

**ORDINANCE NO. 16-01**

**Zoning Amendments  
Outdoor Recreation Area and Related Boundary Change with Hyde Park**

WHEREAS, the City Council of the City of North Logan, Utah, adopted and passed the Code of Revised Ordinance 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, Land Use, which is the City's Zoning Ordinance; and

WHEREAS, the North Logan Planning Commission and the City Council deem it appropriate to establish the initial land-use zoning for the area annexed by North Logan City as a result of a boundary change with Hyde Park City effective July 22, 2015; and

WHEREAS, the North Logan Planning Commission and the City Council deem it appropriate to modify the existing Forest Recreation Zone to more appropriately regulate the development of the outdoor recreation land within the City.

NOW, THEREFORE, pursuant to North Logan Municipal Code, Section 12A-504 of Title 12 of said code and Utah State Code, Section 10-9a-205, Utah Code Un-annotated, 2013, and after ten (10) days' notice and a public hearing held April 7th, 2016 by the Planning Commission, as required therein, the City Council of the City of North Logan, Utah hereby adopts, passes and publishes the following:

**AN ORDINANCE AMENDING TITLE 12 - LAND USE ORDINANCE  
OF THE CITY'S CODE OF REVISED ORDINANCES  
BY ZONING CERTAIN AREAS ANNEXED FROM HYDE PARK CITY AND CHANGING THE  
REGULATIONS FOR AND THE AREA ZONED AS FOREST RECREATION**

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

**SECTION I: INITIAL ZONING ESTABLISHED AND CHANGE TO THE ZONING MAP** The real property located in North Logan, Utah, recently annexed into North Logan as a result of a boundary change with Hyde Park effective July 22, 2015, which is currently un-zoned is hereby zoned in accordance with the attached map. The map showing the area to be zoned is attached to this Ordinance and incorporated herein by reference as attachment #1.

**SECTION II: CHANGE THE FOREST RECREATION ZONE TO THE RECREATION/SCHOOL ZONE.** The Forest Recreation Zone is hereby eliminated and replaced with the Recreation/School Zone (R/S). All regulations for the FR Zone, and all references to that zone within the code shall be changed to and apply to the new R/S Zone hereby created, except as provided herein.

**1. Modify Section 12C-801 to read as follows:**

**12C-801. Establishment of Zones.** For the purpose of this ordinance, the following fourteen (14) zones are created to be applied as necessary to regulate the development of the land in North Logan, Utah.

~~(A) Forest Recreation Zone (FR) To provide areas for grazing, forestry, mining, recreation, and other activities to the extent compatible with the protection of the natural and scenic resources of the areas for the benefit of present and future generations.~~

(A) Recreation/School Zone (R/S) To provide areas for indoor and outdoor recreation and parks, and areas for school campuses and associated athletic fields, and other compatible uses which serve the requirements of the community.

Zone definitions (B) through (N) - no change.

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**2. Modify Section 12C-1001 as follows:**

The following land uses, allowed in the Forest Recreation Zone, shall be eliminated from the zoning matrix for the new Recreation/School zone and thus not be permitted in the newly established zone:

- Cabin
- Seniors Housing
- Residential Accessory Building
- Dude Ranch
- Mines, Quarries, and Gravel Pits

The following land uses, not allowed in the Forest Recreation Zone, shall be added to the zoning matrix for the new Recreation/School zone and thus will be permitted in the newly established zone:

- School, College or University; Private or Public

**3. Modify Chapter 12C-1002 as follows:**

**CHAPTER 12C-1002. Height Regulations**

1. In zones ~~FR~~, A, RE, PR, RB, R-1, and R-2 no main building shall be erected to a height greater than 35 feet and no residential accessory building shall be erected to a height greater than 35 feet. (Ord. 05-02, 10-10)
2. In zones CC, RM, ~~R/S~~ and CG no main building shall be erected to a height in excess of 35 feet, provided, however, that building heights in excess of 35 feet may be allowed, subject to the requirement that for each two feet by which the building exceeds 35 feet in height the requirements for ~~side yards~~ setbacks shall be increased by one additional foot on each side of the building. (Ord. 05-02, 10-10)

**4. Modify Chapter 12C-1003 as follows:**

**CHAPTER 12C-1003. Area, Width, and Yard Regulations.**

Zone			Setbacks					
			Front	One Side Minimum	Side Setbacks		Rear	
Min Res. Lot Size Standard Sub-division	Width	Minimum Sum of Both Sides			Side Set-Back On Side Adjoining a Street			
<del>Forest Recreation (FR)</del>	<del>FR-0.5</del>	<del>0.5 Acres</del>	<del>100'</del>	<del>50'</del>	<del>20'</del>	<del>40'</del>	<del>20'</del>	<del>30'</del>
General Commercial (CG)		No. Min.	No. Min.	50'	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

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-foot (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.

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#### 5. Modify Chapter 12C-1004 as follows:

##### CHAPTER 12C-1004. Modifying Regulations.

###### ~~(A) Forest Recreation Zone (FR)~~

- ~~(1) Side Yards - Main buildings other than dwellings shall have a minimum side yard of 20 feet and the total of the two side yards shall be 40 feet. Private garages, detached accessory dwelling units and other accessory buildings located at least 10 feet behind the main building street side yard of a corner lot shall be a minimum of 20 feet for main and accessory buildings. (Ord. 10-01)~~
- ~~(2) Rear Yards - Private garages, detached accessory dwelling units and accessory buildings located at least 10 feet behind the main building may have a rear yard of six feet provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all buildings shall be 10 feet. (Ord. 10-01)~~
- ~~(3) Front yards - All buildings shall be located at least 60 feet from the center line of the street, or 30 feet from the front property line which ever is greater.~~

###### (A) Recreation/School Zone (R/S)

- (1) Side Yards - Main buildings shall have a minimum side yard of twenty (20) feet and other accessory buildings located at least 10 feet behind the main building. The street side yard of a corner lot shall be a minimum of 20 feet for main and accessory buildings.
- (2) Rear Yards - All buildings shall have a minimum rear yard of a least ten (10) feet and at least twenty (20) feet when abutting an "R" zone.
- (3) Front yards - Front yards - all buildings shall be located at least ninety (90) feet from the center line of the street, or fifty (50) feet from the front property line when abutting an "R" zone, whichever distance is greater

#### 6. Modify CHAPTER 12A-200. Definitions. definition #124 Recreation Facility, Public Access shall be changed to read as follows:

(124) Recreation Facility, Public Access. Park, playground, swimming pool, sports fields and courts, or municipal recreation center. Facilities would normally be operated by or under the control of the county or city or a similar facility operated by a non-profit organization with some oversight and/or joint participation with the county or city. May also include similar facilities with access limited to neighborhood residents. Such limited public access facilities would usually be open only to residents of the neighborhood such as could be found in a PUD or a facility established and maintained by a neighborhood home owners' association. Not intended to mean recreation facilities associated with a residence as defined under "Residential Accessories".

#### 7. Modify CHAPTER 12C-604. Permanent Signs to read as follows:

##### 12C-604 Permanent Signs.

###### (2) Regulations on Permanent Signs based on Type of Construction or Sign Placement.

###### a) Freestanding Business Signs and Community Support Facilities Signs

- i. Freestanding business signs and Community Support Facilities shall be regulated and limited in accordance with the following table:

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<b>Zone</b>	<b>RM, RE, R1, R2, and A, and <del>FR</del></b>	<b>PR, MX, HOSP and RB</b>	<b>CC, CG, and MC, and R/S</b>	<b>M2</b>
Maximum Height of Top of Sign Above the Ground and Maximum Width of Sign	Height - Six (6) Feet	Height - Ten (10) Feet	Height - Twelve (12) Feet	In accordance with Note 1.
Maximum width is widest part of sign, not just sign face	Width - Ten (10) Feet	Width - Ten (10) Feet	Width - Twelve (12) Feet	
Maximum Sign-Face Area of Sign	Forty (40) Square Feet	Sixty-Four (64) Square Feet	One-hundred-Twenty (120) Square Feet	

**8. Modify CHAPTER 12C-1101. - General Site Development Requirements in Commercial Zones; and Institutional-Residential and Non-residential Development in Residential Zones to read as follows:**

**12C-1101 - General Site Development Requirements in Commercial Zones; and Institutional-Residential and Non-residential Development in Residential Zones.** All development in the CC, CG, MC, M2, PR, MX-G, R/S and HOSP zones shall conform to the development regulations specified herein. Additionally, all institutional-residential, senior housing and non-residential uses in the ~~FR~~, A, RB, RE, RM, R-1 and R-2 zones shall also conform to the development regulations specified herein.

**SECTION III: CHANGE THE AREA TO BE ZONED RECREATION/SCHOOL.** The land added to the corporate limits of North Logan City from the July 22, 2015 boundary change with Hyde Park, the land commonly known as Meadow View Park, and all the land previously zoned Forest Recreation are hereby zoned Recreation School Zone (R/S) as shown on the attached zoning map.

**SECTION IV: 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 V: 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 VI: 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 20<sup>th</sup> day of April, 2016.

ATTEST:

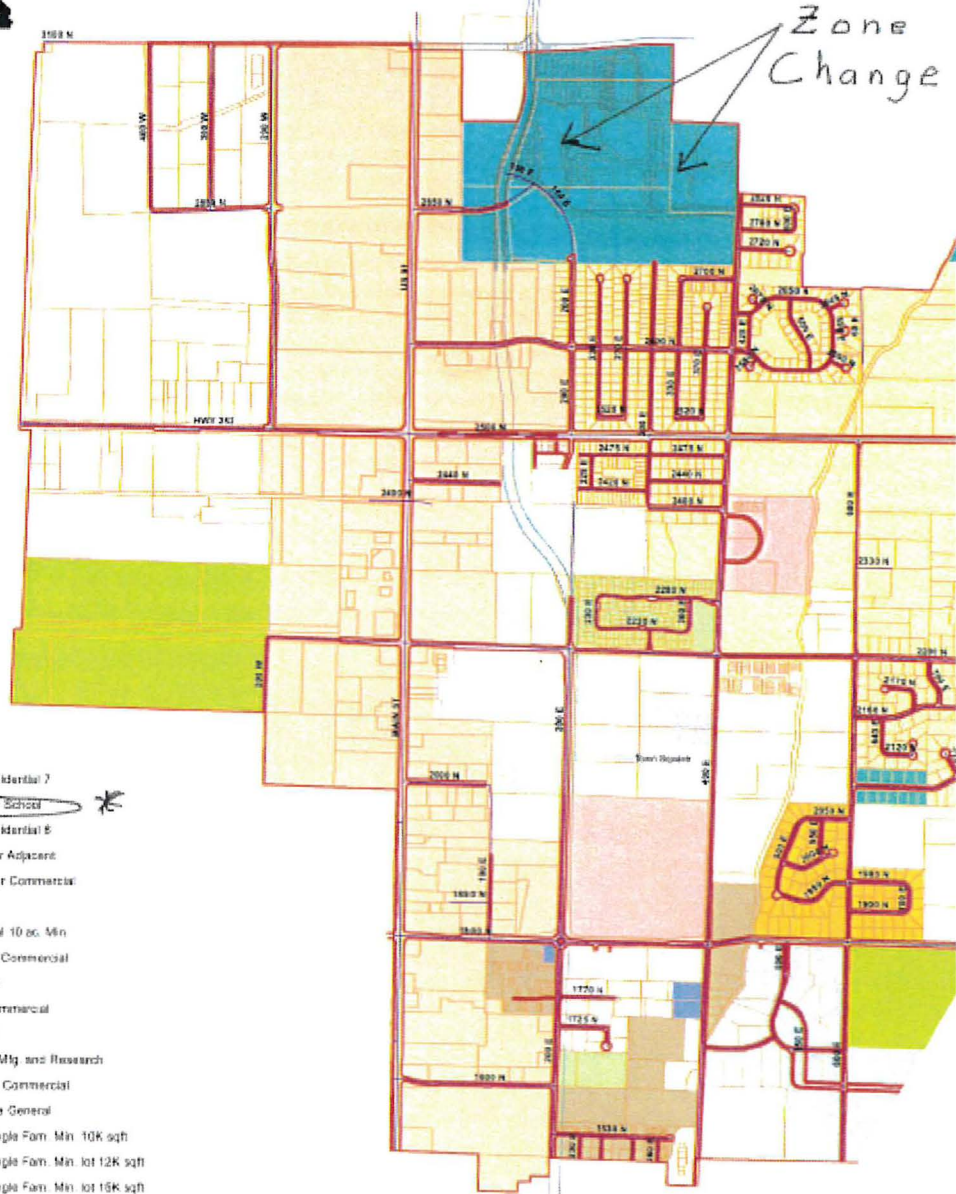
NORTH LOGAN CITY

  
Scott Bennett, City Recorder

By   
Lloyd Berentzen, Mayor

# North Logan City Zoning

PROPOSED



- NLC Roads
- NLC Parcels
- 200 East ROW

**Zoning Type**

- MR7 - Mood Residential 7
- RS - Recreation / School
- MR8 - Mood Residential 8
- CCA - City Center Adjacent
- CCC - City Center Commercial
- DT - Downtown
- (A-10) Agricultural 10 ac. Min
- (CC) Community Commercial
- (PR) Professional
- (CG) General Commercial
- (HOSP) Hospital
- (A-2) High-Tech Mfg. and Research
- (WC) Mfg. Heavy Commercial
- (MUG) Mixed Use General
- (R-1-10) Res. Single Fam. Min. lot 10K sqft
- (R-1-12) Res. Single Fam. Min. lot 12K sqft
- (R-1-14) Res. Single Fam. Min. lot 14K sqft
- (R-1-20) Res. Single Fam. Min. lot 20K sqft
- (R-1-30) Res. Single Fam. Min. lot 30K sqft
- (RB) Residential Business
- (RE-2) Res. Estate Min. lot 2ac
- (RM) Residential Multi Family
- (RE-1) Res. Estate Min. lot 1 ac.
- Park Land

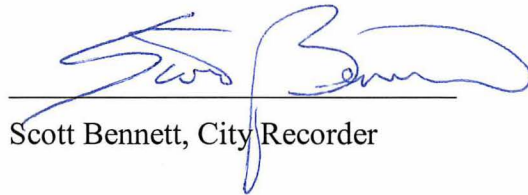


CERTIFICATE OF DUE POSTING

I, Scott Bennett, City Recorder of North Logan, Utah, hereby certify that I caused to be posted the foregoing Ordinance No. 16 - 01 on the 21<sup>st</sup> day of April, 2016, 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 21<sup>st</sup> day of April, 2016.

  
Scott Bennett, City Recorder