

ORDINANCE NO. 19-10

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
 MAKING CHANGES TO PERMITTED AND CONDITIONAL USES IN THE MATRIX

WHEREAS, the City Council of the City of North Logan, Utah, adopted and passed the Code of Revised Ordinances of the City of North Logan on March 16, 1989, which Code was published and effective on March 20, 1989; and

WHEREAS, said Code included Title 12, which is the City’s Land Use Ordinance; and

WHEREAS the City Council and the City’s Planning and Zoning Commission have determined there is need and good cause to amend the City’s land use ordinance to modify the regulations governing permitted and conditional uses allowed in the matrix.

NOW, THEREFORE, pursuant to Section 12A-301 of Title 12 of North Logan City code and Section 10-9a-205 of the Utah Code, and after ten (10) days’ notice and a public hearing held August 22, 2019 by the Planning Commission as required, the City Council of the City of North Logan, Utah hereby adopts, passes and publishes the following:

BE IT ORDAINED by the City Council of the City of North Logan, Utah as follows:

SECTION I: Amend the matrix and notes in TITLE 12C, Chapter 12C-1003 - Area, Width, and Yard Regulations, is changed to amend the front setback for development in the General Commercial (CG), Community Commercial (CC), Professional (PR), and Mixed Use (MX-G, MX-CC) to read as follows (the highlighted portions are added and the words struck through are deleted):

12C-1003 Area, Width, And Yard Regulations

				Setbacks				
				Side Setbacks				
Zone		Min Res. Lot Size Standard Sub- division	Width	Front	One Side Minimum	Minimum Sum of Both Sides	Side Set-Back On Side Adjoining a Street	Rear
Agriculture	A-10	10 Acres	250'	30'	12'	24'	20'	30'
	A-20	20 Acres	250'	30'	12'	24'	20'	30'
Residential Estate	RE-1	1 Acre	100'	50' (30') 30'	15'	35'	20'	30'
	RE-2	2 Acres	250' (100)'	50'	15'	35'	20'	30'

ORDINANCE NO. 19-10

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
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	RE-5	5 Acres	100'	50'	15'	35'	20'	30'
Single-Family Residential	R-1-10	10,000 sf	80' (60')	25'	10' (8')	24' (18')	20'	25'
	R-1-12	12,000 sf	90' (80')	30' 25'	10'	25' (24')	20'	30'
	R-1-15	15,000 sf	95' (80')	30' 25'	10'	25' (24')	20'	30'
	R-1-20	20,000 sf	100' (80')	30' 25'	10'	25' (24')	20'	30'
	R-1-30	30,000 sf	100' (90')	30' 25'	10'	25'	20'	30'
One and Two Family Residential	R-2-12	12,000 sf	95'	30'	10'	25'	20'	30'
	R-2-12	15,000 sf	100'	40'	10'	25'	20'	30'
Multiple Family Residential	RM – Single Family Res.	10,000 sf	80'	30'	10'	25'	20'	30'
	RM – SFR Zero lot line	6,000 sf	60'	30'	0'	14'	20'	30'
	RM – Two Family Res.	12,000 sf	95'	30'	10'	25'	20'	30'
	RM – Three Family Res.	14,000 sf	100'	30'	10'	25'	20'	30'
	RM – Four Family	16,000 sf	100'	30'	10'	25'	20'	30'

ORDINANCE NO. 19-10

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
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	Res.							
	RM – Other	Note #2	Note #2	30'	10'	25'	20'	30'
Residential Business – (Residential and Non-Residential Uses)		Note #4	Note #4	Note #4	Note #4	Note #4	20'	Note #4
Mixed Use (MX-G or MX-CC)	Single Family Residential	12,000 sf	90'	30'	10'	25'	20'	30'
	Other Permitted or Conditional Uses	No. Min.	No. Min.	50' Note #9	20'	40'	20'	Note #3
	Mixed Uses	Note #8	Note #8	Note #8	Note #8	Note #8	Note #8	Note #8
Professional (PR)		No. Min.	No. Min.	50' Note #9	Note #3			Note #3
Community Commercial (CC)		No. Min.	No. Min.	50' Note #9	Note #3			Note #3
Hospital (HOSP)		No. Min.	No. Min.	50'	Note #7	Note #7	Note #7	Note #7
General Commercial (CG)		No. Min.	No. Min.	50' Note #9	Note #3	Note #3	Note #3	Note #3
Recreation/School (R/S)		N/A	No. Min.	50'	Note #3	Note #3	Note #3	Note #3
Manufacturing, Heavy Commercial (MC)		No. Min.	No. Min.	50'	Note #5			Note #5
High Tech., Manufacturing, and Research (M2)		Note #6	Note #6	Note #6	Note #6	Note #6	Note #6	Note #6

Note, the second number, in parenthesis, is the width/set-back requirement when using methods two or three for subdivision development.

ORDINANCE NO. 19-10

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
MAKING CHANGES TO PERMITTED AND CONDITIONAL USES IN THE MATRIX

- Note #1 - (Applies throughout) For use of a lot for group dwellings, multiple family dwelling, or other conditional uses as specified in this ordinance, the lot area and width of the particular property would have to be approved by the proper municipal authorities before such uses could be allowed.
- Note #2 - As Determined by the City Council following a review by the Planning Commission.
- Note #3 - Ten feet minimum side/rear setback is required where the side or rear yard abuts an agricultural or residential zone, or where the yard abuts a current residential use. Twenty feet minimum is required where the side yard is adjacent to a street. Any applicable modifying regulations may also require side setbacks. No minimum side/rear setback is required when abutting other commercial zones. An exception may be granted by the City Council to allow for not less than a ten-feet (10') side yard where said side yard is adjacent to a street if it can be shown that at least one hundred (100) feet of minimum sight distance will be maintained past any structure(s) on the property and between intersecting right-of-way lines (or a line twenty-five feet (25') from the center line in the case of an intersecting private driveway or alley) for any intersecting roadways, streets, alleys, or driveways.
- Note #4 - Minimum set backs, lot width and size of lots in this zone are to conform to the adjacent zone (see modifying regulations).
- Note #5 - None, except that for any parcel in the MC zone having a lot line in common with a lot in an adjoining zone or lying across the street or alley from such adjoining zone, the side and rear yards prescribed for such adjoining zone shall be maintained in the MC zone.
- Note #6 - The minimum lot size; lot width; front, rear and side yard requirements for the M-2 Zone accepted and approved by the city are the same standards as set forth in the "Declaration of Covenants, Conditions and Restrictions of the Utah State University Research and Technology Park" as filed with the Cache County Recorder 26 October, 1987.
- Note #7 - Setback requirements are as specified in Modifying Regulations.
- Note #8 - Setbacks, lot sizes including lot widths for uses designated by "M" in the zoning matrix for both Mixed Use Zones are established by the Mixed Use Development Plan as reviewed by the Planning Commission and approved of the City Council (See Sections 12C-1050 through 12C-1057.)
- **Note #9 - Any parcel with frontage on Main Street shall have a minimum front setback of twenty five (25) feet measured from the back of curb. All other parcels have a minimum front setback of ten (10) feet measured from the back of curb of the designed future right of way.**

SECTION II: CONFLICT. To the extent of any conflict between this ordinance and any other North Logan City ordinance(s) or regulation(s), the provisions of this Ordinance shall be controlling.

SECTION III: SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared

ORDINANCE NO. 19-10

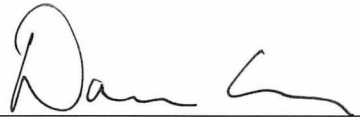
AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
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invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION IV: EFFECTIVE DATE. In the opinion of the City Council of North Logan, it is necessary that this ordinance take effect immediately; therefore, this Ordinance shall take effect immediately upon its passage and first posting as provided by law.

ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 4th day of September, 2019.

NORTH LOGAN CITY

By: 
Damon Cann, Mayor

ATTEST:


Scott Bennett, City Recorder

ORDINANCE NO. 19-10

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
MAKING CHANGES TO PERMITTED AND CONDITIONAL USES IN THE MATRIX

CERTIFICATE OF DUE POSTING

I, Scott Bennett, City Recorder of North Logan, Utah, hereby certify that I caused to be posted the foregoing Ordinance No. 19- 10 on the 5th day of September, 2019, in the City of North Logan, Cache County, State of Utah, a copy of which is hereto attached, in each of three public places in the said City of North Logan, to-wit:

1. North Logan City Offices, 2076 North 1200 East
2. North Logan City Library, 475 East 2500 North
3. North Park Police Department, 575 East 2500 North

WITNESS my hand this 5th day of September, 2019.



Scott Bennett, City Recorder