' (one-way 45-degree); 20' (two-way, 45-degree); 42' (one-way, 90-degrees and 45-degrees)

CHAPTER 10-5.1A-8-5: SITE ACCESS AND DRIVEWAYS

- C.** Clarification of driveway width from 22' to 24'; inclusion of text indicating that a wider driveway access to additional side yard parking, rear yard parking or rear yard detached garage must be approved by the Staff Review Committee; change shared driveway width from 22' to 24'feet minimum.

CHAPTER 10-5.1A-9-1: SIGN TYPES

- D.** Since temporary signs have been added to both FBCs and will be removed from the existing sign code, the reference to temporary signs here has been removed.

CHAPTER 10-5.1A-9-2: SIGN TYPES

TABLE 9.2(1)

PERMITTED QUANTITY OF SIGNAGE BY SUBDISTRICT: Indication that if monolithic signs are used, the total square footage is limited to 300-square-feet.

CHAPTER 10-5.1A-9-11: MONOLITHIC SIGN

New sign type added.

CHAPTER 10-5.1A-9-12: VEHICULAR-SCALE POLE SIGN

New sign type added.

CHAPTER 10-5.1A-9-11: TEMPORARY SIGN

New sign type added.

CHAPTER 10-5.1A-10-1: GENERAL SUBDISTRICT REQUIREMENTS

B.2 New text exempting single-family and duplex homes from 25% renovation limits before applicable FBC regulations apply; new limit is 50%.

CHAPTER 10-5.1A-10-5: DEFINITIONS

Numerous definition changes, deletions, additions and modifications were made, in an attempt to coordinate them with definitions contained in the two Form-based code definitions section. In general, deference was made to the form-based code where possible. The following are two major changes.

LOT Reference to 10-2-1 “Lot” is indicated.

USE Existing definition replaced with one that coincides with FBC definition.

D. Recommendation

Once the proposed changes have been reviewed and any additional modifications suggested, staff recommends that a public hearing be held to receive public input.

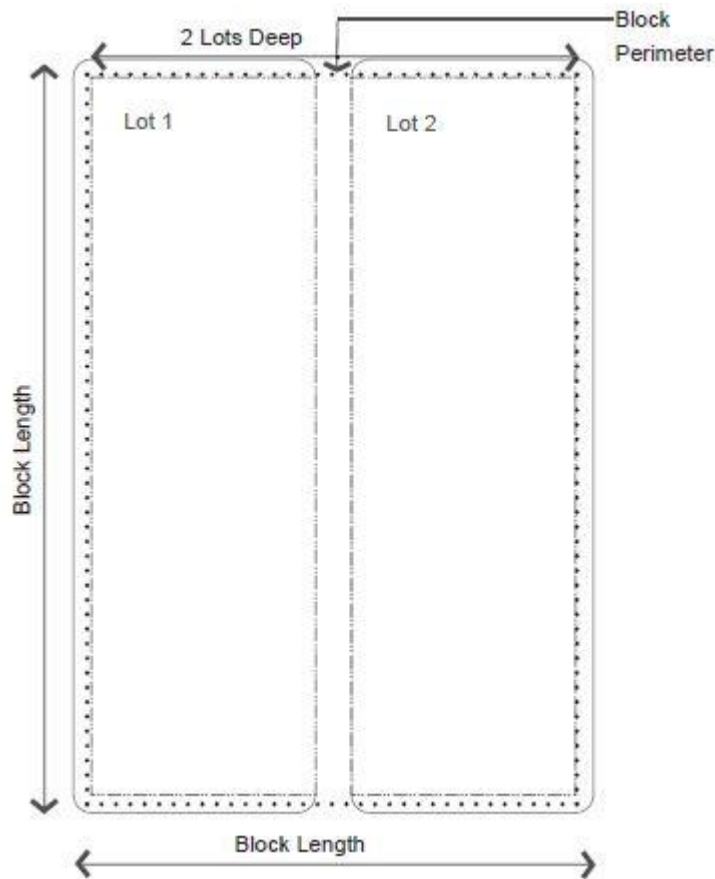
10-5.1A-1-2: GENERAL SUBDISTRICT REQUIREMENTS:

A. Applicability: The following are general block, lot, and street design requirements that are applicable to all subdistricts.

B. Block Configuration: Refer to figure 1.2(1) of this section for an illustration of typical block elements.

1. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
2. Blocks shall typically be two (2) lots deep with the exception of blocks containing open space. Blocks may also include an alley.
3. Blocks shall typically be fronted with lots on at least two (2) faces, preferably on the longest street faces.

FIGURE 1.2(1)
TYPICAL BLOCK ELEMENTS



C. Maximum Block Size: Block sizes for residential and commercial development and redevelopment should not exceed six hundred sixty feet by three hundred thirty feet (660' x 330'), which roughly matches the historic block size surrounding the city center. New streets should continue this block pattern.

D. Minimum Number Of Access Points: This requirement is intended to provide a minimum level of connectivity via vehicular rights of way between adjacent developments and to surrounding streets.

1. Recommendation: A minimum of one per every one thousand five hundred feet (1,500') of street frontage is recommended.

E. Designated Primary Streets: Washington Boulevard, Riverdale Road, Wall, 36th Street, and 40th Street shall be designated primary streets. The intent of the primary street designation is to develop a network of streets with continuous building frontage and no or limited vehicular driveway access to reduce conflicts between pedestrians and vehicular traffic.

1. All lots adjacent to a primary street shall front on at least one primary street and that street frontage shall serve as the front of the lot, as referred to in the building type requirements.
2. Lots with two (2) primary street frontages shall consult with staff to determine which street frontage warrants primary designation and the front of the lot.

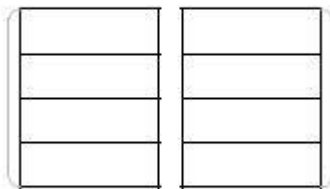
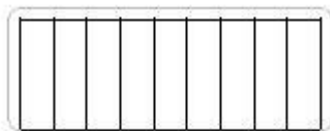
F. Block Access Configurations:

1. Driveway Access: Vehicular driveway access should not be located off a primary street, unless the parcel is fronted by more than two (2) primary streets, in which case, staff shall determine which is the appropriate street for vehicular access. The determination shall be based on locations of existing and proposed vehicular access points of other developments along the primary streets.

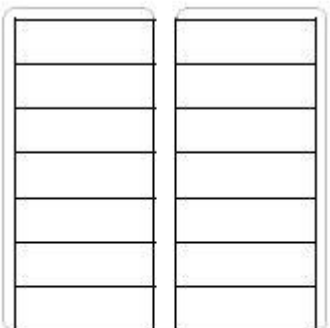
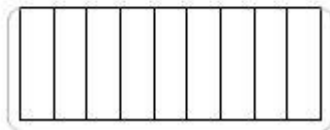
2. Alleys, Drives, And Driveways: Blocks may include alleys, drives, or driveway entrances with the following recommended configurations. See figure 1.2(2) of this section.

- a. Midblock Access: This configuration includes an alley or drive running through the center of the block.
- b. "T" Configuration: This configuration includes two (2) alleys within a block that are perpendicular to each other, forming a "T", allowing development to front on three (3) block faces.
- c. "H" Configuration: Similar to the "T" configuration, this configuration allows development to front on all four (4) block faces.

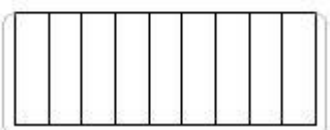
FIGURE 1.2(2)
ALLEY CONFIGURATION

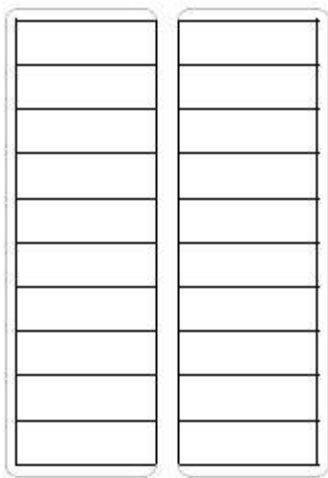


"H" Alley



"T" Alley





Midblock Alley

3. Access Alignment: Access to blocks shall be aligned and located on opposite sides of the block as well as aligned across the street from access to other blocks.

4. Midblock Pedestrianways: Midblock pedestrianways are required on blocks longer than five hundred feet (500').

a. When combined with midblock street crossings, these pathways should align to facilitate easy pedestrian movements.

b. Midblock pedestrianways should be located in the middle third of a block face.

c. Minimum width for midblock pedestrianways, rights of way or easements is twenty feet (20').

G. Lots:

1. Typical Lot Dimensions: All lots of record shall be developed to meet the requirements outlined in section 10-5.1A-5 of this article, building type requirements.

2. Typical Lot Configuration: All lots shall have frontage along a public street unless otherwise specified in section 10-5.1A-5 of this article, building type requirements.

a. Lot Shape: To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right of way to the extent practical.

b. Through Lots: Through lots fronting on two (2) parallel streets are not permitted with the exception of a lot covering fifty percent (50%) or more of a block and the two (2) longest parallel street faces are treated as front property lines per building type requirements (refer to section 10-5.1A-5, "Building Types", of this article).

c. Corner Lots: Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent parcel.

(1) The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.

(2) The side yard of a corner lot is adjacent to another lot.

d. Flag Lots: Flag lots are prohibited.

H. General Open Space Requirements: The following are requirements for provision of civic open space:

1. Development of parcels over five (5) acres is required to provide five percent (5%) total lot size as civic open space. Developer shall work with city to determine appropriate location of open space. See section 10-5.1A-6, "Open Space Types", of this article.

[2. For developments under 5 acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided.](#)

I. General Zoning District/Subdistrict Layout: For all districts/subdistricts, the following outlines how the districts/subdistricts should relate to one another.

1. All Districts: The following applies to all zoning districts/subdistricts:

a. Similar intensities of uses should face each other across the street.

b. Blocks may contain multiple zoning subdistricts; however, changes in subdistricts should occur along an alley, the rear property line, or at a corner parcel.

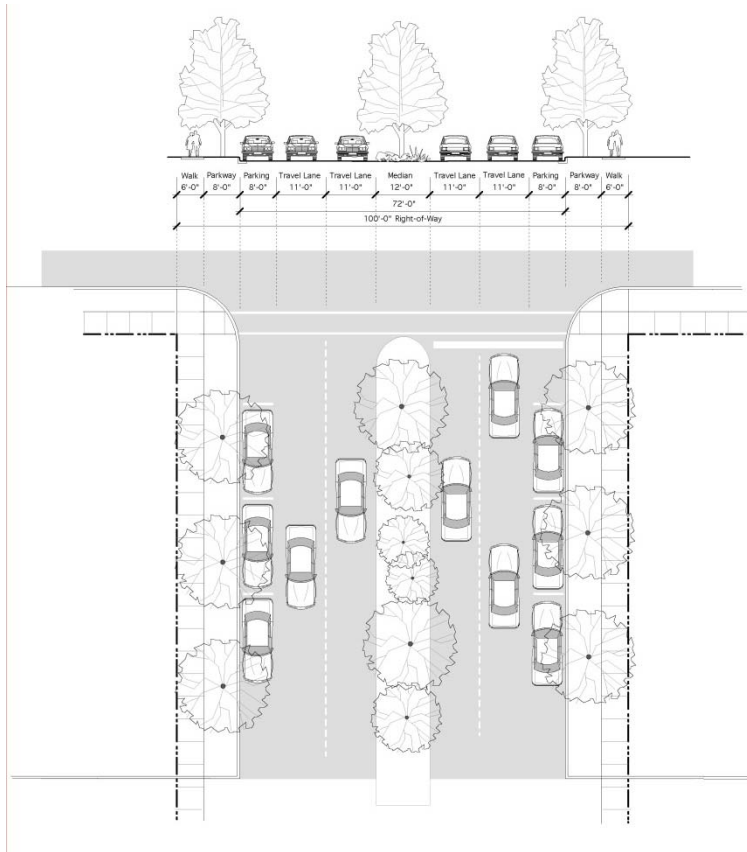
2. Core Subdistricts: The following applies to all core subdistricts:

a. Core subdistricts are intended to provide a node that primarily consists of retail uses on the ground floor.

3. Existing Residential Zones: When "core" and/or "general" subdistricts back up to the rear of existing single-family residential neighborhoods, a building setback is required (see section 10-5.1A-5-2, figure 5.2(5) of this article). (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-2.9 BOULEVARD:

A. **Intent:** The Boulevard is a high capacity street for higher speeds with a wider right-of-way, one way only in this case. It serves all types of development and provides crosstown connections. Refer to the typical plan and section, Figure 2.9 (1).



B. **General Requirements:** Boulevards shall be developed using the guidelines in Table 2.9 (1).

Table 2.9 (1). Boulevard Requirements.

Boulevard Requirements	
▲ Permitted Subdistricts	All Subdistricts
▲ Permitted Adjacent Building Types	Storefront General Stoop Civic Building
▲ Typical Right-of-Way Width	100'; 120' alternative
▲ Vehicular Realm	
▲ Travel Lanes	up to 2 lanes each direction
▲ Lane Width	11' or 12' with truck traffic

▲ Allowable Turn Lanes	Permitted in place of parking and bulb-out at intersections
▲ Parking Lanes ¹	Both sides, parallel only
▲ Pavement Width	72'; 102', 120' alternatives
▲ Median	Permitted, minimum 9' wide, preferably 12' wide
▲ Bicycle Facilities ²	Designated Shared; Cycle Track alternative
▲ Pedestrian Realm	
▲ Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides with bulbouts
▲ Buffer	Minimum 5' wide landscape zone or furnishings zone, both sides; adjacent to Residential Districts, Open Space Districts, the planting zone is required
¹ Reference 2.2.5 for on-street parking requirements ² Reference 2.2.6 for bicycle facility types and requirements	

10-5.1A-5-7: YARD BUILDING:

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

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

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



		Permitted Subdistricts
		Edge
1.	Building Siting: Refer to figure 5.7(1) of this section	
	Multiple principal buildings	Permitted ¹
	(a) Front sidewalk coverage	65% ²
	Occupation of corner	Required
	(b) Minimum Front setback	15'
	(c) Corner setback	7.5'
	(d) Minimum side yard setback	5'
	(e) Minimum rear yard setback	15' ³
	(f) Minimum lot width	30'
	Maximum lot width	60'
	(g) Parking	Rear yard/facade
	(i) Vehicular access	From alley; if no alley exists, 1 driveway per street frontage

2.	Height: Refer to figure 5.7(2) of this section		
	(j)	Minimum overall height	1.5 stories
	(k)	Maximum overall height	3.5 stories
	(l)	All stories:	
		Minimum height	9'
		Maximum height	14'
3.	Uses: Refer to figure 5.7(2) of this section. Refer to section 10-5.1A-4, "Uses", of this article for permitted uses		
	(n)	All stories	Residential
	(p)	Parking within building	Permitted fully in basement and in rear of all floors
	(q)	Required occupied space	25' deep on all full floors from the front facade
4.	Street Facade Requirements: Refer to figure 5.7(3) of this section		
	(r)	Minimum transparency per each story	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this article
	(t)	Front facade entrance type	Stoop, porch
	(u)	Principal entrance location per unit	Front, corner, or corner side facade
		Required number of street entrances	Not required
		Vertical facade divisions	Not required
		Horizontal facade divisions	Not required
5.	Roof Type Requirements: Refer to figure 5.7(3) of this section		
	(v)	Permitted roof types	Parapet, pitched, flat
		Tower	Not permitted

Notes:

1. Each building shall meet all requirements of the building type.
2. When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except 1 of every 3 buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on 3 sides by units.

3. Rear yard setback for detached garages on alleys is 5 feet.

FIGURE 5.7(1)
YARD BUILDING: BUILDING SITING

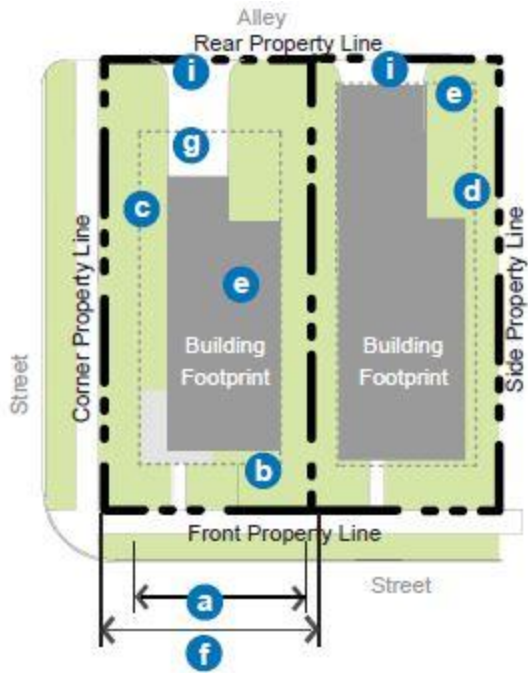


FIGURE 5.7(2)
YARD BUILDING: HEIGHT AND USE REQUIREMENTS

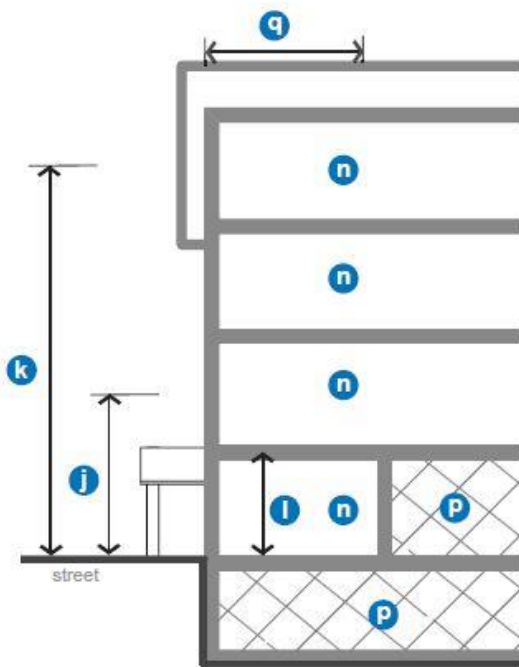
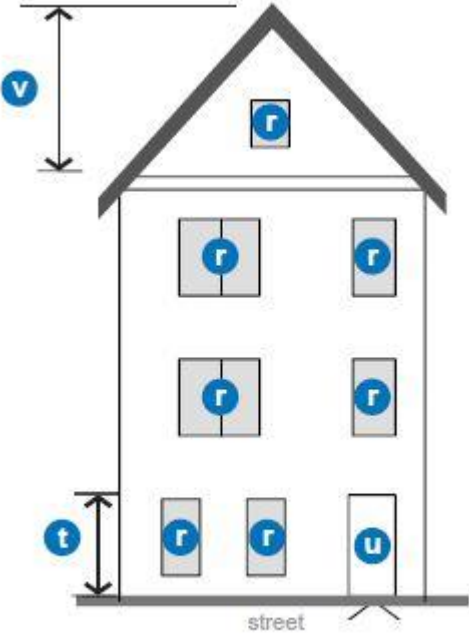


FIGURE 5.7(3)
YARD BUILDING: STREET FACADE REQUIREMENTS



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-6-1: GENERAL REQUIREMENTS:

A. Intent: To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

B. General Requirements: Development of parcels over five (5) acres are required to provide five percent (5%) total lot size as civic open space. Developer shall work with city to determine appropriate location of open space. [For parcels under 5 acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided.](#)

1. Compliance: All open space provided within any core, general, or edge zoning subdistrict shall comply with one of the open space types defined by sections 10-5.1A-6-2 through 10-5.1A-6-8 of this article.

2. Access: All open space types shall provide public access from a vehicular right of way.

3. Location: Open space types shall be platted as a lot or, with permission of the city, may be located within the right of way. Open space types shall either be zoned as an open space zoning designation, or an adjacent zoning designation, such as core, general, or edge zoning subdistricts.

~~4. Fencing: Open space types may incorporate fencing provided that the following requirements are met:~~

~~a. Height: Fencing shall be a maximum height of forty eight inches (48"), unless approved by the city manager or designee for such circumstances as proximity to railroad right of way and use around swimming pools, ball fields, and ball courts.~~

~~b. Level Of Opacity: Fence opacity shall be no greater than sixty percent (60%) except in edge subdistricts where opacity shall be no greater than eighty percent (80%).~~

~~c. Type: Chainlink fencing is not permitted along any street frontage, with the exception of dedicated sports field or court fencing approved by the city manager or designee.~~

~~d. Spacing Of Openings: Openings or gates shall be provided on every street face at key locations and intersections, and at a minimum of every two hundred feet (200').~~

5. Ownership: Open space types may either be publicly or privately owned. [Whether publicly or privately owned, all open spaces must be accessible and open to the public.](#)

6. Parking Requirements: Parking shall not be required for any open space type, unless a use other than open space is determined by the city manager or designee.

7. Continuity: Connections to existing or planned trails or open space types shall be made when the open space abuts an existing or planned trail right of way or other civic open space type.

C. Definition Of Requirements: The following further explains or defines the requirements included in the tables in sections 10-5.1A-6-2 through 10-5.1A-6-8 of this article for each open space type. Refer to each table for the specific requirements of each open space type.

1. Size:

a. Minimum Size: The minimum size of the open space type is measured within the parcel lines of the property.

b. Maximum Size: The maximum size of the open space type is measured within the parcel lines of the property.

c. Minimum Dimension: The minimum length or width of the open space type, as measured along the longest two (2) straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to figure 6.1(1) of this section.

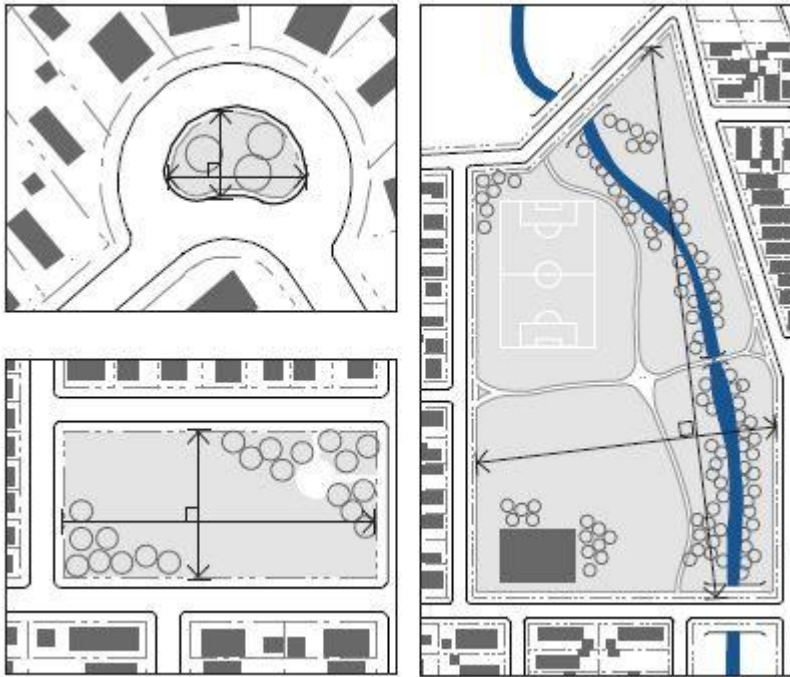


FIGURE 6.1(1)
 EXAMPLES OF MEASURING THE
 MINIMUM DIMENSION OF OPEN SPACE TYPES

2. Minimum Percentage Of Vehicular Right Of Way Frontage Required: The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right of way, excluding alley frontage. This requirement provides access and visibility to the open space.

3. Adjacent Parcels: Parcels directly adjacent to as well as directly across the street from an open space type.

a. Frontage Orientation Of Adjacent Parcels: The preferred orientation of the adjacent parcels' frontages to the civic open space. Front, corner side, side, and rear refer to the property line either adjacent to the open space or facing the open space across the street.

4. Improvements: The following types of development and improvements may be permitted on an open space type:

a. Designated Sports Fields Permitted: Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks are permitted.

b. Playgrounds Permitted: Playgrounds include a defined area with play structures ~~and equipment typically for children under twelve (12) years of age,~~ such as slides, swings, climbing structures.

c. Fully Enclosed Structures Permitted: Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.

(1) Maximum Area: For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage ~~as a percentage to 5%~~ or 1,000 square feet, whichever is less.

(2) Semienclosed Structures: Open air structures, such as gazebos, are permitted in all open space types.

d. Maximum Percentage Of Open Water Body: The maximum amount of area within an open space type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

D. Stormwater In Open Space Types: Stormwater management practices, such as storage and retention facilities, may be integrated into open space types and utilized to meet stormwater requirements for surrounding parcels.

1. Stormwater Features: Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy. Stormwater facilities shall be designed for public safety so that in the case of a storm event water depths are minimized.

2. Qualified Professional: A qualified landscape design professional, such as a landscape architect ~~or certified landscape designer~~, shall be utilized to incorporate stormwater features into the design of the civic open spaces. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-8-3: PARKING DESIGN STANDARDS:

A. Vehicular Off Street Parking Lots: The design or redesign of all off street parking facilities shall be subject to the site plan approval procedure. Refer to subsection 10-5.1A-10-2E, "Site Plan Approval", of this article for more information.

1. Vehicular Parking Space Dimensions: The appropriate dimensions for parking spaces are outlined in table 8.3(1), "Parking Space Dimensions", and figure 8.3(1), "Parking Lot Layout", of this section.

a. The width of a parking space shall be measured from the center of a stripe.

b. Each space shall have a vertical clearance of at least seven feet (7').

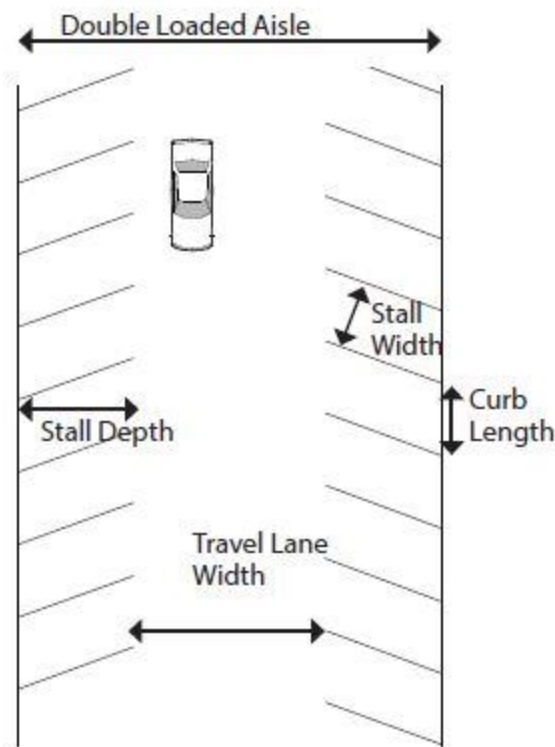
TABLE 8.3(1)
PARKING SPACE DIMENSIONS

Angle	Curb Length	Stall Width	Stall Depth	Travel Lane Width	
				One-Way	Two-Way
0°	20'	7'	-	12'	20'
45°	12'	8.5'9'	17'	13 2 '	22 0 '
60°	10'	8.5'9'	18'	18'	22 0 '
90°	9'	8.5'9'	18' ¹	24 2 '	24 2 '

Note:

1. Stall depth may be reduced 2 feet when stall directly abuts an interior parking lot median that includes an additional area beyond the minimum width outlined in subsection 10-5.1A-7-6B2 of this article, permitting the overhang of the adjacent parked vehicle's front bumper.

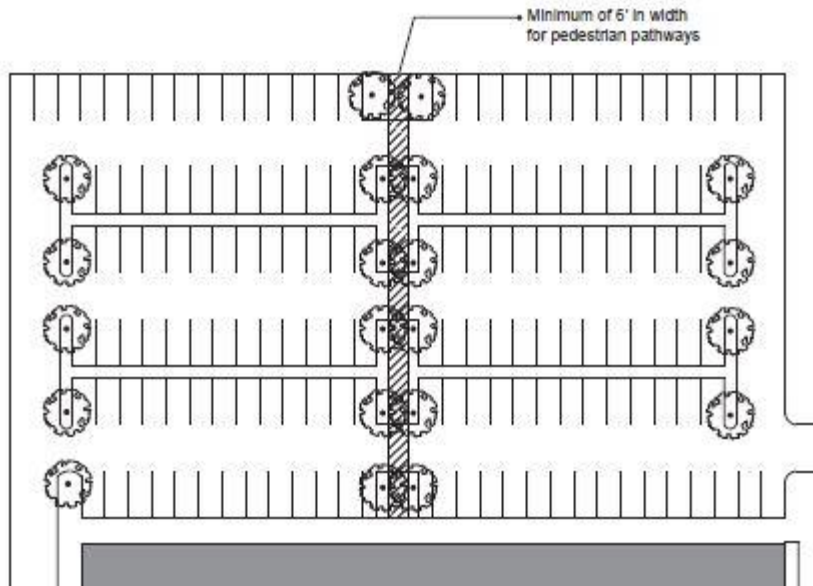
FIGURE 8.3(1)
PARKING LOT LAYOUT



2. Wheel Stops: Install wheel stops or bumper guards when parking is adjacent to a pedestrian pathway to limit vehicle overhang that reduces the sidewalk width. Such stops or guards shall be properly anchored or secured.

FIGURE 8.3(2)

PARKING LOT PEDESTRIAN WALKWAY



3. Location Of Parking: Refer to section 10-5.1A-5 of this article, building type standards, for information on the location of parking facilities.

4. Access: All off street parking and loading facilities shall open directly onto an aisle, alley, or driveway designed to provide safe access to such facilities. Exceptions include:

a. Tandem Parking: No more than two (2) spaces may be included in a tandem parking spot, and the rear space must meet the access requirement.

b. Parking Lifts: The lift exit shall meet the access requirement.

5. Edge Of Lot And Drives: All curbs and gutters shall be located a minimum of three feet (3') from any adjacent property line or right of way.

6. Slopes: All parking and driveway or sidewalk access shall meet the requirements of the Utah accessibility code.

7. Landscape Screening: All parking areas shall meet the requirements of section 10-5.1A-7, "Landscape Standards", of this article.

8. Landscape Areas: Areas not used specifically for sidewalks, parking spaces, driving aisles, loading, or refuse shall not be paved. Areas striped with diagonal striped islands are not permitted.

9. Pavement Construction: All parking and driveways shall be constructed using asphalt, concrete, pavers, or other semipervious material approved by the city manager or designee. One of the following shall be met:

a. Paving materials with a solar reflectance index (SRI) of at least 29.

b. Recycled content of fifteen percent (15%) or more.

10. Illumination: All off street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one foot-candle measured at the pavement. All

lighting shall be shielded or otherwise optically controlled to provide glareless illumination and limit trespass on adjacent properties.

B. Bicycle Parking Design: Bicycle parking (refer to section 10-5.1A-8-2, table 8.2(1), "Required Bicycle Parking", of this article for quantity required) shall be designed and located as follows:

1. Dimensions:

a. Required bicycle parking spaces shall have minimum dimensions of two feet (2') in width and six feet (6') in length.

b. An aisle a minimum of five feet (5') wide shall be provided behind bicycle parking facilities to allow for maneuvering.

c. A minimum of two feet (2') shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.

d. Racks shall be installed a minimum of two feet (2') from any wall or other obstruction.

2. Location: Bicycle parking should be located within fifty feet (50') of the entrance of the use.

a. Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.

b. Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.

c. Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

3. Racks And Structures: Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two (2) points.

4. Bicycle Storage: In multi-family or office uses bicycle storage shall be lockable and enclosed.

5. Surface: The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials are used, so that the bicycle parking area is clearly demarcated and the rock material is contained.

6. Signage: If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.

7. Maintenance And Lighting: Areas used for required bicycle parking must be well lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.

8. Shower Facilities: Office and manufacturing uses with more than fifty (50) employees shall provide shower and changing room facilities.

9. Long Term Parking: For multi-family residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-8-5: SITE ACCESS AND DRIVEWAYS:

A. General Requirements: These standards shall supplement the provisions for access provided in section 10-5.1A-5 of this article, building type standards. Each driveway providing site access from a street, alley, or other vehicular right of way shall be designed, constructed, and permanently maintained as follows.

B. Quantity Of Driveways: The number of driveways permitted for each building type is located in section 10-5.1A-5 of this article, building type standards.

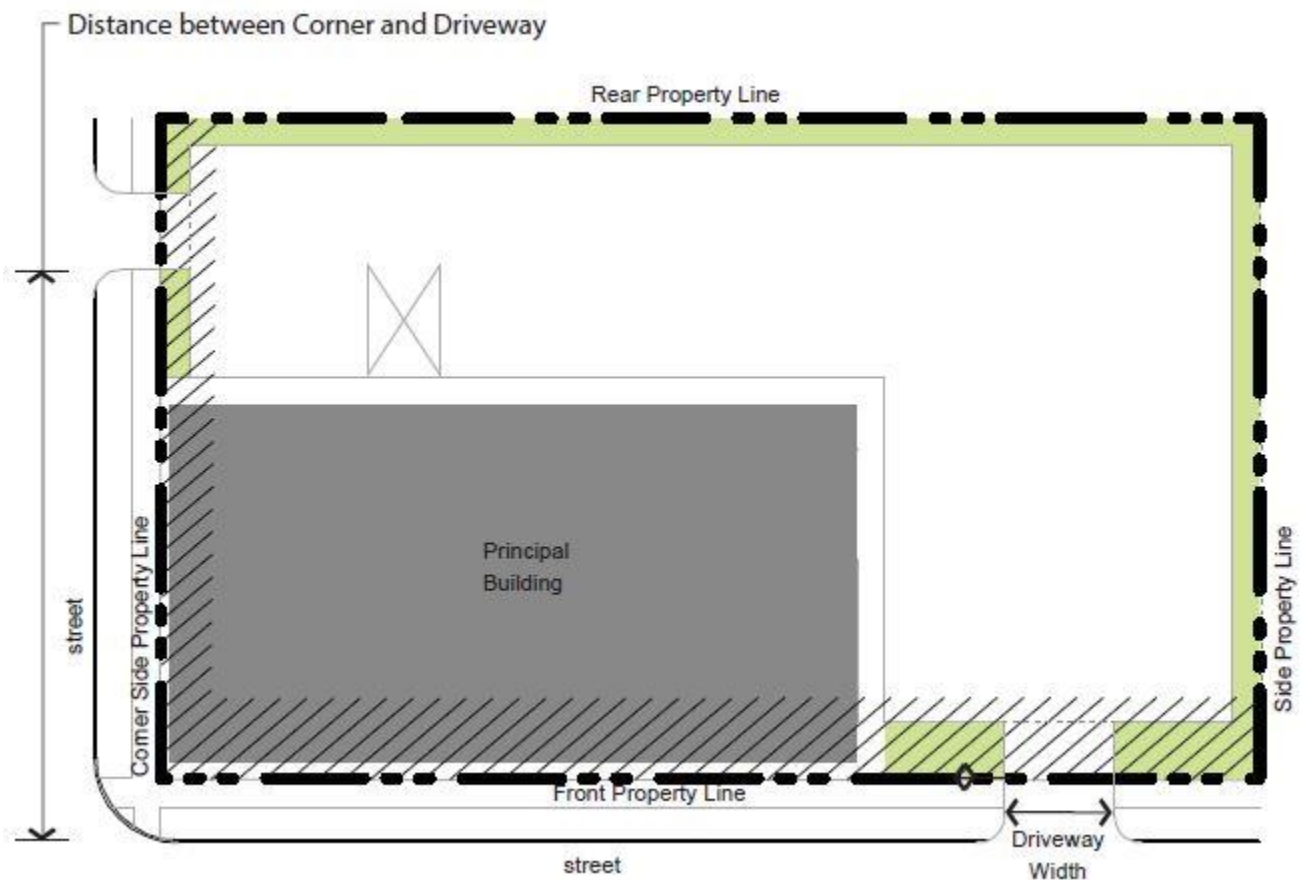
C. Dimensions And Design:

1. Driveway Width At Property Line: All driveways shall have a maximum width of twenty ~~two~~ ~~four~~ feet (24~~2~~') as measured at the property line (figure 8.5(1) of this section, driveway width) except as stated below.

a. Residential Building Types: Driveways constructed in residential subdistricts shall have a maximum width of eleven feet (11') when crossing the front or corner property line.

b. One-Way: Maximum width for one-way driveways is twelve feet (12') at the property line. [A wider driveway to access an additional side yard parking space or rear yard parking space or garage, must be approved by the Staff Review Committee.](#)

FIGURE 8.5(1)
DRIVEWAY WIDTH AND LOCATION



2. Maximum Width: When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet (2') wider than the garage door at any location.

3. Shared Access: When possible, adjacent developments should share points of access to minimize impervious surface.

a. Shared Driveway Width: When access is shared between three (3) or more nonresidential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from twenty ~~two-four~~ feet (24~~2~~') to thirty two feet (32') provided that:

(1) A traffic impact study states its necessity.

4. Sidewalk Pavement: Sidewalk pavement elevation, width, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.

D. Location: Specific location information can be found in section 10-5.1A-5 of this article, building type standards. Refer to figure 8.5(1) of this section.

1. Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet (2') from a side or rear property line, unless the driveway is shared.

2. Driveways shall not be closer than twenty five feet (25') from the intersection of two (2) streets (corner), unless otherwise stated in section 10-5.1A-5 of this article, building type standards. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-9-1: GENERAL REQUIREMENTS:

A. Intent: This section 10-5.1A-9 seeks to enhance the economic and aesthetic appeal in each subdistrict through the reasonable, orderly, safe, and effective display of signage.

B. Applicability: These standards shall apply to all subdistricts for nonresidential uses only. Unless otherwise stated in this article, all sign requirements in this code shall apply. Refer to South Ogden City sign code (chapter 21 of this title) for permit processes, construction, design, and maintenance standards.

C. General Compliance: Compliance with the regulations outlined shall be attained under the following situations:

1. Newly Constructed Or Reconstructed Signage: All new signs and structural improvements to existing signs.
2. Change In Use For Single Business Signage: For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
3. Multiple Business Signage: For signage serving multiple businesses, whenever fifty percent (50%) or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
4. Damage Or Destruction: When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than fifty percent (50%) of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this section 10-5.1A-9.

D. Prohibited, ~~Temporary~~, Exempt Signage: Refer to the South Ogden City sign code for information on prohibited, ~~temporary~~, and exempt signs.

E. Sign Location: Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right of way or on public property.

1. Certain sign types may extend beyond a property line into the right of way or public property with permission from the city and in accordance with the regulations outlined in this section 10-5.1A-9.
2. No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
3. Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exitway required by the building code or by fire department regulations.
4. No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

F. Illumination: All signs shall be illuminated according to the following provisions unless otherwise stated:

1. Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for electronic message boards.
2. Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for electronic message boards or unless otherwise stated.
3. When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - a. No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than eighteen inches (18") from the face of the sign.
 - b. If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than twelve inches (12") above ground and must be fully screened and housed.
4. The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed two hundred fifty (250) nits at the sign face during the day and one hundred twenty five (125) nits at the sign face after sunset, with no light trespass onto adjacent property.
 - a. Signs located within "core" subdistricts are exempt from this standard.

G. Computation: The following standards generally apply to computing the area of signs by type and by building lot. Refer to the sign types in sections 10-5.1A-9-3 through 10-5.1A-9-10 of this article for more information.

1. Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.
2. Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
3. For the purposes of determining area, lot width or frontage is measured along the front property line.
 - a. If the lot is a corner lot, the width shall be measured along the front yard.
 - b. Building frontage is the width of the front facade of a building. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-9-2: SIGN TYPES:

A. Sign Type Requirements: The following pertain to specific sign types detailed in this section:

1. Permitted Quantity Of Signage By Subdistrict: Table 9.2(1) of this section details the maximum permitted amount of signage on a lot within each subdistrict. Refer to section 10-5.1A-3, "Subdistricts", of this article for more information on each subdistrict.

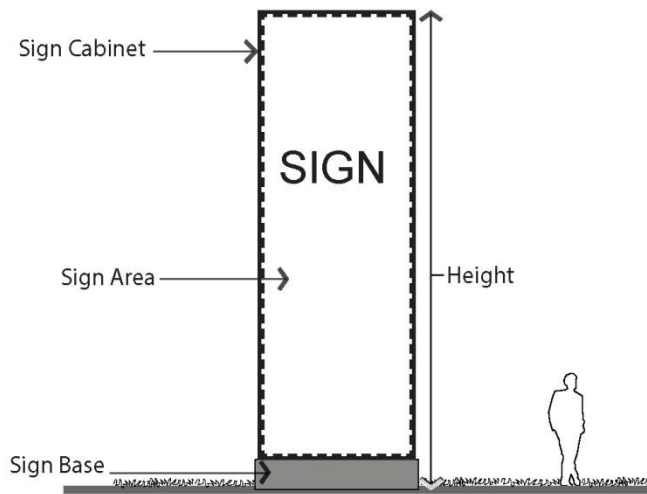
TABLE 9.2(1)
PERMITTED QUANTITY OF SIGNAGE BY SUBDISTRICT

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

- a. Window Signs: Window signs shall not count toward a lot's maximum permitted amount of signage. Refer to section 10-5.1A-9-8, "Window Sign", of this article.
- b. Signs Located On Parking Lots: One sign is permitted in addition to the maximum signage quantities detailed in table 9.2(1) of this section provided the following:
 - (1) Permitted sign types are a wall, projecting, or awning sign.
 - (2) Maximum sign area is thirty (30) square feet.
 - (3) Permitted location is either the side or rear facade along a parking lot.
- c. Through Lots: In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional thirty (30) square feet of signage permitted for the lot located in either the rear yard or along the rear facade.
- 2. Exempt/Temporary Signs: Table 9.2(1) of this section does not apply to exempt or temporary signs unless otherwise specified.
- 3. Iconic Sign Elements: Iconic sign elements of three-dimensional symbols or logos are permitted under the following conditions:
 - a. Symbol Or Logo Size: The symbol may not be larger than four feet (4') in any direction, included in overall sign area and the surface area counts toward the maximum permitted quantity of signage per lot.
 - b. Moving Parts: No moving parts or external illumination of the symbol may be provided.
 - c. Text: The text component of the sign may not be more than thirty percent (30%) of the overall area of the sign. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-9-11 MONOLITHIC SIGN.

- A. Description: A Monolithic Sign is freestanding and continuous from the ground up without visible columns, uprights or braces and uses the total structure as a sign; it is located in a front or side yard of a lot. Refer to Figure 9.11 (1).



B. General Requirements.

Monolithic Signs shall be developed according to the standards in Table 9.11 (1).

Permitted Subdistricts	Riverdale Road General
Sign Area	Maximum 196 sq ft per Sign face
Height	Maximum height 25'
Width	Maximum width 8'
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public ROW frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Board permitted in certain subdistricts.
<p>¹ If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.</p>	

1. Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:

a. Up to two Monolithic Signs on one frontage.

b. Signs shall be at least 150 feet apart.

3. Computation.

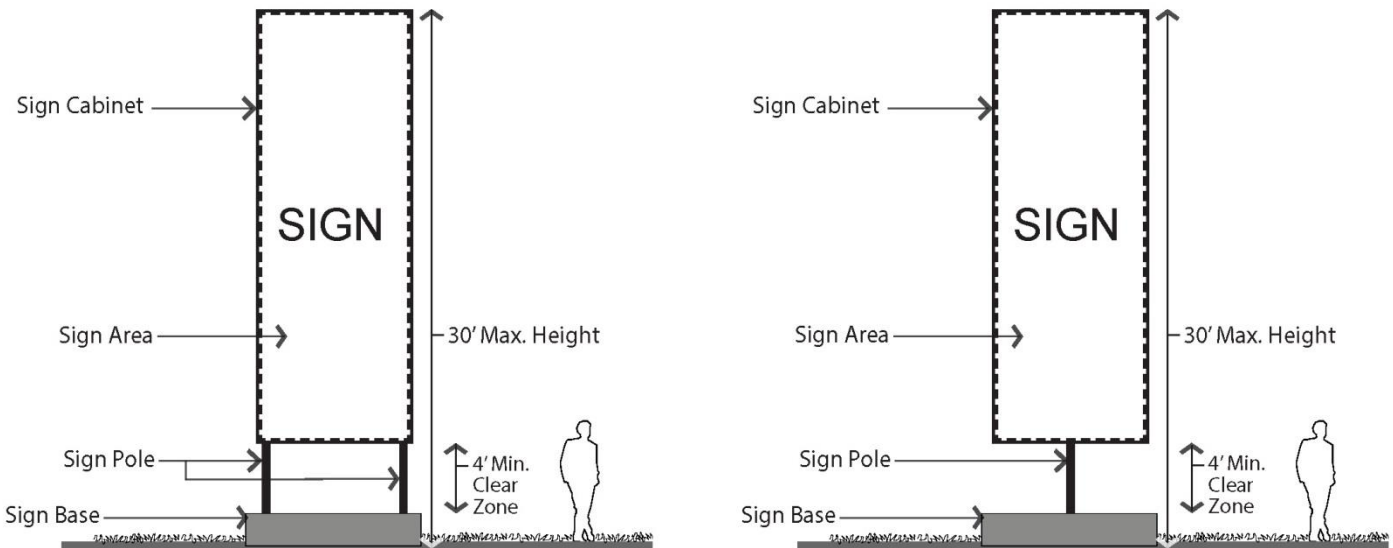
The area of a two-sided Monolithic Sign is equal to the area of one Sign face. The area of a three- or four-sided Monolithic Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

(1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

9.12 VEHICULAR-SCALE POLE SIGN.

A. Description: A freestanding Pole-Mounted Sign that may be mounted on one or two poles. Two general configurations are permitted:

1. A sign mounted onto a double set of poles. Refer to Figure 9.12 (1).
2. A sign mounted on a single pole. Refer to Figure 9.12 (2).



B. General Requirements.

Vehicular-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9.12 (1).

Permitted Subdistricts	Riverdale Road General
Sign Area	200 sq. ft. maximum area per sign face
Height	30' maximum, single or double pole.
Width	12' maximum.
Clear Zone Height	4' minimum from top of foundation/ground to bottom of sign.
Location on the Building or Site	Front Yards and Side Yards
Placement on the Building or Site	10' setback from driveways and side property line; 3' from front side & corner property lines (if placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way; cannot overhang property lines.)
Quantity	1 per 300' frontage maximum.
Internal Illumination	Permitted for individual letters and logos.
Materials	Solid wood, metal & masonry; plastic & synthetics permitted on sign face. Support poles may be incorporated into metal, concrete, masonry or stone footings up to 4' high and 2' wide.

C. Computation.

The area of a two-sided Vehicular-Scale Pole Sign is equal to the area of one Sign face. The area of a three- or four-sided Vehicular-Scale Pole Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

1. Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

9.13 TEMPORARY SIGN.

A. Description: A sign used to advertise community or civic projects, construction projects, real estate for sale or lease, business openings, special events, on a temporary basis. May also be a sign temporarily used until a permanent sign is established.

Temporary signs may consist of banners, inflatables, blades, feathers, balloons, kinetic signs, building wraps, etc.

B. General Requirements.

Temporary Signs shall require a temporary sign permit and shall not be erected for more than 30 days. Each business, organization, etc. are limited to two, 30-day permits during the calendar year.

Movable A-frame and placard signs used to advertise daily events, menus, specials, etc. do not need a temporary sign permit. They are limited to 6 square feet and may only be used during the operational hours of the associated permitted business and must be removed at the end of each business day.

Temporary Signs shall be developed according to the standards in Table 9.13 (1).

<u>Permitted Subdistricts</u>	<u>All General, Neighborhood, and Edge subdistricts</u>
<u>Sign Area</u>	<u>Maximum 36 sq ft per Sign face</u>
<u>Height</u>	<u>Maximum height none</u>
<u>Width</u>	<u>Maximum width none</u>
<u>Location on the Building or Site</u>	<u>Within property boundaries. Placement on roof not permitted</u>
<u>Placement on the Building or Site</u>	<u>Cannot block clear view area¹</u>
<u>Quantity</u>	<u>1 per public ROW frontage</u>
<u>Internal Illumination</u>	<u>Not permitted</u>
<u>Materials</u>	<u>Plastic, wood, or any flexible woven fabric material such as cloth, paper, fiberglass, vinyl, or other synthetic product.</u>
<u>1 If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.</u>	

C. Exemptions.

The following temporary signs are exempt from permit requirements:

Signs for political or civic purposes or promotions.

Real estate for sale or lease signs.

4. Computation.

Temporary signs are not included in the maximum signage area calculations, unless otherwise specified.

10-5.1A-10-1: GENERAL PROVISIONS:

A. Purpose: It is the intent of this form based code (this article) to promote public health, safety, and general welfare of the community, reflecting the goals established within the South Ogden City general plan. It includes, but is not limited to, the specific purposes below:

1. To achieve mixed use development that is appropriate in scale and intensity for the neighborhoods and sites proximate to transit stops and stations.
2. To establish a relationship between buildings, streets, and open spaces that is pedestrian, bicycle, and transit oriented.
3. To preserve and enhance the city's natural resources, energy, water, and open spaces and to promote innovative development that sustainably manages these issues, including stormwater runoff and mitigation of the urban heat island effect.
4. To ensure that a variety of housing types and sizes can be developed to meet the needs of the entire community.
5. To promote a variety of transportation options for residents and visitors.

B. Scope Of Regulations:

1. New Development: All development, construction, and establishment of uses within the limits of this article occurring after the effective date of this article shall be subject to all applicable regulations of this article.
2. Renovated Structures: ~~All building~~ Building renovations affecting greater than twenty five percent (25%) gross square footage of a structure within the limits of this article shall be subject to all applicable regulations of this article. Exception: Renovations to single and two-family structures shall not be subject to all applicable regulations of this article unless those renovations affect greater than fifty percent (50%) gross square footage of the structure.
3. In-Process Development: Where a building permit for a development has been applied for in accordance with the prior law in advance of this article's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy or zoning certificate (provided all conditions are met) provided the following:
 - a. Work or construction is begun within one year of the effective date of this article.
 - b. Work or construction continues diligently toward completion.
4. Nonconformance: After the effective date of this article, existing buildings and uses that do not comply with the regulations of this article shall be considered nonconforming and are subject to the standards of section 10-5.1A-10-4, "Nonconformances", of this article.
5. Private Ownership: All roads, alleys, parking lots, service areas and similar facilities proposed for development and not specifically designated as public shall be assumed to be privately owned. South Ogden City will not be responsible for constructing, managing, operating or maintaining any private roads, alleys, parking lots, service areas, utilities or infrastructure proposed for inclusion in the districts controlled by this article.

C. Administration And Enforcement: The provisions of this article shall be administered and enforced by the city manager or designee, unless otherwise specifically stated. For the purposes of this article, the term city manager shall be inclusive of his or her designees.

Where provisions of this article differ from this code, the requirements of this article shall apply.

D. Development Application: Applications (form, fees, and plan sets) shall be filed with the city manager or designee.

1. Application Form: Application forms are available from the city.
2. Fees: Fee amounts are available from the city and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
3. Plan Set Requirements: Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format using NAD1983 state plane coordinates.

4. Filing Deadline: Filing deadlines are established by the city and available at the city.
5. Withdrawal Of Application: Applicant may withdraw application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for reapplication.
6. Records On File: Applications and the resulting recommendations and rulings shall be kept on file by the city manager or designee and shall be considered public record.
7. Notice: Notice requirements for each process are detailed in this code.

E. Zoning Map: The areas and boundaries of the subdistricts listed in section 10-5.1A-3 of this article are hereby established to scale as shown on the map entitled zoning map of the city and referred to herein as "zoning map".

F. Process: Any development within a subdistrict shall be administered in accordance with the procedures defined in section 10-5.1A-10-2 of this article and this title.

1. The application shall include the following processes:
 - a. Preapplication meeting: Refer to subsection 10-5.1A-10-2B of this article.
 - b. Site plan approval, including building, site, and streetscape. Refer to subsection 10-5.1A-10-2E of this article.

G. Staff Review Committee: The city manager or designee shall approve, deny, or approve with conditions all submittals for regulating plans and site plans within the subdistricts upon review by a staff review committee.

1. The staff review committee shall include members of each regulatory agency, a representative of each affected city department (i.e., planning, zoning, public works, transportation, utilities).
2. The staff review committee shall meet regularly to process applications within the time lines established by subsections 10-5.1A-10-2A through E of this article.
3. The decision regarding approval or denial of a regulating plan or site plan shall state in writing the reasons for approval or denial.
4. If a regulating plan or site plan is denied by the city manager or designee, the applicant may appeal the decision to the planning commission. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)
5. After an application is approved, approved with conditions, or denied, it will appear on the planning commission and city council agendas for their information.

10-5.1A-10-5: DEFINITIONS:

A. Graphics: The graphics, tables, and text utilized throughout this article are regulatory. In case of a conflict, text shall control over tables and graphics, and tables shall control over graphics.

B. Defined Terms: For the purposes of this article, the following terms shall have the following meanings:
ANIMAL: All nonhuman members of the animal kingdom, including domestic and livestock species.

APPLICANT: The owner of a subject property or the authorized representative of the owner on which a land development application is being made.

BLOCK: The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.

BLOCK DEPTH: A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.

BLOCK ENDS: The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple-family or mixed use development.

BLOCK FACE: The aggregate of all the building facades on one side of a block.

BLOCK LENGTH: A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.

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

FIGURE 10.5(2)
SETBACK LINE VERSUS BUILD-TO ZONE

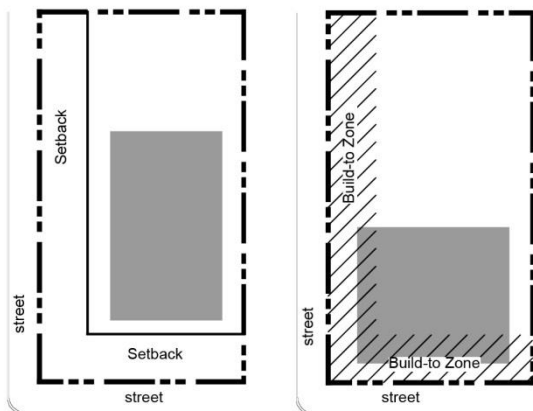


Figure 10.5 (2). Setback Line vs. Build-to Zone.

BUILDING TYPE: A structure defined by the combination of configuration, form, and function. Refer to section 10-5.1A-5, "Building Types", of this article for more information and the list of permitted building types.

CITY MANAGER OR DESIGNEE: The South Ogden City manager, or a person that is designated to make decisions by the city manager.

COURTYARD: An outdoor area enclosed by a building on at least two (2) sides and is open to the sky.

COVERAGE, BUILDING: The percentage of a lot developed with a principal or accessory structure.

CRITICAL ROOT ZONE: Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the drip line, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or dbh throughout this article).

DEDICATION: The intentional appropriation of land by the owner to the city for public use and/or ownership.

DENSITY: The number of dwelling units located in an area of land, usually denoted as units per acre.

DWELLING UNIT: A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.

EASEMENT: A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.

EAVE: The edge of a pitched roof; it typically overhangs beyond the side of a building.

ENTRANCE TYPE: The permitted treatment types of the ground floor facade of a building type. Refer to section 10-5.1A-5-9 of this article for more information and a list of permitted entrance types.

EXPRESSION LINE: An architectural feature. A decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least two inches (2") from the exterior facade or a building typically utilized to delineate floors or stories of a building.

FACADE: The exterior face of a building, including, but not limited to, the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.

FAMILY: Defined as one of the following:

1. Two (2) or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.
2. Up to three (3) persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.
3. For the purposes of this article, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this article.

GRADE: The average level of the finished surface of the ground story adjacent to the exterior walls of a building.

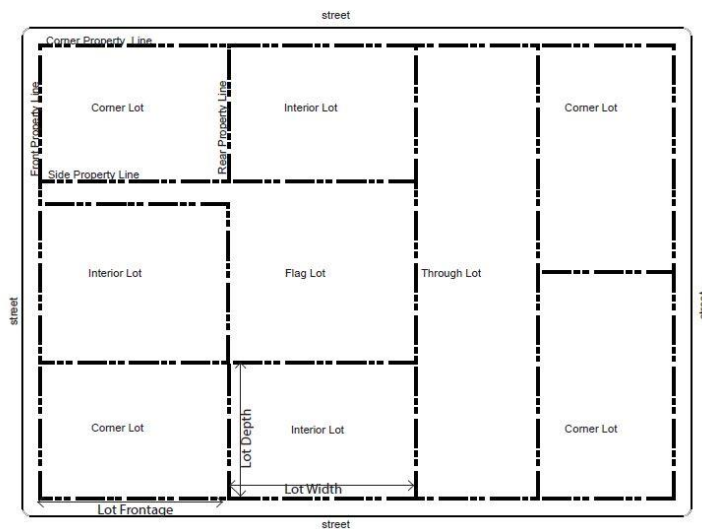
GROSS FLOOR AREA: The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet (7') or less and areas devoted primarily to storage, balconies, off street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.

IMPERVIOUS SURFACE: Also referred to as impervious material. Any hard surface, manmade area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.

LANDSCAPE AREA: Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.

LOT (Also Referred To As PARCEL): A plot of land intended to be separately owned, developed, or otherwise used as a unit. Refer to figure 10.5(1), "Lots", of this section. [For a more detailed definition see 10-2-1 "Lot" under this title.](#)

FIGURE 10.5(1)
LOTS



LOT AREA: The computed area contained within the property lines; it is typically denoted in square feet or acres.

LOT, CORNER: A parcel of land abutting at least two (2) vehicular rights of way, excluding an alley, at their intersection. Refer to figure 10.5(1), "Lots", of this section.

LOT DEPTH: The smallest horizontal distance between the front and rear property lines measured approximately parallel to the corner and/or side property line. Refer to figure 10.5(1), "Lots", of this section.

LOT, FLAG: A parcel of land having its only access to the adjacent vehicular right of way, excluding an

alley, through a narrow strip of land. Refer to figure 10.5(1), "Lots", of this section.

LOT FRONTAGE: The horizontal distance between the side property lines, measured at the front property lines. Refer to figure 10.5(1), "Lots", of this section.

LOT, INTERIOR: A parcel of land abutting a vehicular right of way, excluding an alley, along one property line; surrounded by lots along the remaining property lines. Refer to figure 10.5(1), "Lots", of this section.

LOT, THROUGH (Also Referred To As A DOUBLE FRONTAGE LOT): An interior lot having frontage on two (2) approximately parallel vehicular rights of way, excluding an alley. Refer to figure 10.5(1), "Lots", of this section.

NONCONFORMANCE: A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or amendment to this article, but that cannot be constructed, platted, or operated after the effective date of or amendment to this article.

OCCUPIED SPACE: Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

OPEN SPACE TYPE: The permitted and regulated types of open spaces in this article. Refer to section 10-5.1A-6, "Open Space Types", of this article for more information and a list of the permitted types.

OPEN WATER: A pond, lake, reservoir, or other water feature with the water surface fully exposed.

OWNER: The legal or beneficial titleholder of land or holder of a written option or contract to purchase the land.

PEDESTRIANWAY: A pathway designed for use by pedestrians; it can be located midblock allowing pedestrian movement from one street to another without traveling along the block's perimeter.

PERVIOUS SURFACE (Also Referred To As PERVIOUS MATERIAL): A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

PLAT: A map or chart of a division and/or combination of lots.

PRIMARY FACADE: The facade facing the street from which the building derives its street address.

PRIMARY STREET: A major corridor that receives priority over other streets in terms of setting front property lines and locating building entrances.

PROPERTY LINE (Also Referred To As LOT LINE): A boundary line of a parcel of land or lot. Refer to figure 10.5(1), "Lots", of this section.

PROPERTY LINE, CORNER: A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public right of way, other than an alley or railroad. Refer to figure 10.5(1), "Lots", of this section.

PROPERTY LINE, FRONT: The boundary abutting a right of way, other than an alley, from which the required setback or build-to zone is measured, with the following exceptions:

1. Corner and through lots that abut a primary street shall have the front property line on that primary street.

2. Corner and through lots that abut two (2) primary streets or do not abut a primary street shall utilize

the orientation of the two (2) directly adjacent lots, or shall have the front property line determined by the city manager or designee.

PROPERTY LINE, REAR: The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley. Refer to figure 10.5(1), "Lots", of this section.

PROPERTY LINE, SIDE: The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right of way. Refer to figure 10.5(1), "Lots", of this section.

RIGHT OF WAY: Land dedicated or utilized for a street type, trail, pedestrianway, utility, railroad, or other similar purpose.

ROOF TYPE: The detail at the top of a building that finishes a facade, including a pitch roof with various permitted slopes and a parapet. Refer to section 10-5.1A-5-10 of this article for more information and a list of the permitted roof types.

SCALE: The relative size of a building, street, sign, or other element of the built environment.

SEMIPEVIOUS SURFACE (Also Referred To As SEMIPEVIOUS MATERIAL): A material that allows for at least forty percent (40%) absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

SETBACK: The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this article. Refer to figure 10.5(2), "Setback Line Versus Build-To Zone", of this section.

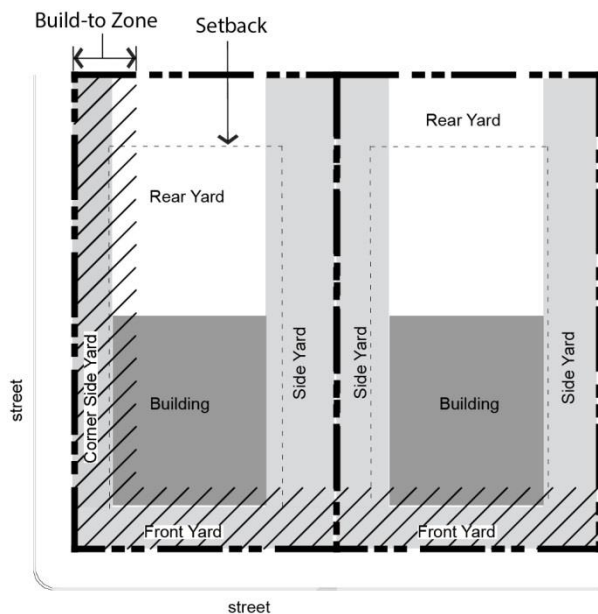


Figure 10.5 (3). Yards.

SIGN: An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or

organization; works of art which in no way identify a product; and athletic field scoreboards are not considered signs.

SOLAR REFLECTANCE INDEX (SRI): A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

STORY: A habitable level within a building measured from finished floor to finished floor.

STORY, GROUND (Also Referred To As GROUND FLOOR): The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

STORY, HALF: A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

STORY, UPPER (Also Referred To As UPPER FLOOR): The floors located above the ground story of a building.

STREET FACE: The facade of a building that faces a public right of way.

STREET FRONTAGE (Also Referred To As LOT FRONTAGE): The portion of a building or lot directly adjacent to a vehicular right of way.

STREET TYPE: The permitted and regulated types of streets in this article. Refer to section 10-5.1A-2, "Street Types", of this article for more information and a list of the permitted street types.

STREET WALL: The vertical plane created by building facades along a street. A continuous street wall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.

STRUCTURE, ACCESSORY: The general term for a subordinate structure detached from, but located on the same lot as the principal structure; it may or may not be inhabitable.

STRUCTURE, PRINCIPAL (Also Referred To As The PRINCIPAL BUILDING): A building that contains the dominant use of the lot. It is typically located toward the front of the lot in the front build-to zone or behind the front yard setback.

SWALE: A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.

TREE CANOPY: The uppermost area of spreading branches and leaves of a tree.

TREE CANOPY COVERAGE: The area of ground covered or shaded by a tree's canopy, measured in square feet.

USE (Also Referred To As LAND USE):

[The specific purposes for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained.](#)

~~A purpose or activity that may occur within a building or a lot.~~

USE, ACCESSORY: A use customarily incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.

USE, PRINCIPAL: The specific, primary purpose for which a lot or building is utilized.

USE, SPECIAL: A use that may not be appropriate in certain locations based on the potential negative impacts associated with the use and requires approval of a special use permit.

VISIBLE BASEMENT: A half story partially below grade and partially exposed above with required transparency on the street facade.

WATER BODY: A body of water, such as a river, pond, or lake that may be manmade or naturally occurring.

YARD: The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations. Refer to figure 10.5(3), "Yards", of this section.

Planning Commission Report



Subject: Discussion on Proposed Changes to Title 10 of the South Ogden City Code Due to Adoption of the Form Based Codes

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Date: July 13, 2017

A) Purpose

This report is a summary of proposed changes to Title 10 – Zoning Regulations of the South Ogden City Code due to the creation of the Form Based Codes.

Deletions are in ~~STRIKEOUT RED TEXT~~, and additions in BLUE TEXT.

B) Background

In June 2016, South Ogden City adopted a Form Based Code for the City Center & 40th Street Corridor, which established a code that will help create a walkable downtown district in the City Center, and a livable transit corridor along 40th Street. Soon after, the City Council recognized the long-term potential for the remaining commercial areas to evolve over time as individual parcels redevelop, and called for the creation of an additional form-based code for the remaining commercial areas in the city.

Now that those codes have either been adopted or are being considered for adoption, the existing zoning regulations (Title 10) have been reviewed with the intent of unifying the codes.

C) Summary of Key Changes

The suggested changes are fairly extensive, affecting eleven of the 24 chapters that comprise Title 10. They address changes to the preliminary site plan approval process, definitions, and the number and types of zones in the city, as well as the types of uses, yard and building regulations. There are major changes to the sign chapter and design/construction regulations chapter, and the elimination of the commercial and industrial chapters altogether.

The extent of the changes reflects the fact that commercial uses will be regulated exclusively as part of the two form-based codes, and the remaining uses in the city will continue to be controlled through the traditional Euclidian zoning.

In order to understand the interplay of the changes, it is recommended that they be considered in chronological order, page-by-page, with staff available to clarify as needed.

D. Recommendation

Once the proposed changes have been reviewed and any additional modifications suggested, staff recommends that a public hearing be held to receive public input.

Chapter 1 GENERAL PROVISIONS

10-1-1: SHORT TITLE:

This title shall be known as the *ZONING ORDINANCE OF SOUTH OGDEN CITY*. (Ord. 673, 1-8-1980)

10-1-2: PURPOSE:

This title is designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the city, including, amongst other things, the lessening of congestion on the streets or roads, securing safety from fire and other danger, providing adequate light and air, the classification of land uses and distribution of land development and utilization, protection of the tax base, securing economy in governmental expenditures, fostering the commercial, industrial and agricultural growth, and the protection of both urban and nonurban development of the city. (Ord. 673, 1-8-1980)

10-1-3: INTERPRETATION, CONFLICT, EFFECT ON OTHER ORDINANCES:

A. In interpreting and applying the provisions of this title, the requirements contained herein are declared to be the minimum requirements for the purpose set forth.

B. This title shall not nullify the more restrictive provisions of covenants, agreements, other ordinances or laws, but shall prevail notwithstanding such provisions which are less restrictive. (Ord. 673, 1-8-1980)

C. Any use not expressly permitted, or listed as a conditional use, in this title is prohibited. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-1-4: CHANGES AND AMENDMENTS:

This title, including the maps, may be amended from time to time by the city council after holding a public hearing. At least ten (10) days' notice of the time and place of such hearing shall be published in a newspaper of general circulation in the area. For any amendment to the zoning map, the notice for a public hearing will be sent at least ten (10) calendar days before the public hearing to the record owner of each parcel to be rezoned and the record owner of each parcel located within five hundred feet (500') of the property to be rezoned regardless of whether such property is located within the jurisdictional boundaries of the city. All proposed amendments shall be first proposed by the planning commission or shall be submitted to the planning commission for its recommendation which shall be returned to the city council for its consideration within thirty (30) days. Failure of the planning commission to take action on the proposed amendment within the prescribed time shall be deemed approval by such commission of the proposed change or amendment. The city council may overrule the planning commission's recommendation by a majority vote of its members. (Ord. 16-18, 9-6-2016, eff. 9-6-2016)

10-1-5: ADMINISTRATION AND ENFORCEMENT:

A. Official Designated: The chief building official is hereby charged with the ~~administration and~~ enforcement of the provisions of this title. But the city council, by resolution or ordinance, may from time to time, entrust such administration, in whole or in part, to any other officer of the city, without amendment to this section.

B. Issuance Of Permits, Certificates: The chief building official shall not grant a permit for the construction or alteration of any building or structure, nor issue any certificate of occupancy for a change in the use of land, if such construction or alteration or change would be in violation or would

involve a violation of any of the provisions of this title or any other ordinance of the city or of any law of the state. (Ord. 673, 1-8-1980)

C. Inspections; Orders; Abatements: The chief building official shall enforce all of the provisions of this title. He shall inspect or cause to be inspected all buildings in the course of construction, alteration or repair, and any change in the use of land. If, in the course of such inspection or otherwise, it shall come to his attention that any such construction, alteration or repair, or that any use or contemplated use of land is in violation of the provisions of this title, he shall issue his written order to the person responsible therefor, ordering and directing such person to cease and desist such construction, alteration, repair or use. He shall report violation of this title to the legal department for prosecution and make complaint thereof before the court or courts having jurisdiction of such violation. Upon the recommendation of the city council, the legal department shall bring a civil action for the abatement of any nuisance existing in violation of this title. (Ord. 673, 1-8-1980; amd. 2001 Code)

D. Assistance Of Law Enforcement: The chief building official may call for the assistance of law enforcement personnel whenever in his opinion such assistance is necessary in the investigation of a suspected violation of this title.

E. Rules Established; Filed: The chief building official may establish reasonable rules and regulations necessary or desirable in the administration of this title. Three (3) copies of such rules and regulations shall be filed with the city recorder and such rules and regulations shall become effective when so filed.

F. Fees: The city council may, by resolution, prescribe an exact payment of reasonable fees to cover the expense of examining plans, issuing building permits, inspecting uses and issuing certificates of occupancy, and may determine the method of collecting such fees. (Ord. 673, 1-8-1980)

10-1-6: BUILDING PERMIT:

The construction, alteration, repair, removal or occupancy of any structure or of any part thereof, as provided or as restricted, in this title, shall not be commenced or proceeded with except after the issuance of written permit for the same by the chief building official; provided, that no permit shall be necessary where the erection, construction, reconstruction or alteration is minor in character, as defined herein, or as determined by the chief building official. (Ord. 673, 1-8-1980)

10-1-7: CERTIFICATE OF OCCUPANCY REQUIRED:

No land shall be used or occupied and no building hereafter structurally altered or erected, shall be used or changed in use until a certificate of occupancy shall have been issued by the chief building official stating that the building or structure or the proposed use thereof, or the use of land, complies with the provisions of this title. A like certificate shall be issued for the purpose of maintaining, renewing, changing or extending a nonconforming use¹. A certificate of occupancy either for the whole or a part of a building or structure shall be applied for coincidentally with the application for a building permit and shall be issued within ten (10) days after the erection or structural alteration of such building or structure, or part thereof, shall have been completed in conformity with the provisions of this title. (Ord. 673, 1-8-1980)

~~**10-1-8: PRELIMINARY SITE PLAN APPROVAL²:**~~

~~A. Required: Prior to the issuance of a building permit for any change of use, new building or remodeling of an existing building that affects the site plan or new construction on an already approved site plan in a commercial or manufacturing zone, preliminary approval of a site plan by the planning commission is required³. In considering any site plan, the planning commission may impose reasonable requirements to assure, among other things, the safety and convenience of traffic movement both within the area covered and in relation to access streets, a harmonious relationship between the buildings and uses, a~~

~~harmonious relationship between such area and buildings of adjacent neighborhoods, and the preservation of future road locations. (Ord. 17-03, 1-17-2017, eff. 1-17-2017)~~

~~B. Considerations For Improvements, Changes: In furthering the above objectives, the planning commission shall review and may require certain improvements or design changes to be implemented by the developer as part of his construction, related, but not limited to, the following considerations, which shall be shown on a site plan, drawn to scale as follows:~~

- ~~1. Dimensions and orientation of the parcel.~~
- ~~2. Locations of buildings and structures, both existing and proposed. (Site development standards of applicable commercial or manufacturing zone, see chapters 8 and 9 of this title.)~~
- ~~3. Location and layout of off street parking and loading facilities. (See chapter 17 of this title.)~~
- ~~4. Location and size of points of entry and exit, in accordance with chapter 17 of this title, and internal vehicle circulation patterns, type of barrier or curb and gutter used on front property lines.~~
- ~~5. Provide preliminary grading and drainage information as well as preliminary utility connection information, i.e., culinary water, secondary water and sewer.~~
- ~~6. The location and design of walls and fences and indication of their height and materials of their construction. (See chapter 14 of this title.)~~
- ~~7. The height of existing and proposed buildings and structures.~~
- ~~8. The proposed use of buildings shown on the plot plan.~~
- ~~9. Location of exterior existing and proposed lighting standards and devices. (See section 10-14-9 of this title.)~~
- ~~10. The location and height of any overhead power and communication and transmission lines and all utility easements that may effect subject property.~~
- ~~11. Location and size of exterior, existing and proposed signs and outdoor advertising in accordance with the sign regulations of this title. (See chapter 21 of this title.)~~
- ~~12. Meaningful landscaping and open space on the site of not less than ten percent (10%) of the area to be developed and a bond posted guaranteeing landscaping at the planning commission's option. The plan shall identify landscaping details such as shrubs, trees and other plant material.~~
- ~~13. Where an attachment or minor addition of one thousand (1,000) square feet or less to an existing building or structure is proposed, the site plan shall indicate the relationship of said proposal to the existing development but at the discretion of the building official need not include other data required in subsections B1 through B12 of this section, unless it drastically changes any of the items required.~~

~~C. Compliance Required; Alterations: The building official shall ensure that development is in compliance with the site plan and all other requirements imposed by the planning commission. Upon approval of the site plan by the planning commission, no alterations shall be made without first obtaining approval from the planning commission. (Ord. 13-26, 12-17-2013, eff. 12-17-2013)~~

10-1-9: ISSUANCE OF LICENSES AND PERMITS:

All departments, officials and public employees of the city who are vested with the duty or authority to issue permits or licenses shall proceed in accordance with the provisions of this title, and shall issue no permit or license where the same would not be authorized or where the same would be in conflict with the provisions of this title. (Ord. 673, 1-8-1980)

10-1-10: TERRITORY ANNEXED TO CITY⁴:

At the time of the annexation of new territory to the city, the city council, with the recommendation of the planning commission, shall classify such territory for zoning purposes according to the zones established by this title. (Ord. 673, 1-8-1980)

10-1-11: TEMPORARY EXCEPTIONS:

A. Authority; Time Limit: The city council has the authority to grant by motion, temporary exceptions from any term or condition of this title for a period of not to exceed three (3) months, for a total duration for any one tract of land not to exceed six (6) months. The granting of a temporary exception may be made by the city council, with or without the prior recommendation concerning the same from the planning commission.

B. Justification: Such temporary exceptions may be granted upon the city council determining that such a temporary exception is justified because of some unusual, emergency, act of God situation and that the health, safety, convenience, order and welfare of the inhabitants of the city will not be materially adversely affected, if such temporary exception is granted. (Ord. 673, 1-8-1980)

10-1-12: FEES FOR REZONING PETITIONS:

A. Consolidated Fee Schedule: At the time of filing a petition to change the zoning of any property, the petitioners shall pay to the city recorder and the city recorder shall collect for the city, fees as provided in the city's consolidated fee schedule. (Ord. 673, 1-8-1980; amd. 2001 Code)

B. Refunds Prohibited: The fee hereby assessed shall not be refundable regardless of the eventual disposition of the rezoning request and this fee is in addition to the costs for publishing the ordinance in the event the rezoning request results in the enactment of a rezoning ordinance. (Ord. 673, 1-8-1980)

10-1-13: VIOLATION A NUISANCE:

Any structure made or existing and any use of land in violation of any provision of this title is a public nuisance and may be abated by appropriate proceedings. (Ord. 673, 1-8-1980)

10-1-14: APPEALS:

Any person shall have the right to appeal to the appeal authority a decision of disapproval of a zoning ordinance or map amendment and approval or disapproval of a conditional use application as set out in [chapter 4](#) of this title. The reasons for the appeal shall be submitted in writing to the city recorder. (Ord. 13-11, 5-21-2013, eff. 5-21-2013)

10-1-15: PENALTY:

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of any of the provisions of this title shall be guilty of a class C misdemeanor and upon conviction thereof shall be subject to penalty as provided in section [1-4-1](#) of this code. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during which any portion of any violation of this title is committed, maintained, continued or permitted by such person, firm or corporation and shall be punishable as herein provided. (Ord. 673, 1-8-1980; amd. 2001 Code)

Footnotes - Click any footnote link to go back to its reference.

[Footnote 1:](#) See also [chapter 16](#) of this title.

[Footnote 2:](#) See also subsection [7-2-4D](#) of this code for landscaping requirements.

[Footnote 3:](#) For city center core, city center general, Riverdale Road general, 40th Street general, and edge zones, site plan approval will follow the process outlined in the city center/40th Street form based code as adopted June 21, 2016.

[Footnote 4:](#) See also [title 1, chapter 8](#) of this code for annexation policy.

Chapter 2 DEFINITIONS

10-2-1: DEFINITIONS:

The words and terms defined in this chapter shall have the meanings indicated. Words used in the present tense include the future and words in the singular number include the plural and words in the plural include the singular. Words not included herein but defined elsewhere in the city ordinances shall be construed as termed therein. The word "shall" is mandatory.

ACCESS RIGHT OF WAY: A strip of land which is part of a lot and provides access to the part thereof used or to be used for buildings or structures.

AGRICULTURE: The tilling of the soil, the raising of crops, horticulture and gardening, but not including keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business, such as fruit packing plants, fur farms, animal hospitals or similar uses.

ALLEY: A public thoroughfare less than twenty six feet (26') wide.

ASSISTED LIVING UNIT: A type of room in a long term care facility for elderly or disabled people who are able to get around on their own but who may need help with some activities of daily living or simply prefer the convenience of having their meals in a central cafeteria and having nursing staff on call.

~~**AUTO SERVICE CENTER:** Limited to gas sales, tune-ups, emission testing, lubrication and oil changes, front end alignment, detailing, brake, muffler, tire sales, and similar minor sales and services excluding engine, transmission, and differential overhauls and vehicle body repair and painting.~~

~~**BANK:** A financial institution licensed as a receiver of deposits. There are two (2) types of banks: commercial/retail banks and investment banks. Bank does not mean short term lending institution.~~

BASEMENT: A story partly underground and having at least one-half ($\frac{1}{2}$) its height below the average level of the adjoining ground. A basement shall not be counted as a story, for purposes of height measurement.

BENEFICIAL SOCIETY: An organization that exists for the mutual assistance of its members or its members' families, relatives or designated beneficiaries, during times of hardship, such as illness or financial need. The assistance provided by a beneficial society can take the form of life, accident, health or burial insurance. May also be called benevolent association.

BOARDING HOUSE: A building with not more than five (5) guestrooms where, for compensation, meals are provided for at least five (5), but not more than fifteen (15) persons.

BUILDING: Any structure other than a boundary wall or fence.

BUILDING, ACCESSORY: A subordinate building on a lot, the use of which is customarily incidental to that of the main or principal building.

BUILDING, HEIGHT OF: The vertical distance from the finished grade elevation to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof.

BUILDING, MAIN: A building in which is conducted the principal use of the lot on which it is located.

BUILDING, PUBLIC: A building owned and/or operated by a public agency of the United States Of

America, of the state of Utah, or any of its political subdivisions.

~~CAR WASH, LAUNDRY TYPE: A structure or portion thereof containing facilities for washing passenger automobiles, using production line methods, but not limited to, chain conveyor, movable or revolving cleaning brushes, blower, steam cleaning or similar mechanical devices.~~

~~CAR WASH, MANUAL SPRAY: A structure or portion thereof containing facilities for washing passenger automobiles, limited to using only hand operated manual spray cleaning equipment and techniques.~~

CARPOR, PRIVATE: A space not completely enclosed by walls or doors. For the purpose of this title, a carpor shall be subject to all of the regulations prescribed for a private garage.

CLUSTER SUBDIVISION: A subdivision of land in which the areas and widths of residential lots are reduced below the minimum lot areas and lot width requirements of the zone in which the subdivision is located and where equivalent common open space areas are provided to compensate for such lot reduction.

CONDOMINIUM PROJECT: A real estate condominium project where ownership of a single unit in a multi-unit project, together with an undivided interest in common in the common areas and facilities of the property, is transferred; a plan or project whereby four (4) or more apartments, rooms, office spaces or other existing and proposed apartments or commercial or industrial buildings or structures are separately offered or proposed to be offered for sale and meeting all requirements of the condominium ownership act of the state of Utah. Structures shall conform with all area, yard, frontage and height regulations of the zone district in which they are located.

CORRAL: An enclosure for animals, other than a building.

~~COURTYARD: An outdoor area enclosed by a building on at least two (2) sides and is open to the sky. An unoccupied open space, other than yard, on the same lot with a building or buildings, which is bounded on two (2) or more sides by the walls of such building or buildings.~~

COVERAGE, LOT: The percent of the lot area covered by the main and accessory buildings.

CREDIT UNION: A member owned financial cooperative, controlled by its members and operated for the purpose of promoting thrift, providing credit at competitive rates, and providing other financial services to its members. Credit union does not mean short term lending institution.

DAIRY: A commercial establishment for the manufacture, processing or sale of dairy products.

DAYCARE CENTER: Any building or structure other than an occupied residence furnishing care, supervision and guidance for five (5) or more children unaccompanied by parent or guardian for periods of less than twenty four (24) hours per day; or as provided in [chapter 19](#) of this title, an occupied residence which furnishes care, supervision and guidance for not more than five (5) children unaccompanied by parent or guardian for periods of less than twenty four (24) hours per day. Occupied residence shall refer to being used as a residence by a family. The term "daycare center" is inclusive of kindergartens, preschools, nursery schools and all other similar facilities specializing in the education and/or care of children prior to their entrance into the first grade, other than facilities owned and/or operated by the public school system.

DISABLED PERSON: A person with a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having such an impairment; a person with a "disability" under title 57, chapter 21 of the Utah code, as amended; a person with a "disability" under 42 USC section 12102(1), as amended; and a person with a "handicap" under 42 USC section 3602(h), as amended. A "disabled person" does not

include a person engaged in the current illegal use of, or addiction to, any federally controlled substance, as defined in section 102 of the controlled substances act, 21 USC section 802.

DRIVEWAY APPROACH: Vehicle access location to a lot or parcel for egress/ingress.

~~DRY CLEANER: An establishment which has as its sole purpose the cleansing of fabrics with substantially nonaqueous organic solvents. Laundry establishments with self-service, coin-operated dry cleaning machines shall not be classified as a dry cleaner.~~

DWELLING: A building or portion thereof designed or used as the living quarters for one family.

DWELLING, MULTIPLE BUILDINGS ON A SINGLE LOT: Two (2) or more residential buildings placed upon a single lot.

DWELLING, MULTIPLE-FAMILY: A building arranged or designed to be occupied by three (3) or more families.

DWELLING, SINGLE-FAMILY: A building arranged or designed to be occupied by one family, the structure having only one dwelling unit.

DWELLING, SINGLE-FAMILY ROW HOUSE: A building built directly against an adjoining building without an open space between, and containing a one-family dwelling unit extending from basement to roof. Each single-family attached dwelling unit shall have a front and rear entrance. Each group of single-family attached dwellings shall be considered one structure, for purposes of front, rear and side yard requirements.

DWELLING, TWO-FAMILY: A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units.

DWELLING UNIT: One or more rooms in a dwelling, apartment, hotel or apartment hotel designed for or occupied by one family for living, sleeping and eating purposes. A dwelling unit may contain more than one set of kitchen facilities, whether temporary or permanent, provided they are used only by members of the family occupying the dwelling unit or their nonpaying guests. A dwelling unit may include up to two (2) persons per unit to whom rooms are rented in addition to a family related by blood, marriage or adoption, but if the number of such additional persons exceeds two (2) or if they use or are furnished separate cooking facilities, whether temporary or permanent, such additional persons shall be considered a separate family.

EARTHQUAKE FAULT: For purposes of this title, earthquake fault shall refer to that portion of the Wasatch Fault which transverses the eastern area of the corporate limits of Ogden, said fault lines are being approximately delineated on the zoning map of South Ogden City. Source of delineation of the fault lines is "Wasatch Fault, Northern Portion, Earthquake Fault Investigation And Evaluation, A Guide To Land Use Planning", by Woodward/Clyde And Associates, Oakland, California. The detailed and exact location of a fault is to be determined by the review procedure as specified in section [10-10B-5](#) of this title.

[EASEMENT: A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.](#)

~~EAVE: [The edge of a pitched roof; it typically overhangs beyond the side of a building.](#) [A portion of the roof that extends not more than two and one-half feet \(2⁺/₂¹\) measured parallel to the nearest exterior wall, gable end, support beam or post.](#)~~

EDUCATIONAL INSTITUTION, PRIVATE: A private educational institution, seminary or parochial school having a curriculum similar to that ordinarily given in grades 1 through 12 in the public school system. The term "educational institution, private", for the purpose of this title, does not include private post high school educational facilities, trade schools, tutorial services, boarding facilities or any residential uses.

EDUCATIONAL INSTITUTION, PUBLIC: A public elementary or secondary school or charter school having a curriculum similar to that ordinarily given in grades 1 through 12 in the public school system. The term "educational institution, public", for the purpose of this title, does not include post high school educational facilities, trade schools, tutorial services, boarding facilities or any residential uses.

FAMILY: 1. One person living alone.

2. Two (2) or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.

3. Up to three (4) persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.

4. For the purposes of this article, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this article. ~~Any of the following who occupy a dwelling unit: a) one person living alone; b) two (2) or more persons related by blood, marriage or adoption and foster children living together as a single housekeeping unit; and up to two (2) other persons hired for domestic help residing on the same premises where the housekeeping unit is located; or c) not more than four (4) unrelated persons living together as a single, nonprofit housekeeping unit.~~

FENCE: A tangible barrier or obstruction of any material, with the purpose or intent or having the effect of preventing passage or view across the fence line. It includes hedges and walls.

FLOODPLAIN: Land adjacent to a body of water which has been or may be hereafter covered by floodwater as delineated on the flood hazard boundary map by the federal insurance administration, HUD.

FLOODPLAIN OVERLAY ZONE: Boundaries of the base flood as identified by the federal insurance administration, HUD, as set forth on the flood hazard boundary map (FHBM). The floodplain zone is designed to overlay or be superimposed over existing zoning within the defined floodplain. Within such an overlay zone, the existing zone remains effective with the additional conditions superimposed by the floodplain zone.

FLOOR AREA: The sum of the gross horizontal area of the several floors of a building and its accessory buildings on the same lot, excluding cellar and basement floor areas not devoted to residential use, but including the area of roofed terraces. All dimensions shall be measured from the exterior faces of the exterior walls.

FLOOR-LOT AREA RATIO: The total floor area of a building divided by the area of the lot on which it is located.

FRONTAGE: All the property fronting on one side of the street between intersecting or intercepting streets, or between a street and a right of way, waterway, end of dead end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage of the side of the street which it intercepts.

GARAGE, PRIVATE: An enclosed space or accessory building for the storage of one or more motor vehicles; provided, that no business, occupation or service is conducted for profit therein, nor space therein for more than one car is leased to a nonresident of the premises. A garage shall be considered part of a dwelling if the garage and dwelling have a roof or wall in common and are connected structurally.

~~**GARAGE, PUBLIC:** A building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling or storing motor driven vehicles.~~

GRADE: The average level of the finished surface of the ground story adjacent to the exterior walls of a building. ~~The average level of the finished surface or the ground adjacent to the exterior walls of those buildings more than five feet (5') from a street line. For buildings closer than five feet (5') to a street line, the grade is the sidewalk elevation at the center of the building. If there is more than one street, an average sidewalk elevation is to be used. If there is no sidewalk, the city engineer may establish the grade.~~

GROUP LIVING ARRANGEMENT: A group living or congregate living arrangement where groups of more than four (4) unrelated persons live together in a single dwelling or housekeeping unit, including, but not limited to, assisted living unit, boarding house, lodging house, nursing home, senior housing, assisted living facility, nursing care facility, residential facility for disabled persons, dormitory, student housing, fraternity, club, institutional group, halfway house, convent, monastery, or other similar group living or congregate living arrangement of unrelated persons. A group living arrangement does not include clinics, medical or dental; hospital(s) or hospital/clinic.

GUESTHOUSE: A separate dwelling structure located on a lot with one or more main dwelling structures and used for housing of guests or servants and not rented, leased or sold separate from the rental, lease or sale of the main dwelling.

HOME OCCUPATION: The use of a portion of a dwelling as an office, studio or workroom for small occupations which are customarily conducted in the home and which are clearly incidental and accessory to the primary use of the dwelling for living purposes and which also meet all the conditions and requirements of [chapter 19](#) of this title.

HOSPITAL: An institution licensed by the state of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an inpatient and outpatient basis by or under the supervision of one or more physicians. Any medical clinic or professional office which offers any inpatient or overnight care, or operates on a twenty four (24) hour basis shall be considered to be a hospital. A hospital may include integral support service facilities such as laboratories, outpatient units and training and central services, together with staff offices necessary to the operation of the hospital.

~~**HOTEL:** A building designed for or occupied as the more or less temporary abiding place of sixteen (16) or more individuals who are, for compensation lodged, with or without meals.~~

HOUSEHOLD PETS: Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats or canaries, but not including a sufficient number of dogs or cats to constitute a "kennel", as defined in this section.

~~**JUNKYARD:** The use of any lot, portion of a lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof; provided, that this definition shall not be deemed to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.~~

KENNEL¹: The land or building used in the keeping of three (3) or more dogs at least four (4) months old.

KINDERGARTEN: See definition of Daycare Center.

~~LAUNDROMAT OR LAUNDERETTE: A self-service laundry establishment where clothes are cleansed in a coin-operated machine. Laundromats or launderettes may include self-service, coin-operated dry cleaning machines.~~

LIGHT REFRESHMENT: Includes, by way of example and not limitation, foods such as sandwiches, hors d'oeuvres, finger foods, snacks, etc., prepared off site and made available to participants and guests at an authorized activity. Includes nonalcoholic drinks only. Light refreshments do not contemplate nor allow full meals.

LODGING HOUSE: A building where lodging only is provided for compensation to five (5) or more, but not exceeding fifteen (15) persons, in contrast to hotels.

LOT: A parcel of land occupied or to be occupied by a main building or group of buildings (main or accessory), together with such yards, open spaces, lot width and lot area as are required by this title and having frontage upon a street. Except for multiple buildings on a single lot and a guesthouse, not more than one dwelling structure shall occupy any one lot.

~~LOT, CORNER: A lot abutting on two (2) intersecting streets where the interior angle of intersection or interception does not exceed one hundred thirty five degrees (135°). A parcel of land abutting at least two (2) vehicular rights of way, excluding an alley, at their intersection.~~

LOT, FLAG: LOT, FLAG: A parcel of land having its only access to the adjacent vehicular right of way, excluding an alley, through a narrow strip of land.

LOT, INTERIOR: A parcel of land abutting a vehicular right of way, excluding an alley, along one property line; surrounded by lots along the remaining property lines. Refer to figure 10.5(1), "Lots", of this section.~~A lot other than a corner lot.~~

MANUFACTURED HOME: A transportable factory built housing unit constructed on or after June 15, 1976, according to the federal home construction and safety standards act of 1974 (HUD code), in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is four hundred (400) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems.

MAP, OFFICIAL: Any map adopted by the city council under the provisions of Utah Code Annotated section 10-9a-406, as amended.

MEDICAL LABORATORY: A place for doing tests and research procedures, and for preparing chemicals and medications. Also known as a "medical lab" or simply "lab". Medical laboratory does not mean manufacturing laboratory.

MOBILE FOOD BUSINESS: A business that serves food or nonalcoholic beverages from a self-contained unit either motorized or in a trailer on wheels, which conducts all or part of its operations on premises other than its own and is readily movable, without disassembling, for transport to another location. The term "mobile food business" shall not include vending carts or mobile ice cream vendors.

MOBILE FOOD COURT: An off street parcel of land where two (2) or more mobile food businesses congregate to offer food or beverages for sale to the public. Any cluster of more than one mobile food business, vending cart and seasonal farm stand, located on the same parcel of land shall be considered a

mobile food court.

MOBILE FOOD TRUCK: A mobile food business that serves food or beverages from an enclosed self-contained motorized vehicle. The term "mobile food truck" shall not include vending carts or mobile ice cream vendors.

MOBILE HOME: A transportable factory built housing unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to the federal manufactured housing and safety standards act (HUD code).

MOBILE HOME PARK: A parcel of land which has been planned and improved for the placement of mobile homes for residential use.

~~**MOTEL:** Any building or group of buildings containing sleeping rooms, designed for temporary use by automobile tourist or transients, with garage attached or parking space conveniently located to each unit.~~

NATURAL WATERWAYS: Those areas, varying in width, along streams, creeks, gullies, springs or washes which are natural drainage channels as determined by the chief building official and in which areas no buildings shall be constructed.

NONCOMPLYING STRUCTURE: A building or structure or portion thereof lawfully existing at the time any applicable zoning regulations become effective, the design, erection, use, height, area and yard dimensions of which do not conform to the provisions of such regulation or regulations.

NONCONFORMING USE: The prior lawful use of land or of a building or structure which subsequently is prohibited by zoning regulations pertaining to the zone in which the structure or land is situated.

NURSING HOME: A residential facility for people with chronic illness or disability. A place where people who are unable to take care of themselves can live and be taken care of. Also known as "convalescent home" and "long term care facility".

OPEN GREEN SPACE: An open space suitable for relaxation or landscaping. It shall be unoccupied and unobstructed by buildings and/or hard surfaces such as asphalt, cement and packed gravel, except that such open green space may be traversed by necessary sidewalks and access rights of way.

OPEN SPACE EASEMENT: An easement granted to the city by the owner/developer on and over land in that development which provides and guarantees that the designated common open space and recreation land is permanently reserved for and can be used only for open space and recreation purposes in accordance with the plans and specifications approved by the planning commission and city council at the time of approval of the development.

OVERHANGING ROOF: See definition of Eave.

PARKING LOT: An open area, other than a street, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.

PARKING SPACE: Space within building, lot or parking lot for parking or storage of one automobile with direct and unblockable access to a driveway.

PAYING GUEST: Any person hiring a room in a dwelling unit for living, eating or sleeping purposes.

~~**PHARMACY:** A business selling health or treatment items, including baby food and diet supplements and~~

~~dispensing prescriptions for medical or health purposes, and including and limited to, candies, soft drinks, prepackaged ice cream products not prepared on the premises, tobacco products, magazines and greeting cards.~~

PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD): A development in which the regulations of the zone ~~in which~~ where the development is situated are waived to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements.

PLANNING COMMISSION: The ~~P~~lanning ~~C~~ommission of South Ogden City, Utah.

POST OFFICE, LIMITED SERVICE: A post office operation providing services normally permitted and/or required by contract with the U.S. postal service.

~~RECREATIONAL COACH: A vehicle such as a recreational trailer, tent, camper trailer, truck camper, travel trailer, camp car, other vehicle with or without motive power, designed and/or constructed to travel on the public thoroughfare in accordance with the provisions of the Utah vehicle code, designed for the use of human habitation.~~

~~RECREATIONAL COACH PARK: Any area or tract of land or a separate designated section within a mobile home park where lots are rented or held out for rent to one or more owners or uses of recreational coaches for a temporary time not to exceed two (2) weeks.~~

RESIDENTIAL FACILITY FOR DISABLED PERSONS: A residence in which no more than eight (8) disabled persons reside and which is licensed or certified by:

A. The Utah department of human services under title 62A, chapter 2, of the Utah code, licensure of programs and facilities;

B. The Utah department of health under title 26, chapter 21, of the Utah code, health care facility licensing and inspection act.

SENIOR HOUSING: A building or group of buildings containing residential dwelling units where daily meals shall be offered for the residents in a community dining room and support services such as crafts, exercise, TV, personal care and party rooms may be available on site. One family member of each residential dwelling shall be a minimum of fifty five (55) years of age at the time of initial occupancy.

SENSITIVE AREA: Lands containing environmentally and geologically sensitive elements which if encroached upon by unsuspecting urban land development such as utilities, housing, streets and/or public facilities, could be damaged beyond repairability or could cause severe damage to such urban development or cause complete destruction thereof, or cause loss of life or bodily harm. Such sensitive areas could include active earthquake faults, potential landslide areas, steep unstable terrain or areas of potential rockfall.

SENSITIVE VEGETATION: Vegetative cover which can be harmed by compaction from overuse, urban development or altering of the hydrologic cycle in such a manner as to create an environmental imbalance causing severe retardation of growth or elimination of a particular variety of vegetative species.

SENSITIVE WILDLIFE HABITAT: Wildlife habitat which provides an environmental biosphere critical to the well being and perpetuance of certain species of wildlife, particularly if encroached upon by urban related development. It is specifically related to the elimination of a limited habitat and its related wildlife.

~~SHORT TERM LENDING BUSINESS: An establishment engaged in providing credit intermediation and related activities that facilitate the lending of funds, issuance of credit, or any other similar types of businesses in which the activity is generally contemplated to be completed within a term of six (6) months or less, including a check casher, deferred deposit lender or title lender. A short term loan~~

~~business may offer more than one type of credit intermediation service if it meets the licensing requirements for each service and operates from a single storefront. This definition does not include investment companies and state or federally chartered banks or financial institutions.~~

~~STABLE, PRIVATE: A detached, accessory building for the keeping of horses owned by the occupants of the premises, and not kept for remuneration, hire or sale.~~

~~STABLE, PUBLIC: A stable other than a private stable.~~

STORY: [A habitable level within a building measured from finished floor to finished floor.](#) ~~The space within a building, other than a cellar, included between the surface of any floor and the surface of the ceiling next above.~~

~~STORY, HALF: A story with at least two (2) of its sides situated in a sloping roof, the floor area of which does not exceed two thirds ($\frac{2}{3}$) of the floor immediately below it.~~

STREET: A thoroughfare which has been dedicated to the public and accepted by proper public authority, or a thoroughfare of standard width which has become a public thoroughfare by right of use and which affords the principal access to the abutting property.

STRUCTURAL ALTERATIONS: Any change in supporting members of a building, such as bearing walls, columns, beams or girders.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground.

SUBSTANTIAL ACTION: Action taken in good faith to pursue diligently any matter to obtain approval of an application filed under this title, or to exercise development rights authorized under such approval.

SWIMMING POOL: Any artificial or semiartificial container, whether indoors or outdoors, and whether above or below the surface of the ground, or both, used or intended to be used to contain a body of water for swimming by any person or persons, together with all permanent structures, equipment, appliances and other facilities used or intended for use in and about the operation, maintenance and use of such pool.

SWIMMING POOL, FAMILY: A swimming pool used and intended to be used solely by the owner, operator or lessee thereof and his family and by friends invited to use it without payment of any fee or consideration.

TAVERN²: Any business establishment operating under a class [C-A](#) beer license. Such establishments shall be limited in number to two (2) per linear block.

~~THEATER, INDOOR PICTURE: A building or part of a building devoted to the showing of moving pictures on a paid admission basis.~~

~~THEATER, OUTDOOR DRIVE-IN: An open lot or part thereof, with its appurtenant facilities devoted primarily to the showing of moving pictures, on a paid admission basis, to patrons seated in automobiles.~~

USE: The specific purposes for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained.

USE, ACCESSORY: [A use customarily incidental, and subordinate to the principal use or structure and](#)

~~located on the same lot with such principal use or structure. A subordinate use customarily incidental to and located upon the same lot occupied by the main use and devoted exclusively to the main use of the premises.~~

USE, CONDITIONAL: A use or occupancy of a building, or use of land, permitted only when authorized upon issuance of a conditional use permit and subject to the limitations and conditions specified therein as provided in [chapter 15](#) of this title, intended to allow compatible integration of uses which may be suitable only in certain locations within a particular zone, or only upon certain conditions and/or design criteria being achieved. If a use is not listed as permitted or conditional it is prohibited.

USE, PERMITTED: Any use lawfully occupying land or buildings as authorized in the zone regulations and for which no conditional use permit is required. If a use is not listed as permitted or conditional it is prohibited.

WIDTH OF LOT: [The horizontal distance between the side property lines, measured at the front property lines.](#)~~The distance between the side lot lines at the distance back from the front lot line required for the depth of the front yard.~~

YARD: An open space on a lot, other than a court, unoccupied and unobstructed from the ground upward by buildings, except as otherwise provided herein.

YARD, FRONT: An open space on the same lot with a building between the front line of the building (exclusive of steps) and the front lot line and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front lot line and the front line of the building. On corner lots, the front yard shall be that part of the lot between the principal or entrance side of the building and the street line parallel thereto. The principal side of a building shall be that side with the greater number of entrances or the longer side, as designated by the building official. If there are an equal number of entrances or sides of equal length, either side may be designated as the principal side.

YARD, REAR: An open, unoccupied space on the same lot with a building between the rear line of the building (exclusive of steps) and the rear lot line and extending the full width of the lot. The depth of the rear yard is the minimum distance between the nearest part of the rear lot line and the nearest part of the rear line of the main building.

YARD, SIDE: An open, unoccupied space on the same lot with a building, between the side line of the building (exclusive of steps), and the side lot line and extending from the front yard to the rear yard. The width of the side yard is the minimum distance between the nearest part of the side lot line and the nearest part of the side line of the building.

ZONE: The geographical area of the city within which the zoning regulations are uniform.

ZONING ORDINANCE: The zoning ordinance of South Ogden City, Utah. (Ord. 15-06, 2-17-2015, eff. 2-17-2015; amd. Ord. 15-22, 10-6-2015, eff. 10-6-2015; Ord. 16-01, 1-19-2016, eff. 1-19-2016; Ord. 16-20, 12-6-2016)

Footnotes - Click any footnote link to go back to its reference.

[Footnote 1](#): See also definition of "kennel" at section [5-1-2](#) of this code.

[Footnote 2](#): See subsection [3-2-3C](#) of this code for provisions on class C licenses.

Chapter 5 ZONES AND DISTRICTS

10-5-1: ESTABLISHMENT OF ZONES:

For the purpose of this title, the city is divided into the following zones in which land uses shall be limited as specified in this title. Classification will be determined on the basis of location, topographic features and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility and overall stability of the city.

~~Open space zone, O-1~~

Single-family residential zone, R-1-10

Single-family residential zone, R-1-8

Single-family residential zone, R-1-6

Two-family residential zone, R-2

Multiple-family residential zone, R-3

Multiple-family residential zone, R-3A

~~Multiple family residential zone, R-3B~~

~~Multiple family residential zone, R-4~~

~~Multiple family residential zone, R-4A~~

~~Multiple family residential zone, R-5~~

~~Multiple family residential zone, R-5A~~

~~Multiple family residential zone, R-5B~~

~~Multiple family residential zone, senior housing, R-5C~~

~~Neighborhood commercial zone, C-1~~

~~Community commercial zone, C-2~~

~~Regional commercial zone, C-3~~

~~Regional commercial zone, C-3zc(A)~~

~~Neighborhood planned commercial zone, CP-1~~

~~Community planned commercial zone, CP-2~~

~~Regional planned commercial zone, CP-3~~

~~Commercial recreation zone, CRC-1~~

~~Manufacturing zone, M-1~~

~~Planned manufacturing zone, MP-1~~

Open space zone, O-1

Floodplain overlay zone, FP

Sensitive area overlay zone, SA

For the 40th Street General, City Center General, City Center Core, Riverdale Road General, Edge, Commercial General A, Commercial General B, Commercial Neighborhood, and Residential Edge Subdistricts, refer to Chapter 5.1 of this title.

(Ord. 673, 1-8-1980; amd. Ord. 995, 3-3-1999, eff. 3-8-1999; 2001 Code; Ord. 02-10, 7-2-2002, eff. 7-2-2002; Ord. 11-01, 2-1-2011, eff. 2-1-2011; Ord. 13-20, 10-1-2013, eff. 10-1-2013; Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-5-2: HEIGHT LIMITING ZONES¹:

In addition to the zones hereinabove established, all the land within the incorporated boundaries, and within fifty thousand feet (50,000') of the established airport reference point at Ogden Municipal Airport in Weber County and Hill Air Force Base in Davis County, Utah, is hereby divided into the following listed height limiting zones:

Instrument approach zone

Noninstrument approach zone

Transition zone

Horizontal zone

Conical zone

(Ord. 673, 1-8-1980)

10-5-3: BOUNDARIES OF ZONE DISTRICTS:

The boundaries of each of the said zones are hereby established or described herein or as shown on the map entitled zoning map of South Ogden City and map entitled airport zoning map of South Ogden City, or as hereafter amended, and all boundaries, notations and other data shown on said maps are made by this reference as much a part of this title as if fully described and detailed herein. Said maps shall be filed in the custody of the city recorder and may be examined by the public, subject to any reasonable regulations established by the city recorder. (Ord. 673, 1-8-1980; amd. 2001 Code)

10-5-4: BOUNDARIES OF OVERLAY ZONES²:

The boundaries of the floodplain overlay zone and sensitive area overlay zone are hereby established as described and shown on the maps entitled South Ogden floodplain overlay zone and South Ogden sensitive area overlay zone, and all boundaries, notations and other data shown on said maps is made by this reference as much a part of this section as if fully described and detailed herein. Said maps shall be filed in the custody of the city recorder and may be examined by the public, subject to any reasonable regulations established by the city recorder. (Ord. 673, 1-8-1980; amd. 2001 Code)

10-5-5: RULES APPLICABLE WHERE BOUNDARIES UNCERTAIN:

Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

A. Wherever the zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then unless otherwise definitely indicated on the map, the centerline of such street, alley or block, or such property line, shall be construed to be the boundary of such zone. (Ord. 673, 1-8-1980)

B. Wherever such boundary line of such zone is indicated as being approximately at the line of any river, irrigation canal or other waterway, or railroad right of way, or public park or other public land, or any section line, then in such case the center of such stream, canal or waterway, or of such railroad right of way, or the boundary line of such public land or such section line, shall be deemed to be the boundary of such zone. (Ord. 673, 1-8-1980; amd. 2001 Code)

C. Where such boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.

D. Where the application of the above rules does not clarify the zone boundary location, the board of adjustment shall interpret the map. (Ord. 673, 1-8-1980)

10-5-6: ZONING MAP AMENDMENTS:

A. Restrictions: In order to provide more specific land use designations and land development suitability; to ensure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:

1. Uses;
2. Dwelling unit density;
3. Building square footage;
4. Height of structures.

B. Designation: A zoning map amendment ~~attaching any of the conditions set forth in subsection A~~ of this section shall be designated "~~zc~~" ~~after the zoning classification~~ on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the city recorder.

C. Invalidity: In the event any zoning condition is declared invalid by a court of competent jurisdiction, then the entire zoning map amendment shall be void. Any deletion in or change to zoning conditions shall be considered an amendment to this title and shall be subject to the requirements of this section.

D. Applicability Of Attachment: The attachment of conditions to any zoning map amendment shall not affect the applicability of other ordinance provisions. (Ord. 986, 10-20-1998, eff. 10-20-1998)

Footnotes - Click any footnote link to go back to its reference.

[Footnote 1:](#) See also [chapter 18](#) of this title for provisions regarding airport area special regulations.

[Footnote 2:](#) See also [chapter 10](#) of this title.

ARTICLE A. COMMERCIAL ZONES (C-1, C-2, C-3)

10-8A-1: PURPOSE AND INTENT:

The purpose of the C-1 neighborhood commercial, C-2 community commercial and C-3 regional commercial zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into three (3) zones uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory needs. (Ord. 673, 1-8-1980)

10-8A-2: SITE DEVELOPMENT STANDARDS:

	C-1	C-2	C-3
-	-	-	-
Minimum lot area-	None-	None-	None-
-	-	-	-
Minimum lot width-	None-	None-	None-
-	-	-	-
Minimum yard setbacks:-	-	-	-
-	-	-	-
—Front—	20' for all buildings and walls or fences over 3' high-	10'-	10'-
-	-	-	-
—Side—	None, except 10' adjacent to residential boundary-		
-	-	-	-
—Side facing street on corner lot-	10'-	10'-	10'-
-	-	-	-
—Rear—	None, except 10' where building rears on a residential zone or a street-		
-	-	-	-
Building height:-	-	-	-
-	-	-	-
—Minimum—	1 story-	1 story-	1 story-

-	-	-	-
—Maximum—	2 ¹ / ₂ stories or 35'	None—	None—
-	-	-	-
Maximum lot coverage—	Not over 60% of lot area by buildings or accessory buildings—	Not over 60% of lot area of buildings or accessory buildings—	None—

(Ord. 673, 1-8-1980; amd. Ord. 00-20, 11-7-2000, eff. 11-7-2000)

10-8A-3: SIGN REGULATIONS:

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in chapter 21 of this title. (Ord. 673, 1-8-1980)

10-8A-4: SPECIAL REGULATIONS:

A. Conditions Of Permitted And Conditional Uses: Hereinafter specified permitted and conditional uses shall be allowed only when the following conditions are complied with: (Ord. 673, 1-8-1980; amd. 2001 Code)

1. All manufacturing shall be done within a completely enclosed building.
2. All uses shall be free from objection because of odor, dust, smoke or noise.
3. In the C-1 neighborhood commercial zone no entertainment, except recorded music, shall be permitted in cafes, cafeterias, ice cream parlors or restaurants. (Ord. 673, 1-8-1980)

B. Car Wash¹: A car wash shall be allowed subject to the following restrictions: (Ord. 673, 1-8-1980; amd. 2001 Code)

1. Operation or use is forbidden between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M.
2. There shall not be more than four (4) washing bays for a manual spray car wash in C-1 zones only.
3. Off street vehicle storage required as follows:
 - a. One bay car wash: Four (4) spaces in the approach lane;
 - b. Two (2) bay car wash: Three (3) spaces in the approach lane for each wash bay;
 - c. Three (3) or more bay car wash: Two (2) spaces in the approach lane for each wash bay. (Ord. 673, 1-8-1980)

C. Dwelling Unit For Proprietor Or Night Watchman²: Dwelling unit for proprietor or night watchman and family, provided the following standards are met:

1. Landscaped areas for family with a minimum of one thousand eight hundred (1,800) square feet;
2. Landscaped area is fenced with six foot (6') fence;
3. Dwelling unit shall be separated from the business area;
4. Two (2) parking spaces shall be provided for family in addition to those required for business. (Ord. 853, 5-17-1994)

D. Temporary Bank Or Financial Institution³:

1. A temporary building may be allowed subject to the following restrictions:
 - a. The planning commission has approved a site plan for a permanent building and the site plan illustrates the location of the temporary building and all of the improvements that will be installed to facilitate the operation of the temporary building.

- ~~b. A building permit for the permanent building is issued prior to the installation of the temporary building. The temporary building is removed upon approval of an occupancy permit for the permanent building by the building official.~~
- ~~c. A time limit for the use may be set by the planning commission but shall not exceed the occupancy of the permanent building.~~
- ~~d. A termination of the building permit shall require the removal of the temporary building. (Ord. 09-03, 1-20-2009, eff. 1-20-2009)~~

E. Short Term Lending Business: A short term lending business shall be allowed in commercial zones as set out in the use table in section [10-8A-5](#) of this article subject to the following restrictions:

1. No short term lending business may be located or operate within one thousand feet (1,000') of another.
2. No more than three (3) short term lending businesses may be licensed within the city. Preexisting, nonconforming uses may continue until the business ceases operation or experiences a change in ownership. (Ord. 13-14, 6-18-2013, eff. 6-18-2013)

10-8A-5: USES:  

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in [chapter 15](#) of this title. Uses designated "N" will not be allowed in that zone.

	C-1	C-2	C-3
-			
Accessory building and uses customarily incidental to a permitted use-	P	P	P
Air conditioning, sales and service-	N	N	P
Altering, pressing and repairing of wearing apparel-	P	P	P
Amusement arcade-	N	N	C
Amusement enterprises-	N	N	C
Animal hospital, small animals only and provided conducted within completely enclosed building-	N	N	C
Antique, import or souvenir shop-	P	P	P
Apartment, multi-family-	N	N	N
Archery shop and range, provided conducted within completely enclosed building-	N	P	P
Art and artists supply store-	P	P	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motorboats or motors-	P	P	P
Athletic club-	N	P	P
Auction establishment-	N	N	C
Auto gas station/convenience store-	P	P	P
Auto service center providing there is no outside storage of parts or materials and	N	P	P

any customer vehicles stored outside between seven o'clock (7:00) P.M. and six o'clock (6:00) A.M. shall be screened from view by a fence or wall			
Automobile, new or used, sales and service	N	C	P
Automobile parts sales	N	P	P
Automobile repair, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building	N	N	P
Awning sales and service	P	P	P
Baby formula service	P	P	P
Bakery manufacture limited to goods retailed on premises	P	P	P
Bank or financial institution, including temporary bank or financial institution	P	P	P
Barbershop	P	P	P
Bath and massage establishment	N	P	P
Beauty culture school	N	C	P
Beauty parlor for cats and dogs	P	P	P
Beauty shop	P	P	P
Beer parlor, sale of draft beer⁴	N	N	C
Bicycle sales and service	P	P	P
Billiard parlor	N	N	P
Blueprinting and photostating	P	P	P
Boarding house	N	C	P
Boat sales and service	N	C	P
Body art (tattooing)	N	P	N
Bookbinding	N	N	P
Bookstore, retail	P	P	P
Bottling and distribution plant	N	N	P
Bowling alley	N	C	P
Boxing arena	N	N	P
Building materials sales or yard	N	N	P
Bus terminal	N	P	P

Cafe or cafeteria—	P	P	P
Camera store—	P	P	P
Candy manufacture—	N	N	P
Candy store, confectionery—	P	P	P
Car wash ⁵ , laundry type—	N	C	P
Car wash ⁶ , manual spray—	C	P	P
Carbonated water sales—	N	N	P
Carpet, rug and linoleum service—	P	P	P
Cash register sales and service—	P	P	P
Catering establishment—	P	P	P
China, crystal and silver shop—	C	P	P
Christmas tree sales—	P	P	P
Church—	N	C	P
Church, temporary revival—	N	C	C
Circus, carnival or other transient amusement—	N	N	C
Cleaning and dyeing establishment—	P	P	P
Clinics, medical or dental—	P	P	P
Clothing and accessory store—	P	P	P
Cluster sign—	P	P	P
Coal and fuel sales office—	N	N	P
Communication equipment building—	N	P	P
Contractor shop, provided work conducted within a completely enclosed building—	N	N	P
Costume rental—	P	P	P
Dairy products store—	P	P	P
Dance hall—	N	N	C
Data processing service and supplies—	P	P	P
Delicatessen—	P	P	P
Department store—	N	P	P

Detective agency—	P	P	P
Diaper service, including cleaning—	N	P	P
Drapery and curtain store—	P	P	P
Drive-it-yourself agency or business—	N	P	P
Drug store—	P	P	P
Dry cleaning establishment—	P	P	P
Dry cleaning pick-up station—	P	P	P
Dwelling unit for proprietor or night watchman and family ² —	C	C	C
Educational institution—	N	P	P
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted—	P	P	P
Electrical and heating appliances and fixtures sales and service—	P	P	P
Employment agency—	P	P	P
Express and transfer service—	N	N	C
Fabric and textile store—	P	P	P
Farm implement sales—	N	N	P
Film exchange establishment—	P	P	P
Five and ten cent store—	P	P	P
Florist shop—	P	P	P
Frozen food lockers, incidental to a grocery store or food business—	P	P	P
Fruit store or stand—	P	P	P
Fur apparel sales, storage or repair—	N	P	P
Furniture sales and repair—	P	P	P
Garden supplies and plant materials sales—	P	P	P
Gift store—	P	P	P
Glass sales and service—	N	P	P
Government buildings or uses, nonindustrial—	C	P	P
Greenhouse and nursery; soil and lawn service—	P	P	P

Grocery store-	P	P	P
Gunsmith-	N	P	P
Gymnasium-	N	P	P
Hardware store-	P	P	P
Health club-	N	P	P
Health food store-	P	P	P
Heliport-	N	C	C
Hobby and crafts store-	P	P	P
Hospital supplies-	N	C	P
Hotel-	N	C	P
House cleaning and repair-	P	P	P
House equipment display-	N	P	P
Household appliance sales and service-	P	C	P
Household pets, dwelling units only-	P	P	P
Ice cream manufacture-	N	N	P
Ice cream parlor-	P	P	P
Ice manufacture and storage-	N	N	P
Ice store or vending station-	P	P	P
Indoor storage units-	N	P	P
Insulation sales-	N	P	P
Insurance agency-	P	P	P
Interior decorating and design-	P	P	P
Janitor service and supply-	P	P	P
Jewelry store sales and service-	P	P	P
Knitting mills-	N	N	C
Laboratory, dental and medical-	P	P	P
Launderette or laundromat-	P	P	P
Laundry or dry cleaners, laundromat type-	P	P	P

Laundry or dry-cleaning establishment-	N	N	P
Lawn-mower sales and service-	P	P	P
Leather goods, sales and service-	P	P	P
Legal office-	P	P	P
Library-	P	P	P
Linen store-	P	P	P
Linen supply service-	N	N	P
Liquor store ^g -	N	C	C
Locksmith-	P	P	P
Lodge or social hall-	N	P	P
Lodging house-	N	C	P
Lounge ^g -	N	N	C
Luggage store-	P	P	P
Lumberyard-	N	N	C
Machine shop operations incidental to any use permitted in C-3 zone-	N	N	P
Manufacture of goods retailed on premises-	N	C	C
Meat, fish and seafood store-	P	P	P
Medical office-	P	P	P
Millinery-	N	P	P
Miniature golf-	N	N	C
Mobile food business-	P	P	P
Mobile food business in the public right of way-	P	P	P
Mobile food court-	P	P	P
Mobile home sales lot and service-	N	N	P
Monument works and sales-	N	P	P
Mortuary-	N	C	P
Motel-	N	C	P
Motorcycle and motor scooters, sales and service-	N	C	P

Museum—	C	P	P
Music store—	P	P	P
Needlework, embroidery or knitting store—	P	P	P
Newsstand—	P	P	P
Nightclub or social club—	N	N	P
Notions store—	P	P	P
Novelty store—	P	P	P
Nursery school—	C	P	P
Office in which goods or merchandise are not commercially created, exchanged or sold—	N	P	P
Office machines sales and service—	P	P	P
Office supply—	P	P	P
Oil burner shop—	N	N	C
Optometrist, optician or oculist—	P	P	P
Ornamental iron sales or repair—	N	C	P
Outcall services ¹⁰ —	N	P	P
Paint and wallpaper store—	P	P	P
Paperhanger shop—	N	P	P
Park and playground—	P	P	P
Parking lot or garage for passenger automobiles—	C	C	C
Pawnshop—	N	N	P
Penny arcade—	N	N	C
Pest control and extermination—	P	P	P
Pet and pet supply store—	P	P	P
Pharmacy—	P	P	P
Photo studio—	P	P	P
Photographic supplies—	P	P	P
Physician or surgeon—	P	P	P

Pie manufacture-	N	P	P
Plumbing shop-	N	C	P
Pony ring, without stables-	N	N	C
Pool hall-	N	N	P
Popcorn or nut shop-	P	P	P
Post office-	C	P	P
Printing, lithographing, publishing or reproductions, sales and service-	P	C	P
Private club-	N	P	P
Professional office-	P	P	P
Public utilities substation-	C	C	C
Radio and television, sales and service-	C	P	P
Radio, television or FM broadcasting station-	N	P	P
Real estate agency-	P	P	P
Reception center or wedding chapel-	N	C	P
Recreation center-	N	C	P
Recreational vehicle storage-	C	C	P
Rental agency for home and garden equipment-	N	P	P
Restaurant, drive in-	N	P	P
Rollerskating rink-	N	C	P
Roofing sales or shop-	N	P	P
Secondhand store-	N	P	P
Seed and feed store, retail-	N	P	P
Sewing machine sales and service-	P	P	P
Sexually oriented businesses ²⁴ -	N	N	P
Sheet metal shop and retinning, provided all operations conducted within completely enclosed building-	N	N	C
Shoe repair and shine shop-	P	P	P
Shoe store-	P	P	P

Shooting gallery-	N	N	P
Short term lending business-	P	P	P
Supermarket-	P	P	P
Tailor shop-	P	P	P
Tavern-	N	N	P
Taxicab stand-	P	P	P
Taxidermist-	N	P	P
Telegraph office-	P	P	P
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work-	P	P	P
Theater, indoor-	N	P	P
Theater, outdoor-	N	N	C
Tire recapping or retreading sales and services-	N	N	C
Tobacco shop-	P	P	P
Tool design (precision), repair and manufacture-	N	N	C
Toy store, retail-	P	P	P
Trade or industrial school-	N	C	P
Trailer agency-	P	P	P
Trailer sales and service-	N	N	P
Truck terminal-	N	N	C
Upholstery shop-	C	P	P
Variety store-	P	P	P
Vegetable store or stand-	P	P	P
Ventilating equipment sales and service-	N	C	P
Warehouse storage-	N	N	P
Weather stripping shop-	N	P	P
Wedding chapel-	C	P	P
Welding shop-	N	N	C

Wholesale business	N	N	P
Window washing establishment	P	P	P

(~~Ord. 673, 1-8-1980; amd. Ord. 708, 12-13-1983; Ord. 853, 5-17-1994; Ord. 928, 11-18-1997; Ord. 950, 4-21-1998, eff. 4-21-1998; Ord. 00-20, 11-7-2000, eff. 11-7-2000; Ord. 01-02, 1-16-2001, eff. 1-16-2001; 2001 Code; Ord. 01-21, 8-7-2001, eff. 8-7-2001; Ord. 04-01, 1-6-2004, eff. 1-6-2004; Ord. 07-08, 4-3-2007, eff. 4-3-2007; Ord. 09-03, 1-20-2009, eff. 1-20-2009; Ord. 09-04, 1-20-2009, eff. 1-20-2009; Ord. 12-07, 6-5-2012, eff. 6-5-2012; Ord. 13-14, 6-18-2013, eff. 6-18-2013; Ord. 13-26, 12-17-2013, eff. 12-17-2013; Ord. 16-01, 1-19-2016, eff. 1-19-2016~~)

Footnotes - Click any footnote link to go back to its reference.

[Footnote 1](#): See also designation under section [10-8A-5](#) of this article for uses.

[Footnote 2](#): See also designation under section [10-8A-5](#) of this article for uses.

[Footnote 3](#): See also designation under section [10-8A-5](#) of this article for uses.

[Footnote 4](#): See also [title 3, chapter 2](#) of this code for liquor control regulations.

[Footnote 5](#): See also subsection [10-8A-4B](#) of this article for special regulations.

[Footnote 6](#): See also subsection [10-8A-4B](#) of this article for special regulations.

[Footnote 7](#): See also subsection [10-8A-4C](#) of this article for special regulations.

[Footnote 8](#): See also [title 3, chapter 2](#) of this code for liquor control regulations.

[Footnote 9](#): See also [title 3, chapter 2](#) of this code for liquor control regulations.

[Footnote 10](#): See also chapter 22 of this title.

[Footnote 11](#): See also chapter 22 of this title.

ARTICLE A. ~~MANUFACTURING ZONE (M-1)~~

10-9A-1: ~~PURPOSE AND INTENT:~~

~~The purpose of the manufacturing zone is to provide suitable areas that will accommodate the need for manufacturing and its associated accessory uses. (Ord. 673, 1-8-1980)~~

10-9A-2: ~~PERMITTED USES:~~

~~Accessory uses and buildings customarily incidental to a permitted use.~~

~~Agriculture.~~

~~Animal hospitals.~~

~~Animals and fowl for family food production.~~

~~Any use permitted in a C-3 zone, except dwelling units.~~

~~Boat building.~~

~~Book binding.~~

~~Bottling works, soft drinks.~~

~~Carpenter shop, cabinet shop.~~

~~Carpet and rug cleaning and dyeing.~~

~~Coal, fuel and wood yards.~~

~~Construction of buildings to be sold and moved off the premises.~~

~~Dairy.~~

~~Dwelling unit for watchman and his family.~~

~~Egg handling, processing and sales.~~

~~Electric appliances and/or electronic instrument assembling.~~

~~Express office.~~

~~Garage, public.~~

~~Honey extraction.~~

~~Ice manufacturing and storage.~~

~~Kennel.~~

~~Knitting mill.~~

~~Laboratory.~~

Laundry.

Lithographing, including engraving and photo-engraving.

Machine shop.

Manufacturing and maintenance of the following:
Business machines.

Cameras and photographic equipment.

Electric and neon signs, billboards and/or commercial advertising structures.

Light sheet metal products, including heating and ventilating ducts and equipment.

Musical instruments.

Novelties.

Rubber and metal stamps.

Toys.

Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials:

Canvas.

Cellophane.

Cloth.

Cork.

Felt.

Shell.

Straw.

Textile.

Wood.

Yarn.

Manufacturing, compounding, processing, packing and treatment of the following products:
Baker goods.

Candy.

Dairy products.

Pharmaceuticals.

Mobile food business.

Mobile food business in the public right of way.

~~Mobile food court.~~

~~Monument work.~~

~~Motion picture studio.~~

~~Motor vehicles, trailers, bicycles and machinery repairing, rentals and sales and reconditioning.~~

~~Outcall services¹.~~

~~Parking lot.~~

~~Planing mills.~~

~~Printing, including engraving and photoengraving, blueprinting, photostating and duplicating.~~

~~Public and quasi-public uses.~~

~~Radio and television transmitting towers.~~

~~Sandblasting.~~

~~Service station.~~

~~Sexually oriented businesses².~~

~~Sign painting shop.~~

~~Temporary building for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.~~

~~Tire retreading and/or vulcanizing.~~

~~Transfer company.~~

~~Upholstering, including mattress manufacturing, rebuilding and renovating.~~

~~Used car lot.~~

~~Veterinary, and hotel and beauty parlors for cats and dogs.~~

~~Warehouse.~~

~~Weaving.~~

~~Welding shop.~~

~~Wholesale business. (Ord. 673, 1-8-1980; amd. 2001 Code; Ord. 16-01, 1-19-2016, eff. 1-19-2016)~~

10-9A-3: CONDITIONAL USES:

~~The following uses shall be allowed only when authorized by a conditional use permit as provided~~

in chapter 15 of this title:

Any conditional use allowed in a C-3 zone, except dwelling units.

Airport.

Battery manufacture.

Blacksmith shop.

Building materials sales yard, including the sale of rock, sand, gravel and the like, as an incidental part of the main business, but excluding concrete mixing except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section.

Contractors equipment storage yard or rental of equipment used by contractors.

Drying, freighting or trucking yard or terminal.

Fertilizer and soil conditioner manufacture, processing and/or sales, providing only nonanimal products and byproducts are used.

Foundry, casting lightweight, nonferrous metal without causing noxious odors or fumes.

Glass manufacturing.

Manufacture of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture or fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and including rock or gravel crushing of raw materials which is incidental to the manufacture or fabrication of the above described products; and provided, that such crushing facilities shall be located not closer than two hundred feet (200') to any property line.

Manufacturing, compounding and treatment of articles of merchandise from the following previously prepared materials:

Bone.

Feathers.

Fiber.

Fish.

Glass.

Hair.

Horn.

Leather.

Paint.

Paper.

Plastic.

Rubber.

Tobacco.

Manufacturing, compounding, processing, packing and treatment of the following products:

Cosmetics.

Food products, excluding the following: fish, sauerkraut, pickles, vinegar, yeast, the rendering of fat.

Toiletries.

Meat products smoking, curing and packing; provided, that no objectionable fumes are emitted. (Ord. 673, 1-8-1980; amd. Ord. 928, 11-18-1997; 2001 Code)

10-9A-4: SITE DEVELOPMENT STANDARDS:

A. Minimum lot area, three thousand (3,000) square feet.

B. Minimum lot width, forty feet (40').

C. Minimum yard setbacks:

1. Front, twenty feet (20').

2. Side, none, except twenty feet (20') adjacent to a residential zone boundary.

3. Rear, none, except twenty feet (20') where building rears on a residential zone.

D. Building height:

1. Minimum, one story.

2. Maximum, none.

E. Lot coverage, not over eighty percent (80%) of lot area by buildings. (Ord. 673, 1-8-1980)

Footnotes—Click any footnote link to go back to its reference.

Footnote 1: See also chapter 22 of this title.

Footnote 2: See also chapter 22 of this title.

Chapter 14
REGULATIONS APPLICABLE TO ALL ZONES

10-14-1: APPLICABILITY:

The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the zone regulations contained elsewhere in this title. (Ord. 673, 1-8-1980)

10-14-2: ADDITIONAL USE REGULATIONS:

A. The requirements of this title as to minimum site development standards shall not be construed to prevent the use for a single-family dwelling of any parcel of land in the event such parcel was held in separate ownership prior to May 15, 1964.

B. Any use not expressly permitted, or listed as a conditional use, is prohibited. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-14-3: ADDITIONAL MAIN BUILDING REGULATIONS:

Every main building shall be located and maintained on a "lot", as defined in section [10-2-1](#) of this title, and every lot shall have the required frontage on a "street", as defined in section [10-2-1](#) of this title, or upon a right of way or access strip of not less than sixteen feet (16') wide as approved by the ~~board of adjustment~~[hearing officer](#). (Ord. 673, 1-8-1980)

10-14-4: ADDITIONAL YARD REGULATIONS:

A. No required yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of this title, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.

B. On any lot under a separate ownership from adjacent lots and of record at the time of the initial enactment of the zoning ordinance codified herein, and such lot having a smaller width than required for the zone in which it is located, the following regulations shall apply:

1. For interior lots, each side yard may be equal to but not less than the same percentage of the required side yard width as the lot is of the required lot width; provided, that in no case shall the smaller of the two (2) side yards be less than five feet (5') or the larger less than eight feet (8').
2. On corner lots, each side yard may be equal to but not less than the same percentage of the required side yard width as the lot is of the required lot width; provided, that in no case shall the side yard on the street side be less than fifteen feet (15') in R-1-10, R-1-8, R-1-6, R-2 and R-3 zones, or less than ten feet (10') in R-4 and R-5 zones, and the other side yard shall be not less than five feet (5') in all residential zones.

C. On any interior lot where a private garage containing a sufficient number of parking spaces to meet the requirements of this title has a side yard equal to the minimum side yard required for a dwelling in the same zone, the width of the other side yard for the dwelling may be reduced to equal that of the minimum required side yard; and on any corner lot where such garage has such side yard, the rear yard of the dwelling may be reduced to fifteen feet (15'), provided the garage also has a rear yard of at least fifteen feet (15'). (Ord. 673, 1-8-1980)

D. Every part of a required yard shall be open to the sky and unobstructed except for:

1. The ordinary projections of sills, belt courses, cornices and other ornamental features, chimneys and flues, eave overhangs; and (Ord. 08-10, 3-18-2008, eff. 3-18-2008)

2. Open or lattice enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers which may project into a yard not more than five feet (5'); and

3. Accessory buildings in a rear yard; and (Ord. 808, 9-11-1990)

4. Accessory buildings shall be measured from edge of eave to eave or eave to property line.

~~5. Patios and uncovered decks. Decks may extend into the rear yard ten feet (10'). A deck that extends more than ten feet (10') into the rear yard and is more than three feet (3') above grade shall require a conditional use approval by the planning commission. Only adjoining property owners shall be notified of the conditional use hearing.~~ No rear yard shall be covered by more than 50% or 750 square feet, whichever is less.

6. The side yard of a dwelling may be used for parking licensed vehicles; however, the side yard adjoining the street of a corner lot shall be landscaped a minimum of ~~within~~ ten feet (10') ~~of~~ inside the property line. (Ord. 08-10, 3-18-2008, eff. 3-18-2008)

E. No accessory building nor group of accessory buildings in any residential zone shall cover more than twenty five percent (25%) of the rear yard.

F. No space needed to meet the width, yard, area, coverage, parking or other requirements of this title for a lot or building may be conveyed away from such lot or building, ~~except as permitted by the board of adjustment~~, and any attempted conveyance or lease in violation hereof shall be void.

G. No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of building or development as a lot, ~~except by permit of the board of adjustment~~. (Ord. 673, 1-8-1980; amd. Ord. 808, 9-11-1990)

10-14-5: ADDITIONAL HEIGHT REGULATIONS:

A. Specified: Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain a building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks and water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits prescribed in the zone height regulations, but no space above the height limit shall be allowed for the purpose of providing additional floor space, and no heights are permitted above the maximum allowed under airport area height provisions. (Ord. 673, 1-8-1980)

B. Minimum For Dwellings; Maximum For Accessory: No dwelling shall be erected to a height less than ten feet (10') and no accessory building in a residential zone shall be erected to a height greater than nineteen feet (19') ~~and~~ or one story. For nonvehicle accessory buildings, the walls shall not exceed ten feet (10') high from the finished floor. For vehicle accessory buildings, the height of the eaves or cornice may be two feet (2') higher than the vehicle door but not to exceed fourteen feet (14'). (Ord. 06-05, 2-7-2006, eff. 2-7-2006)

10-14-6: ANIMALS AND FOWL:

No barn, coop, pen or corral shall be maintained closer than one hundred feet (100') to any street, twenty five feet (25') to any lot line and seventy five feet (75') to any dwelling on an adjacent lot. (Ord. 673, 1-8-1980)

10-14-6-1: BEEKEEPING:

A. Definitions:

APIARY: Any place where one or more colonies of bees are located.

APIARY EQUIPMENT: Hives, supers, frames, veils, gloves, or other equipment used to handle or

manipulate bees, honey, wax or hives.

BEE: The common honeybee, *Apis mellifera*, at any state of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

BEEKEEPER: A person who owns or has charge of one or more colonies of bees.

BEEKEEPING: To hold a colony of bees in a hive for the purpose of pollination, honey production, study or similar purpose.

COLONY: Bees in any hive including queens, workers, or drones.

FLYWAY BARRIER: A solid fence or hedge used in beekeeping, at least six feet (6') in height extending ten feet (10') from the hive in each direction. It is used to force bees to fly at least six feet (6') above ground over neighboring property lines.

HIVE: A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.

B. Beekeeping In Residential Zones: An apiary, consisting of not more than two (2) hives or an equivalent capacity, may be maintained in a rear yard (or side yard) of any residential lot. If a lot is one-half (0.5) acre or larger, the number of hives located on the lot may be increased up to four (4) hives.

1. Additional requirements:

a. A person shall not locate or allow a hive on property owned or occupied by another person without first obtaining written permission from the owner or occupant.

2. Each beekeeper shall be registered with the Utah department of agriculture and food as provided in the Utah bee inspection act set forth in [title 4, chapter 11](#) of the Utah code, as amended.

3. Honeybee colonies shall be kept in hives with removable frames, which shall be kept in sound and usable condition.

4. Hives shall be placed at least ten feet (10') from any property line and six inches (6") above the ground, as measured from the ground to the lowest portion of the hive.

5. Hives shall be operated and maintained as provided in the Utah bee inspection act.

6. Each hive shall be conspicuously marked with the owner's name, address, telephone number, and state registration number.

7. A hive shall be placed on property so the general flight pattern of bees is in a direction that will deter bee contact with humans and domesticated animals. If any portion of a hive is located between ten feet (10') and fifteen feet (15') from any property line, a flyway barrier shall be established and maintained around the hive except as needed to allow access.

8. On all lots, if the apiary is located in an area that borders a public walk or street, the area shall be separated from the public walk or street by a fence or wall.

9. Each beekeeper shall ensure that a convenient source of water is available to the colony continuously. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property.

10. Each beekeeper shall ensure that no bee comb or other apiary equipment is left upon the grounds of an apiary site. Upon removal from a hive, all such equipment shall promptly be disposed of in a sealed container or placed within a building or other beeproof enclosure.

11. Each beekeeper shall comply with all state laws and regulations pertaining to beekeeping.

12. Notwithstanding compliance with the various requirements of this chapter, it shall be unlawful for any person to maintain an apiary or to keep any colony on any property in a manner that threatens public health or safety, or creates a nuisance.

13. In the event of a conflict between any regulation set forth in this chapter and bee management regulations adopted by the Weber County health department, the most restrictive regulations shall apply.

14. The on site sale of honey or other products obtained through beekeeping operations shall be limited to a period of two (2) consecutive weeks each year and limited to honey produced on site. (Ord. 17-02, 1-17-2017, eff. 1-17-2017)

10-14-7: BUILDING REGULATIONS:

Domestic water supply and sewage disposal shall comply with the Weber-Morgan County health department requirements in all applications for a building permit where either an approved supply of piped water under pressure, or a sewer, is not available. When a public sewer is not available, no building permit shall be issued for any lot less than twenty thousand (20,000) square feet in area, except by approval of the county board of health. (Ord. 673, 1-8-1980; amd. 2001 Code)

10-14-8: FENCE HEIGHT REGULATIONS:

A. Maximum Specified: No fence or other similar structure shall be erected in any required front yard of a dwelling to a height in excess of four feet (4'); nor shall any fence or other similar structure be erected in any side or rear yard to a height in excess of six feet (6').

B. Corner Lots: On corner lots, no fence or other similar structure shall be erected in any yard bordering a street or front yard of an adjoining lot to a height in excess of four feet (4'), except a six foot (6') high fence may be placed not less than ten feet (10') away from the property's side yard property line, with said fence not to extend further toward the front of the property than a point equal to the front line of the house. From the rear of the house to the front of the house a fence shall: (Ord. 08-10, 3-18-2008, eff. 3-18-2008)

1. Be made of a permanent material such as wrought iron or vinyl, excluding wood.
2. The stiles of the fence shall not be greater than three-fourths inch ($\frac{3}{4}$ " wide).
3. The stiles of the fence shall be placed four inches (4") apart.
4. The fence shall be clear view. No vegetation or materials may obstruct the view at any time.

Provided, however, that the hearing officer may grant special exceptions as provided for in subsection [10-4-6B](#) of this title, to allow fence types and fence heights of up to six feet (6') in height for public and semipublic buildings, including schools and churches, where in its opinion: 1) the fence height is necessary for protection or safety of persons or property; 2) no significant adverse effect will be suffered by any surrounding property; and 3) the requirements of section [10-14-14](#) of this chapter are maintained. (Ord. 06-06, 2-7-2006, eff. 2-7-2006)

C. Difference In Elevation: Where a fence is erected upon a retaining wall or where for other reasons there is a difference in the elevation of the surface of the land on either side of a fence, height of the fence shall be measured from a point halfway between the top of the retaining wall and the land on the lower side, or from the average elevation of the surface of the land on either side of the fence, but nothing herein contained shall be construed to restrict a fence to less than four feet (4') in height measured from the surface of the land on the side having the highest elevation. (Ord. 08-10, 3-18-2008, eff. 3-18-2008)

D. Exceptions: The provisions of this section shall not apply to fences required by state law to enclose public utility installations and public schools. (Ord. 673, 1-8-1980)

10-14-9: LIGHTING:

A. Exterior Lighting: No spotlight or floodlight shall be installed in any way which will permit the direct rays of such light to penetrate into any residential zone or onto any property used for residential purposes.

B. Constituting Traffic Hazard: No light, sign or other advertising structure as regulated by this title shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of

or be confused with any authorized traffic sign, signal or device or which makes use of the words "stop", "look", "drive-in", "danger" or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic. (Ord. 673, 1-8-1980)

10-14-10: PRIVATE PARK, PLAYGROUND OR RECREATIONAL AREA:

In all residential zones, a private park, playground or recreation area with or without a swimming pool shall meet the following requirements:

A. Ownership: The lands and facilities used for such purpose shall be owned or leased and operated by a nonprofit corporation for the exclusive benefit of the members, their immediate families and nonpaying guests. (Ord. 673, 1-8-1980)

B. Sanitary Facilities: Adequate restrooms and sanitary facilities shall be provided and kept available for use by members, their families and guests, and shall be maintained in proper working order and in a clean and sanitary condition and in full compliance with the reasonable standards, rules and regulations established by the Weber-Morgan County health department. (Ord. 673, 1-8-1980; amd. 2001 Code)

C. Parking: Twenty five (25) off street parking spaces, or one off street parking space for each four (4) memberships in the operating corporation, whichever is greater, shall be provided on the lot devoted to the principal use.

D. Hours: Operation or use of the recreational or other facilities provided is forbidden between the hours of eleven o'clock (11:00) P.M. to six o'clock (6:00) A.M., the next following day.

E. Setbacks: All facilities, equipment and building shall be set back not less than twenty feet (20') from any property line and shall be located not less than fifty feet (50') from any main building on an adjoining lot and from any area upon which any such main building may be constructed upon said adjoining lot if no such main building is in existence.

F. Lot Size: The minimum size of the lot or suite used for such recreational or other purposes shall be one acre.

G. Lighting: Any lights used to illuminate the premises shall be installed in such manner that the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises. (Ord. 673, 1-8-1980)

10-14-11: PUBLIC UTILITY SUBSTATION:

In all residential zones, public utility substations shall meet the following requirements:

A. Lot Area: Each public utility substation in a residential zone shall be located on a lot not less than two thousand (2,000) square feet in area.

B. Yards: Each public utility substation in a residential zone shall be provided with a yard on each of the four (4) sides of the building not less than five feet (5') in width, except that for such stations located on lots fronting on a street abutted by one or more residential lots, the front yard, side yards and rear yard shall equal those required for a single-family residence in the same zone.

C. Street Access: Each public utility substation in a residential zone shall be located on a lot which has adequate access from a street, alley or easement.

D. Location To Be Approved: The location of a public utility substation in a residential zone shall be subject to approval by the planning commission. (Ord. 673, 1-8-1980)

10-14-12: SWIMMING POOL, FAMILY:

A family swimming pool shall be permitted in the rear yard of a dwelling as an accessory use, provided the following requirements are met:

A. Location: The location of such family swimming pool or accessory machinery shall not be less than ten feet (10') from any interior property line. On corner lots, the distance from said pool to the property line facing on a street shall not be less than the required side yard for an accessory building in that zone.

B. Enclosure: An outside family swimming pool shall be completely enclosed by a substantial fence of not less than six feet (6') in height and any lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from the adjoining premises. A substantial fence shall mean any fence that would not allow passage by any person and one that would feature a self-locking gate in the event a gate is utilized. (Ord. 789, 4-18-1989)

10-14-13: DAYCARE CENTER REGULATIONS:

A. State Statute Applicability: The regulations and licensing of daycare centers shall be in accordance with Utah Code Annotated title 62A, chapter 2, as amended, or as hereafter amended.

B. Fencing Of Outdoor Play Areas; Hours Of Use: All outdoor play areas shall be within a fenced area and shall be limited to use between the hours of eight o'clock (8:00) A.M. to eight o'clock (8:00) P.M. Fence height shall be in accordance with section [10-14-8](#) of this chapter.

C. Parking: Sufficient off street parking shall be provided to satisfy the requirements of section [10-17-3](#) of this title. (Ord. 673, 1-8-1980)

10-14-14: CLEAR VIEW OF INTERSECTING STREETS:

In all zones [In zones R-1, R-2, R-3 and their subzones](#), which require a front yard, no obstruction to view in excess of three and one-half feet ($3\frac{1}{2}'$) in height, except a chainlink fence of not more than forty two inches (42") in height shall be placed on a corner lot within a triangular area formed by the street curb lines and a line connecting them at points forty feet (40') from the intersection of the back of the curbs except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers; and pedestal type identification signs. (Ord. 04-22, 10-19-2004, eff. 10-19-2004)

10-14-15: ZERO SIDE YARDS:

One zero side yard may be permitted when approved by the planning commission and city council, and only if the following requirements are met:

A. The remaining one side yard is equal to the combined total of the required two (2) side yards of the zone in which it is located; and

B. No window or other similar opening shall be installed in the building or any accessory building along the side having a zero side yard; and

C. No zero side yard will be permitted on the lot side bordering on a nonresidential zone, or on a residential lot not utilizing zero side yard provisions; and

D. Use of the zero side yard is contingent upon development of or commitment to development of a zero side yard on adjacent lot. (Ord. 673, 1-8-1980)

10-14-16: RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY:

A. Purpose: It is the intent of the city that this section shall be interpreted and applied in a manner that is consistent with title 57, chapter 21, Utah fair housing act, the federal fair housing amendments act of 1988, 42 USC section 3601 et seq., title II of the Americans with disabilities act and the rehabilitation act.

B. Scope: If any group living arrangement, facility, residence, congregate living or other housing arrangement meets the definition of a residential facility for disabled persons as defined in section [10-2-1](#) of this title, the requirements of this chapter shall govern the same notwithstanding any conflicting provision of this title or this code. Except as provided herein, the requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of this title, this code or other laws.

C. Permitted Uses:

1. Notwithstanding any contrary provision of this title, a residential facility for disabled persons shall be a permitted use in any zone where a group living arrangement is allowed either as a permitted or conditional use, subject to the same development standards as are applied to group living arrangements in this title.
2. In determining whether a group living arrangement is allowed, only those uses currently and presently allowed by ordinance shall be considered; variances, prior accommodations, preexisting nonconforming buildings, or preexisting nonconforming uses shall not be considered.

D. Reasonable Accommodation:

1. None of the requirements of this chapter shall be interpreted to limit any reasonable accommodation necessary to afford a disabled person an equal opportunity to use and enjoy a dwelling as required by the fair housing amendments act of 1988, title II of the Americans with disabilities act, the Utah fair housing act, the rehabilitation act, and any other federal or state law requiring a reasonable accommodation for a disabled person.
2. Any person or entity wanting a reasonable accommodation shall submit an application to the accommodation review committee (ARC) and shall in writing:
 - a. Provide the address of the property to which the accommodation will be applied;
 - b. Specify the accommodation requested, including the regulation(s), policy or procedure for which an accommodation is sought;
 - c. Explain why the accommodation is reasonable and absolutely necessary to afford a disabled person an equal opportunity to use and enjoy a dwelling; and
 - d. Provide all information necessary and sufficient for the findings set forth in subsection D4 of this section.
3. The ARC shall evaluate all reasonable accommodation requests based on the criteria set forth in subsection D4 of this section.
4. Within thirty (30) days after receipt of a complete application, the ARC shall issue a written decision on the requested reasonable accommodation. The ARC may either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with the following factors:
 - a. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by a disabled person;
 - b. Whether the requested accommodation is necessary to afford disabled persons equal opportunity to use and enjoy a dwelling when compared to similarly situated persons or groups without a disability;
 - c. Whether the requested accommodation would impose an undue financial or administrative burden on the city;
 - d. Whether the requested accommodation would require a fundamental alteration in the nature of the city's land use, zoning or building programs;
 - e. Whether the requested accommodation is reasonable;
 - f. Whether the request for accommodation would result in a dwelling being made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others; and
 - g. Any other relevant considerations under federal or state law.

5. If a reasonable accommodation request is denied, the decision may be appealed to the hearing officer in the manner provided for appeals of administrative decisions set forth in [chapter 4](#) of this title. The review of all such appeals, including any appeals from the hearing officer to the district court, shall be based upon the record presented to the ARC and shall not be de novo.
6. A reasonable accommodation shall not be deemed a variance or to run with the land.
7. If the ARC fails to render a written decision on the request for reasonable accommodation within the thirty (30) day time period allotted by subsection D4 of this section, the request shall be deemed denied based upon the insufficiency of the applicant's information to satisfy the criteria set forth in subsection D4 of this section.
8. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.
9. It is the applicant's burden to demonstrate that the accommodation is necessary and reasonable under the standards and definitions set forth in federal and state law, including federal and state case law.

E. Accommodation Review Committee (ARC):

1. The purpose of the ARC is to assure that all reasonable accommodation requests comply with the provisions of this title and that all decisions on reasonable accommodation requests are reviewed and handled in compliance with this title, the fair housing amendments act of 1988, title II of the Americans with disabilities act, the Utah fair housing act, the rehabilitation act, and any other federal or state law requiring a reasonable accommodation for a disabled person.
2. The ARC shall consist of five (5) members: the city manager, the city planner, the fire chief, the chief building official, and the city attorney or their designee(s). The police chief, the city engineer, the public works director and any other person(s) designated by the ARC shall serve as advisors to the ARC.
3. The city manager shall serve as the chairperson of the ARC.
4. The ARC may establish procedures for the preparation of its agendas, the scheduling of meetings, and the conduct of meetings and field trips, if any.
5. The ARC may retain the services of any other outside professionals or technical experts to help evaluate any and all requests for accommodation. (Ord. 16-20, 12-6-2016)

10-14-17: TELEVISION SATELLITE DISH ANTENNAS:

Building permits are required for TSDAs and shall comply with the following regulations:

A. Location:

1. In any residential zone, TSDAs shall be located only in the rear yard of any lot. If a usable satellite signal cannot be obtained from such rear yard, the antenna may be located on the roof or side yard (except side yards facing the street on a corner lot) as a special exception by approval of the planning commission.
2. In any commercial or manufacturing zone, TSDAs may be located on the roof or in the rear or side yards. They may be permitted in the front yard or on a side yard facing the street on a corner lot as a special exception by approval of the planning commission when a usable satellite signal cannot be obtained in an otherwise approved location.
3. All TSDAs shall have setbacks of at least ten feet (10') from the property lines in rear yards. The setback shall be measured from the property lines to the nearest point of the antenna. The distance for rotating dish antennas shall be measured from the nearest point of the antenna in its closest rotational configuration.

B. Antenna Size: No TSDA shall exceed twelve feet (12') in diameter in a residential zone. However, upon the approval and issuance of a conditional use permit from the planning commission, business and professional offices located in residential R-4 and R-5 zones may install a TSDA which exceeds the twelve foot (12') diameter where there is a finding made of no adverse impact to adjoining properties.

C. Antenna Height: No antenna attached to a structure shall exceed the building height limitation in its respective zone.

D. Construction Standards:

1. All antennas in a residential zone shall be located and designed to reduce the visual impact from surrounding properties at street level and from public streets by appropriate screening (i.e., landscaping, fencing, etc.).
2. All antennas shall be erected in a secure and wind resistant manner.
3. Every antenna must be adequately grounded for protection against a direct strike of lightning.

E. Temporary Television Satellite Antennas: Temporary TSDAs may be located on the property for a total of thirty (30) days, subject to the provisions of subsections A2 and A3 of this section. (Ord. 845, 4-6-1993)

10-14-18: DRIVEWAY APPROACH:

One vehicle access location is permitted to a residential lot. Circular driveways and second accesses are allowed with the approval of the planning commission. (Ord. 973, 7-21-1998)

10-14-19: LANDSCAPE AND MAINTENANCE OF DEVELOPED LAND:

A. Required: All land approved for development in the city shall be constructed as required by city ordinances and the planning commission or city council. Land remaining on developed sites that is not covered with structures or impervious surfaces such as driveways, walks, courts, landscape features (sculptures, boulders, etc.), shall be landscaped with live plant material and irrigated with an appropriate system to maintain plants in a healthy, growing condition, compatible with the general neighborhood appearance.

B. Residential Yard Areas: Landscaping shall be installed in all required residential yard areas adjoining a public or private street within eighteen (18) months of occupancy. Landscaping of a residential site shall consist of a combination of trees, shrubs, grass and an irrigation system. (Ord. 972, 7-7-1998, eff. 7-7-1998)

C. Failure To Comply: Owners/operators of commercial property not landscaped or maintained as required by the planning commission may have their business licenses revoked. Owners of residential property not landscaped or maintained as required are subject to prosecution for a class C misdemeanor, and upon conviction, subject to penalty as provided in section [1-4-1](#) of this code. (Ord. 972, 7-7-1998, eff. 7-7-1998; amd. 2001 Code)

10-14-20: SALE OF A DWELLING UNIT IN A MULTIPLE-UNIT BUILDING:

Two (2) or more units in a building may be divided into lots with a permanent homeowners' association or covenants as appropriate, if all building codes and other applicable city ordinances are complied with. The planning commission may require additional lot improvements as needed to make the site compatible with neighboring lots or provide amenities for future owners. (Ord. 09-15, 10-20-2009, eff. 10-20-2009)

10-14-21: GROUP LIVING ARRANGEMENTS:

A. Group living arrangements which are not expressly permitted within a zone or by the zoning ordinance are expressly prohibited.

B. Group living arrangements are a permitted use in only the following zones:

R-4
R-4A
R-5
R-5A
R-5B
R-5C

C. Group living arrangements are a conditional use in only ~~the following zones:~~

~~C-2
C-3
C-3zc(A)
CP-2
CP-3
CP-3-zc(A)~~

~~The following subdistricts of the city center~~ ~~and~~ 40th Street corridor ~~and~~ [Commercial Areas](#) form based code:

City center "core"
City center "general"
Riverdale Road "general"
40th Street "general"
[Commercial General A](#)
[Commercial General B](#)
[Commercial Neighborhood](#)

D. No group living arrangement shall be allowed, established or maintained within the city if it is located or proposed to be located within a two thousand six hundred forty foot (2,640') radius of any other group living arrangement, whether located in the city, county, state, or a surrounding municipality. (Ord. 16-20, 12-6-2016)

Chapter 15

CONDITIONAL USES

10-15-1: PURPOSE AND INTENT:

This chapter sets forth requirements for considering and approving conditional use permits [in the R-1, R-2, R-3, R-3A, and O-1](#). [See Chapter 5.1 Form Base Code for conditional use requirements for all other zones/subdistricts](#). The purpose of a conditional use permit is to allow evaluation of a land use proposed at a particular location to determine if the use may detrimentally affect the city, surrounding neighbors, or adjacent land uses. Conditional uses are allowed unless the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by imposing reasonable conditions to achieve compliance with the standards set forth in this chapter. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-2: AUTHORITY:

The planning commission is authorized to approve, deny, or revoke conditional use permits as provided in this chapter. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-3: CONDITIONAL USE PERMIT REQUIRED

A conditional use permit shall be required for any land use listed as a conditional use in the zone regulations set forth in this title. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-4: REVIEW PROCEDURE:

A. Application: Application for a conditional use permit shall be made to the planning commission via assigned city staff using application forms provided by the city.

B. Information Required: At a minimum, detailed location, site, and building plans shall accompany an application for a conditional use. For a conditional use located in an existing structure, only a location plan needs to be provided.

C. Consideration: The application, with all pertinent information, shall be considered by the planning commission at its next regularly scheduled meeting following receipt of the completed application.

D. Public Hearing: The planning commission may hold a public hearing on any application if it is deemed in the public interest. If a public hearing is held, notice of the public hearing shall be sent at least ten (10) calendar days to the record owner of each parcel located within five hundred feet (500') of the property seeking a conditional use regardless of whether such property is located within the jurisdictional boundaries of the city. The planning commission shall take action on the application by the second meeting of the planning commission after the application filing date. (Ord. 16-18, 9-6-2016, eff. 9-6-2016)

10-15-5: PLANNING COMMISSION ACTION:

A. Approval: A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the use pursuant to the standards set forth in section [10-15-6](#) of this chapter. Any such conditions shall be included in a written document authorizing the conditional use permit.

B. Denial: A proposed conditional use may be denied only if substantial evidence demonstrates:

1. The use is not a conditional use in the zone where the use is proposed to be located.
2. The use does not comply with the regulations and conditions specified in this title for such use; or

3. The anticipated detrimental effects of the use cannot be substantially mitigated by the imposition of reasonable conditions.

C. Detrimental Effects Analysis: In analyzing the potential detrimental effects of a proposed conditional use, the planning commission may consider any of the factors set forth in section [10-15-6](#) of this chapter that may be applicable and then determine whether the use should be approved as proposed by the applicant, approved with conditions, or denied. The planning commission may require an applicant to provide reasonably available information that the planning commission considers necessary to address such factors. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-6: CONDITIONAL USE STANDARDS:

This section sets forth standards for determining whether a conditional use will have any detrimental effect and if the requested use should be approved as proposed, approved with conditions, or denied. Because some standards may, or may not, be relevant to a particular conditional use, as requested or as proposed to be applied given the character of the sited, and adjacent uses, the planning commission shall determine which standards will be considered in analyzing the possible detrimental effects that may result from a proposed conditional use. Any use not expressly permitted, or listed as a conditional use, is prohibited.

A. General Plan: The proposed use conforms to applicable policies of the city's general plan.

B. Site Design: The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.

C. Access: Access to the site is designed to avoid traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

D. Circulation: On site vehicle circulation and truck loading areas are designed to mitigate adverse impacts to adjacent property.

E. Parking: The location and design of off street parking complies with applicable standards of this title.

F. Refuse Collection: The location and design of refuse collection areas is not likely to create an adverse impact on the occupants of adjoining property.

G. Utility Services: Utility capacity is sufficient to support the use at normal service levels.

H. Screening: The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening and landscape treatments and other features are designed to increase attractiveness of the site and protect adjoining property owners from noise and visual impacts.

I. Operating Hours: The hours of operation of the use and delivery of goods are not likely to adversely impact surrounding uses.

J. Signs: Sign size, location, and lighting are compatible with, and are not likely to adversely impact, surrounding uses.

K. Public Services: Public facilities such as streets, water, sewer, storm drainage, public safety and fire protection, are adequate to serve the use.

L. Environmental Impact: The use does not significantly impact the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard, including cigarette smoke, to the premises or any adjacent property.

M. Nuisance: Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-7: NOTICE OF DECISION:

Within ten (10) days after the planning commission makes a final decision to approve or deny a conditional use permit, staff shall send written notice thereof to the applicant, including any conditions of approval. If a conditional use is approved, such notice shall be recorded against the property by the city recorder. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-8: APPEAL OF DECISION:

Any person adversely affected by a final decision of the planning commission regarding a conditional use permit may appeal such decision to the hearing appeals officer as provided in section [10-4-3](#) of this title. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-9: EFFECT OF APPROVAL:

A conditional use permit shall not relieve an applicant from obtaining any other authorization, permit, or license required under this title or any other title of this code. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-10: AMENDMENT:

A conditional use permit may be amended subject to the original approval procedure set forth in this chapter. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-11: TRANSFER OF PERMIT:

A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-12: ENFORCEMENT OF PERMIT REQUIREMENTS:

The building official shall ensure development under a conditional use permit is undertaken and completed in compliance with the permit and any conditions pertaining thereto. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-13: PERIODIC REVIEW:

The planning commission may periodically review whether a conditional use is being conducted in compliance with applicable requirements. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-14: REVOCATION:

A. Grounds: Any of the following shall be grounds for revocation of a conditional use permit:

1. The holder or user of a permit has failed to comply with the conditions of approval or any city, state, or federal law governing the conduct of the use.
2. The holder or user of a permit has failed to construct or maintain the site as required by an approved site plan.

3. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

B. Appearance By Permit Holder Or User: No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the planning commission and show cause as to why the permit should not be revoked. Revocation of a conditional use permit shall not limit the city's ability to initiate or complete other legal proceedings against the holder or user of the permit. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

10-15-15: EXPIRATION:

A. Substantial Action: A conditional use permit shall expire one year after issuance unless substantial action, as determined by the planning commission, is taken to implement the permit. Upon request by the holder or user of a permit, filed with the building official prior to the expiration date, the planning commission may grant a maximum extension not to exceed six (6) months.

B. Cessation Of Use: Once substantial action has been taken under a conditional use permit, the permit shall expire if the use for which the permit was granted has ceased for one year (365 calendar days) or more. The permit holder shall be given written notice that the permit has expired. (Ord. 15-22, 10-6-2015, eff. 10-6-2015)

Chapter 17
PARKING AND LOADING SPACE, VEHICLE TRAFFIC AND ACCESS REGULATIONS
10-17-1: PURPOSE AND INTENT:

The purpose of this chapter is to regulate parking and loading spaces [in the R-1, R-2, R-3, R-3A, and O-1.](#) [See Chapter 5.1 Form Base Code for conditional use requirements for all other zones/subdistricts.](#), vehicle traffic and access in order to provide orderly and adequate development of these needed amenities and in so doing promote the safety and well being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (Ord. 673, 1-8-1980)

10-17-2: PARKING SPACE FOR DWELLINGS:

A. Provided Parking Requirements: In all zones there shall be provided in a private garage or in an area properly located for a future garage (see subsection [10-17-5C](#) of this chapter for exception): (Ord. 03-01, 1-7-2003, eff. 1-7-2003)

1. For a single-family dwelling: Two (2) parking spaces.
2. For a two-family dwelling: Four (4) parking spaces.
3. For a three-family dwelling: Six (6) parking spaces.
4. For a four-family dwelling: Seven (7) parking spaces. (Ord. 673, 1-8-1980)
5. For other multiple-family dwellings:
 - a. One and three-fourths ($1\frac{3}{4}$) parking spaces per unit. Building permit will stipulate maximum number of persons per unit and number and type of unit.
 - b. Housing exclusively for seniors, one parking space per unit. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

B. Increase: If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.

C. Paying Guests: In addition to the above parking space requirements, one parking space shall be provided for every two (2) paying guests residing in such dwelling units. Such paying guests refers to the rental of sleeping rooms within the dwelling unit.

D. Access: Parking spaces shall have direct and unblockable access to a driveway and shall not include any space that can only be used by obtaining access through another parking space. (Ord. 673, 1-8-1980)

10-17-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	-	1 space per 2 sleeping units
Assisted living units		1 space per 2 living units
Auditorium		1 space per 5 fixed seats
Auto repair shop	-	1 space per employee, plus 5 spaces for client use
Bank/credit unions	-	No less than 30 spaces
Barbershop	-	2 spaces per staff member
Beautician shop	-	3 spaces per staff member

Boarding house	-	3 spaces per 4 persons to whom rooms will be rented
Business office	-	1 space per employee on highest shift
Cafe	-	1 space per eating booth and table, plus 1 space per 3 stools
Cafeteria	-	1 space per eating booth and table, plus 1 space per 3 stools
Car wash	-	4 spaces in approach lane to each wash bay
Chiropractor office	-	4 spaces per professional staff, plus 1 space per subordinate staff
Church		1 space per 5 fixed seats
Clinic	-	4 spaces per professional staff, plus 1 space per subordinate staff
Club, private	-	At least 20 client spaces
Dance hall	-	1 space per 200 square feet of floor space
Daycare center		1 space per employee, plus 1 space per 10 children
Drive-in food establishment, convenience stores	-	1 space per 100 square feet of floor space, but not less than 10 spaces
Dry cleaner	-	1 space per employee, plus 5 spaces for client use
Educational institution (private)		2 spaces per 3 student capacity, plus 1 space per staff member
Employment office	-	1 space per employee, plus 6 spaces for client use
Financial office	-	1 space per staff member, plus 3 spaces for client use
Grocery store	-	1 space per 200 square feet of floor space in building
Hospital	-	1 space per 2 bed capacity
Hotel	-	1 space per 2 sleeping units
Insurance/office	-	1 space per 2 staff members, plus 4 professional spaces for client use
Laboratory	-	1 space per employee on highest shift
Laundromat	-	1 space per 3 coin-operated machines
Legal office	-	1 space per professional staff, plus 4 spaces for client use
Library		At least 30 spaces
Liquor store	-	At least 20 spaces
Lodging house	-	3 spaces per 4 persons to whom rooms will be rented

Lounge	-	At least 20 client spaces
Medical/dental office	-	4 spaces per professional staff, plus 1 space per subordinate staff
Mortuary	-	At least 30 spaces
Motel	-	1 space per sleeping or living unit
Museum		At least 30 spaces
Nightclub	-	At least 20 client spaces
Nursing home		1 space per 2 ¹ / ₂ bed capacity
Photo studio	-	At least 6 spaces
Post office		At least 20 client spaces
Professional office	-	4 spaces per professional staff, plus 1 space per subordinate staff
Real estate office	-	1 space per 2 employees, plus 4 spaces for client use
Reception center	-	At least 30 spaces
Recreation center		1 space per 200 square feet of recreation area
Rental establishment	-	At least 4 client spaces
Residential facilities for persons with a disability	-	At least 2 spaces
Restaurant	-	1¹/₂ spaces per eating booth or table
Retail store (with drive-up window)	-	1 space per 200 square feet of floor space in building (plus storage capacity of 4 cars per window on the property)
Sanatorium	-	1 space per 2 bed capacity
Service repair shop, general	-	At least 4 client spaces
Stadium		1 space per 5 fixed seats
Tavern	-	At least 15 spaces
Terminal, transportation		At least 30 spaces
Theater	-	1 space per 5 fixed seats
Travel agency	-	1 space per employee, plus 4 spaces for client use
Upholstery shop	-	1 space per employee, plus 3 spaces for client use
Used car lot	-	1 space per employee, plus 4 spaces for client use

Warehouse	-	2 spaces per 3 employees
Wedding	-	At least 30 spaces
Wholesale business	-	2 spaces per 3 employees, plus 3 spaces for client use
For other uses		Where uses not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers and similar requirements of like businesses

(Ord. 673, 1-8-1980; amd. Ord. 735, 9-11-1985; Ord. 975, 8-5-1998; 2001 Code; Ord. 06-17, 8-16-2006, eff. 8-16-2006; Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-17-4: COMPUTATION OF PARKING REQUIREMENTS:

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half ($\frac{1}{2}$) shall be disregarded, and fractions including one-half ($\frac{1}{2}$) and over shall require one parking space. (Ord. 673, 1-8-1980)

10-17-5: PARKING LOT DESIGN AND MAINTENANCE:

A. Parking Lot Location: Parking space as required in sections [10-17-2](#) and [10-17-3](#) of this chapter shall be on the same lot with the main building, or in the case of buildings other than dwellings, may be located no farther than five hundred feet (500') therefrom. (Ord. 673, 1-8-1980)

B. Parking Lot Standards: Every parcel of land hereafter used as a parking area, including driveways, shall be paved with an asphalt or concrete surface. Public lots shall have appropriate bumper guards or curbs where needed, as determined by the building official, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowed across pedestrian walkways. (Ord. 09-14, 11-10-2009, eff. 11-10-2009)

C. Maximum Yard Area Used For Parking And Vehicle Access Lanes: For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking, but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yard.

1. Exception one: An existing residential use, which is nonconforming because of not satisfying the minimum parking requirement, may provide additional parking in the front yard area for up to two (2) vehicles providing the side yard and/or the rear yard is not accessible by an eight foot (8') space or larger and if the existing location of public utilities does not otherwise prohibit travel through that area.

2. Exception two: Notwithstanding anything in the foregoing to the contrary, residential lots that have a driveway that is twelve percent (12%) slope or greater may be granted one additional parking space located in the front yard providing the parking space is accessed from the driveway and not part of the street right of way. No additional driveway access is intended unless the parking space is part of a circular drive. Parking space exceptions under this subsection C2 must be approved by the planning commission as a special exception for good cause shown. (Ord. 06-04, 2-7-2006, eff. 2-7-2006)

3. A driveway may be expanded to include the space between the drive and the nearest property line. In addition, for existing dwellings, a drive may be twenty feet (20') wide to include required off street parking if access from the existing drive cannot otherwise provide access to required parking. (Ord. 09-14, 11-10-2009, eff. 11-10-2009)

Any parking space provided under this subsection may not be used for recreational vehicles, boats, unlicensed vehicles, etc. If at any time the residential use needing or utilizing the parking authorized by this exception is abandoned, the parking area must be removed. Any use granted this exception shall have the exception recorded with the county recorder. (Ord. 06-04, 2-7-2006, eff. 2-7-2006)

D. Design And Maintenance: The design and maintenance of off street parking facilities shall be subject to the following provisions:

1. Each parking space shall encompass not less than one hundred eighty (180) square feet of net area. Each parking space shall be not less than nine feet (9') wide, the width being measured at a right angle from the side lines of the parking space.
2. Adequate automobile access to and from parking area for interior block developments shall be provided. Minimum size of the access right of way shall be as follows, based upon the number of units to be served:
 - a. Up to and including four (4) dwelling units: Sixteen feet (16').
 - b. Five (5) or more dwelling units: One 24-foot two-way access right of way or two (2) 16-foot one-way access rights of way.
 - c. A greater size of access right of way may be required as deemed necessary by the planning commission, especially in cases where access right of way will create corner lots from otherwise interior lots.
3. All off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fence not less than four feet (4'), nor more than six feet (6') high, except that some type of hedgerow shrubs may be used in place of a wall or fence, provided the hedge is continuous along adjoining property and at maturity is not less than five feet (5') nor more than six feet (6') high. Hedgerow shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five (5) year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.
4. Lighting and signs shall conform to the requirements set forth in this title.
5. Parking requirements for dwellings will be located on the same lot with the dwelling. (Ord. 673, 1-8-1980)

10-17-6: OFF STREET TRUCK LOADING SPACE:  

On the same premises with every building or use involved in the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a ten foot by twenty five foot (10' x 25') loading space with fourteen feet (14') height clearance, for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of building floor area used for above mentioned purposes, or for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of land used for above mentioned purposes. (Ord. 673, 1-8-1980)

~~**10-17-7: BUSINESS REQUIRING AUTOMOBILE ACCESS:**~~  

~~Service stations, roadside stands, public parking lots, and all other business requiring motor vehicle access, shall meet the following requirements:~~

~~A. Number; Dimensions: Access to the station or other structure or parking lot shall be by not more than two (2) roadways for each one hundred feet (100') or fraction thereof of frontage on any street, no two (2) of said roadways shall be more than thirty four feet (34') in width and shall not be closer than twenty feet (20') to the point of intersection of two (2) property lines or at any street corner; and a curb, hedge or fence of not more than two feet (2') in height shall be provided by the owner to limit access to the permitted roadway.~~

~~B. Gasoline Pump Setback: Gasoline pumps shall be set back at least twenty feet (20') from any property line bordering a street; provided, that a pump island parallel to an adjoining street may be located not less than fifteen feet (15') from the property line bordering said street. (Ord. 673, 1-8-1980)~~

10-17-8: ~~VEHICULAR TRAFFIC TO~~ ACCESSING COMMERCIAL OR MANUFACTURING ZONES THROUGH RESIDENTIAL PROPERTY:  

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones. (Ord. 673, 1-8-1980)

ARTICLE A. ADMINISTRATION

10-21A-1: TITLE OF CODE:

This chapter shall be known as the *OUTDOOR SIGN CODE OF SOUTH OGDEN CITY*. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21A-2: ENFORCEMENT:

A. Building Official: The building official shall be responsible for the enforcement and administration of this chapter. The building official shall inspect each sign for which a permit has been issued and shall require the proper maintenance of all signs subject to the provisions of this chapter.

B. Enter Upon Premises: Upon presentation of proper credentials, the building official may enter at reasonable times any building, structure or premises in the city to perform any duty imposed upon him by this chapter.

C. Noncompliance Fee Schedule: Building official or acting agent shall enforce noncompliance fee based on noncompliance fee schedule for each offense:

FEE SCHEDULE

First violation	Warning
Second violation	\$250.00
Third violation	Revoke business license

(Ord. 09-18, 11-10-2009, eff. 11-10-2009)

10-21A-3: APPLICABILITY; EXEMPTIONS:

The provisions of this chapter shall apply to all signs erected in the city, except for the following signs, which shall be exempt from permit requirements:

A. Traffic and other municipal signs, house numbers, legal notices, railroad crossing signs, and danger and warning signs.

B. Memorial tablets or tablets containing the name, date, erection and use of the buildings, when built into the walls of the buildings and constructed of bronze, brass, marble, stone or other incombustible materials.

C. Signs for political, civic, philanthropic or service club purposes or promotions.

D. Nonilluminated and nonfloodlighted signs having an area not in excess of six (6) square feet on private property.

E. Nonilluminated and nonfloodlighted signs having an area not in excess of thirty six (36) square feet announcing the destruction or construction or remodeling of a building or announcing the enterprise to be located in a building under construction or announcing the name and address of the architect or contractor of the building, or the owner thereof; provided, that not more than one such sign shall be erected on each street frontage; and also provided, that said signs are erected not more than thirty (30) days prior to construction and are removed not more than thirty (30) days after completion.

F. Nonilluminated and nonfloodlighted religious, charitable and educational ground signs having an area not in excess of twelve (12) square feet.

G. Real estate for sale signs with a maximum of six (6) square feet. Signs over six (6) square feet require a permit. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21A-4: SIGN PERMIT REQUIRED:

A. It shall be unlawful to erect or remodel any sign upon or over public or private property within the city until a sign permit with respect to such sign has been obtained from the building official.

B. No illuminated or floodlighted sign shall be connected to the electrical wiring source at a location until an electrical permit with respect thereto has been issued by the building official.

C. No sign permit shall be issued to any person other than a licensed contractor except in the case of a property owner, lessee or tenant, when work is to be done on the owned or leased property. All sign permit requests shall be accompanied with two (2) complete sets of drawings, specifications and design criteria when required by the building official. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21A-5: VIOLATIONS A MISDEMEANOR:

Any person who shall fail to comply with, or shall violate any of the provisions of this chapter, or any rules or regulations promulgated hereunder, shall be deemed guilty of a class C misdemeanor and upon conviction, subject to penalty as provided in section [1-4-1](#) of this code. The penalty provided herein shall be in addition to any suspension or revocation of any license or permit issued hereunder. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during which any portion of any violation of this chapter is committed, maintained, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21A-6: COMPLIANCE WITH STATE, FEDERAL HIGHWAY SIGN REGULATIONS:

Before sign permits are issued for signs on state and/or federally controlled and/or funded highways, proof of approval where necessary from the controlling agency must be submitted with sign permit application before said application is considered for approval. In no instance will federal or state approval preempt the requirements of this chapter. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

~~ARTICLE B. DEFINITIONS~~

~~10-21B-1: DEFINITIONS:~~

~~The words and terms hereinafter defined in this article shall have the meaning indicated. Words used in the present tense include future and words in the singular number include the plural and words in the plural include the singular. Words not included herein but defined elsewhere in city ordinances shall be construed as termed therein.~~

~~ARCHITECTURAL PROJECTION: Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building, but shall not include signs.~~

~~BANNER: Any cloth, bunting, plastic, paper, or similar material used for temporary advertising.~~

~~BLANKET OR BLANKETING: When applied to signs or sign structure, shall mean the partial or complete~~

shutting off of the face of one sign by another sign.

BUILDING: Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind.

BUILDING FACADE: That portion of an exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation.

BUILDING FACADE FACING: A resurfacing of an existing facade with approved material illuminated or nonilluminated.

BUILDING OFFICIAL: The official charged with the administration and enforcement of this title or his duly authorized deputy.

CHANGEABLE COPY PANEL: A panel which is characterized by changeable copy, regardless of method of attachment.

CLUSTER: One or more properties contiguous to a premium property.

CURRENT ADOPTED BUILDING CODE: The current edition of the building code as adopted by South Ogden City.

FRONTAGE: The linear measurement of a lot or parcel facing upon a street.

INCOMBUSTIBLE MATERIAL: Any material which will not ignite at or above a temperature of one thousand two hundred degrees Fahrenheit (1,200°F) during an exposure of five (5) minutes, and will not continue a burn or glow at that temperature. Tests shall be made as specified in the current adopted building code.

LINEAR SPACING: The radial distance between signs.

MAINTAIN: Includes, and is limited to, the following: service, repair or repaint. Owner or lessee of sign may repaint and/or change letters on his own sign if it is changeable copy sign.

MARQUEE: A permanent roofed structure attached to and supported by the building and projecting over public property.

NONPREMIUM PROPERTY: Property which is not a premium property but is directly adjacent to and contiguous with a premium property.

NONPREMIUM PROPERTY AGREEMENT: An agreement between a premium property owner and a nonpremium property owner specifically allowing the nonpremium property owner to place a cluster sign on the premium property. (Required for all cluster signs involving a nonpremium property owner.)

NONPREMIUM PROPERTY OWNER: The individual, corporation, or other entity owning or legally controlling a property which is not a premium property but is directly adjacent to and contiguous with a premium property.

NONPREMIUM PROPERTY RECORDED PLAN: A site plan developed by a nonpremium property owner that clearly identifies the geographic location and legal description of a premium property, together with the desired location on that premium property for the requested cluster sign, that shall be submitted by the nonpremium property owner to South Ogden City for approval and for subsequent recording with the city and the Weber County recorder's office. This required site plan must show, and clearly identify, all properties (nonpremium property and premium property) involved in the placement

and utilization of the proposed cluster sign.

PERSON: One or more persons, an association, a copartnership or a corporation or firm, either by themselves or represented by an agent, employee, guardian or trustee.

PREMIUM PROPERTY: Property located along the main road in which a cluster sign will be located.

PREMIUM PROPERTY OWNER: The individual, corporation, or other entity owning or legally controlling a premium property.

SHOPPING CENTER: Two (2) or more businesses with more than fifty thousand (50,000) square feet of combined building area doing business under a common roof structure.

SIGN: A presentation or representation of words, letters, figures, designs, picture or colors, publicly displayed so as to give notice relative to a person, a business, an article or merchandise, a service, an assemblage, a solicitation, or a request for aid; also the structure or framework or any natural object upon which any sign is erected or is intended to be erected or exhibited or which is being used or is intended to be used for sign purposes.

SIGN, ADVERTISING: See definition of Sign, Off Premises.

SIGN, ANIMATED: A sign which involves motion or rotation of any part, created by natural or artificial means, or displays flashing or intermittent lights.

SIGN AREA: The area of a sign that is used for display purposes excluding the minimum frame and supports and regardless of how the copy is divided into subjects. In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display. In computing sign area, only the face or faces which can be seen from any one direction at one time shall be counted; providing, that the sign faces are parallel or diverge from a common edge by an angle of not more than forty five degrees (45°).

SIGN, BUSINESS: A sign which directs attention to the principal business or service performed on the premises.

SIGN, CLUSTER: Business sign located on a premium property which include advertising for properties contiguous to the premium property. All signage related to nonpremium properties, and designed to be part of the overall cluster sign, shall be incorporated with the premium property's signage and shall conform to the square footage and other signage requirements of the premium property.

SIGN, COMBINATION: A sign incorporating any combination of the features of projecting, roof or freestanding signs.

SIGN, CONSTRUCTION PROJECT: A sign identifying a construction project. The sign may contain name of project, name and address of construction firm, architect and developer.

SIGN, DIRECTIONAL: On premises incidental signs designated to guide or direct pedestrians or vehicular traffic.

SIGN, ELECTRONIC MESSAGE DISPLAY: A sign which uses changing patterns of lights to display public information and/or commercial messages.

SIGN, FABRIC: Any sign executed upon or composed of any flexible woven fabric material such as cloth, paper, fiberglass, vinyl, or other synthetic product.

SIGN, FLOODLIGHTED: Any sign illuminated in the absence of daylight only, by devices which reflect or project light upon it.

SIGN, FREESTANDING: A sign which is supported by one or more columns, uprights or braces in or upon the ground.

SIGN, IDENTIFICATION AND INFORMATION: A flat sign displayed to indicate the name or nature of a building, or use, including all professional and business buildings, home occupations, apartment complexes, and public and semipublic buildings.

SIGN, ILLUMINATED: A sign in which a source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs other than floodlighted signs.

SIGN, INCOMBUSTIBLE: A sign which is constructed entirely of incombustible material.

SIGN, LOW PROFILE: An on-premises or identification sign having a maximum height of six feet (6').

SIGN, MARQUEE: A sign attached to the street frontage or sides of a marquee, the sign must be constructed to be the same thickness or less as the marquee and may not project above or rest upon the top of the marquee. A sign may be attached to the bottom of a marquee if the clearance above the sidewalk, as defined in the current adopted building code, is maintained.

SIGN, MULTIPLE COPY: A sign which advertises other than the name of the business and the principal product or service.

SIGN, NAMEPLATE: A sign indicating the name of a person or persons residing on the premises.

SIGN, OFF PREMISES: A sign which directs attention to a use, product, commodity or service not related to the premises on which it is located but not including a cluster sign.

SIGN, ON PREMISES: See definition of Sign, Business.

SIGN, PROJECTING: Any sign attached to a building or other structure and extending in whole or in part more than eighteen inches (18") beyond the building line.

SIGN STRUCTURE: A structure which supports any "sign", as defined in this article. A sign structure may be a single pole or poles, or an integral part of the building.

SIGN, TEMPORARY: A. A sign which is intended to advertise community or civic projects, construction projects, real estate for sale or lease, on a temporary basis. A sign which is intended to advertise community or civic projects or construction projects shall be erected not earlier than thirty (30) days prior or date of beginning of event and shall be removed within thirty (30) days after event is concluded.

B. A sign used for a temporary basis until a permanent sign is established. Sign or signs shall be erected no earlier than fifteen (15) days prior to and removed forty five (45) days after occupancy given by building department.

C. A sign identifying a business opening.

SIGN, TIME AND/OR TEMPERATURE: A display containing numerals to show the time and/or temperature.

SIGN, WALL: A sign which is affixed to an exterior wall of a building or structure and which projects not more than eighteen inches (18") from a building or structure wall and which does not extend more than two feet (2') above the parapet, eaves or building facade upon which it is located.

~~TRIM, NONSTRUCTURAL: Nonstructural trim is molding, battens, caps, nailing strips, latticing, cutouts or letters and walkways which are attached to the sign structure. (Ord. 08-02, 1-22-2008, eff. 1-22-2008; amd. Ord. 09-18, 11-10-2009, eff. 11-10-2009; Ord. 12-07, 6-5-2012, eff. 6-5-2012)~~

ARTICLE C. GENERAL REGULATIONS^{1,2}

10-21C-1: MISLEADING, UNSIGHTLY OR OBSCENE SIGNS PROHIBITED:

No signs shall be erected or maintained or be permitted to remain publicly displayed which are of a misleading, fraudulent, obscene, immoral, indecent or unsightly character. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-2: PAINTING, PASTING AND TACKING PROHIBITED:

No sign shall be painted, pasted or glued directly upon any wall or roof or affixed directly upon any wall or roof. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-3: ANIMATED SIGNS:

No animated signs shall be erected or maintained in, nor closer than seventy five feet (75') from any residence. ~~Revolving animated signs are limited to eight (8) revolutions per minute and may not have flashing lights attached thereto.~~ (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-4: RESERVED:

(Ord. 08-02, 1-22-2008, eff. 1-22-2008)

~~**10-21C-5: WALL SIGN AREA:**~~

~~Wall sign area on a building facade shall not exceed fifteen percent (15%) of the wall elevation square footage. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)~~

10-21C-6: SIGNS TO BE REMOVED:

If a sign does not conform with the requirements of this ~~chapter~~ [title](#), or if the construction, design, manner of use, or method of anchoring or supporting any sign makes such sign unsafe, the building official shall proceed in any manner he deems necessary to cause the removal of the sign or the rebuilding of the sign to conform with the requirements of this chapter or to remedy the defects therein. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-7: REFUSAL OF OWNER TO REMOVE DANGEROUS SIGNS; REMOVAL BY BUILDING OFFICIAL:

Where immediate action is deemed necessary to protect limb, life or property and where the owner of a sign or the owner of the property upon which the sign is erected fails to remove such sign pursuant to notice from the building official within a specified time fixed in such notice, the building official may proceed in any manner deemed necessary to cause the immediate removal of such sign. The building official shall certify a statement of the expenses incurred in such removal to the city manager, who in turn shall assess and charge the same against the real estate upon which the sign was erected, and unless said assessment is paid within ninety (90) days after and from the date of notice thereof, the same shall, when recorded in the offices of the county clerk and city recorder, become a lien upon the real estate whereon the sign is erected and collectible in the same manner as general taxes. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-8: SIGNS OVER STREETS PROHIBITED:

It shall be unlawful to erect and/or maintain any sign over any street or alley, except as herein expressly provided. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-9: SIGNS NOT TO COVER WINDOWS, DOORS OR SIMILAR OPENINGS:

No sign shall cover a window, doorway, or ~~to the an~~ opening providing light, [in a manner that would block](#) ventilation or exit facilities which are required by the building code or which are deemed by the fire department to be necessary to give the fire department access to the building, or to afford fire protection in the event of a fire; provided, however, that flat signs, wall signs, fabric signs or projecting signs shall be permitted to cover transoms. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-10: SIGNS ON PUBLIC PROPERTY:

It shall be unlawful for any person to fasten or attach, paint or place, any sign, handbill, poster, advertisement or notice of any kind or sort, except for political or civic purposes, or to cause the same to be done in or upon the curbstone, lamppost, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place, paint or attach any "sign", as defined in this chapter, upon any building, street or property of the city; provided, however, that a campaign sign or sign advertising a civic purpose or the promotion of a civic or service club may be placed between the sidewalk and curb area with the permission of the owner of the lot which said area fronts. Such a sign shall be governed by the provisions of section [10-21C-20](#) of this article, and the candidate or sponsoring entity or group shall be responsible for the removal thereof. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-11: SIGNS ON PRIVATE PROPERTY:

It shall be unlawful for any person to fasten or attach, paint or place any "sign", as defined in this chapter, upon any private wall, window, door, gate, fence or sign, or upon any other personal property without the consent of the owner or lessee, or someone authorized to act on behalf of such owner or lessee. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-12: MAINTENANCE OF SIGNS:

Signs regulated by this ~~chapter title~~ shall be securely fastened, maintained in a clean, safe and attractive condition. This includes the replacement of defective parts, cleaning and other acts for proper maintenance and structural condition at all times. The city, its building official, and its other agents shall in no way be liable for negligence or failure of the owner, or the person responsible for maintaining any sign, to keep such sign in good condition, or be responsible for any damage caused by defective conditions. (Ord. 09-18, 11-10-2009, eff. 11-10-2009)

10-21C-13: REMOVAL OF SIGNS:

Any person occupying a building or portion of a building, who owns or maintains a sign in connection therewith, shall upon vacating the premises, or discontinuing the business advertised, cause the sign to be removed. Any person who owns and maintains a sign which is maintained for the benefit of another person who occupies a building or part of a building whereon the sign is located shall cause the sign to be removed if the person for whom the sign is maintained vacates the premises. Failure of the owner of the sign or of the person responsible for maintaining same to remove the sign within thirty (30) days after notice from the building official shall be considered as a violation of this chapter and shall subject the owner of the sign and the owner of the property to the penalties herein. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-14: SIGNS TO COMPLY WITH ZONING ORDINANCE:

A. Required: All signs shall be erected and maintained in full compliance with this title.

B. Removal Of Nonconforming Signs:

1. Any sign not in conformance with the provisions of this title and which was erected or installed without a permit shall be removed within thirty (30) days upon notification from the building official.

~~2. Signs for which permits were previously issued and which are made nonconforming by the provisions of this chapter shall be removed upon written notice from the city. It being understood that the city will pay an amount equal to the fair market value of sign, excluding any cost for removal of the existing sign or costs of placing a new conforming sign. Business names or trade styles on signs made nonconforming by provision of this chapter may be changed only if ownership of business does not change and size and placement of sign is not changed. Under no circumstances shall such nonconforming signs be remodeled or replaced other than specified. The provisions of section 10-21C-6 of this article shall apply to such nonconforming signs.~~

~~3. Any existing sign, conforming to the provisions of this chapter relative to size and location but nonconforming to structural requirements shall be removed or replaced within one year upon written notice from the city. However, if they are deemed to be a hazard or more than fifty percent (50%) damaged, they shall be removed or repaired in accordance with the structural requirements of article D of this chapter, within ten (10) days after receiving notice from the city.~~

~~4. Any sign determined to be abandoned shall be removed within thirty (30) days of notification by the building official to the property owner and/or owner of the business advertised and/or owner of the sign. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)~~

10-21C-15: COMPLIANCE WITH SAFETY REGULATIONS:

It is unlawful for any person erecting any sign or other advertising structure to fail to comply strictly with the requirements of this chapter and any and all regulations pertaining to safety promulgated by the city council pursuant to section 10-21C-17 of this article. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

~~**10-21C-16: ERECTION OF SIGNS OVER PUBLIC STREETS OR SIDEWALKS; SAFETY PRECAUTIONS:**~~

~~Whenever any sign or other advertising structure shall be erected in whole or in part on or over any public street or sidewalk, the person performing the work shall before proceeding to erect the same, take all precautions necessary to ensure the safety of persons and property on such street or sidewalk. Before hoisting any material whatsoever above the surface of any street or sidewalk or placing any material upon the traveled portion of any street or sidewalk, the person performing such work shall exclude the traveling public from the portion of such street or sidewalk in which such work is to be done by means of suitable barriers, protected walkways and warning devices approved by the building official, and whenever said building official shall deem it necessary under the conditions then existing, shall provide a guard or guards to exclude all persons not concerned in the work from the portion of the street or sidewalk in which the work is to proceed. When hoisting any sign or advertising structure above the surface of any street or sidewalk, the same shall be accomplished by hoisting devices of approved design and adequate capacity to accomplish the work in accordance with approved engineering practices. All hoisting equipment shall be kept and maintained in good and workable condition. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)~~

10-21C-17: PROMULGATION OF SAFETY REGULATIONS:

The city council may establish such rules and regulations as it may find to be reasonably necessary to protect the public from injury in the course of the erection of signs and other advertising structures and when such regulations are established, all sign contractors and holders of sign permits shall comply strictly therewith. Such regulations shall be filed with the city recorder and a copy thereof to be

furnished to all persons, firms and corporations holding licenses as sign contractors and holders of sign permits and who shall comply strictly therewith. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

~~10-21C-18: ZONES PERMITTED AND CONTROLS; APPENDIX:~~

~~Appendix A which follows article D of this chapter, is hereby made a part of this section by reference. It is unlawful for any person to erect or otherwise install a sign having a size or height greater than allowed in this appendix. It is unlawful for any person to erect or otherwise install a sign located on the site or in a zone in violation of the controls specified in this appendix. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)~~

~~10-21C-19: TIME LIMITATION FOR CONSTRUCTION PROJECT OR LAND DEVELOPMENT SIGNS:~~

~~No construction project or land development sign shall be erected earlier than thirty (30) days prior to beginning of construction and shall be removed within thirty (30) days after such construction is completed. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)~~

10-21C-20: POLITICAL OR CAMPAIGN SIGNS:

Political or campaign signs are permitted in accordance with the following provisions provided that any such sign shall be erected no earlier than forty five (45) days prior to the election where the candidates or measure will be voted upon and shall be removed within five (5) days after such election, campaign or event, unless the election is a primary election, in which case candidates who stand through the primary election may leave their signs in place until five (5) days after the general election. The candidate or, in the case of a measure or proposition, the sponsoring entity or group, is responsible for removal of all signage and related materials.

A. In any zone, there is permitted not more than one stationary, unlighted, temporary sign per candidate on any lot or contiguous parcels of land under one ownership on behalf of candidates for public office or measures on the ballot; provided, that any such sign shall not exceed ten feet (10') in height and shall not exceed sixteen (16) square feet in area.

B. No political or campaign sign shall be placed within one hundred fifty feet (150') from a polling place.

C. No political or campaign sign may be placed in any clear view area or in such a manner as to create a safety hazard or constitute a public nuisance.

D. Political signs shall not be placed on private property without the property owner's permission. (Ord. 15-08, 3-17-2015, eff. 3-17-2015)

~~10-21C-21: FABRIC SIGNS:~~

~~Permits may be issued by the building official upon approval by the city council for hanging of display banners or other fabric decorations for special occasions, such as religious, charitable, civic or festive occurrences, or for Christmas decorations, or in celebration of some event of religious, national, state or civic significance or in honor of a visit from a person of note. It is specifically prohibited to incorporate in any such decorations any political advertising or advertising of a commercial nature. The building official may permit such signs to be hung over public streets or walks after proper approval. Permits issued pursuant to this section may be issued without charge of any fee, but shall specify a period of time, not to exceed fifteen (15) days during which such signs shall be permitted to be used.~~

~~Fabric sign banners may be used as temporary signs for real estate or lease advertising for a building under construction and shall be removed upon issuance of a certificate of occupancy. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)~~

~~10-21C-22: ELECTRIC SIGNS:~~

~~All signs which utilize or are illuminated by electricity shall comply with the electrical code and fire prevention code of the city. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)~~

~~10-21C-23: SHOPPING CENTER SIGNS:~~

~~A shopping center may have a freestanding business sign. A sign is sized using the frontage occupied by the center. If "pads" for separate buildings are subdivided or otherwise located on the same frontage, the pads may have a low profile sign and wall signs. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)~~

10-21C-24: HISTORICAL SIGNS:

Any sign designating historical property is subject to the provisions of this chapter; provided, however, that the city council, upon recommendation by the planning commission, can waive any restrictions found in the provisions of this chapter in allowing the erection of such a sign. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21C-25: BENCH SIGNS:

Bench signs shall be allowed upon proper permit by the city council, with the location thereof to be approved by the building official. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

~~10-21C-26: LOW PROFILE SIGNS:~~

~~Low profile signs are encouraged in all commercial, industrial and high density zoning districts and shall be allowed in conformance with the following provisions:~~

~~A. Low profile on premises or identification signs will be allowed in all commercial, manufacturing and high density residential zoning districts; provided, that these signs:~~

- ~~1. May have a minimum front setback of zero feet (0').~~
- ~~2. Must have a minimum setback from any driveway or traffic access of ten feet (10').~~
- ~~3. Shall be limited to a maximum of six feet (6') in height and not exceed sixty (60) square feet, but excluding a maximum eighteen inch (18") foundation and a twelve inch (12") frame around the sign. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)~~

Footnotes - Click any footnote link to go back to its reference.

[Footnote 1:](#) See also section [10-16-4](#) of this title for signs permitted with nonconforming uses.

[Footnote 2:](#) See also section [10-22-5](#) of this title for sexually oriented business signs.

ARTICLE D. DESIGN AND CONSTRUCTION REGULATIONS

10-21D-1: DESIGN:

~~A. Wind, Seismic Forces: Signs and sign structures shall be designed and constructed to resist wind and seismic forces as specified in this section. All bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs on buildings, the dead and lateral loads shall be transmitted through the structural frame of the building to the ground in such manner as not to overstress any of the elements thereof. Design calculations shall be submitted with permit applications when required. The overturning moment produced from lateral forces shall in no case exceed two thirds ($\frac{2}{3}$) of the dead load resisting moment. Uplift due to overturning shall be adequately resisted by proper anchorage to the ground or to the structural frame of the building. The weight of earth superimposed~~

over footings may be used in determining the dead load resisting moment. Such earth shall be carefully placed and thoroughly compacted.

B. Current Building Code Provisions: Signs and sign structures shall be designed and constructed to resist wind forces as specified in the current building code thirty feet (30') aboveground with adjustment in pressure for height as outlined in the building code and seismic zone D2. [meet the requirements of the latest adopted version of the IBC.](#)

C. Suspension Over Public Or Private Property: No sign shall be placed on top of or suspended from the bottom of another sign over public or private property unless application is made to the building official with necessary calculations to show that the sign is structurally sound and safe to support the additional weight, display area and wind resistance and is properly fastened to the existing sign structure.

D. Plastic Material; Technical Data Submitted: The building official shall require that sufficient technical data be submitted to substantiate the proposed use of any plastic material, and if it is determined that the evidence submitted is satisfactory for the use intended, he may approve its use. Design and construction with plastic material shall be in accordance with the building code. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

10-21D-2: CONSTRUCTION:

The supports for all signs or sign structures shall be placed in or upon private property and shall be designed, constructed and erected in conformance with the requirements of the building code. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

~~10-21D-3: PROJECTION AND CLEARANCE:~~

A. All types of signs shall conform to the clearance and projection requirements of this chapter.

B. Signs shall be located not less than eleven feet six inches (11'6") horizontally or sixteen feet (16') vertically from overhead electrical conductors which are energized in excess of seven hundred fifty (750) volts. The term "overhead conductors", as used in this section, means any electrical conductor, either bare or insulated, installed above the ground except such conductors which are enclosed in rigid conduit or other material covering of equal strength.

C. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe.

D. Signs erected within five feet (5') of an opening in an exterior wall shall be constructed of incombustible material of building code approved plastic.

E. No sign or sign structure shall project into any public alley below a height of fourteen feet (14') above grade, nor project more than eighteen inches (18") into the public alley where the sign or sign structure is located more than sixteen feet (16') above grade.

F. For purposes of illumination, light shall not extend more than eight feet (8') from the sign structure if attached to the sign or sign structure. (Ord. 08-02, 1-22-2008, eff. 1-22-2008)

~~ARTICLE E. APPENDIX A~~

~~TABLE 1—MAJOR SIGN GROUPS~~

Major Sign Groups	Zones In Which Sign Is Permitted	Maximum Size Of Sign Area; Linear Spacing Of Signs	Maximum Height Regulations	Location Of Sign On Site
<p>Business sign: A sign which directs attention to the business or service performed on the premises</p>	C-1	2 sq. ft. per linear foot of frontage with a maximum of 200 sq. ft. for freestanding sign. 150 ft. minimum spacing	30 ft.	Must not be placed on or extend into required yard more than 6 ft. 1 sign per 300 ft. frontage or part thereof
	C-2	2 sq. ft. per linear foot of frontage with a maximum of 300 sq. ft. for freestanding sign. 150 ft. minimum spacing	35 ft.	Must not be placed or extend over public property. No projecting sign shall extend more than 18 in. from the building to which it is attached. 1 sign per 300 ft. frontage or part thereof
	C-3	2 sq. ft. per linear foot of frontage with a maximum of 400 sq. ft. 150 ft. minimum spacing	35 ft.	
	M-1	2 sq. ft. per linear foot of frontage with a maximum of 400 sq. ft. for freestanding sign. 150 ft. minimum spacing	35 ft.	
	R-4 and R-5	1 sq. ft. per linear foot of frontage with a maximum of 100 sq. ft. for freestanding sign. 150 ft. minimum spacing	25 ft.	1 sign per 300 ft. frontage or part thereof. Freestanding sign requires a 15 ft. setback from property lines adjoining a street
<p>Identification and information sign: A sign displayed to indicate the name or nature of a building or use. Includes only professional and business buildings,</p>	All zones	8 sq. ft. in all zones, except 12 sq. ft. in zones permitting professional and business offices and for churches and public	Shall not extend above roofline or parapet wall	Must not be placed on or extend over public property

apartment and public and semipublic buildings and directional signs		schools		
Off-premises sign: A sign which directs attention to a use, product, commodity or service not related to the premises on which it is located	C-3 (conditional use) M-1 (conditional use) MP-1 (conditional use)	400 sq. ft. with cutouts and extensions not to exceed an additional 12% of the size. 750 ft. spacing between signs	35 ft.	10 ft. front yard

(Ord. 08-02, 1-22-2008, eff. 1-22-2008)

TABLE 2—SIGN TYPES AND LIMITATIONS

Sign Types And Limitations	Zones In Which Sign Is Permitted	Maximum Size Of Sign Area; Linear Spacing Of Signs	Maximum Height Regulations	Location Of Sign On Site
Construction project sign: A temporary sign identifying a construction project. The sign may name the project, name of construction firm, architect and developer	Residential zones and O-1 zone	60 ft.	15 ft.	On-premises under construction
	Commercial zones	100 ft.	25 ft.	-
	M-1	200 ft.	35 ft.	-
Directional sign: On premises incidental signs designed to guide or direct pedestrian or vehicular traffic	All zones	Up to 6 sq. ft.	5 ft.	On-premises
Electronic message display sign: Only time and temperature type and electronic message display signs	C-1	See applicable major sign group, table 1, column 3 of this appendix	See applicable major sign group, table 1, column 4 of this appendix	See applicable major sign group, table 1, column 5 of this appendix
	C-2, C-3, M-1,	A message	-	Message display signs

	R-5-	display sign may be added to an approved sign in the R zones in addition to the allowed square footage but no more than 100 sq. ft.-		are subject to planning commission approval, modification and approval, or denial in the R zones-
Freestanding sign: A sign which is supported by 1 or more columns, uprights or braces in or upon the ground-	All C, CP, and CRC zones-	See applicable major sign group, table 1, column 3 of this appendix-	See applicable major sign group, table 1, column 4 of this appendix. Minimum 10 ft. above grade-	See applicable major sign group, table 1, column 5 of this appendix. The minimum height of all signs shall be 8 ft. aboveground-
Low profile sign: A maximum 6 ft. high, 60 sq. ft. sign with an 18 in. maximum foundation and 12 in. maximum frame-	C, M zones. R zones for professional and business buildings, multiple housing and public and semipublic buildings only-	Maximum size is 60 sq. ft. Minimum spacing is 150 ft.-	Maximum height is 6 ft.-	A low profile sign may be used in place of a freestanding sign at 0 ft. setback-
Monolithic sign: A business sign that is continuous from the ground up without visible columns, uprights or braces and uses the total structure as a sign-	R-5A zone, where there exists a C zone directly across the street from the proposed sign location, and all C, CP, and CRC zones-	See applicable major sign group, table 1, column 3 of this appendix-	Up to 10 ft. less than a freestanding sign in all zones except the R-5A zone, where the maximum height should equal the height allowed for a freestanding business sign, or 25 ft. maximum-	Not allowed in the clear view area of a public street (section 10-14-14 of this title) or private drive as measured from the drive surface or back of curb. Front yard is the same as a freestanding sign. Nonfrontage yards are 3 ft. minimum. Not allowed within 40 ft. of a residential dwelling lot line or zone boundary except where the existing development is nondwelling-

Nameplate: A sign indicating the name of a person or persons residing in the premises—	All zones—	1 ¹ / ₂ sq. ft.—	None—	None—
Projecting sign: Any attached sign extending in whole or in part more than 18 in. beyond the building line—	C-1, C-2, C-3, M-1, table 1, column 3 of this appendix—	See applicable major sign groups, table 1, column 3 of this appendix—	See applicable major sign groups, table 1, column 4 of this appendix. Minimum 10 ft. above grade—	No projecting sign may extend more than 24 in. from the building to which it is attached—
Specialty sign: Includes wind signs, banner signs, portable signs, A-frame signs and other specialty signs—	Refer to section <u>10-21C-20</u> of this chapter—	-	-	-
Temporary sign: A. A sign which is intended to advertise community or civic projects, construction projects, real estate for sale or lease on a temporary basis. Sign or signs shall be erected not earlier than 30 days prior to date of beginning of event and shall be removed within 7 days after event is concluded. B. A sign used for a temporary basis until a permanent sign is established. Sign or signs shall be erected no earlier than 15 days prior to and removed 45 days after occupancy given by	All zones—	See applicable major sign group, table 1, column 3 of this appendix—	See applicable major sign groups, table 1, column 4 of this appendix—	See applicable major sign group, table 1, column 5 of this appendix—

building department. C. A sign identifying a business opening. Sign or signs shall be erected no earlier than 15 days prior to and removed 45 days after occupancy given by building department.				
Wall sign: A sign which is affixed to an exterior wall of a building or structure and which projects no more than 18 in. from the building or structure wall and which does not extend more than 2 ft. above the parapet, eaves or building facade of the building on which it is located	All zones	Sign area shall not exceed 15% of the wall elevation sq. ft.	See applicable major sign group of this appendix	See applicable major sign group of this appendix

(Ord. 08-02, 1-22-2008, eff. 1-22-2008; amd. Ord. 09-18, 11-10-2009, eff. 11-10-2009; Ord. 14-02, 4-1-2014, eff. 4-1-2014; Ord. 15-06, 2-17-2015)

TABLE 3—SPECIALTY SIGNS[±]

Sign Group	Zone Permitted	Maximum Size	Maximum Number	Location	Limited To	Permit Required
Banner	C-1, C-2, C-3, CP-2, R-5	24 sq. ft.	1	1 on facade	Any time	No, tie to business license
Banner—special events	C-1, C-2, C-3, CP-2, R-5	Any	1	On premises	2 times annually up to 30 days each	Yes
Business, temporary (taco stands,	C-1, C-2, C-3, CP-2	24 sq. ft.	1 on cart	1 additional on premises	Business license	No, tie to business license

Xmas tree lots)						
Cluster sign	C-1, C-2, C-3, CP-2	As provided in major sign group section	1	As provided in major sign group section	Any time	Yes
Inflatables and balloons	C-1, C-2, C-3, CP-2, R-5	No limit	1	On premises	2 times annually up to 30 days each	Yes, no fee
6-foot specialty signs	All zones	6-sq. ft. and smaller	2	On premises	Any time	No

Note:

1. The signs listed in this table are intended to be examples and are not all inclusive.

(Ord. 09-18, 11-10-2009, eff. 11-10-2009; amd. Ord. 12-07, 6-5-2012, eff. 6-5-2012)

Chapter 22
SEXUALLY ORIENTED BUSINESSES[±]

10-22-1: PURPOSE:

The purpose and objective of this chapter is to establish reasonable and uniform regulations to prevent the concentration of sexually oriented businesses or their location in areas deleterious to the interests of the city and its residents, regulate the signage of such businesses, control the adverse affects of such signage, and prevent inappropriate exposure of such businesses to the community. This chapter is to be construed as a regulation of time, place and manner of the operation of these businesses, consistent with the United States and Utah constitutions. (Ord. 984, 10-6-1998, eff. 10-6-1998)

10-22-2: DEFINITIONS:

Terms involving sexually oriented businesses which are not defined in this title shall have the meanings set forth in section 3-8-3 of this code. (Ord. 984, 10-6-1998, eff. 10-6-1998)

10-22-3: LOCATION OF BUSINESSES; RESTRICTIONS:

A. Outcall Services: Outcall services shall be permitted in areas zoned C-2, C-3 and M-1.

B. Sexually Oriented Businesses: Sexually oriented businesses, except outcall services, shall only be permitted in areas zoned C-3 and any M-zone under this title, subject to the following additional restrictions: (Ord. 984, 10-6-1998, eff. 10-6-1998; amd. 2001 Code)

1. No sexually oriented business shall be located:

- a. Within one thousand feet (1,000') of any school, public park, library or religious institution.
- b. Within six hundred feet (600') of any residential use or any agricultural or residential zoning boundary.
- c. Within six hundred feet (600') of any other sexually oriented business, except outcall services.
- d. Within three hundred fifty feet (350') of any gateway corridor. The distance shall be measured from the right of way boundary.

2. Distance requirements between structures and uses specified in this section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property boundaries of the school, public park, religious or cultural activity, residential use or other sexually oriented business, or from the right of way line of a gateway corridor to the structure of the sexually oriented business.

3. Distance requirements from zoning districts for this section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the closest zoning boundary of a residential or agricultural district to the sexually oriented business structure. (Ord. 984, 10-6-1998, eff. 10-6-1998)

10-22-4: EFFECT ON NONCONFORMING BUSINESSES:

All existing legal, nonconforming sexually oriented businesses, as of the effective date hereof, or any amendment hereto, shall comply with the provisions of this chapter within nine (9) months from the date the ordinance codified herein is enacted. (Ord. 984, 10-6-1998, eff. 10-6-1998)

10-22-5: SIGNS:

Notwithstanding anything to the contrary contained in this code, the more restrictive requirements for signs shall prevail. Signs for sexually oriented businesses shall be limited as follows:

A. No more than one exterior sign shall be allowed.

B. No sign shall be allowed to exceed eighteen (18) square feet.

~~C. No animation shall be permitted on or around any sign or on the exterior walls or roof of such premises.~~

~~D. No descriptive art or designs depicting any activity related to or inferring the nature of the business shall be allowed on any sign. Said signs shall contain alphanumeric copy only.~~

~~E. Only flat wall signs and/or awning signs shall be permitted.~~

~~F. Painted wall advertising shall not be allowed.~~

~~G. Other than the signs specifically allowed by this chapter, the sexually oriented business shall not attach, construct or allow to be attached or constructed any temporary sign, banner, light or other device designed to draw attention to the business location. (Ord. 984, 10-6-1998, eff. 10-6-1998)~~

Footnotes — Click any footnote link to go back to its reference.

Footnote 1: See also title 3, chapter 8 of this code for business license regulations.

Chapter 24 MOBILE FOOD BUSINESSES

10-24-1: MOBILE FOOD BUSINESS; REQUIREMENTS:

A. Mobile Food Businesses Allowed:

1. Persons selling food or beverages from mobile food businesses may do so by use of private property only, unless otherwise permitted elsewhere in this title. Use of private property by mobile food businesses shall be arranged with the real property owner and proof of such property owner authorization shall be required prior to the issuance of a business license.
2. Mobile food businesses shall be a permitted use only within [all general, commercial neighborhood, and core subdistricts](#)~~the C 1, C 2, C 3, CP 1, CP 2, CP 3, CRC 1, M 1 and MP 1 zones~~, in accordance with the provisions of this chapter.
3. Provisions found in this section shall not apply to vending carts, mobile ice cream vendors, seasonal farm stands and other temporary merchants or uses that are specifically authorized by this title or other city ordinances.

B. Business License And Fees Required: No mobile food business shall continue in operation unless the holder thereof has paid an annual business regulatory fee and has met all applicable requirements of South Ogden City.

C. Separate Applications: Separate business license applications may be required for each mobile food business. Separate business license fees shall be required for each mobile food business vehicle operating under one business license.

D. Business Activity To Be Temporary: All business activity related to mobile food businesses shall be of a temporary nature subject to the requirements below:

1. A mobile food truck may not park in one individual location for more than twelve (12) hours during any twenty four (24) hour period.
2. The mobile food truck shall be occupied by the owner or operator thereof at all times.
3. No overnight parking is allowed.

E. Location And Placement Requirements: The business operating location must be on private property, on city streets, within the specified zones, or as otherwise authorized by applicable city ordinance, subject to the requirements below:

1. Parking on a park strip, or otherwise landscaped area is not allowed.
2. A mobile food business shall park on a hard surface. Alternatives to asphalt and cement may be approved by the city engineer if the applicant is able to demonstrate that the alternative will not result in the accumulation of debris on the city right of way.
3. Mobile food business vehicles must be parked so that neither the vehicle nor the customers block driveways of existing buildings or uses, or in such a manner as to create a traffic hazard.
4. No mobile food business shall interfere with the internal parking lot circulation.
5. Mobile food businesses shall not use the public right of way unless otherwise allowed by ordinance.
6. Any auxiliary power required for the operation of the mobile food truck shall be self-contained; no use of public or private power sources are allowed without providing written consent from the owner to the city.
7. Hours of operation are between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
8. Vehicles are not allowed to idle.
9. All materials generated from a mobile food business that are to be disposed of should be disposed of properly. It is illegal to discharge or dispose of any substance, material, food, or waste into the storm drain system.
10. Mobile food businesses shall comply with all other applicable city ordinances.

Provisions found in this subsection shall not apply to downtown vendors, vending carts, mobile ice

cream vendors, seasonal farm stands and other temporary merchants or uses that are specifically authorized by this title or other city ordinances.

F. Design And Operation Guidelines: Mobile food trucks operating in the public right of way shall comply with the following design requirements:

1. Mobile food truck vehicles shall be designed to meet all applicable Weber County health department requirements relating to the handling and distribution of food.
2. Mobile food truck vehicles shall be kept in good operating condition, no peeling paint or rust shall be visible.
3. No mobile food truck vehicle shall operate within one hundred fifty feet (150') of a door to a restaurant, food cart, or city authorized special event selling food, except:
 - a. The above requirement may be waived if the application is submitted with the written consent of the proprietor of such restaurant or shop. The consent shall be on forms deemed appropriate by the business license administrator. Such waiver shall not exempt the applicant from compliance with the other location and distance restrictions of this chapter.
4. All grounds utilized by a mobile food business shall at all times be maintained in a clean and attractive condition.
5. Trash and recycling containers shall be provided for use of the business patrons.
6. Any enclosures or canopy extensions must be integrated into the design of the mobile food business vehicle and must not project onto the public sidewalk or any other part of the public right of way not authorized by the city.

G. Signs: No signs shall be used to advertise the conduct of a mobile food business at the premises other than that which is physically attached to the vehicle, except temporary signs authorized elsewhere in this title.

H. Professional And Personal Services Prohibited: The performance of professional or personal services for sale shall not be provided from a mobile food business.

I. Approved Kitchen: If the mobile food business includes an area for food preparation and/or sale, it must be approved by the Weber County health department. (Ord. 16-01, 1-19-2016, eff. 1-19-2016)

10-24-2: MOBILE FOOD COURTS:

A. Mobile Food Courts Allowed:

1. Operating a mobile food court is unlawful without first obtaining approval subject to the qualifying provisions written below.
2. Mobile food courts shall be a permitted use only within ~~the all general, commercial neighborhood, and core subdistricts C-1, C-2, C-3, CP-1, CP-2, CP-3, CRC-1, M-1 and MP-1 zones~~, in accordance with the provisions of this chapter.
3. Provisions found in this section shall apply to mobile food businesses, vending carts, and seasonal farm stands that are specifically authorized by this title or other city ordinances.

B. Qualifying Provisions:

1. A mobile food court is required to be on a parcel of at least two thousand (2,000) square feet in size.
2. No less than two (2) and no more than ten (10) individual mobile food businesses or other authorized vendors are allowed on a parcel.
3. No participating mobile food business or other authorized vendor shall continue in operation at the mobile food court unless the holder thereof has paid an annual business regulatory fee as set forth by South Ogden City.
4. Mobile food courts are for the sale of food products only. Retail sale of nonfood items is not permitted.

5. All the proposed activities will be conducted on private property owned or otherwise controlled by the applicant or public property where permission has been received and none of the activities will occur on any public right of way.
6. The proposed mobile food court will not impede pedestrian or vehicular traffic in the public way.
7. The proposed mobile food court must comply with all conditions pertaining to any existing variances, conditional uses or other approvals granted for the property.
8. All activities associated with a mobile food court must comply with Weber County health department requirements.
9. A detailed site plan demonstrating the following is required:
 - a. The location and orientation of each vendor pad.
 - b. The location of any paving, trash enclosures, landscaping, planters, fencing, canopies, umbrellas or other shade structures, barriers or any other site requirement by the international building code, or health department.
 - c. The location of all existing and proposed activities on site.
 - d. The circulation of all pedestrian and vehicle traffic on the site.
10. Hours of operation are between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
11. Vehicles are not allowed to idle. (Ord. 16-01, 1-19-2016, eff. 1-19-2016)

10-24-3: MOBILE FOOD BUSINESS IN THE PUBLIC RIGHT OF WAY:

A. Purpose And Intent: Mobile food businesses conducted within public streets pose special dangers to the health, safety and welfare of the public. Companies and individuals who engage in the operation of mobile food businesses require clear and concise regulations in this regard, to prevent safety, traffic and health hazards, as well as to preserve the peace, safety and welfare of the community.

B. Mobile Food Businesses Allowed:

1. No person shall operate a mobile food business in the public right of way, without first having obtained a business license from South Ogden City.
2. Mobile food truck vehicles are allowed to operate in the public right of way only within ~~the all~~ general, commercial neighborhood, and core subdistricts C-1, C-2, C-3, CP-1, CP-2, CP-3, CRC-1, M-1 and MP-1 zones, in accordance with the provisions of this chapter.
3. Provisions found in this section shall not apply to vending carts, mobile food trailers, mobile ice cream vendors, seasonal farm stands and other temporary merchants or uses that are specifically authorized by this title or other city ordinances.

C. Separate Applications: Separate business license applications may be required for each mobile food business. Separate business license fees shall be required for each mobile food business vehicle operating under one business license.

D. Fees; Annual Operation: No license shall be issued or continued in operation unless the holder thereof has paid an annual business regulatory fee.

E. Business Activity To Be Temporary: All business activity related to mobile food businesses shall be of a temporary nature, the duration of which shall not extend for more than twelve (12) hours within a twenty four (24) hour period at any one premises or location.

F. Use Of Public Right Of Way: Each mobile food business, offering food from motorized vehicles within the public right of way shall abide by the following conditions and requirements. Failure to comply may result in the suspension or revocation of a business license, and is a class B misdemeanor:

1. Mobile food business shall obey all parking and traffic regulations.
2. Parking on a park strip, or otherwise landscaped area is not allowed.
3. Mobile food truck vehicles utilizing the parking space within the public right of way shall park only in parallel parking spaces. Mobile food truck vehicles must be parked so that neither the vehicle nor the customers block driveways of existing buildings or uses.

4. The operator shall locate the vending window facing the sidewalk. Mobile food truck vehicles manufactured to operate from the rear of the vehicle must obtain special permission from the city to operate in the public right of way.
5. Operator of the mobile food truck vehicle shall ensure that its use of the right of way, including the sidewalk, in no way interferes with or limits the free and unobstructed passage of pedestrians.
6. The mobile food truck vehicle shall be prohibited from pulling any type of trailer.
7. The operator of the mobile food truck vehicle shall not sell to any person standing in the roadway unless approved by the city.
8. Mobile food truck vehicles shall not operate on public streets where the speed limit exceeds forty five (45) miles per hour.
9. Any auxiliary power required for the operation of the mobile food truck shall be self-contained; no use of public or private power sources are allowed without providing written consent from the owner to the city.
10. All motorized vehicles of the applicant and operators shall comply with all other requirements of this chapter and any other requirements of ordinance or statute that may be applicable.
11. All materials generated from a mobile food business that are to be disposed of should be disposed of properly. It is illegal to discharge or dispose of any substance, material, food, or waste into the storm drain system.

G. Design And Operation Guidelines: Mobile food trucks operating in the public right of way shall comply with the following design requirements:

1. Mobile food truck vehicles shall be designed to meet all applicable Weber County health department requirements relating to the handling and distribution of food.
2. Mobile food truck vehicles shall be kept in good operating condition, no peeling paint or rust shall be visible.
3. No mobile food truck vehicle operating in the public right of way shall operate within the same block face of another mobile food vendor at any one time.
4. No mobile food truck vehicle shall operate within one hundred fifty feet (150') of a door to a restaurant, mobile food vendor, food cart, or city authorized special event selling food, except:
 - a. The above requirement may be waived if the application is submitted with the written consent of the proprietor of such restaurant or shop. The consent shall be on forms deemed appropriate by the business license administrator. Such waiver shall not exempt the applicant from compliance with the other location and distance restrictions of this chapter.
5. All grounds utilized by a mobile food business shall at all times be maintained in a clean and attractive condition.
6. Trash and recycling containers shall be provided for use of the business patrons.
7. Any enclosures or canopy extensions must be integrated into the design of the mobile food business vehicle and must not project onto the public sidewalk or any other part of the public right of way not authorized by the city.
8. Hours of operation are between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
9. Vehicles are not allowed to idle.

H. Signs: No signs shall be used to advertise the conduct of the mobile business at the premises other than that which is physically attached to the vehicle, except temporary signs otherwise authorized by this title.

1. Professional And Personal Services Prohibited: The performance of professional or personal services for sale shall not be provided from a mobile food truck.
2. Special Events: The restrictions of this chapter notwithstanding, nothing herein shall prohibit the city from authorizing mobile food businesses, other than those licensed under this chapter, to conduct concurrent vending operations within the public right of way, or such other areas as the city may deem appropriate, during special events (special event vendors). The special event vendors shall not be governed by this chapter, but shall be governed by such other ordinance, city policy, or executive order as may be applicable. However, as long as the public right of way remains open to the general public, such authorization of special event vendors shall not require removal of a permittee under this chapter

from operating within his/her designated permit operating location or a mutually acceptable adjacent alternative location during such special event, unless otherwise provided under the city's ordinances. If the city is closing a public right of way to general access, either partially or fully, in order to accommodate a special event, the mobile food business may not access that right of way unless specifically authorized by the city. (Ord. 16-01, 1-19-2016, eff. 1-19-2016)



**MINUTES OF THE SOUTH OGDEN CITY
PLANNING COMMISSION BRIEFING MEETING**

Thursday, May 11, 2017
Council Chambers, City Hall - 5:30 P.M.

PLANNING COMMISSION MEMBERS PRESENT

Chair Raymond Rounds, Commissioners Steve Pruess, Jerry Jones, Mike Layton, John Bradley, Todd Heslop, and Susan Stewart

STAFF PRESENT

Planner Mark Vlastic, Assistant to the City Manager Doug Gailey, and City Recorder Leesa Kapetanov

Chair Rounds called the briefing meeting to order at 5:36 pm and began discussion on the Brighton Estates Subdivision, noting there would be a public hearing for the subdivision. Planner Mark Vlastic explained the location and number of lots being proposed for the subdivision, explaining there were a few issues with the original plan. The issues included some steep topography, how storm water would be handled, and the length of the cul-de-sacs. The city engineer was also recommending that the developer add a second access if possible. Planner Vlastic recommended the application be tabled so the roads could be redesigned and a traffic study completed. The applicant would also need to complete a geo technical study and figure out how the storm water would be handled. The commissioners discussed the topography and second access and asked several questions concerning the subdivision.

Chair Rounds then moved discussion to the conditional use application for a multi-family development on Wasatch Drive. Mr. Vlastic pointed out the item was under consideration for both a subdivision amendment and a conditional use application. He said the site plan had been changed from a previous version based on the traffic study which had been completed. The city engineer felt the changes were good and recommended approval. Commissioner Pruess stated the design was good; it had townhomes on Wasatch Drive across from single family homes, and apartments behind the townhomes. Planner Vlastic also recommended a solid fence be placed along the west and north side of the development and the water wise landscaping ordinance be followed. Chair Rounds said they would change the order of the agenda items so the subdivision amendment concerning the development was approved first and the conditional use second.

The commission and staff then discussed how they would handle the tabling of the Brighton Estates Subdivision and that the motion should include the completion of a traffic study. Planner Vlastic stated there was not an issue of too much traffic in the area, but rather if the road system worked and was safe in relation to whether there was a secondary access or not.

Chair Rounds then called for discussion on the request for a second driveway. Mr. Vlastic explained the applicant was requesting a circular driveway, noting that a circular driveway existed across the street.

45 Planner Pruess stated he had visited the site and noted the applicant already had a driveway curb cut off of
46 5600 South and was now asking for two more curb cuts for a circular driveway. Planner Vlasic noted his
47 concerns that circular driveways not be encouraged and this one would not lead to a garage; another
48 driveway would be poured to lead to a garage on the north side of the property. He was also concerned
49 that one of the circular driveway accesses was too close to the intersection. He did agree with the
50 applicant that the existing driveway access was unsafe, but he didn't agree that a circular driveway would
51 solve the problem. He felt it could be solved by putting in a single driveway on the north side of the
52 property that led to a garage. The planning commissioners talked about the application, the topography,
53 and what existed on the property. Planner Vlasic explained they should be consistent with their policy on
54 second driveways; if there was a hardship they could try to accommodate it.

55 The commissioners next discussed the changes to the proposed form based code. Mr. Vlasic said he was
56 recommending that outdoor sales lots not be allowed in the proposed form based code (FBC) for the
57 remaining commercial areas. He then stated he had spoken with IBI concerning the open space
58 requirements for the proposed FBC. They had determined that developments less than 5 acres would
59 contribute so open space through their impact fees. Mr. Vlasic also added they would be discussing signs
60 in the meeting.

61
62 There was no more discussion. The briefing meeting ended at 6:10 pm.
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84 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Briefing
85 Meeting held Thursday, May 11, 2017.
86

87 
88 Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission



**MINUTES OF THE SOUTH OGDEN CITY
PLANNING COMMISSION MEETING**

Thursday, May 11, 2017
Council Chambers, City Hall –6:15 p.m.

PLANNING COMMISSION MEMBERS PRESENT

Chair Raymond Rounds, Commissioners Todd Heslop, Jerry Jones, Susan Stewart, Mike Layton, John Bradley, and Steve Pruess

STAFF PRESENT

Planner Mark Vlastic, Assistant to the City Manager Doug Gailey, and City Recorder Leesa Kapetanov

OTHERS PRESENT

William Caldwell, Jerry Cottrell, Brent Strate, Brandon McDougald, Walt Bausman, Paul Willie, Sean Alibrando, Mike Hall, Craig Summers, Syd Hensley, Kim Didier

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

Chair Raymond Rounds began the meeting at 6:15 pm and called for a motion to convene.

Commissioner Bradley moved to open the Planning Commission meeting, followed by a second from Commissioner Pruess. Commissioners Jones, Stewart, Pruess, Bradley, Heslop, and Layton all voted aye.

Chair Rounds then indicated it was time to enter into a public hearing and entertained a motion to do so.

Commissioner Heslop moved to enter into a public hearing. The motion was seconded by Commissioner Pruess. The voice vote was unanimous in favor of the motion.

II. PUBLIC HEARING

A. To Receive and Consider Comments on the Proposed Brighton Estates Subdivision

The chair informed those present that the commissioners had discussed this item in the briefing meeting and it was now time to hear from the public. He asked staff to give a brief overview of the item.

City Planner Mark Vlastic said the applicant was proposing to subdivide 18 acres of land currently occupied by a group home in what was previously a monastery. The group home would remain, but the remaining land would be subdivided into 30 single family lots. He

48 added that some steep slopes existed in the proposed subdivision that would need grading to
49 make them buildable; there were also no detention basins being indicated. The fire
50 department indicated that they would not have a problem with the turn arounds in the
51 cul-de-sacs, however the cul-de-sacs themselves did not meet city specifications. They
52 were too long. Also, one of the lots was a flag lot, which would require special approval by
53 the Planning Commission. The engineer also requested that a second access be
54 investigated.

55 Mr. Vlasic recommended the item be tabled until the applicant could redesign the
56 cul-de-sacs to meet city standards. The applicant should use the time to investigate a
57 second access to the subdivision as part of a more formal traffic study as well as complete a
58 geotechnical study.

59 Chair Rounds invited anyone from the public to come forward and comment.

60
61 **Brent Strate, 5993 Park Vista Dr.** – stated he had a home adjacent to the property. He
62 recognized that if the applicant met the demands of the code, they must be approved. He
63 pointed out that Park Vista was also a terminal road and most of the time it was okay, but
64 when neighbors had events or there was overflow parking from the park and cars were
65 parked on both sides of the street, the street was not wide enough to accommodate two
66 vehicles. The road did not meet the required width. Mr. Strate then talked about the gates
67 at the Ogden Athletic Club and how residents were promised they would be closed. He
68 said this development should be approved if they met the code, but he wanted to make sure
69 it was not approved because it was convenient.

70
71 **Kim Didier, 5979 S 1055 E** – asked if Brighton Estates would be single family homes and
72 if single families would be living in the homes. Planner Vlasic stated the subdivision was
73 for single family homes.

74
75 There were no other comments from the public. The chair called for a motion to close the
76 public hearing.

77
78 **Commissioner Jones moved to close the public hearing. Commissioner Pruess**
79 **seconded the motion. All present voted aye.**

80
81 Chair Rounds then called for a motion to reconvene in public meeting as the Planning
82 Commission.

83
84 **Commissioner Heslop moved to reconvene as the Planning Commission, followed by a**
85 **second from Commissioner Pruess. The voice vote was unanimous in favor of the**
86 **motion.**

87
88 Chair Rounds indicated there would be a change in order on the agenda. They would next
89 consider item IV B to avoid an unnecessary complication.

90

91 **IV. SUBDIVISION ACTIONS – Administrative**

92 **B. Reconsideration of Amendments to Fashion Pointe Subdivision Phases 6 and 7,**
93 **Creating Phase 8**

94 The chair asked staff to comment on this item. Planner Vlastic reminded the commissioners
95 this item was tabled at their last meeting. In the meantime the applicant had conducted a
96 traffic study. Based on the study, all accesses to the development had been moved to
97 Wasatch Drive. Corrections had also been made to the townhome lots so they met city
98 code. The plat had been reviewed by the city engineer and staff recommended approval.
99 Chair Rounds asked if there were questions or concerns from the commissioners. There
100 were no comments from the Planning Commission. The chair called for a motion.

101
102 **Commissioner Jones moved to approve the amendments to Fashion Pointe**
103 **Subdivision Phases 6 and 7, creating Fashion Pointe Phase 8. The motion was**
104 **seconded by Commissioner Pruess. A roll call vote was made:**

106	Commissioner Heslop-	Yes
107	Commissioner Stewart-	Yes
108	Commissioner Bradley-	Yes
109	Commissioner Jones-	Aye
110	Commissioner Layton-	Yes
111	Commissioner Pruess-	Aye

112
113 **The motion was passed unanimously.**

114
115
116 **III. CONDITIONAL USE ACTIONS – Administrative**

117 **A. Consideration of Previously Tabled Application for a Conditional Use for a**
118 **Multi-Family Development Located at Approximately 1894 Skyline Drive**

119 Planner Vlastic said he had reviewed the application and recommended approval with the
120 conditions that the water wise ordinance be applied and a fence be placed on the west and
121 north side of the development. Commissioner Stewart asked if the five ADA spaces were
122 adequate. Mr. Vlastic replied they met the code requirements. Commissioner Jones said
123 he would like to see what type of fence they were proposing. City Recorder Kapetanov
124 said no fence type had been proposed because the fence was the City's requirement. The
125 Planning Commission could specify that the fence be solid, but not what type of materials
126 the fence was made of. Chair Rounds then entertained a motion.

127
128 **Commissioner Pruess moved that the conditional use for the multi-family apartments**
129 **and townhomes at approximately 1894 Skyline Drive be approved with the condition**
130 **that a six foot solid fence be provided along the west and north edge of the site, the**
131 **landscaping meet the South Ogden water efficient landscaping requirements, and that**
132 **positive recommendations be received from the fire department and engineer**
133 **regarding utility site access, traffic impacts, and health and safety implications of the**

134 design. Commissioner Layton seconded the motion. Chair Rounds then called the
135 vote:

136		
137	Commissioner Heslop-	Aye
138	Commissioner Stewart-	Aye
139	Commissioner Bradley-	No
140	Commissioner Jones-	No
141	Commissioner Layton-	Aye
142	Commissioner Pruess-	Aye
143		

144 The motion stood.

145
146
147 **IV. SUBDIVISION ACTIONS – Administrative**

148 **A. Consideration of Preliminary Site Plan Approval for Brighton Estates**
149 **Subdivision**

150 Chair Rounds pointed out they had just held a public hearing concerning the
151 subdivision and staff had also given input. He asked if staff had anything to add at this
152 point. Planner Vlastic said they did not. The chair asked if the commission had
153 anything they would like to address. Commissioner Pruess noted there were some
154 landscaped areas to the left as one entered the subdivision; he wondered who would
155 maintain the areas. Planner Vlastic said he had assumed the roads would be private,
156 but that the areas would be an issue if the streets were public. City Recorder
157 Kapetanov informed the chair the applicant was present if the commission would like
158 to ask any questions. Chair Rounds invited the applicant to come forward.

159 Brandon McDougald, Kimley-Horn Engineering, addressed some of the questions that
160 had come up in the meeting. He noted that there were no overhead utilities in the
161 subdivision. He then stated the roads were intended to be public and that the
162 landscaped area that was a concern would be a part of and maintained by Lot 31 (where
163 the group home was located.) Commissioner Pruess noted the landscaped area was
164 across the street from the group home and asked if the watering system would go under
165 the street to make sure the area was kept nice. Mr. McDougald said there was already
166 a watering system in place that would be modified to take care of it. He also said they
167 would be happy to investigate a secondary access to the subdivision and were also
168 working on where they would connect to sanitary and storm sewer lines. The
169 commissioners asked several questions which Mr. McDougald answered. Planner
170 Vlastic stated the critical flaw with the subdivision was the length of the cul-de-sacs and
171 Mr. McDougald should get with the city engineer to determine what was allowed under
172 the city code.

173 Commissioner Heslop said he was concerned with the steepness of some of the
174 property; he wondered what they were doing to ensure the homes would not slide in the
175 future. Mr. McDougald stated they were working with a geotechnical engineer.
176 They would rely on best engineering practices based on what they found in the field.

177 Commissioner Stewart asked Mr. McDougald to address the concern about single
178 family homes. He stated the subdivision would have single family lots with single
179 family homes.
180 Chair Rounds reviewed several motions that could be made concerning the subdivision
181 and then entertained a motion.

182
183 **Commissioner Bradley moved to table the item so the developer could consider**
184 **some concerns; particularly the length of the cul-de-sacs, the possibility of a**
185 **second access, a geotechnical study, the detention basin, and the flag lot. The**
186 **motion was seconded by Commissioner Jones. The chair called the vote:**

188	Commissioner Heslop-	Yes
189	Commissioner Stewart-	Yes
190	Commissioner Bradley-	Yes
191	Commissioner Jones-	Yes
192	Commissioner Layton-	Yes
193	Commissioner Pruess-	Yes

194
195 **The item was tabled.**

196
197

198 **V. SPECIAL ITEMS**

199 **A. Consideration of Request for 2nd and 3rd Driveways for Residence Located at** 200 **5545 S 1225 E**

201 Planner Vlastic gave an overview of the location and request for a circular drive. He
202 noted the existing garage access was close to an intersection on 5600 South and the
203 applicant felt it was unsafe. He noted the policy to allow second driveway accesses
204 was created for areas of the city where finding off street parking was difficult. He did
205 agree that the existing garage was unsafe, however he did not believe the circular
206 driveway was the best solution. He recommended a single access be provided on the
207 north side of the property where the applicant was proposing putting a second detached
208 garage.

209 Chair Rounds invited the applicant to come forward. Bill Caldwell, the resident of the
210 property at 5545 S 1225 E, explained that his current drive way was located on 5600
211 South near a curve that made it difficult to see oncoming traffic from the east. He
212 wanted to add a horseshoe drive to the front of his property; there was a similar one
213 directly across the street from him. He felt the circular drive would get parked cars off
214 the steep street where they might get hit, especially in the winter time. The
215 commissioners asked several questions about the location of the requested driveway
216 which Mr. Caldwell answered.

217 Commissioner Pruess said he agreed with the recommendation that only one driveway
218 access be allowed to a future detached garage.

219 Chair Rounds went through several scenarios concerning motions and what they could
220 approve. If they decided to approve the request, they should address the issue of
221 hardship as they would be moving away from their normal policy of not having these
222 types of driveways. He also noted that if Mr. Caldwell disagreed with their decision,
223 he could appeal to the hearing officer. The chair called for a motion.

224
225 **Commissioner Pruess moved to allow a second driveway for Mr. Caldwell at 5545**
226 **S 1225 E on the north side of his home that would enter straight into a future**
227 **detached garage. The driveway could be double width or the same width as the**
228 **one currently on 5600 South. However, a circular driveway was not approved.**
229 Recorder Leesa Kapetanov recommended that since they did not know the width of the
230 current driveway and whether it met current city requirements, it might not be
231 advisable to word his motion as such. **Commissioner Pruess modified his motion**
232 **stating the access width would need to be approved by the city engineer.**
233 **Commissioner Bradley seconded the motion. Chair Rounds called the vote:**

234		
235	Commissioner Pruess-	Aye
236	Commissioner Layton-	Abstain*
237	Commissioner Jones-	Aye
238	Commissioner Bradley-	Aye
239	Commissioner Stewart-	Aye
240	Commissioner Heslop-	Aye
241		

242 **The motion stood.**

243 *Commissioner Layton disclosed that he had both a personal and professional
244 relationship with the applicant and wished to recuse himself from the vote.

245
246

247 **VI. OTHER BUSINESS**

248 **A. Discussion on Outdoor Sales Lots in Proposed Form Based Code Area**

249 City Planner Mark Vlastic explained that staff had recently looked at and considered the role
250 of outdoor sales lots in the Riverdale Road General subdistrict and also looked at outdoor
251 sales lots in relation to the Commercial General A subdistrict where it was allowed in the
252 proposed form based code. He felt the two areas were very different; there were issues
253 with access and visibility for outdoor sales lots in the Commercial General A subdistrict and
254 he felt the consultants should not have included the use in this area of the city. He
255 recommended the use be removed. Chair Rounds asked the commissioners if they wished
256 to discuss the matter. There was no discussion. The chair then called for a motion.

257

258 **Commissioner Bradley moved to remove outdoor sales lots from the proposed**
259 **Commercial Areas Form Based Code, followed by a second from Commissioner**
260 **Heslop. Chair Rounds called the vote:**

261 Commissioner Pruess- Aye
262 Commissioner Layton- Aye
263 Commissioner Jones- Aye
264 Commissioner Bradley- Aye
265 Commissioner Stewart- Aye
266 Commissioner Heslop- Aye

267
268 **The vote was unanimous in favor of the motion.**
269

270 **B. Discussion on Signs for Existing and Proposed Form Based Code Areas**

271 Planner Vlasic informed the planning commission that based on past discussion, staff had
272 created two new categories of signs: monolithic and vehicular pole signs. He had also
273 discussed temporary and specialty signs in his report.

274 Chair Rounds asked the commissioners if there were any signs they did not want as part of
275 the form based code. Commissioner Pruess expressed his concern with monolithic signs
276 involved their size and bulk. City Recorder Kapetanov pointed out the maximum width for
277 monolithic signs was 8 feet and wondered if that would address his concern. Planner
278 Vlasic remarked the maximum height was 25 feet, but that both sides counted toward the
279 maximum square footage allowed, which should limit the size as well.

280 The chair asked if there were any other signs the commissioners wished to limit.
281 Commissioner Bradley said he did not like feather signs, permanent banner signs, and in
282 fact would not like to allow any of the temporary signs except A-frames. He would allow
283 banners on a temporary basis, such as 30 days before an event. The commissioners
284 discussed temporary signs, what should be allowed, and if they should be limited to a certain
285 time period. The consensus of the planning commission was that all types of temporary
286 signs should be allowed, but on a temporary 30 day basis. For sale or lease signs should
287 have their own category. There should also be a category of signs exempt from the code.
288

289 **C. Discussion on Open Spaces in Existing and Proposed Form Based Code Areas**

290 Planner Vlasic said he had discussed the open space requirements with the consultant.
291 They had talked about whether it was fair that smaller developments (under 5 acres) did not
292 have to contribute to open space at all. They had also discussed if the requirement for open
293 space should be larger for developments over 5 acres. The consultant had pointed out that
294 there was a breaking point for a developer where the open space requirement was so large
295 that it would discourage or prohibit a developer from doing anything. Mr. Vlasic and the
296 consultant had also agreed that smaller developers would contribute to open space through
297 park impact fees. The commissioners discussed whether the impact fees would be enough.
298 Chair Rounds asked if the commissioners agreed with the recommendation of staff that the
299 wording concerning impact fees be added to the proposed form based code. The
300 commissioners agreed.
301

302 City Recorder Kapetanov asked if the planning commission had reviewed everything they
303 wanted to in the form based code and if staff should it move forward for a public hearing.

304 The commission discussed the matter and determined they wanted staff to bring the final
305 proposed form based code for their consideration at the next meeting before they held the
306 public hearing. They also directed staff to prepare the changes to existing form based code
307 for their consideration at the next meeting.

308 Commissioner Layton then asked a question about shrink-wrap signs on buildings. The
309 commissioners discussed shrink-wrap signs, including how long they lasted and if other
310 cities allowed them. They considered whether they should be allowed or not. The
311 commissioners were of the opinion they should be allowed as temporary signs, with the
312 same time limitations. They then asked staff to bring back more information on
313 shrink-wrap signs.

314
315 **VII. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

316 **A. Approval of April 13, 2017 Briefing Meeting Minutes**

317 The chair called for a motion concerning the April 13 briefing minutes.

318
319 **Commissioner Pruess moved to approve the April 13, 2017 briefing meeting minutes.**
320 **The motion was seconded by Commissioner Bradley. All present voted aye.**

321
322 **B. Approval of March 9, 2017 Meeting Minutes**

323 Chair Rounds then called for a motion concerning the April 13 meeting minutes.

324
325 **Commissioner Bradley moved to approve the April 13, 2017 meeting minutes.**
326 **Commissioner Jones seconded the motion. Commissioners Jones, Pruess, Layton,**
327 **Heslop, Bradley and Stewart all voted aye.**

328
329 Commissioner Heslop said someone had asked if a playground could be installed at
330 Glasmann Park. He asked what the procedure was for them to approach the City Council
331 about the matter. Staff explained the process.

332
333 Chair Rounds then asked if anyone had contacted the fiber optic companies who may have
334 cable under 40th Street. They should know about the upcoming construction. Staff said
335 the engineers had contacted the utility companies who had any infrastructure under the
336 street.

337
338 **VIII. PUBLIC COMMENTS**

339 **Jerry Cottrell, 5765 S 1075 E** – said he appreciated that City Recorder Leesa Kapetanov had a
340 microphone.

341
342 Commissioner Bradley reminded everyone of the open house on the 40th Street Project. It would
343 be Tuesday evening at 6 pm.

344
345
346

347 **IX. ADJOURN**

348 Chair Rounds called for a motion to adjourn.


349
350 **Commissioner Bradley moved to adjourn. The motion was seconded by Commissioner**
351 **Heslop. The vote was unanimous to adjourn the meeting.**

352
353 The meeting concluded at 8:21 pm.

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Not Approved

385 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting
386 held Thursday, May 11, 2017.

387
388 
389 Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission