



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: May 21, 2019
FROM: Mike DeSimone, Director
SUBJECT: Ordinance #19-011 (LDC Minor Code Amendments)

Summary of Planning Commission Proceedings

<i>Project Name:</i>	LDC Minor Code Amendments
<i>Request:</i>	Code Amendment
<i>Project Address:</i>	Citywide
<i>Recommendation of the Planning Commission:</i>	Approval

On May 9, 2019, the Planning Commission recommended the Municipal Council **approve** the following Land Development Code Amendments:

Land Development Code (LDC) Chapters 17.08.040 Residential Use Table; 17.09.030 Residential Driveway Length; 17.09.060 Building Height Transition MFR Zones; 17.11.030 District & Corridors Use Table; 17.12.040 Building Height Transition District/Corridors Zones; 17.12.050 Building Height; 17.30.100 Temporary Fencing; 17.30.200 Outdoor Storage & Display; 17.31.040 Parking by Use Table; 17.37.060 Small Auto Dealerships; and 17.62. Definitions

Planning Commissioners vote (5-0):

Motion: S. Goodlander

Second: E. Ortiz

Yea: T. Nielson, S. Goodlander, R. Dickinson, D. Newman, R. Croshaw, D. Butterfield, E. Ortiz

Abstain: none **Nay:** none

Attachments:

Staff Reports (PC)

Ordinance #19-011

PC Meeting Minutes



Project #19-015
2019 Land Development Code
Minor Code Amendments

REPORT SUMMARY...

<i>Project Name:</i>	2019 Land Development Code Amendments
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	May 9, 2019
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of these minor amendments to the Land Development Code.

REQUEST

This is a proposal for a number of minor amendments to the Land Development Code (LDC) in order to simplify the use and parking tables and to provide additional guidance on a number of issues including residential driveway length, exceptions to maximum building height, temporary fencing, outdoor storage & display, building height transitions, and small auto dealerships.

The proposed “general” amendments or changes to individual LDC Chapters are attached and are summarized below:

Residential Use Table – 17.08.040: Removed redundant uses and reorganized the list into alphabetical order under each broad category.

Residential Driveway Length – 17.09.030: Specifies a minimum driveway length of 20’ to avoid any vehicles parking over the sidewalk in residential zones with a front yard setback of 25’. For example, the MR-9 zone permits a front yard setback of 15’ while the MR-12 zone permits a front yard setback of 10’. This issue came up in a recent project involving SFR’s on smaller lots and making sure there was adequate room to park a vehicle in front of a garage without hanging over the sidewalk.

Building Height Transition – 17.09.060 (MFR) & 17.12.040 (Commercial, Industrial, Mixed Use): Clarifies that the building height transition standards do not apply when a project is proposed adjacent to a parcel containing a non-residential structure larger than 5,000 square feet in size and is zoned single family residential.

District and Corridor Use Table – 17.11.030: Removes or consolidates uses that are redundant, similar, or are not unique enough that they couldn’t be considered under one of the general categories (office, sales/service); alphabetized uses under each category; added new uses such as small auto dealer, minor entertainment event, fitness center, and daily boarding kennel to help clarify code administration. These additions are also represented in the Definitions chapter.

Buildable Area Extensions (Height) – 17.12.050: Clarifies exceptions to maximum building heights.

Temporary Fencing - 17.30.100: Added a subsection on temporary fencing to clarify the conditions on how and when temporary fencing could be installed.

Outdoor Storage & Display – 17.30.200: Added standards for outdoor storage in all zones; added standards for the outdoor display of merchandise in the commercial, industrial, and Town Center zones.

Parking by Use Table – 17.31.040: Same approach as the use tables, e.g., alphabetized and consolidated uses to simplify parking table.

Small Auto Dealership – 17.37.060: Added standards for small auto dealerships involving less than a total of 8 vehicles in order to provide a simpler review process. Also added to the use tables and definitions chapters.

Definitions – 17.62: Updated the Definitions chapter.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments are minor in nature and are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the Land Development Code are minor in nature, help to clarify certain specific issues, and help to clarify the various use and parking tables. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/13/19, posted on the City's website and the Utah Public Meeting website on 4/18/19, and noticed in a quarter page ad on 4/6/19.

AGENCY AND CITY DEPARTMENT COMMENTS

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

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are minor in nature in that they clarify certain minor issues, and work towards streamlining the overall Code implementation by removing redundant and overlapping language.
5. No public comment has been received regarding the proposed amendments.

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

CITY OF LOGAN, UTAH
ORDINANCE NO. 19-11

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

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

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah" Chapters 17.08.040 Residential Use Table; 17.09.030 Residential Driveway Length; 17.09.060 Building Height Transition MFR Zones; 17.11.030 District & Corridors Use Table; 17.12.040 Building Height Transition District/Corridors Zones; 17.12.050 Building Height; 17.30.100 Temporary Fencing; 17.30.200 Outdoor Storage & Display; 17.31.040 Parking by Use Table; 17.37.060 Small Auto Dealerships; and 17.62. Definitions are hereby amended as attached hereto as Exhibit A.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2019.

AYES:

NAYS:

ABSENT:

Jeannie F. Simmonds, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ____ day of _____, 2019.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2019.

Holly H. Daines, Mayor

EXHIBIT A

Residential Use Table
Chapter 17.08.040

Chapter 17.08: Neighborhood Residential Zone Uses

§17.08.010 Purpose

Chapter 17.08 sets forth the types of land uses permitted and conditionally permitted within Logan's Neighborhoods.

§17.08.020 Neighborhood Residential Land Use: Classification

- A. Primary Uses. Land use shall conform to the designations in Tables 17.08.030 (Structure Type) and Table 17.08.040 (Land Use). Land uses are designated as follows:
1. Permitted Uses. A "P" indicates that a use is allowed in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Development Code. Permitted uses requiring a public hearing are subject to the Procedures for Processing Applications contained in Chapter 17.48.
 2. Conditional Uses. A "C" indicates that a use is allowed as a Conditional Use in the respective zoning district and is subject to review and approval under the provisions of Chapter 17.42, Conditional Use Permits, and the Procedures for Processing Applications contained in Chapter 17.48.
 3. Uses Not Allowed. An "N" indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.
- B. Accessory Uses and Structures. An accessory use or structure may be permitted in compliance with the applicable provisions of the zone in which it is located. An accessory use shall not commence, and no accessory structure shall be constructed, without a primary use first being lawfully established on the subject site. Additional regulations apply to Home Occupations (See Chapter 17.36).
- C. Temporary Uses. Temporary uses may be permitted for a period not to exceed twelve (12) calendar months in compliance with the provisions of the zone in which it is located and the provisions of Chapter 17.53. The procedures for review and approval of a temporary use are the same as for a permanent use; however, the reviewing authority may waive certain Land Development Code standards, and impose conditions of approval on the temporary use, as it deems necessary, to promote compatibility between the proposed use and adjacent permitted uses.
- D. Non-Conforming Uses. Non-conforming uses and development are subject to the provisions of Chapter 17.52.

§17.13.030 Neighborhood Residential Structure Types

Table 17.08.030 lists the residential structure types allowed in Neighborhood Residential zones. The structure types listed in the table are defined in Chapter 17.55. A "P" means the structure type is permitted, "C" means the structure type is permitted with a conditional use permit, and "N" means the structure type is not permitted.

Table 17.08.030: Residential Structure Types Allowed in Residential Districts

Type of Residential Structure	Residential Zoning Districts									
	NR 2	NR 2	NR 6	MR-9	MR 12	MR-20	MR-30	CR	NC	RC
Courtyard house, attached	N	N	N	P	P	P	P	P	N	N
Courtyard house, detached	N	N	P	P	P	P	P	P	N	N
Front yard house, attached	N	N	N	P	P	P	P	P	N	N
Front yard house, detached	P	P	P	P	P	P	P	P	N	P
Live work	N	N	N	N	N	N	C	C	C	N
Multi-dwelling, attached	N	N	N	P	P	P	P	P	N	N
Multi-dwelling, stacked	N	N	N	N	N	P	P	P	N	N
Manufactured housing unit	C	C	C	C	C	C	C	C	N	C
Twinhome (Duplex)	N	N	N	P	P	P	P	P	N	N
Town House	N	N	N	P	P	P	P	P	N	N

17.08: Neighborhood Residential Zone Uses

§17.08.040 Neighborhood Residential Land Uses

The following regulations are intended to accommodate a variety of housing choices and neighborhood-oriented services. With the exception of the Manufactured Home (MH) district, Table 17.08.040 lists the land uses allowed in all neighborhood residential zones.

Table 17.08.040: Allowed Uses in Neighborhood Residential Zones

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30	CR-40	NC	RC
Residential Uses										
Assisted Living Center	N ²	N ²	N ²	N ²	P	P	P	N ²	N ²	N ² *
Dormitories, Fraternities, Sororities	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>
Nursing Home, Convalescent Home	N ²	N ²	N ²	N ²	P	P	P	N ²	N ²	N ²
~~Residential Treatment Programs where care, training, or treatment is provided on site~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~
Residential Group Homes for individuals with disabilities	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²
Residential Group Homes (communal living exceeding occupancy limits)	N ³	N ³	N ³	N ³	N ³	N ³	N ³	N ³	N ³	N ³
~~Residential Treatment Programs where care, training, or treatment is provided on site~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~	~~N²~~
~~Dormitories, Fraternities, Sororities~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~N~~	~~N~~
Residential occupancy of a dwelling unit by a family, or no more than three (3) unrelated individuals	P	P	P	P	P	P	P	P	P	P
Residential occupancy of a dwelling unit by no more than six (6) unrelated individuals and not to exceed two (2) persons per bedroom	N	N	N	N	N	N	N	P	N	N
Public/Institutional Uses										
Cemetery, Mausoleum	C	C	C	C	C	C	<u>C</u>	<u>C</u>	<u>N</u>	<u>C</u>
~~Clubs, Lodges, similar uses~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~C~~	~~C~~	~~N~~	~~N~~
~~Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~C~~	~~C~~	~~N~~	~~N~~
~~Family~~ Day Care/ Preschool (1-8 Clients)	P	P	P	P	P	P	P	P	N	C
~~Family Group~~ Day Care/ Preschool (9-16 clients)	C	C	C	C	C	C	C	C	N	N
~~Day Care~~ , Commercial ~~Day Care~~ (17 or more clients)	N	N	N	N	N	N	N	C	N	N
Libraries, Museums, Community Centers	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>
~~Parks~~ , Neighborhood ~~Parks and Open Areas~~	P	P	P	P	P	P	P	P	N	P
~~Parks~~ , Community/Regional ~~Parks~~	C	C	C	C	C	C	C	C	N	C
Religious Institutions	P	P	P	P	P	P	P	P	N	N

17.08: Neighborhood Residential Zone Uses

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30	CR-40	NC	RC
Clubs, Lodges, similar uses	N	N	N	N	C	C	C	C	N	N
Libraries, Museums, Community Centers	N	N	C	C	C	C	C	C	N	N
Cemetery, Mausoleum	C	C	C	C	C	C	C	C	N	C
Public Safety Services (Fire, Police, Fire)	C	C	C	C	C	P	P	P	N	P
Schools, Public Schools (K-12)	State law supersedes local zoning regulations.									
Schools, Private Schools (K-12)	C	C	C	C	C	C	C	C	N	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	N	N	N	N	C	C	C	C	N	N
Utility Uses										
Amateur radio towers of 50' or less in height above the average elevation of the subject property	C	C	C	C	C	C	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	C	C	C	C	C	C
Radio, television, microwave towers or other telecommunication towers	C	C	C	C	C	C	C	C	C	C
Wireless Telecommunication Facilities	C	C	C	C	C	C	C	C	C	C
Radio, television, microwave towers or other telecommunication towers	C	C	C	C	C	C	C	C	C	C
Amateur radio towers of 50' or less in height above the average elevation of the subject property	C	C	C	C	C	C	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P	P
Utilities, distribution network	C	C	C	C	C	C	C	C	C	C
Utilities, structures, physical facilities, (Regional Facilities)	C	C	C	C	C	C	C	C	C	C
Wireless Telecommunication Facilities	C	C	C	C	C	C	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	C	C	C	C	C	C
Neighborhood Serving Commercial Uses										
Bed & Breakfast & Sleeping Accommodations – ten or fewer rooms and meal service limited to guests. Sleeping accommodations for transient occupancy	N	N	N	N	N	C	C	C	N	N
Food Services less than 3,000 square feet in size & no auto drive-through ¹	N	N	N	N	N	N	N	C	P	N
Food Services less than 5,000 square feet in size & no auto drive-through ¹	N	N	N	N	N	N	N	C	C	N
Food Service & Sales and Service comprising no more than 25% of the first floor area	N	N	N	N	N	N	N	C	N	N
Office – General business, government, professional, medical, or financial and less than 3,000 square feet in size	N	N	N	N	N	N	N	C	P	N

17.08: Neighborhood Residential Zone Uses

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30	CR-40	NC	RC
Office – General business, government, professional, medical, or financial and less than 5,000 square feet in size	N	N	N	N	N	N	N	C	C	N
Sales and Service less than 3,000 square feet in size ¹	N	N	N	N	N	N	N	C	P	N
Sales and Service less than 5,000 square feet in size ¹	N	N	N	N	N	N	N	C	C	N
Office – General business, government, professional, medical, or financial and less than 3,000 square feet in size	N	N	N	N	N	N	N	C	P	N
Office – General business, government, professional, medical, or financial and less than 5,000 square feet in size	N	N	N	N	N	N	N	C	C	N
Food Service & Sales and Service comprising no more than 25% of the first floor area	N	N	N	N	N	N	N	C	N	N
Bed & Breakfast & Sleeping Accommodations – ten or fewer rooms and meal service limited to guests. Sleeping accommodations for transient occupancy	N	N	N	N	N	C	C	C	N	N
Other Uses										
Parking, Commercial	N	N	N	N	N	N	N	C	N	N
Agricultural Uses	P	P	N	N	N	N	N	N	N	P
Alternative or Post Incarceration Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Agricultural Uses	P	P	N	N	N	N	N	N	N	P
Parking, Commercial	N	N	N	N	N	N	N	C	N	N

¹ In the Campus Residential Zone, the total square footages of a proposed non-residential use may exceed the amounts listed in the use chart provided the total square footage of the proposed non-residential uses do not exceed 25% of the total first floor area and may only be located on the ground level floor.

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

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

Residential Driveway Length
Chapter 17.09.030

§17.09.030 Garages, Parking, and Accessory Structures

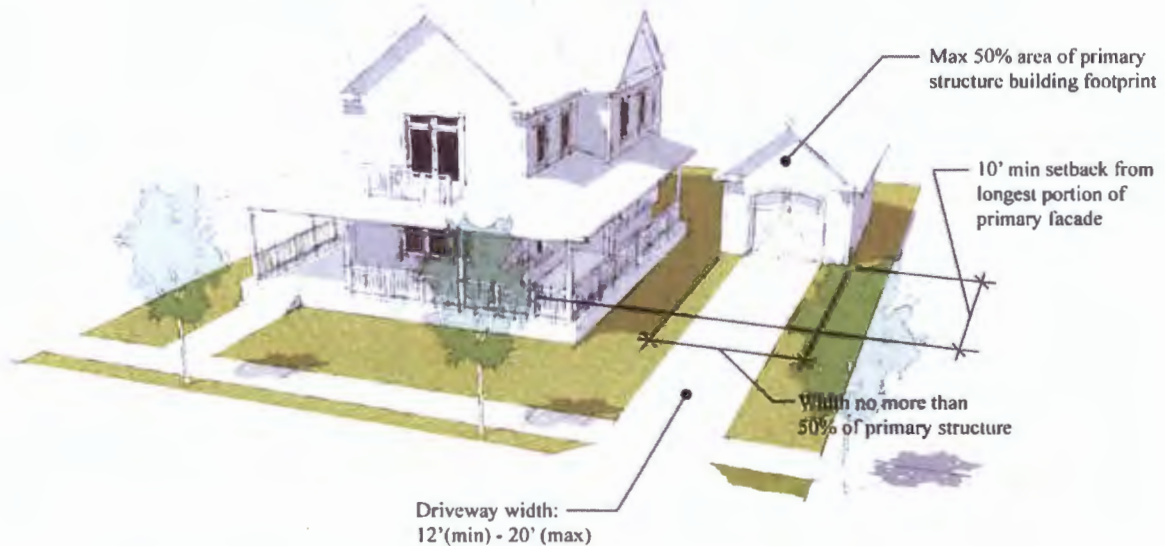
- A. This section provides standards for the placement, orientation, and design of garages, parking areas, and accessory structures, ~~in Residential zones~~. It is intended to ensure that new development and street frontages are consistent with a traditional pattern of neighborhood development, in which garages, driveways, parking lots, and accessory structures are visually subordinate to primary uses, front yard setbacks are free of vehicle storage, and streetscapes are inviting to pedestrians.
- B. The provisions of this section apply to all new residential accessory development.
- C. Garage, Carport and Automobile Tent Standards.

1. Garages and other accessory structures located within the front half of a lot (street frontage) shall not exceed 50% of the total building front/street-facing elevation.
2. No individual garage or other accessory structure shall exceed 100% of the primary structure's ground floor gross floor area.
3. Detached Garages and/or accessory structures shall be set back a minimum of 10 feet from the longest portion of the front/street-facing elevation of the primary structure (See Figure 17.09.030.C.1).
4. Attached front loading Garages shall not extend more than 10 feet forward from the longest portion of the front/street facing elevation of the primary structure. Side-loaded garages attached to the primary structure shall not extend more than 15 feet from the longest portion of the front/street facing elevation of the primary structure.
5. No detached garage or other accessory structure shall be located within six (6) feet of another structure, except where a common wall is approved through Design Review.
6. Access to garages may require shared driveways (one drive for two garages), alleys, or shared parking courts, subject to Design Review.
7. Carports may be permitted provided they comply with the accessory structure setbacks identified above. When used to cover an approved off-street parking space, carports equal to or less than two-hundred (200) square feet in size may be located less than six feet (6') from the primary structure. All structures greater than two-hundred (200) square feet in size shall require a building permit. Prefabricated carports or canopies are prohibited in all residential zones.
8. Roof form for all garages and carports must be gabled and have the same pitch as the primary structure.
9. If an accessory structure is less than or equal to 120 square feet and less than or equal to 10 feet high at highest portion, one (1) foot side and rear setbacks are allowed. Otherwise, standard setbacks apply. If the side yard is adjacent to a street, the accessory structure must be a minimum of 20 feet away from the street side property line.
10. Building materials or colors for garages and carports shall be similar to the exterior finishes on the primary structure.



The garage is set back from the primary structure.

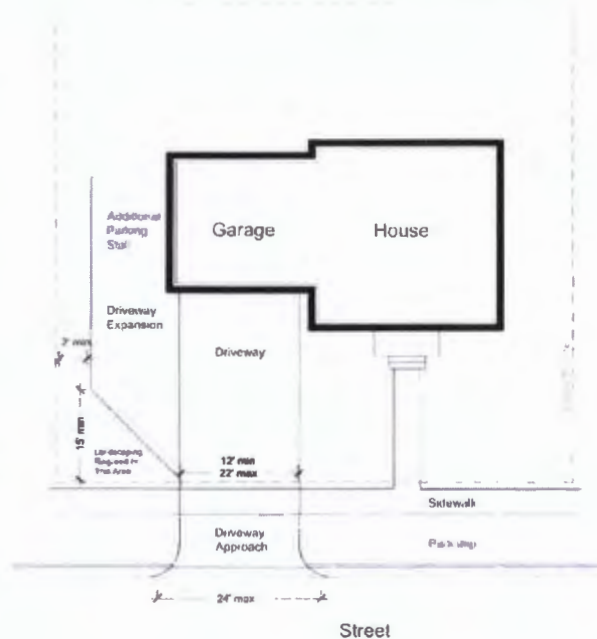
17.09: General Development Standards: Residential Zones

Figure 17.09.030.C.1: Detached Garage/Accessory Structure Standards**D. Prohibited Accessory Structure.**

Shipping containers, semi-trailers, boxcars, or similar structures shall not be installed, stored nor maintained on residential properties.

E. Driveways & Parking.

1. The maximum width of the curb cut for private driveways is 24 feet. Within 15 feet of the right of way, the minimum width of a driveway shall be 12 feet while the maximum width of a driveway shall be 22 feet (See Figure 17.09.030.E.1).
2. No driveway shall be located closer than four (4) feet to another driveway (measured edge to edge) and no driveway shall be located closer to a side lot line than 2 feet. A shared driveway on two separate parcels is exempt from this provision; however, the width of a shared driveway shall not exceed 22'.
3. Corner lot driveways shall be located a minimum of 30 feet away from the corner, as measured from the corner or

Figure 17.09.030.E.1: Detached Garage/Accessory Structure Standards

17.09: General Development Standards: Residential Zones

- projected corner, of intersected property lines.
4. Only one driveway access is permitted per single family residential lot unless a second driveway access is permitted by the Director consistent with Section 17.29.060.B.
 5. No parking is permitted in the front setback, unless in a permitted driveway on private property.
 6. The minimum length of a driveways leading to a garage shall be at least 20' in depth to accommodate vehicular parking outside of the public right-of-way, parkstrip or sidewalk.

§17.09.040 Multi-Family Residential

- A. The purpose of this section is to ensure that new multi-family developments create physical environments that are varied, aesthetic, and consistent with the character and walkability of Logan's neighborhoods.
- B. The provisions of this section apply to all multi-family buildings and developments.
- C. Standards.
 1. Façade Variation.
 - a. For new development, no two (2) multi-family buildings may possess the same street-facing elevation on a block face. No two façades may be the same as an adjacent or opposite building façade. This standard is met when the street facing elevations differ from another front facade by at least 4 of the following criteria:
 - 1) Articulation (see Section 17.09.040.C.2);
 - 2) Differing Mix of Materials (see Section 17.09.040.C.3);
 - 3) Variation in Roof Elevation (changes in elevation and orientation of roof line, or use of projections such as gables and dormers, that demonstrate variation over at least 20% of all front or street-facing elevations);
 - 4) Entry/Porch (variation in placement and configuration of porches, stoops, covering);
 - 5) Fenestration (variation in the arrangement and detailing of windows and other openings);



Multi-family and mixed-use developments should fit the character and quality of Logan's existing neighborhoods.



Façade variation is achieved through changes in color and material, varied roof forms and the expression of individual dwelling units.



The long façade of a multi-family building is articulated by using porches, projections, varied roof forms which help to express the individual dwelling units.

Building Height Transition
Multi-Family Residential Chapter 17.09.060
Commercial, Industrial, Mixed Use Chapter 17.12.040

§17.09.050 Commercial Uses in the Campus Residential Zone

A. Where commercial uses and buildings are allowed in the Campus Residential zone, such use and buildings shall conform to the following regulations:

1. The maximum allowable collective footprint for a Commercial use in the Campus Residential Zone is limited to no more than 25% of the first-floor area of the project and shall be fully integrated into the function and design of the building and project in which it is serving. The minimum interior height for new commercial construction in the Campus Residential zone shall be 12'.
2. Commercial uses shall be conducted entirely within a building conforming to the requirements of this Code, except that outdoor cafes and similar uses are allowed subject to Conditional Use Permit approval and applicable city licensing requirements for any use of a public right-of-way.
3. The review authority may establish reasonable conditions of approval for commercial uses to provide for compatibility with existing adjacent single family residential uses. Conditions imposed through Design Review may include, but are not limited to, restrictions on building setbacks, height, landscaping, screening, parking, trash collection and storage, and hours of operation.



The scale of commercial uses should be appropriate for the Neighborhood Zones.

§17.09.060 Building Height Transition Areas

- A. The purpose of this section is to provide for a gradual transition between existing residential development and proposed taller structures as infill and redevelopment occurs in, and adjacent to, residential neighborhoods.
- B. This section applies to all new commercial, ~~industrial~~, mixed use and multi-family structures adjacent to, or within 150 feet of, any parcel zoned either NR-2, NR-4, NR-6 & MH, with the exception that this requirement does not apply to those parcels that only contain non-residential structures with a building footprint greater than 5,000 square feet. the following Neighborhood Residential Zones (NR-2, NR-4, NR-6 & MH).

C. Standards.

For all commercial, industrial, mixed use and multi-family development within 150 feet of any of the residential zones listed above (as measured from the residential zone boundary - see

Figure 17.09.060.C.1), the maximum building height of the proposed structure is determined as follows:

1. Beginning at the minimum setback line of the subject property, the maximum height is equivalent to the maximum height of the adjoining residential zone, or 35 feet, whichever is less.



17.12: General Development Standards: District and Corridor Zones



Design the primary entrance to be the prominent feature of the building.



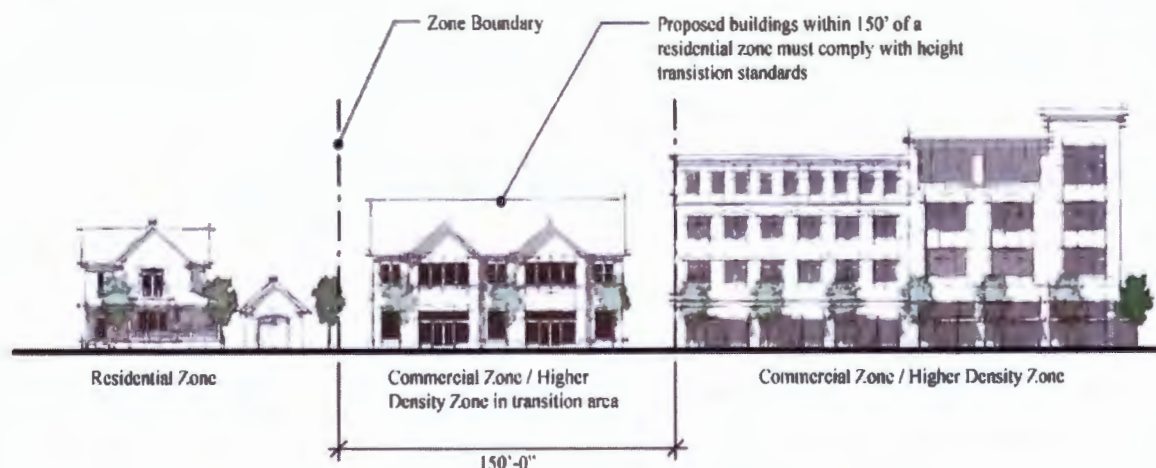
The primary entrance of a building will orient to sidewalks and pedestrian ways.

§17.12.040. Transition Areas

- A. The purpose of this Section is to ensure commercial development is compatible with adjacent residential neighborhoods. The standards are intended to provide for a gradual transition from shorter to taller structures and consistency in setbacks along streets.
- B. This Section applies to all new commercial, industrial or mixed-use structures proposed for construction, addition, or expansion adjacent to, or within 150 feet of, any parcel zoned NR-2, NR-4, NR-6, MH, or MR-9, with the exception that this requirement does not apply to those parcels that only contain non-residential structures with a building footprint greater than 5,000 square feet, any residential zone.
- C. Standards.
 1. Height Transition Standards. The starting height and the maximum height of a proposed structure adjacent to a residential zone is determined as follows:
 - a. Beginning at the minimum setback line of the subject property, the maximum height is equivalent to the maximum height of the adjoining residential zone, or 35 feet, whichever is less.
 - b. Additional height for the proposed structure may be added at a ratio of one additional (1) vertical foot of building height to two (2) horizontal feet of distance from the nearest setback line.
 - c. The building height transition requirement ends 150' from the adjoining residential zones. At that point, the full building height allowed in the underlying commercial, industrial or mixed-use zone may be attained.

d. This section does

Figure 17.12.040.C: Building Height Transition



District & Corridor Use Table
Chapter 17.11.030

Chapter 17.11: District and Corridor Zone Uses

§17.11.010. Purpose

This Chapter sets forth the types of land uses permitted and conditionally permitted within Logan's Districts and Corridors.

§17.11.020. Districts & Corridors Land Use: Classification

- A. Primary Uses. Land use shall conform to the designations in Table 17.11.030 (Use Table). Land uses are designated as follows:
 1. Permitted Uses. A "P" indicates that a use is allowed in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Development Code. Permitted uses requiring a public hearing are subject to the Procedures for Processing Applications contained in Chapter 17.48.
 2. Conditional Uses. A "C" indicates that a use is allowed as a Conditional Use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of Chapter 17.49, Conditional Use Permits, and following the Procedures for Processing Applications contained in Chapter 17.48. Conditional uses must conform to the applicable requirements of Chapter 17.42.
 3. Uses Not Allowed. An "N" indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.
- B. Accessory Uses and Structures. An accessory use or structure may be permitted in compliance with the applicable provisions of the zone in which it is located. An accessory use shall not commence, and no accessory structure shall be constructed, without a primary use first being lawfully established on the subject site.
- C. Temporary Uses. Temporary uses may be permitted for a period not to exceed twelve (12) calendar months in compliance with the provisions of the zone in which it is located and the provisions of Chapter 17.60. The procedures for review and approval of a temporary use are the same as for a permanent use; however, the reviewing authority may waive certain Land Development Code standards, and impose conditions of approval on the temporary use, as it deems necessary, to promote compatibility between the proposed use and adjacent permitted uses.
- D. Non-Conforming Uses. Non-conforming uses and development are subject to the provisions of Chapter 17.52.

17.11: District and Corridor Zones Uses

Table 17.11.030: Allowed Uses in District and Corridor Zones

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Residential Uses									
Assisted Living Center	N	C	C	C	C	N	N	N	N
~~Caregiver, Certified NA or CA~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	N	N
Nursing Home, Convalescent Home	N	C	C	C	C	N	N	N	N
One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	N	N	N	N	N	N	C	C	N
Residential Group Homes (communal living exceeding occupancy limits).	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Residential Group Homes for individuals with disabilities.	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals.	P	P	P	P	P	N	N	N	N
Residential Treatment Programs where care, training, or treatment is provided on site.	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
~~Nursing Home, Convalescent Home~~	~~N~~	~~C~~	~~C~~	~~C~~	~~C~~	~~N~~	~~N~~	~~N~~	~~N~~
~~Caregiver, Certified NA or CA~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Residential Treatment Programs where care, training, or treatment is provided on site.	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Residential Group Homes for individuals with disabilities.	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Residential Group Homes (communal living exceeding occupancy limits).	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	N	N
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals.	P	P	P	P	P	N	N	N	N
One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	N	N	N	N	N	N	C	C	N
Public/Institutional Uses									
Clubs, Lodges, similar uses	C	C	C	C	C	C	N	N	N
Day Care, Commercial (17 or more clients)	P	P	C	C	C	C	C	N	N
Day Care, Family/Preschool (1-8 Clients) or Family Group Day Care/Preschool (9-16 Clients)	P	P	P	P	P	N	N	N	N
Hospitals	N	N	P	P	N	P	N	N	N
Libraries, Museums, Community Centers	P	P	C	C	C	C	N	N	N
Parks and Open Space	P	P	P	P	C	P	P	P	P
Public Safety Services (Police, Fire)	C	C	P	P	C	P	P	P	P
Religious Institutions	C	C	C	C	C	C	C	N	N
Schools, Colleges, University, Technical College	C	C	C	C	N	C	N	C	C
Schools, Private (K-12)	N	N	C	C	C	C	N	N	N
Schools, Trade, vocational, commercial	C	C	C	C	N	C	N	C	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	C	P	P	C	P	C	C	C
Colleges, University or Technical College	C	C	C	C	N	C	N	C	C
Trade, vocational, or commercial schools	C	C	C	C	N	C	N	C	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	C	P	P	C	P	C	C	C

17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Family Day-Care/Preschool (1-8 Clients)-Family Group Day Care/Preschool (9-16 Clients)	P	P	P	P	P	N	N	N	N
Commercial Day-Care (17 or more clients)	P	P	C	C	C	C	C	N	N
Hospitals	N	N	P	P	N	P	N	N	N
Parks and Open Space	P	P	P	P	C	P	P	P	P
Religious Institutions	C	C	C	C	C	C	C	N	N
Clubs, Lodges, similar uses	C	C	C	C	C	C	N	N	N
Libraries, Museums, Community Centers	P	P	C	C	C	C	N	N	N
Public Safety Services	C	C	P	P	C	P	P	P	P
Private Schools (K-12)	N	N	C	C	C	C	N	N	N
Utility Uses									
Amateur radio towers	C	C	C	C	N	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	N	C	C	C	C
Radio, television, or microwave towers	C	C	C	C	N	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P
Utilities, distribution network	P	P	P	P	P	P	P	P	P
Utilities, structures, physical facilities (Regional Facilities)	C	C	P	C	C	P	P	P	P
Wireless Telecommunication Facilities	C	C	P	P	N	P	P	P	P
Wireless Telecommunication Facilities	C	C	P	P	N	P	P	P	P
Radio, television, or microwave towers	C	C	C	C	N	C	C	C	C
Amateur radio towers	C	C	C	C	N	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P
Utilities, distribution network	P	P	P	P	P	P	P	P	P
Utilities, structures, physical facilities (Regional Facilities)	C	C	P	C	C	P	P	P	P
Municipal water well, reservoir, or storage tank	C	C	C	C	N	C	C	C	C
Commercial Uses									
Bank, savings and loans, or credit union	P	P	P	P	C	P	P	N	N
Bed and breakfast	NP	P	P	P	C	N	P	N	N
Campground, RV or Tent Campground	N	N	N	N	N	N	C	C	N
Clinic, medical, dental, or optical	P	P	P	CP	C	P	P	C	C
Commercial Parking	C	C	P	C	N	N	C	P	P
Entertainment Event, Major Event	C	C	C	C	N	C	C	C	C
Entertainment Event, Minor	P	C	P	P	N	C	C	N	N
Golf course	N	N	N	N	N	P	N	N	C
Hotel, Motel	P	C	P	P	N	N	P	P	P
Indoor Commercial Shooting Range	N	N	C	N	N	N	C	C	N
Office—General business, government, professional, medical, or financial	P	P	P	P	C	P	P	CP	CP
Office, Laboratory, scientific or research	P	PC	P	C	N	P	P	P	P
Parking, Commercial	C	C	P	C	N	N	CP	P	P
Recreation and Entertainment (Outdoor Facility)	N	N	P	N	N	N	P	P	P
Recreational vehicle, vehicle storage (long term)	N	N	N	N	N	N	P	P	P
Entertainment Event	C	C	C	C	N	C	C	C	C
Office—General business, government, professional, medical, or financial	P	P	P	P	C	P	P	C	C

17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Bank, savings and loans, or credit union	P	P	P	P	C	P	P	N	N
Clinic, medical, dental, or optical	P	P	P	C	C	P	P	C	C
Laboratory, scientific or research	P	P	P	C	N	P	P	P	P
Wholesale office	N	N	P	P	N	N	P	C	C
Bed and breakfast	N	P	P	P	C	N	P	N	N
Hotel, Motel	P	C	P	P	N	N	P	P	P
Commercial Parking	C	C	P	C	N	N	C	P	P
Recreational vehicle and vehicle storage parking	N	N	C	N	N	N	C	P	P
Truck storage, outdoor	N	N	C	N	N	N	P	P	P
Recreation and Entertainment (Outdoor Facility)	N	N	P	N	N	N	N	P	N
Golf course	N	N	N	N	N	P	N	N	C
RV Parks short-term occupancy (less than 30 calendar days)	N	N	N	N	N	N	C	C	N
RV Parks long-term occupancy (more than 30 calendar days)	N	N	N	N	N	N	C	C	N
Non-vehicle camping (tents) in RV Park	N	N	N	N	N	N	C	C	N
Tent Campground	N	N	N	N	N	N	C	C	N
Miniature golf course and accessory recreation	N	N	P	N	N	N	N	P	N
Indoor Commercial Shooting Range	N	N	C	N	N	N	C	C	N
Sales and Service									
Adult oriented business	N	N	N	N	N	N	N	C	N
Amusement, commercial indoor	N	N	P	C	N	N	P	P	N
Animal clinic or pet hospital, No outdoor pens	N	N	P	C	C	N	P	N	N
Animal clinic or pet hospital, with outdoor pens	N	N	N	N	N	N	C	C	N
ATVs, Motorcycle, and Snowmobile sales, service and rental	N	N	C	N	N	N	C	P	C
Automobile Sales & Rental	N	N	C	N	N	N	P	P	N
Automobile Sales, Small Dealership	C	N	P	N	N	N	P	P	N
Automobile Repair	N	N	N	N	N	N	P	P	N
Automobile Service	N	N	P	N	N	N	P	P	N
Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	P	P	P	P	C	C	C	N	N
Sales and service, large, footprint greater than 100,000 sq. ft.	N	N	P	N	N	N	C	N	N
Adult-oriented business	N	N	N	N	N	N	N	C	N
Amusement, commercial indoor	N	N	P	C	N	N	P	P	N
Animal clinic or pet hospital, No outdoor pens	N	N	P	C	C	N	P	N	N
Animal clinic or pet hospital, with outdoor pens	N	N	N	N	N	N	C	C	N
Barber or beauty shop	P	P	P	P	C	N	N	P	N
Bakery or confectionary shop, retail sales	P	P	P	P	C	N	P	P	N
Carpet, Retail	P	P	P	P	N	N	P	N	N
Carpet, Wholesale	N	N	N	N	N	N	P	P	N
Bar Tavern	P	C	P	P	N	N	P	P	N

17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Carwash	N	N	P	N	N	N	P	P	N
Convenience Market (no gasoline)	P	P	P	P	C	N	P	P	P
Dancehall or nightclub	P	C	P	P	N	N	N	N	N
Dry-cleaner	P	P	P	P	C	N	P	P	N
Furniture or appliance store	P	P	P	P	N	N	P	N	N
Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	P	P	P	P	C	C	C	N	N
Fitness Center, Studio, health & fitness	P	P	P	P	C	N	P	P	N
Garden shop, plant sales, nursery	P	P	P	P	C	C	P	C	N
Gasoline station/convenience store	N	N	P	N	N	N	P	P	N
Grocery store	P	P	P	P	C	N	N	N	N
Heavy truck & equipment sales, service, and rental	N	N	N	N	N	N	P	P	C
Kennel	N	N	N	N	N	N	C	C	N
Kennel, daily boarding	C	C	C	C	C	C	C	C	C
Laundromat	P	P	P	P	C	N	N	N	N
Locksmith or key shop	P	P	P	P	C	N	P	P	N
Maintenance or repair service for buildings	N	N	P	N	N	N	P	P	N
Mobile Home & RV sales	N	N	N	N	N	N	C	P	N
Mortuary, funeral home	N	N	P	N	N	N	P	N	N
Package liquor store	State law supersedes local zoning regulations								
Pawn shop	N	N	P	N	N	N	P	N	N
Pet serviceshop for small animals, bird, fish	PC	CP	P	P	C	N	N	N	N
Plumbing Shop	N	N	P	P	N	N	P	P	N
Radio or television transmitting stations, commercial	N	N	P	N	N	C	P	P	N
Railroad or bus passenger station	P	P	P	P	N	P	P	P	P
Repair of appliances, TV, radios	N	N	P	N	N	N	P	P	N
Racquet, swim, or other recreation club, private indoor	N	N	P	N	N	N	P	P	N
Restaurant, Brew	P	C	N	N	N	N	N	N	N
Restaurant, Fast Food	P	C	P	P	C	P ¹	P	P	P
Restaurant, General	P	C	P	P	C	P ¹	P	P	P
Sales and service, large-footprint greater than 100,000 sq. ft. (Big Box)	N	N	P	N	N	N	C	N	N
Storage-warehouse	N	N	N	N	N	C	P	P	N
Storage, Commercial (Self Storage)	N	N	N	N	N	N	C	C	C
Studio, health & fitness	P	P	P	P	C	N	P	P	N
Studio, photographer, artist, music, dance, and drama	P	P	P	P	C	N	P	N	N
Tavern	P	C	P	P	N	N	P	P	N

17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Tennis, swimming or other recreation, private indoor	N	N	P	N	N	N	P	P	N
Theaters	P	C	P	P	N	N	P	N	N
Trailer and mobile home sales	N	N	N	N	N	N	G	P	N
Vehicle parts sales, new or reconditioned	N	N	P	N	N	N	P	P	N
ATVs, Motorcycle, and Snowmobile sales and rental	N	N	G	N	N	N	G	P	G
Heavy truck sales, rental and service and equipment	N	N	N	N	N	N	G	P	G
Vehicle & equipment sales & rental	N	N	G	N	N	N	P	N	N
Welding or machine shop	N	N	G	N	N	N	P	P	P
Uses providing storage for the owner of the property	N	N	N	N	N	N	G	G	N
Commercial storage unit	N	N	N	N	N	N	N	G	N
Outdoor Storage	N	N	N	N	N	N	G	G	N
Vehicle Repair	N	N	N	N	N	N	P	P	N
Vehicle Service	N	N	P	N	N	N	P	P	N
Gasoline service station	N	N	P	N	N	N	P	P	N
Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)	N	N	G	N	N	N	G	P	N
Electric fueling facilities for vehicles (not petroleum) in conjunction with a primary use	N	N	P	N	G	P	P	P	N
Truck Stop	N	N	N	N	N	N	P	P	N
Crematorium	N	N	N	N	N	N	P	P	N
Industrial Uses									
Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products	N	N	N	N	N	N	P	P	N
Contractor supply store	N	N	C	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	N	GP	GP	N
Contractors outdoor storage yard of heavy equipment	N	N	N	N	N	N	C	GP	NC
Crematorium	N	N	N	N	N	N	P	P	N
Impound and Tow Lot	N	N	N	N	N	N	P	P	N
Industrial Services	N	N	N	N	N	N	P	P	C
Industrial machinery and equipment sales and service storage (indoor), sales, repair	N	N	N	N	N	N	NC	P	NC
Lumberyard	N	N	N	N	N	N	P	P	N
Manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	C	P	N
Manufacturing, light	N	N	C	N	N	N	P	P	C
Truck Stop	N	N	N	N	N	N	P	P	N
Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)	N	N	GN	N	N	N	C	PC	N
Industrial machinery storage (indoor), sales, repair	N	N	N	N	N	N	N	P	N
Contractor supply store	N	N	G	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	N	G	G	N
Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	N	P	N

17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Light-manufacturing	N	N	N	N	N	N	P	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	E	P	P
Contractors storage yard of heavy equipment	N	N	N	N	N	N	E	E	N
Lumberyard	N	N	N	N	N	N	P	P	N
Storage of sand, gravel, earth or stone	N	N	N	N	N	N	N	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	EP	P	P
Waste Related Uses	N	N	N	N	N	N	C	P	N
Welding or machine shop	N	N	CN	N	N	N	P	P	P
Wholesale Sales and Service	N	N	NC	N	N	N	P	P	N
Enclosed-Wrecking or Salvage Facilities, Enclosed	N	N	N	N	N	N	C	C	N
Open-Wrecking or Salvage Facilities, Open	N	N	N	N	N	N	N	N	N
Wholesale Sales and Service	N	N	N	N	N	N	P	P	N
Other Uses									
Agriculture	N	N	N	N	N	P	P	P	P
Air Passenger Terminals or Hangers	N	N	N	N	N	N	N	N	P
Alternative or Post Incarceration Facilities	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Detention Facilities	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Alternative or Post Incarceration Facilities	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Mining or extraction of mineral or aggregate resources from the ground for off-site use	N	N	N	N	N	N	N	N	N
Railroad tracks and lines for the movement of trains	E	E	E	E	E	E	E	E	E

¹ Indicates use may be allowed where State or Federal law preempts local zoning.

Buildable Area Extensions (Height)
Chapter 17.12.050

17.12: General Development Standards: District and Corridor Zones

2. Setback Transition Standards. New commercial, industrial, or mixed-use development either immediately adjacent to, or directly facing (including across a public street) a residential zone shall be subject to the same front setback standard as applicable to that residential zone.
3. New commercial, industrial or mixed used buildings proposed for placement or expansion adjacent to, or across the street from, a residential zone shall maintain a front yard character similar in nature and context to that of a residential use or neighborhood.
4. When parking lots are located adjacent to residential areas, an additional parking setback of ten (10) feet with landscaping, and other screening techniques are required to produce, at the time of construction, a total screen of the parking lot from adjacent properties.



New commercial buildings in a residential context shall maintain a front yard character.



This fast food restaurant is a great example of retaining the traditional residential development patterns of its context.



When parking lots are located adjacent to residential areas, additional setbacks, landscaping, and other screening techniques will reduce the visual impact to the neighborhood.

§17.12.050. Buildable Area Extensions

- A. The purpose of this Section is to allow, by right, certain encroachments into required setbacks, and exempting certain architectural features from required setbacks and structure height calculations. The intent is to provide flexibility in building design where certain architectural features contribute aesthetically or functionally to a building without changing its floor area, occupancy, or intensity of use. When evaluating adjustments or modifications to buildable area for consistency with the above purpose, the approval body shall consider whether the subject site has unique physical characteristics and/or whether the proposed structure has special operational or functional requirements necessitating the adjustment. Adjustments are also limited by applicable building and fire safety regulations.
- B. These provisions apply to all development within all Districts and Corridors.
- C. Standards.
 1. Eaves, balconies, stoops, stairs, overhangs, awnings, bay windows, and similar features may extend beyond the required buildable area by up to 36 inches.

17.12: General Development Standards: District and Corridor Zones

2. Unenclosed porches, balconies and similar structures extending not more than 30 inches above grade shall not be counted against maximum lot coverages.
- ~~3. Spires, cupolas, belfries and domes, and similar architectural features not used for human occupancy and covering not more than ten percent (10%) of the ground area covered by the structure to which they are accessory, may exceed height restrictions through design review, except where prohibited by Federal Aviation Regulations, part 77.~~
3. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, radio, microwave and television towers or antennae, theater lofts, silos, solar collectors, or similar structures may exceed height restrictions through design review provided it is not for human occupancy, and except where prohibited by Federal Aviation Regulations, part 77.

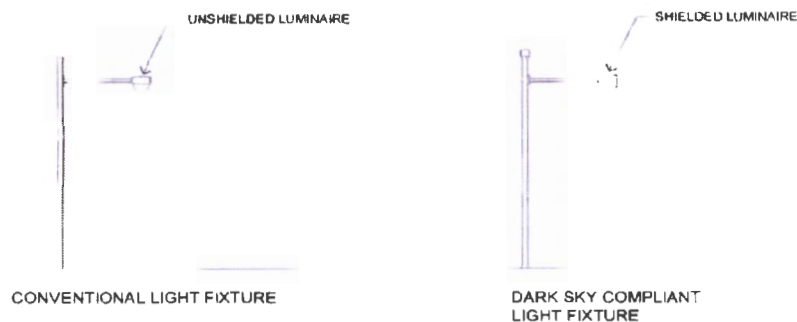
§17.12.060. Building Design Standards - Industrial Development

- A. The purpose of this Section is to promote high quality and aesthetically pleasing design and development within the Industrial and Commercial Services zones.
- B. The provisions of this Section apply to industrial development in the Industrial and Commercial Services zones. The applicability of these standards to the expansion of existing buildings may be modified or altered due to existing building configuration, site conditions, processing requirements or other technical considerations provided appropriate mitigation offsetting any identifiable impacts are identified and considered.
- C. Standards.
 1. Architectural Design.
 - a. The architectural design of new buildings and major exterior additions shall relate to neighboring buildings. While specific designs need not be duplicated, the general size, bulk, materials, and colors shall have a complimentary design relationship to other buildings in the vicinity.
 - b. Primary buildings in close proximity on the same property shall have harmonious proportions and similar architectural styles. Nearby accessory buildings shall be of a compatible design and treatment.
 - c. Variety in roof shapes and forms is encouraged to add diversity, enhance scale, and complement the features of nearby buildings. Where parapet walls are used, they shall be designed as an integral part of the building design.
 - d. Exterior design features including materials, texture, color and trim detailing shall be included on all building elevations visible to adjacent public streets.

Temporary Fencing
Chapter 17.30.100

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- 1) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - 2) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
 - 3) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
 - c. Up-lighting is not permitted, except as approved through design review for highlighting signature landscape features or building elements.
 - d. HID or fluorescent tube lights (except compact fluorescent bulbs) are not permitted as exterior building lights.
- D. Compliance of Existing Nonconforming Luminaires.
Remodeling or redeveloping of properties that require a building permit or a result in a ten percent (10%) increase in floor area will require full conformance with this Chapter.

Figure 17.30.090.C: Exterior Lighting Cross Section**§17.30.100 Fences & Walls**

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

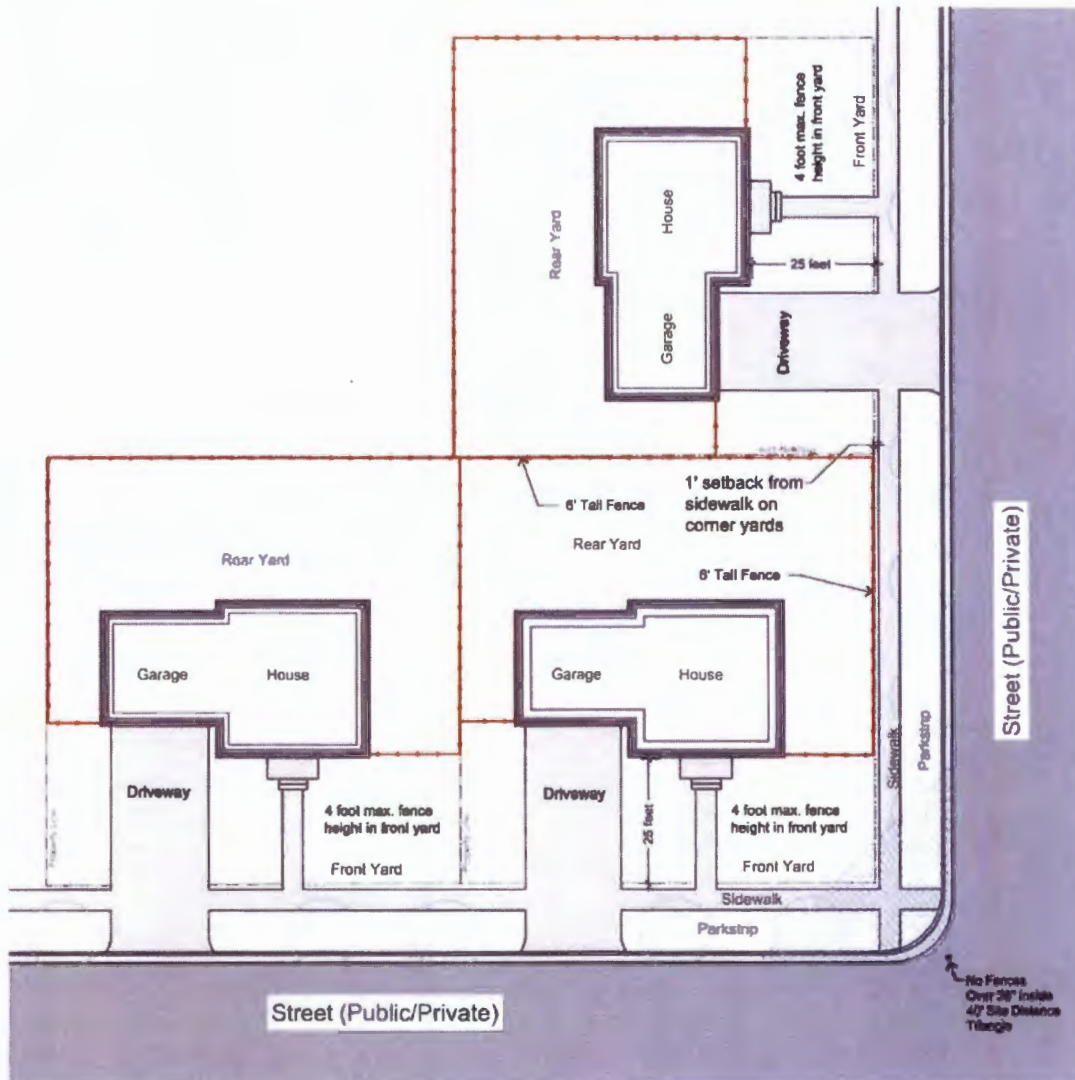
§17.30.110 Fences and Walls – Residential Standards

- A. Front Yards. Fences and walls are allowed in the front yard provided they do not exceed a maximum height of four (4) feet (See Figure 17.30.110.A.1).
- B. Side and Rear Yards. Fences and walls are allowed in the side and rear yard provided they do not exceed a maximum height of six (6) feet.
- C. Corner Lots.
 1. Any fence or wall within the front yard shall not exceed four (4) feet in height.
 2. In the side yard fronting on a street, a fence or wall located within the side setback is permitted provided the fence or wall does not exceed a maximum height of six

17.30: Supplemental Development Standards

(6) feet, shall be located outside of the minimum 40-foot sight distance triangle and is located behind the front plane of the building.

Figure 17.30.110.A.1: Residential Fence Placement



D. Lots with Multiple Frontages.

1. Any fence or wall located to the rear of the primary structure and adjacent to a roadway, shall not exceed four (4) feet in height. Fences or walls outside of the rear yard setback and outside the 40-foot sight distance triangle shall not exceed six (6) feet in height (See Figure 17.30.110.D.1).
2. The yard area located between the fence and public sidewalk shall be landscaped and maintained by the property owner or homeowners association.

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

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



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

H. Prohibited Fences.

- ### I. Temporary Fences.

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use shall be stated in the application for a fence permit. A temporary fence may be up to six (6) feet in height, may be located in all yards, and shall not block or impede public property or rights of way without express written approval from Logan City.

§17.30.120 Fences and Walls – Commercial & Industrial Standards

A. Front Yards.

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

B. Side and Rear Yards.

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

C. Corner Lots.

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

D. Lots with Multiple Frontages.

1. Any fence or wall within the rear yard setback shall not exceed six (6) feet in height. Fences or walls outside of the rear yard setback and outside the 40 foot sight distance triangle shall not exceed eight (8) feet in height.
2. The yard area located between the fence and public sidewalk shall be landscaped and maintained by the property owner.

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

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

F. Measurement of Fence Height.

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

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

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

H. Prohibited Fences.

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

I. Temporary Fences.

A temporary fence may be approved by the Director for the purpose of protecting or securing a site in conjunction with an active building permit, demolition permit, site clean-up permit, special event permit, or other similar type of permit. The duration of use shall be stated in the application for a fence permit. A temporary fence may be up to six (6) feet in height, may be located in all yards, and shall not block or impede public property or rights of way without express written approval from Logan City.

§17.30.130 Fences Permit Required

17.30: Supplemental Development Standards

Fences and walls shall have a permit issued by the Department of Community Development prior to installation.

A. Fences.

1. All fences and walls shall have a permit issued.
2. Applications shall require dimensioned drawings showing the layout and location of all proposed fences and walls.
3. Applications shall indicate fence height and materials for all proposed fence sections.
4. Some fences or walls may require an additional approval from the Planning Commission, the Historic Preservation Committee, or both.

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

C. Failure to obtain a fence permit may result in enforcement action pursuant to Chapter 17.60.

§17.30.140 Fence and Wall Location Standards

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

§17.30.150 Maintenance Required

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

§17.30.160 Pedestrian and Bicycle Circulation

A. This section establishes standards and regulations for safe and efficient pedestrian and bicycle circulation within and between all new development.

B. Standards.

1. Site Layout and Design.

To ensure safe, direct, and convenient pedestrian circulation, all developments, except single-family detached housing (i.e., on individual lots), shall provide a continuous pedestrian system within the project boundaries.

2. Continuous Walkway System.

The pedestrian walkway system shall extend throughout the development site and connect to all future phases of development, and to existing or planned off-site adjacent trails, public parks, and open space areas to the greatest extent practicable. The developer may be required to connect or stub walkway(s) to adjacent streets and to private property with a previously reserved public access easement.

3. Safe, Direct, and Convenient Walkways.

Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following:

- a. Reasonably direct. A route that does not deviate unnecessarily from a straight line or does not involve a significant amount of out-of-direction travel for likely users.
- b. Safe and convenient. Routes that are reasonably free from hazards and provide a direct route of travel between destinations.
- c. The "Primary entrance" for commercial, industrial, mixed use, public, and institutional buildings is the main public entrance to the building. In the case

Outdoor Storage and Display
Chapter 17.30.200

§17.30.200 Outdoor Storage and Display – Commercial & Industrial Standards**A. Outdoor Storage Areas.**

Outdoor storage areas shall be paved with hard surface paving (unless otherwise approved by the Director) and screened with landscaping and either opaque fencing or a wall at least six (6) feet in height sufficient to screen the storage from view of a public street and adjacent residentially zoned properties. Outdoor storage is not permitted in the front yard and shall be at least 30' from any adjacent residentially zoned property.

B. Outdoor Displays in all Commercial and Industrial Zones.

Outdoor displays in front of buildings and within parking lots, e.g., automobiles, lawnmowers, snow blowers, trailers, tires, garden supplies, plants, sheds, fencing, building materials, and general merchandise, may be displayed in front of buildings and within parking lots provided said displays do not block pedestrian walkways, do not encroach into minimum required parking stalls for the business, maintain a minimum setback of 10' from driveways, and remain outside the minimum front yard setbacks for the underlying zone.

C. Outdoor Displays in the Town Center Zones (TC-1 & TC-2).

Outdoor displays for buildings in the TC-1 and TC-2 zones where the front of the building is adjacent to a public sidewalk, may display general merchandise within the first three (3) feet of the public sidewalk directly adjacent to the building front provided at least four (4) feet of public sidewalk remains clear for pedestrian travel, and all merchandise is removed from the sidewalk and stored inside the business after normal operating hours. Buildings in the TC-1 or TC-2 zone not directly adjacent to a public sidewalk and with a parking area between the building and the sidewalk shall adhere to the outdoor display standards in subsection 17.030.200.B.

D. Traffic and Pedestrian Safety.

No outdoor displays shall be permitted to block required driveways, drive and parking aisles, required parking spaces, public rights-of-way, traffic visibility, nor be located upon any landscaped areas.

E. The Director may waive some of the outdoor storage and/or display requirements for special events licensed by the City.

Parking by Use Table
Chapter 17.31.040

17.31: Parking

- reduction of minimum parking requirements up to twenty five percent (25%) of the total required stalls, when it can be found that the uses within the business or development share general customer traffic.
- B. Fractions. When measurements of the number of required spaces result in fractions, any fraction of one-half or less will be disregarded and any fraction of more than one-half will be rounded upward to the next highest whole number.
 - C. Area Measurements. Unless otherwise specifically noted, parking and loading standards are computed based on the gross floor area or gross leasable area.
 - D. Occupancy-Based Standards. Parking requirements based on employees, students, residents or occupants shall be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.
 - E. Unlisted Uses. Upon receiving an application for a use not specifically listed in an off-street parking schedule, the Director shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or require a parking study in accordance with this chapter.
 - F. Unique Parking Characteristics and/or Requirements. Land uses with unique parking characteristics not specifically assignable to a use category in Table 17.31.040, shall submit an Alternative Parking Plan as specific in Section 17.31.050.
 - G. Deviation from Minimum or Maximum Parking Requirements. The number of off-street parking spaces specified in this Chapter shall not be exceeded nor reduced by more than twenty five percent (25%) of the minimum parking requirements where authorized.

Table 17.31.040: Parking by Land Use Category

Category	Specific Uses	Number of Spaces Required	
		Minimum	Bike
Residential Uses			
Group Living	Assisted Living Center	Alternative	N/A
	~~Dormitories, Fraternities, Sororities~~	~~1.5 per bedroom~~	~~0.5 per bedroom~~
	Nursing Home, Convalescent Home	1 per 4 beds, plus 1 per employee at largest shift	N/A
	~~Caregiver, Certified NA or CA~~	~~Alternative~~	~~N/A~~
	~~Residential Group Home~~	~~1 per bedroom~~	~~1 per 2 occupants~~
	~~Residential Treatment Program where Care, training, or treatment IS provided on site. (e.g., substance abuse facility).~~	~~1 per 2 employees~~ Alternative	N/A
		Minimum	Bike
Group Living (cont'd)	~~Care, training, or treatment IS NOT provided on site (e.g., half-way house).~~	~~1 per bedroom~~	~~1 per 2 occupants~~
	~~Dormitories, Fraternities, Sororities~~	~~1.5 per bedroom~~	~~0.5 per bedroom~~
Household Living	Multi-dwelling structures	2 per dwelling unit	0.5 per bedroom
	Multi-dwelling structures (Campus Residential Zone)	See Section 17.07.110	0.5 per bedroom

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	Single family dwelling	2 per dwelling unit	N/A
Category	Specific Uses	Number of Spaces Required	
		Minimum	Bike
Institutional Uses			
	<u>Clubs, Lodges, similar uses</u>	<u>Alternative</u>	<u>1 per 20 spaces</u>
	<u>Day Care, Commercial (17 or more clients)</u>	<u>1 per 500 s.f.</u>	<u>1 per 10 Employees</u>
	<u>Daycare, Family/Preschool (Excluding daycare in a residence)</u>	<u>1 per 500 s.f.</u>	<u>N/A</u>
	<u>Hospital</u>	<u>1 per two beds plus 1 per employee at largest shift</u>	<u>1 per 20 spaces</u>
	<u>Libraries, Museums, Community Centers</u>	<u>Alternative</u>	<u>1 per 10 spaces</u>
	<u>Parks</u>	<u>Alternative</u>	<u>--</u>
	<u>Public Safety Service (Police & Fire)</u>	<u>Alternative</u>	<u>N/A</u>
	<u>Religious Institutions</u>	<u>1 per 4 persons of max. capacity¹</u>	<u>1 per 30 spaces</u>
<u>College Education/Schools</u>	<u>Schools, Colleges, Universities, Technical Colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree</u>	<u>Alternative</u>	<u>1 per 5 spaces</u>
	<u>Schools, Trade, vocational, or commercial schools</u>	<u>Alternative</u>	<u>1 per 10 spaces</u>
	<u>Public schools (K-12)</u>	<u>Alternative</u>	<u>1 per 10 students</u>
	<u>Private schools (K-12)</u>	<u>Alternative</u>	<u>1 per 10 students</u>
	<u>Community Services/Uses of a public, non-profit, or charitable nature</u>	<u>Alternative</u>	<u>1 per 20 spaces</u>
	<u>Family Group Daycare/Preschool (Excluding daycare in a residence) & (1-8 Clients)</u>	<u>1 per 500 s.f.</u>	<u>N/A</u>
	<u>Family Group Daycare / Preschool (9-16 Clients)</u>	<u>1 per 500 s.f.</u>	<u>N/A</u>
	<u>Commercial Daycare</u>	<u>1 per 500 s.f.</u>	<u>N/A</u>
	<u>Hospital</u>	<u>1 per two beds plus 1 per employee at largest shift</u>	<u>1 per 20 spaces</u>
	<u>Parks & Open Areas</u>	<u>Alternative</u>	<u>--</u>
	<u>Religious Institutions</u>	<u>1 per 4 persons of max. capacity²</u>	<u>1 per 30 spaces</u>
	<u>Safety Service</u>	<u>Alternative</u>	<u>N/A</u>

¹ Parking may be increased for religious institutions that are found by the Director of Public Works to generate vehicle traffic in higher volumes than typical religious institutions.

² Parking may be increased for religious institutions that are found by the Director of Public Works to generate vehicle traffic in higher volumes than typical religious institutions.

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Schools	Public schools at the elementary, middle, junior high, or high school level that provide state-mandated basic education	Alternative	1 per 10 students
	Private schools at the elementary, middle, junior high, or high school level that provide state-mandated basic education	Alternative	1 per 10 students
Telecommunication Facilities	N/A	N/A	N/A
Utilities, Basic	Excluding park'n'ride facilities ³	None	None
Utilities, Facilities	None	N/A	N/A
Utilities, Distribution	N/A	N/A	N/A
		Minimum	Bike
Commercial Uses			
	Bank, savings and loans, or credit union (0-4 drive up lanes) ⁴	1 per 250 s. f., plus stacking per Table 17.31.079	1 per 10 spaces
	Bed and breakfast or short-term rental	1 per room plus 2 additional spaces	N/A
	Call Center	1 per each employee at largest shift	1 per 10 spaces
	Campground - RV or Tent	2 plus 1 per RV pad/Tent pad	N/A
	Clinic, medical, dental, or optical	1 per 200 s. f.	1 per 10 spaces
	Entertainment Event, Major	Alternative	N/A
	Entertainment Event, Minor	1 per 3 persons of max. capacity	N/A
	Golf Course	4 per green	N/A
	Hotel, Motel	1 per guest room, plus associated uses	N/A
	Indoor Commercial Shooting Range	Alternative	N/A
Office	Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services Office - General business, government, professional, medical or financial	1 per 300 s. f.	1 per 10 spaces
	Bank, savings and loans, or credit union (0-4 drive up lanes) ⁵	1 per 250 s. f., plus stacking per Table 17.38.079	1 per 10 spaces
	Clinic, medical, dental, or optical	1 per 200 s. f.	1 per 10 spaces
Category	Specific Uses	Number of Spaces Required	
		Minimum	Bike
	Office, Laboratory, scientific or research	Alternative	1 per 10 spaces
	Wholesale office	1 per 300 s. f.	1 per 10 spaces
	Call Center	1 per each employee at largest shift	1 per 10 spaces

³ Park'n'ride facilities shall be developed in conformance with parking design and landscaping requirements.⁴ More than 4 drive-up lanes may be requested with a Conditional Use Permit.⁵ More than 4 drive-up lanes may be requested with a Conditional Use Permit.

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Accommodations Lodging, Bed and Breakfast	Bed and breakfast: ten or fewer rooms and meal service limited to guests. Sleeping accommodations for transient occupancy	1 per room plus 2 additional spaces	N/A
	Hotel, Motel	1 per guest room, plus associated uses	N/A
Parking, Commercial	Facilities providing parking that is not accessory to a specific use, public or private	N/A	N/A
	Recreational vehicle and vehicle storage parking	Alternative	N/A
	Truck storage, outdoor	Alternative	N/A
Recreation & Entertainment, Outdoor Facility	<u>Recreation, Commercial Recreation or Entertainment Facilities</u> Generally commercial uses that provide recreation or entertainment-oriented activities, primarily takes place outdoors	Alternative	N/A
	Golf Course (not incl. clubhouse)	4 per green	N/A
	RV Parks short term occupancy (less than 30 calendar days)	2 plus 1 per RV pad	N/A
	RV Parks long term occupancy (more than 30 calendar days)	2 plus 1 per RV pad	N/A
	Non-vehicle camping (tents) in RV Park	2 plus 1 per tent pad	N/A
	Tent campground	2 plus 1 per tent pad	N/A
	Miniature golf course and accessory recreation	2 per hole plus associated uses	N/A
Sales & Service	<u>Amusement, commercial indoor</u>	1 per 500 s.f.	1 per 10 spaces
	<u>Animal clinic or pet hospital</u>	1 per 250 s.f.	1 per 10 spaces
	<u>ATV's, Motorcycle, and Snowmobile sales, service and rental</u>	1 per 400 s.f. of floor area	N/A
	<u>Automobile sales & rental</u>	1 per 400 s.f. of floor area	N/A
	<u>Automobile sales, small dealership</u>	1 per 400 s.f. of floor area	N/A
	<u>Automobile Repair</u>	3 per service bay	N/A
	<u>Automobile Service</u>	2 per service bay	N/A
	<u>Bar/Tavern</u>	1 per 200 s.f.	1 per 10 spaces
	<u>Car Wash</u>	Stacking per Table 17.31.070	N/A
	<u>Dancehall or nightclub</u>	1 per 3 persons at max occupancy	1 per 10 spaces
	Firms involved in the sale, lease or rent of new or used products to the general public. ~~These firms...~~ they may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	1 per 250 s.f.	1 per 10 spaces
	<u>Fitness Center</u>	1 per 300 s.f.	1 per 10 spaces

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	Sales and service, large, footprint greater than 100,000 sq. ft.	1 per ~~250~~ 500 s.f.	1 per 10 spaces
	Adult-oriented business	1 per 250 s.f.	1 per 10 spaces
	Amusement, commercial indoor	1 per 500 s.f.	1 per 10 spaces
	Animal clinic or pet hospital, no outdoor pens	1 per 250 s.f.	1 per 10 spaces
	Animal clinic or pet hospital, with outdoor pens	1 per 250 s.f.	1 per 10 spaces
	Antique or collectible shop	1 per 250 s.f.	1 per 10 spaces
Category	Specific Uses	Number of Spaces Required	
		Minimum	Bike
	Art supply store	1 per 250 s.f.	1 per 10 spaces
	Barber or beauty shop	1 per 250 s.f.	1 per 10 spaces
	Bakery or confectionery shop, retail sales	1 per 250 s.f.	1 per 10 spaces
	Camera shop	1 per 250 s.f.	1 per 10 spaces
	Camping supply store in RV Park	1 per 250 s.f.	N/A
	Car Wash	Stacking per Table 17.38.070	N/A
	Clothing	1 per 250 s.f.	1 per 10 spaces
	Club, private	1 per 100 s.f. of usable area ⁶	1 per 10 spaces
	Convenience Market (no gasoline)	1 per 200 s.f.	1 per 10 spaces
	Dairy products or ice cream	1 per 250 s.f.	1 per 10 spaces
	Dancehall or nightclub	1 per 100 s.f.	1 per 10 spaces
	Department or discount store	1 per 250 s.f.	1 per 10 spaces
	Drug store or pharmacy	1 per 250 s.f.	1 per 10 spaces
	Dry cleaner	1 per 250 s.f.	1 per 10 spaces
	Florist shop	1 per 250 s.f.	1 per 10 spaces
	Furniture or appliance store	1 per 250 s.f.	1 per 10 spaces
	Garden shop, plant sales, nursery	2 per 1,000 s.f. of storage area plus office area	1 per 10 spaces
	Gas Station/Convenience Store	1 per 250 s.f.	1 per 10 spaces
	Grocery store	10 per 1,000 s.f.	1 per 10 spaces
	Handicraft and art object sale	1 per 250 s.f.	1 per 10 spaces
	Hardware store	1 per 250 s.f.	1 per 10 spaces
	Hobby Shop	1 per 250 s.f.	1 per 10 spaces
	Kennel	1 per 400 s.f.	1 per 20 spaces ~~N/A~~
	Laundromat	1 per 3 machines	1 per 10 spaces
	Copy Center	1 per 250 s.f.	1 per 10 spaces

⁶ Usable area does not include kitchen, bathroom, reception or storage area.

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	Locksmith or key shop	1 per 250 s.f.	1 per 10 spaces
	Maintenance or repair service for buildings	Alternative	1 per 20 spaces
	Medical appliance fitting or sales	1 per 250 s.f.	1 per 20 spaces
	Mobile Home & RV Sales	Alternative	N/A
	Mortuary, Funeral Home	1 per 400 s.f.	N/A
	Music store	1 per 250 s.f.	1 per 10 spaces
	Package liquor store	State law preempts local zoning	
	Paint sales	1 per 250 s.f.	1 per 10 spaces
	Pawn shop	1 per 250 s.f.	1 per 10 spaces
Category	Specific Uses	Number of Spaces Required	
		Minimum	Bike
	Personal custom services such as milliner, tailor, etc.	1 per 250 s.f.	1 per 10 spaces
	Pet shop small animals, birds & fish	1 per 250 s.f.	1 per 10 spaces
	Plumbing shop	1 per 250 s.f.	1 per 10 spaces
	Provisioning and recreational sporting goods sales	1 per 250 s.f.	1 per 10 spaces
	Radio or television transmitting stations, commercial	Alternative	N/A
	Railroad or bus passenger station	Alternative	1 per 10 spaces
	Repair of appliances, TV, radios	1 per 250 s.f.	1 per 10 spaces
	Racquet, swim or other recreation club, private indoor	1 per 300 s.f.	1 per 10 spaces
	Restaurant, General	1 per 150 s.f. of dining area	1 per 10 spaces
	Restaurant, Fast-Food	1 per 75 s.f. of customer service and dining area or 1 per 150 s.f., whichever is greater, plus stacking per Table 17.381.070	1 per 10 spaces
	Sales and Service, footprint greater than 100,000 sq. ft. (Big Box)	1 per 500 s.f.	1 per 20 spaces
	Storage, Commercial (Self Storage)	Alternative	N/A
	Shoe, boot, or other leather goods sale and repair	1 per 250 s.f.	1 per 10 spaces
	Storage warehouse	1 per 2,500 s.f.	
	Studio, health, exercise, massage, reducing or similar service	1 per 200 s.f.	1 per 10 spaces
	Studio, photographer, artist, music, dance, and drama	1 per 250 s.f.	1 per 10 spaces
	Tavern	1 per 200 s.f.	1 per 10 spaces
	Tennis or swim club, private indoor	1 per 300 s.f.	1 per 10 spaces

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	<u>Studio, photographer, artist, music, dance, and drama</u>	<u>1 per 300 s.f.</u>	<u>1 per 10 spaces</u>		
	<u>Theater</u>	<u>1 per 3 persons at max occupancy</u>	<u>1 per 10 spaces</u>		
	<u>Trailer and mobile home sales</u>	<u>Alternative</u>	<u>N/A</u>		
	<u>Vehicle parts sales, used or reconditioned, outdoor</u>	<u>1 per 3,000 s.f.</u>	<u>N/A</u>		
	<u>Vehicle parts sales, new or reconditioned, indoor</u>	<u>1 per 1,000 s.f.</u>	<u>N/A</u>		
	<u>Vehicle and Equipment sales</u>	<u>1 per 400 s.f. of floor area</u>	<u>N/A</u>		
	<u>Welding or machine shop</u>	<u>1 per 250 s.f.</u>	<u>N/A</u>		
<u>Self-Service Storage</u>	<u>Uses providing storage areas for individual or business uses</u>	<u>None²</u>	<u>N/A</u>		
	<u>Commercial storage unit</u>	<u>1 per 6 units or 1 per 12 units with 20' wide aisle</u>	<u>N/A</u>		
<u>Storage, Outdoor</u>		<u>Alternative</u>	<u>N/A</u>		
<u>Vehicle Repair</u>		<u>3 per service bay</u>	<u>N/A</u>		
<u>Category</u>		<u>Specific Uses</u>		<u>Number of Spaces Required</u>	
				<u>Minimum</u>	<u>Bike</u>
<u>Vehicle Service</u>	<u>Services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed</u>		<u>2 per service bay</u>		<u>N/A</u>
	<u>Gasoline service station</u>		<u>1 per each employee of largest shift plus 1.5 per service station bay, plus any retail component</u>		<u>N/A</u>
	<u>Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)</u>		<u>Alternative</u>		<u>N/A</u>
	<u>Electric fueling facilities for vehicles (no petroleum) in conjunction with a primary use</u>		<u>Alternative</u>		<u>N/A</u>
	<u>Truck Stop</u>		<u>Alternative</u>		<u>N/A</u>
<u>Industrial Uses</u>					
	<u>Contractor supply with or w/o outdoor storage</u>		<u>1 per 400 s.f.</u>		<u>N/A</u>
	<u>Crematorium</u>		<u>Alternative</u>		<u>N/A</u>
	<u>Impound and Tow Lot</u>		<u>Alternative</u>		<u>N/A</u>
<u>Industrial Services</u>	<u>Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products</u> <u>Industrial Services</u>		<u>1 per 1,000 s.f.</u>		<u>N/A</u>

² If office areas are provided, parking must be established for the office use; no use conversion to other than storage shall be permitted without appropriate parking being provided in numbers of spaces, design of the parking facility and landscaping.

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	<u>Industrial machinery and equipment sales and service storage, sales, repair</u>	1 per 2,500 s.f.	N/A
	<u>Contractor supply store</u>	1 per 400 s.f.	N/A
	<u>Contractor supply store with outdoor storage</u>	1 per 400 s.f.	N/A
	<u>Lumberyard</u>	1 per 1,000 s.f. plus retail sales area	N/A
Manufacturing, Assembly or Production	<u>Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods</u>	1 per each employee of largest shift	N/A
	<u>Manufacturing, Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property of noises above the ambient level</u>	1 per each employee of largest shift	N/A
	<u>Truck Stop</u>	<u>Alternative</u>	<u>N/A</u>
Warehouse and Freight Movement	<u>Firms involved in the storage, or movement of goods for themselves or other firms Warehouse, Freight Movement</u>	1 per 2,000 s.f. gross floor area	N/A
	<u>Waste Related Uses</u>	<u>Alternative</u>	<u>N/A</u>
	<u>Contractors storage yard of heavy equipment</u>	None	N/A
	<u>Lumberyard</u>	1 per 1,000 s.f. plus retail sales area	N/A
	<u>Storage of sand, gravel, earth or stone</u>	2 per every 3 employees	N/A
	<u>Welding/Machine Shop</u>	1 per 500 s.f.	N/A
	<u>Wholesale Sales and Service</u>	1 per 250 s.f. office space & 1 per 2,000 s.f. of gross warehouse floor area	N/A
Category	Specific Uses	Number of Spaces Required	
		Minimum	Bike
~~Waste-Related Use~~	~~Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material~~	~~Alternative~~	~~N/A~~
	~~Enclosed Wrecking or Salvage Facilities, enclosed~~	1 per 500 s.f. <u>Alternative</u>	N/A
	~~Open Wrecking or Salvage Facilities, open~~	1 per 2,500 s.f. <u>Alternative</u>	N/A
Wholesale Sales	Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses	Alternative	1 per 10 spaces
Other Uses			

17.31: Parking

Agriculture	Activities that primarily involve raising, producing or keeping crops or animals	None	N/A
Aviation, Surface Passenger Terminals	Facilities for the landing and takeoff of flying equipment, arrival and departure of vehicles, including loading and unloading areas for passengers, cargo, or freight <u>Aviation, Bus, Rail Passenger Terminals</u>	Alternative	N/A
Detention Facilities	Facilities for the judicially required detention or incarceration of people <u>Detention Facilities</u>	Alternative	N/A
Home Occupations		None	N/A
Mining	Mining or extraction of mineral or aggregate resources from the ground for off-site use	Alternative	N/A
Telecommunications Facilities	Offices and studios	1 per 300 s.f.	1 per 10 spaces
	Transmission facilities	1 space or as specified in permit	N/A
Rail Lines and Utility Corridors		Alternative	N/A

§17.31.050. Alternative Parking Plan

An Alternative Parking Plan is a proposal to vehicle parking needs by means other than providing parking spaces on-site in accordance with the ratios established in this chapter. Proponents who wish to deviate from the minimum off-street parking requirements shall secure approval of an Alternative Parking Plan, in accordance with the standards of this section.

A. Procedures.

1. **Plan Contents.** An alternative parking plan shall detail the type of alternative proposed and the rationale for such a proposal. Plans shall be prepared by a professional licensed by the State of Utah.
2. **Review and Approval.**
 - a. The Director is authorized to review and act on Alternative Parking Plans if the plan proposes a reduction or increase of no more than fifteen percent (15%) in off-street parking spaces.
 - b. Alternative Parking Plans proposing a reduction or increase of more than fifteen percent (15%) requires approval through the Track 2 review process.
3. A parking study shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE) Parking Generation Manual, or other acceptable estimates as approved by the Department of Public Works, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, location, or parameters of the use that may be estimated to parking requirements.
4. The study shall document the source of data used, and methods used to develop the recommendations. After reviewing the parking study, the Director and the Department of Public Works shall establish a minimum off-street parking standard for the proposed use.

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D. Storage of Relocated Structures or Buildings.

Storage of a relocated structure at a location other than the vacated or permanent site, shall only occur at a site allowed and intended for storage of building materials. When a building or structure is relocated at a site allowed and intended for storage of building materials, the following requirements shall apply:

1. Application, fees and construction of any foundation work or any improvements is not required until the building is ready to be relocated from the yard. The foundation permit must be released and the foundation inspected, approved, and installed prior to removal of the building from the yard;
2. If relocated structures are to be stored for a period exceeding 30 days, they shall be compliant with setback requirements set forth in the Land Development Code;
3. All structures shall be securely blocked to maintain structural integrity and to resist wind forces; and
4. Any stored structure shall be located in a secure fenced yard.

F. Findings of Fact.

A building permit for the relocation of a building or structure shall be substantiated by the following findings:

1. The building or structure will have no appreciable detrimental effect on the living environment and property values in the area which the structure is to be moved; and
2. The building or structure is in conformity with the quality of buildings existing in the area of the proposed site.

G. Existing Relocated Structures.

Buildings or structures that have been removed from their original location and have not been relocated to a permanent site on a permanent foundation prior to the adoption of this Title, shall comply with the regulations of this Chapter within 45 days. Failure to comply with the requirements of this section may result in additional fees being levied or initiation of enforcement procedures provided in the Municipal Code.

§17.37.060. Small Auto Dealerships**A. The purpose of these requirements is to permit small auto dealerships in the Commercial, Commercial Services and Industrial zones while minimizing adverse impacts to surrounding properties.****B. The following development standards are required for small auto dealerships.**

1. A small auto dealership shall have no more than eight (8) new and/or used vehicles stored on-site at any given time, and no more than three (3) vehicles shall be displayed outside at any one time. All other vehicles shall be stored inside a building.
2. Vehicles displayed outside shall be located in an improved parking stall and shall not eliminate any of the required parking stalls for the business.
3. Vehicles displayed outside shall not have any attached signage other than writing on no more than three (3) of the vehicles windows.
4. All vehicles displayed outside shall be in working order and generally void of noticeable damage including but not limited to considerable body rust, broken windows, flat tires, missing bumpers, or major body damage.
5. A small auto dealership may be permitted as an accessory use to a related business on the same property and under the same ownership; however, that related business shall also comply with all City requirements, including permitting and licensing.

Definitions
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“Automobile Vehicle Parts Sales (Indoor)” means an indoor area enclosed within a structure by walls and a roof overhead used for storage, display or sale of new or used vehicle parts.

“Automobile Vehicle Parts Sales (Outdoor)” means an outdoor area on private property larger than 1,000 square feet used for storage, display or sale of new or used vehicles parts.

“Automobile Vehicle and Equipment Sales” means an area, other than the right-of-way or public parking areas, used for display, sale, or rental of new or used vehicles and equipment in operable condition.

“Automobile Vehicle Repair” means repair to passenger vehicles, light and medium trucks and other motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed.

“Automobile Sales, Small Dealership” means a business specializing in the sale of a limited number of new and/or used vehicles, with no more than three vehicles displayed outside at any one time and with no more than a total of eight vehicles stored on-site at any given time. A small dealership may be permitted as an accessory use to a related business on the same property and under the same ownership. All vehicles displayed shall be in operable condition.

“Automobile Vehicle Service” means service to passenger vehicles, light and medium trucks and other motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer waits on-site while the service is being performed.

“Automobile Vehicle Use Area” means an area used for the loading, circulation, access, storage or display of motor vehicles. Designated off-street parking spaces or spaces on public or private streets shall not be considered vehicular use areas.

“Back-Out Parking” means a parking configuration that requires vehicles to maneuver directly from the parking space onto a public street without a driveway.

“Bakery” means an establishment where products such as bread, cake, and pastries are baked or sold.

“Bar Tavern” means an establishment serving alcoholic beverages for consumption on the premises. The term “bar” shall also include taverns, nightclubs, and saloons in which alcoholic beverages are served, primarily by the drink, and where food or packaged liquors may also be served or sold.

“Barber or Beauty Shop” means an establishment providing cosmetic treatment services for men and women. Other variations of this type of business include hair salons and spas.

“Basement” means a portion of a building partly below ground and not having more than half of its height above the level of the adjoining ground.

“Bed and Breakfast” or Bed and Breakfast Inn means an owner-occupied private single-family residence in which one to five rooms are rented for overnight lodging to travelers, and where breakfast is provided to guests only at no additional cost. The B&B operator must occupy the dwelling as their primary personal residence. The length of stay cannot exceed 30 consecutive days. overnight accommodations of ten or fewer rooms that may also serve one or more meals limited to registered guests.

D. Culverting of any stream.

“Diameter Breast Height (DBH)” means the diameter of a tree measured at 4.5 feet above grade.

“Director” means the Director of Community Development of the City of Logan or the Director’s designee.

“Discretionary Approval” means an action of the City that may be approved, conditionally approved, or denied at the discretion of the decision-making body upon making appropriate findings or utilizing adopted standards or policies.

“Discretionary Permit” means a permit issued by the City when the City has the discretion to approve the permit as requested, approve it in a modified form with conditions or other changes generated by application review, or to deny the permit on the basis of reasons or findings of fact.

“Dormitories, Fraternities, Sororities” means a building used as group living quarters for a student body or religious order as an accessory use to a college, university, boarding school, convent, monastery or similar institutional use.

“Dripline” means the natural outside end of the branches of a tree or shrub projected vertically to the ground.

“Drought-Tolerant Vegetation” means trees, shrubs, groundcovers and other vegetation, excluding prohibited or controlled species, which is classified as very or moderately drought-tolerant in accepted horticultural or landscaping publications.

“Dry Cleaner” means a business of providing dry-cleaning services on the premises. Customers typically drop off their items to be dry-cleaned by the employees of the business.

“Dwelling Unit” means one or more rooms, designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of the occupants.

“Electric Fueling Facilities (no petroleum)” means a use where electric vehicles are able to be recharged either in conjunction with another primary use or as a stand-alone charging station.

“Entertainment Event, Major” means activities or structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature. A “major” event includes a structure with more than 10,000 square feet of assembly area or an anticipated attendance of more than 300 people.

“Entertainment Event, Minor” means activities or structures that draw large numbers of people to specific events or shows. A “minor” event includes a structure with less than 10,000 square feet of assembly area and/or an anticipated attendance of less than 300 people. Included in this category are reception centers, banquet halls, event centers, etc., containing less than 10,000 square feet of assembly area.

“Essential Views” means the critical visual land forms, including city ridgelines, views of Logan’s many unique geologic and agricultural features, and the existing landscape fabric of the city’s hillside areas.

“Engineer” when referring to a City decision maker, means the City Engineer.

“Family” means persons related by blood, adoption, or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants; or a number of unrelated adult persons, but not exceeding two and their children related by blood, adoption, or marriage, living and cooking together as a single housekeeping unit, shall be deemed to constitute a family. Students who are visiting a family for the purpose of attending grades kindergarten through high school are considered temporary family members and therefore part of a family even though they may or may not be related by blood, adoption, or marriage. Students must be actively attending a school grade K-12 and living with a family related by blood, adoption, or marriage.

“Family Daycare (1-8 Clients)” means those uses providing care, protection and supervision for 1 – 8 children or adults on a regular basis away from their primary residence for less than 24 hours per day, unless approved by Conditional Use Permit.

“Family Group Daycare (9-16 Clients)” means those uses providing care, protection and supervision for 9 – 16 children or adults on a regular basis away from their primary residence for less than 24 hours per day, unless approved by Conditional Use Permit.

“Fitness Center” means an establishment providing space for health and fitness activities, including but not limited to, aerobic exercises, running, jogging, exercise equipment, game courts, swimming facilities, yoga, saunas, showers, massage rooms, and lockers.

“Flood Hazard: Appeal” means a request for a review of the City engineer’s interpretation of any provisions of this chapter or a request for a variance.

“Flood Hazard: Area of Special Flood Hazard” means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

“Flood Hazard: Base Flood” means the flood having a one percent chance of being equaled or exceeded in any given year.

“Flood Hazard: Development” means any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

“Flood Hazard: Existing Manufactured Home Park or Manufactured Home Subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale for which the construction of facilities for servicing the lot on which the manufactured home is to be affixed (including at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed before the effective date of the ordinance codified in this chapter.

“Flood Hazard: Expansion to an Existing Manufactured Home Park or Manufactured Home Subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).

“Flood Hazard: Flood or Flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of ponds, lakes, streams, rivers or other watercourses onto adjacent lands.

“Impound and Tow Lot” means a parcel of land or a building that is used for the temporary storage of motor vehicles usually awaiting insurance adjustment, transport to a repair shop, or to be claimed by titleholders or their agents, and where motor vehicles are kept. Permanent storage of vehicles is not permitted with this use.

“Industrial Service” means those firms engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Industrial Service includes:

- A. **“Contractor Supply Store”** means the retail or wholesale sale and distribution of goods supporting the contractor, construction or similar trade, with no outdoor storage, either temporary or permanent.
- B. **“Contractor Supply Store with Outdoor Storage”** means the retail or wholesale sale and distribution of goods supporting the contractor, construction or similar trade, with limited outdoor storage, either temporary or permanent.
- C. **“Industrial Machinery Storage, Sales and Repair”** means the repair or servicing of business or consumer machinery, equipment, products or by-products.
- D. **“Petroleum Products Storage”** means storage facilities either above or below ground containing one-hundred (100) gallons or more of petroleum product(s). Home heating petroleum storage is exempt.

“Infill Lot” means an undeveloped parcel located within an area where most of the surrounding parcels are already development.

“Inner Block Development” means development located in the interior portion of a block.

“Irrigation” means a system of to convey water to all landscaped or agricultural areas.

“Institutions of Higher Learning” means those facilities providing a level of education at the collegiate-level such as academies, universities, colleges, seminaries, institutes of technology, vocational schools, career colleges, and certain other collegiate-level institutes.

“Kennel” means a commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.

“Kennel, Daily Boarding” means a commercial establishment in which dogs or domesticated animals are kept daily with no overnight boarding for a fee.

“Land Area” means the total area of a lot lying within the lot lines and not including any portion of a street or right-of-way.

- A. **“Land Area, Gross”** means the size of a lot or parcel of land prior to subdivision or dedication of road rights-of-way, or other rights-of-way.
- B. **“Land Area, Net”** means that land available for development after the area allocated for roads or rights-of-way is deducted from the gross land area.

“Land, Critical” means any land that is mapped and recognized, by the City, to have physical, environmental, or aesthetic characteristics that provide a public benefit or health or safety hazard that overrides the right to develop that portion of property.

“Pet Serviceshop” means an establishment in the business of ~~offering display, sales, grooming, or training, play, or pet day care~~ services of small domesticated animals including dogs, cats, birds, reptiles, rodents or similarly sized animals for the purpose of being household pets. Does not include overnight boarding or animal breeding.

“Pharmacy or “Drug Store” means a store where the primary business is the preparation and dispensing of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines, but where nonmedical products may be sold as well.

“Planning Commission” means the seven member body appointed by the Mayor as authorized in Logan Municipal Code Chapter 2.40.

“Plat” means the official map approved by the City, prepared for recordation showing the boundaries of the subdivision, the location of lots, easements, streets, common areas, and upon which are affixed required signatures, notes, and other such inscriptions as required by conditions of project approval.

“Plumbing Shop” means an establishment in the business of offering sales and service of products relating to residential and commercial plumbing equipment.

“Preliminary Plat” means a draft or proposed map of a subdivision presented to the City for review and action.

“Prescriptive Standards” means a regulation, quantity, timing requirement, or other requirement of this Title for which the code specifies or prescribes what must be accomplished or achieved.

“Primary Structure” means a structure or combination of structures of chief importance or function on a site. Usually, the primary use of the site is carried out in a primary structure. The difference between a primary and accessory structure is determined by comparing the size, placement, similarity of design, use of common building materials and the orientation of the structures on a site. Garages are an accessory use.

“Primary Use” means an activity or combination of activities of chief importance on the site. A “Primary Use” is one of the main purposes for which the land or structures are intended, designed, or ordinarily used. A site may have more than one primary use.

“Project” means any application, petition, or request for an action by the City that results in the issuance of a permit, approval or conditional approval of a development entitlement, or authorization by a City official, board, commission, committee, or council. Project also means the development on a particular area of land.

“Proponent” means a person who advocates on behalf of a project. A proponent may be the owner of the property or their representative such as a builder, developer, optional purchaser, consultant, or architect.

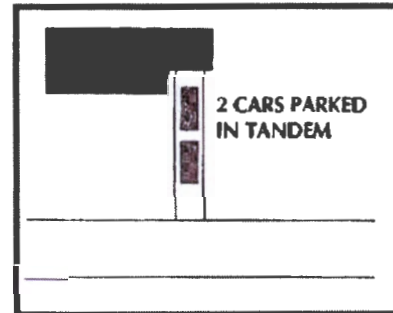
“Property Owner for Purposes of Mailed Notice” means the person who is shown on the County’s rolls as the record owner of a lot or parcel in the City of Logan. The “record property owner on the latest County rolls” means the person shown as an owner of record as of the time the property rolls were finalized for setting property tax bills. Generally, this means the property owner as of January first of a calendar year.

“Radio or Television Transmitting Station” means an establishment engaged in transmitting oral and visual programs to the public and which may consist of a studio, transmitter, tower, and antenna(s).

“**Structure**” has the meaning as defined in the current adopted edition of the International Building Code.

“**Studio**” includes the following:

- A. ~~“**Studio (Health, Exercise, Massage, Reducing or Similar Service)**” means an establishment providing space for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, and saunas, showers, massage rooms, and lockers.~~
- B. **Studio (Photographer, Artist, Music, Dance, and Drama)**” means an establishment where the workshop of an artist, sculptor, photographer, or craftsman, or musician works, trains, or teaches others.



“**Subdivision**” means any land that is divided, re-subdivided, or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purposes, whether immediately or future, for offer, sale, ground lease, or development either on the installment plan or upon any and all other plans, terms, and conditions, including for purposes of securing financing:

- A. Subdivision Includes:
 1. The division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; or
 2. Divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes, or
 3. The creation of condominiums, townhomes, planned developments, and any other project that results in individual ownership in fee title, airspace, or cooperatively; or
 4. Stock cooperatives.
- B. “**Simple Subdivision**” means “subdivision”.
- C. “**Major Subdivision**” means “subdivision”.
- D. “**Minor Subdivision**” means the division of land into three (3) or fewer lots not requiring the construction of a new roadway necessary to serve the proposed lots or development.
- E. “**Lot Split**” means subdivision.
- F. When counting lots in a subdivision, the lot that exists prior to subdivision counts as one lot.

“**Subdivision Ordinance**” is incorporated within the Logan Land Development Code in the Logan Municipal Code.

“**Tandem Parking**” means a parking design in which one car parks behind another car in a single width driveway lane or single width parking space.

Figure 17.62.E Tandem Parking

~~“**Tavern**” means an establishment in which alcoholic beverages are served, primarily by the drink, and where food or packaged liquors may also be served or sold.~~

“**Technical Advisory Committee**” means a committee that may be established as needed at the discretion of the Mayor to provide technical support or recommendations to the Mayor or other Commissions or Boards.

“**Telecommunication Facilities**” includes all devices, equipment, machinery, structures or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Facilities may be self-supporting, guyed, co-located with existing facilities, or mounted on rooftops, poles, light posts, power poles, buildings or other structures. Facilities may also include interconnection translators,

“Utilities” are characterized as follows:

- A. **“Basic service delivery and laterals”** means utility services that are located in or adjacent to the area where service is provided.
- B. **“Distribution network”** means the utility distribution network that generally serves a neighborhood or area.
- C. **“Structures, physical facilities”** means regional, intra-city, inter-city, or interstate distribution lines serving broad areas. These types of structures include above ground power lines of 120 kilovolts or more, power distribution by a non-franchised power company, physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint; municipal water well, reservoir, or storage tank.

“Use” means the purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.

“Vegetation, Native” means any plant species which is indigenous to all or a part of northern Utah or the northern Rocky Mountain and Great Basin ecosystems. Plant species which have been introduced by humans are not classified as native species.

~~**“Vehicle Parts Sales (Indoor)”** means an indoor area enclosed within a structure by walls and a roof overhead used for storage, display or sale of new or used vehicle parts.~~

~~**“Vehicle Parts Sales (Outdoor)”** means an outdoor area on private property larger than 1,000 square feet used for storage, display or sale of new or used vehicles parts.~~

~~**“Vehicle and Equipment Sales”** means an area, other than the right-of-way or public parking areas, used for display, sale, or rental of new or used vehicles and equipment in operable condition.~~

~~**“Vehicle Repair”** means repair to passenger vehicles, light and medium trucks and other motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed.~~

~~**“Vehicle Service”** means service to passenger vehicles, light and medium trucks and other motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer waits on-site while the service is being performed.~~

~~**“Vehicle Use Area”** means an area used for the loading, circulation, access, storage or display of motor vehicles. Designated off-street parking spaces or spaces on public or private streets shall not be considered vehicular use areas.~~

“Vines” means plants which normally require support to reach mature form.

“Wall Art” means a graphic representation that has no advertising or promotional content, no signage, no logos, or other commercial content or graphics.

“Warehouse, Freight Movement” means firms involved in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

“Waste Related Use” means uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material.