

## ORDINANCE 2019-20

### AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 7 ARTICLE B: SINGLE-FAMILY RESIDENTIAL ZONES R-1-8, R-1-8(A), R-1-8(AG), R-1-10, R-1-12.5

**WHEREAS;** The City has identified various residential zoning districts; and

**WHEREAS;** The current standard for the setbacks of accessory buildings on the non-street side of a corner lot have been deemed to be inappropriate and inconsistent with the other existing accessory building standards; and

**WHEREAS;** The City is committed to providing site development standards that ensure accessory building are compatible with neighboring properties;

**NOW THEREFORE, BE IT ORDAINED** by the North Ogden City Council that the North Ogden City Code 11-7B-4 be amended

#### **SECTION 1:** Site Development standards to be amended

##### **11-7B-4: SITE DEVELOPMENT STANDARDS**

	R-1-12.5	R-1-10	R-1-8	R-1-8(A)	R-1-8(AG)
A. Minimum lot area (sq. ft.):					
1. Interior lots	12,500	10,000	8,000	8,000	8,000
2. Corner lots	13,500	11,000	9,000	8,000	9,000
B. Minimum lot width measured in feet 30 feet back from the front property line	100	90	80	80	80
C. Minimum yard setback (in feet):					
1. Front	30	30	30	30	30
2. Side:					
a. Dwelling-interior	10	10	8	4	8

	b. Total combination width not less than	24	24	18	12	18
	c. Exception: Where there is an attached garage with the required number of parking spaces, both side yards may be	10	10	8	4	8
	1. Side facing street on corner lot	20	20	20	20	20
	2. Rear:					
	a. Main building	20	20	20	20	20
	D. Total lot coverage:					
	1. Under roof	35%	35%	35%	35%	35%
	2. Minimum vegetative area	50%	50%	50%	50%	50%
	E. Building height (in feet):					
	1. Minimum	10	10	10	10	10
	2. Maximum	35	35	35	35	35
	F. Accessory building regulations (in feet) (see also CCNO 11-10-31)					
	1. Accessory building height					
	a. Accessory building setback					
	(1) Accessory/Large building					
	(A) Interior lot & Corner lot (non-street side)					
	Height Maximum in Feet	Setback Minimum in Feet				
	10	3				

				11	6
				12	9
				13-18	12
				19-25	15
				(B) Corner lot (street side)	20
				2. There shall be provided a minimum spacing between main and accessory buildings of at least	6
				3. Rear yard coverage by accessory building shall not exceed the following	25%
				4. Building Separation: Large accessory building to be 60 feet from any neighboring dwelling on any adjoining parcel	

**SECTION 3:** This ordinance shall take effect upon adoption.

**PASSED and ADOPTED** this 24<sup>th</sup> day of September 2019.

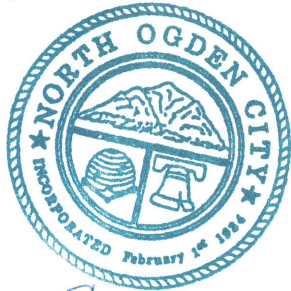
**North Ogden City:**

  
**M. Brent Chugg**  
**North Ogden City Mayor**

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>	
<b>Council Member Barker:</b>	<u>  X  </u>	___	
<b>Council Member Covering:</b>	<u>  X  </u>	___	
<b>Council Member Stoker:</b>	<u>  X  </u>	___	
<b>Council Member Swanson:</b>	<u>  X  </u>	___	
<b>Council Member Turner:</b>	___	___	excused
<b>(In event of a tie vote of the Council):</b>			
<b>Mayor Chugg</b>	___	___	

**ATTEST:**



*S. Annette Spendlove*  
**S. Annette Spendlove, MMC**  
**City Recorder**