

ORDINANCE 2019-24

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TO ADJUST THE BUILDING HEIGHT EXCEPTION FOR CUPOLAS

WHEREAS; There are building height standards in all zones; and

WHEREAS; The General Plan has identified the need for high quality building and design standards; and

WHEREAS; Allowing cupolas to be an exception to the building height standard is desirable; and

WHEREAS; All zones are in need of periodic updates including updating design standards; and

WHEREAS; The North Ogden City Planning Commission has reviewed these standards and conducted a public hearing on the amendment and recommends adoption of this amendment.

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City zoning ordinance 11-10-6 is amended to provide a building height exception for cupolas.

SECTION 1: Text to be amended:

11-10-6: ADDITIONAL HEIGHT REGULATIONS

- A. Generally: No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located, except as otherwise specifically provided.
- B. Exceptions: Height regulations established elsewhere in this title shall not apply:
 1. In any district, to church spires, monuments and water towers; provided, that such structure shall be so located and constructed that if it should collapse, its reclining length would still be contained on the property on which it was constructed. Cupolas may be constructed to a maximum of three (3) feet in width and four (4) feet in height. A weather vane or lighting rod may be located on top of the cupola. Further, that these structures shall not be used for human occupancy.
 2. In any nonresidential district, to noncommercial radio or television antennas.
 3. In the MP-1 zoning district, to conveyors or similar structures wherein the industrial process involved customarily requires a height greater than otherwise permitted; provided, that such structure shall be so located and constructed that if it should collapse, its reclining length would still be contained on the property on which it was constructed.
 4. Chimneys in residential zoning districts may be two feet (2') above the roofline of the residential structure, even if the roofline is at the maximum building height. However, there shall be no height exception allowed for a chimney if there is a two foot (2') or greater vertical clearance within a ten foot (10') radius of the chimney.

5. Wireless communications towers and antennas as approved in accordance with the requirements and provisions stated in chapter 21 of this title.
 6. False mansards in any residential zone may extend five feet (5') above the maximum zone building height.
 7. Parapets in any commercial or manufacturing zone may extend six feet (6') above the maximum zone building height. Exception: Maximum height of twenty five feet (25') if set back twenty feet (20') from the property line and sixty feet (60') from a neighboring dwelling.
- C. Prohibited Heights: No dwelling shall be erected to a height less than ten feet (10'), except as permitted by conditional use, and no accessory building in a residential zone shall be erected to a height greater than twenty five feet (25').

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 12th day of November 2019.

North Ogden City:


M. Brent Chugg
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

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

ATTEST:


S. Annette Spendlove, MMC
City Recorder

