

## ORDINANCE 2024 - 05

### AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE TITLE 11, CHAPTER 12, SECTION 6 SITE DEVELOPMENT STANDARDS, TO ALIGN ACCESSORY BUILDING STANDARDS CITY-WIDE.

**WHEREAS;** North Ogden City recognizes the importance of regulating accessory buildings to maintain the character and quality of our neighborhoods;

**WHEREAS;** This amendment seeks to align each residential zone with accessory building standards;

**WHEREAS;** The City regularly evaluates the City Code of North Ogden for nonconforming standards and ordinances; and

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

**NOW THEREFORE, BE IT ORDAINED** by the North Ogden City Council that the North Ogden City Code in 11-12 be amended to update Site Development Standards in Section 6 to include maximum rear yard coverage of accessory buildings within the Hillside Protection Zones.

**SECTION 1:** Text to be amended.

#### **11-12-6: Site Development Standards.**

Zoning District		HP-1	HP-2	HP-3	
A. Minimum lot area (square feet or acres)		10,000	12,500	2 acres	
B. Minimum lot width in feet (measured 30 feet from front lot line)		90'	100'	200'	
C. Minimum yard setback (in feet)					
	1. Front	30'	30'	50'	
	2. Side	10'	10'	25'	
		a. Minimum street side yard	20'	20'	50'
	3. Rear	20'	20'	150'	

D. Total lot coverage		35%	35%	35%
D. Building Height (in feet)				
	1. Minimum building height	10'	10'	10'
	2. Maximum building height	35'	35'	35'
E. Accessory building regulations (in feet) (see also CCNO 11-9M-8)				
	1. Accessory building/large accessory building			
	a. Required setback in feet (with permitted increases in building height beyond 10')			
(1) Buildings that meet the design standards requirements in CCNO 11-9M-8: a building up to 10' tall may be 3' from the property line. Beginning at 5' from the property line, an increase in building height beyond 10' is permitted up to a maximum building height of 25' (at the tallest point of the roof of the building), with an increase, at a 1:1 ratio, in the required setback distance of the building walls from the property line				
F. Maximum rear yard coverage by accessory building		25%	25%	25%
G. There shall be provided a minimum of 6 feet of spacing between main and accessory buildings.				
	1. Maximum Number of Large Accessory Buildings Per Lot	1	1	1
	2. Building Design and Materials - See CCNO 11-9M-8			

**SECTION 2:** This ordinance shall take immediate effect after the adoption of this ordinance.

**PASSED and ADOPTED this 27<sup>th</sup> day of February 2024.**

**North Ogden City:**

  
S. Neal Berube (Feb 28, 2024 20:21 MST)  


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**S. Neal Berube**  
**North Ogden City Mayor**

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>		<b>Nay</b>
<b>Council Member Barker:</b>	___	excused	___
<b>Council Member Cevering:</b>	<u>  X  </u>		___
<b>Council Member Dalpiaz:</b>	<u>  X  </u>		___
<b>Council Member Pulver:</b>	<u>  X  </u>		___
<b>Council Member Watson:</b>	<u>  X  </u>		___

**(In the event of a tie vote of the Council):**

**Mayor Berube** \_\_\_\_\_

**ATTEST:**



Rian Santoro  
Rian Santoro (Feb 29, 2024 10:26 MST)  
\_\_\_\_\_  
**Rian Santoro**  
**City Recorder**