

ORDINANCE NO. 21-02

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL MAKING CHANGES TO MINIMUM STORIES REQUIRED FOR TOWNHOMES IN CITY CENTER ZONES

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 minimum required number of stories for the townhome building type in City Center zones.

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 April 1, 2021 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 TITLE 12 LAND USE, modifying 12C-1066.05 Townhome (TH) definitions, to increase the minimum number of stories required for townhomes from two (2) to three (3).

C. Lot & Building Requirements - Townhome (TH)

	DT	CCC	CCA	Max.	MR8	MR7
	Not Permitted	Not Permitted	Min.		Min.	Max.
Lot Area:			2,000 sf	5,000 sf	2,000 sf	5,000 sf
Lot Coverage:			no min.	80%	no min.	80%
Lot Width (A):			20'	50'	20'	50'
Front Setback (B):			5'	25'	5'	20'
Side Setback (C):			5'	no max.	5'	no max.
Rear Setback - Home (D):			15'	no max.	15'	no max.
Building Width:			90%	100%	80%	100%
Stories:			2 3	3	4 3	2 3
Height (E):			20'	35'	11'	35'
Attached Side (F):			Attached		Attached	

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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 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.

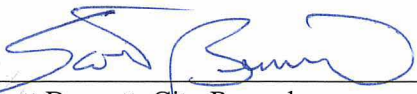
ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 14th day of April, 2021.

NORTH LOGAN CITY

By: 

Damon Cann, Mayor

ATTEST:



Scott Bennett, City Recorder

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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. 21-02 on the 15th day of April, 2021, 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 15th day of May, 2021.



Scott Bennett, City Recorder