

ORDINANCE NO. 20-12

**AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
MAKING CHANGES TO SITE DEVELOPMENT REQUIREMENTS IN TITLE 12C-1100**

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 non-residential site development requirements in the MC zone.

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 September 3rd, 2020 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:
(highlighted portions added, crossed through items deleted)

SECTION I: Amend TITLE 12C-1101 General Site Development Requirements in Commercial-Industrial; Institutional-Residential; Non-Residential Development, modifying the percentage of the lot to be landscaped in the MC zone, to read as follows:

12C-1101 (I)(1)(I) Amount of Area Required to be Landscaped

1. Amount of Area Required to Be Landscaped - Provisions shall be made to accommodate landscaped area within the developed lot in accordance with the following table. The amount to be landscaped as listed below includes the area within the setback area which is landscaped, medians and islands which are part of the parking areas, and any landscaping done in the city right-of-way. Trees or any plantings in movable planters do not qualify as part of this requirement. As a minimum, twenty (20) feet of the frontage setback area shall be landscaped except access driveways.

Zone	Percent of Lot to be Landscaped
CC	25%
CG	10%
PR	35%
MX-G or MX-CC	Note #1
RB	35%
HOSP	35%
MC	20 10%

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Note #1 – Specific Landscaping requirements for land uses listed as M (Mixed Use) in the Zoning Matrix for the MX-G or the MX-CC Zone shall be established in the Development Plan for the proposed development. All institutional-residential, senior housing and non-residential uses listed as P (Permitted) or C (Conditional Uses) in the Zoning Matrix shall provide 20% landscaping.

SECTION II: Amend TITLE 12C-1101 General Site Development Requirements in Commercial-Industrial; Institutional-Residential; Non-Residential Development, modifying the percentage of the lot to be landscaped in the MC zone and adding regulations to landscape in the MC zone, to read as follows:

12C-1101 (D)(1)(m) Street Trees in the Manufacturing/Heavy Commercial (MC) zone

m. A minimum of one (1) tree per 40 feet of frontage on any public street shall be required to be located adjacent the public street frontage. These trees shall be included in the total number of required trees and follow size and type requirements found in 12C-1101(1)(7)(d)

SECTION III: 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 IV: 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 V: 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 7th day of October, 2020.

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. 20- 12 on the 8th day of October, 2020, 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 8th day of October, 2020.



Scott Bennett, City Recorder