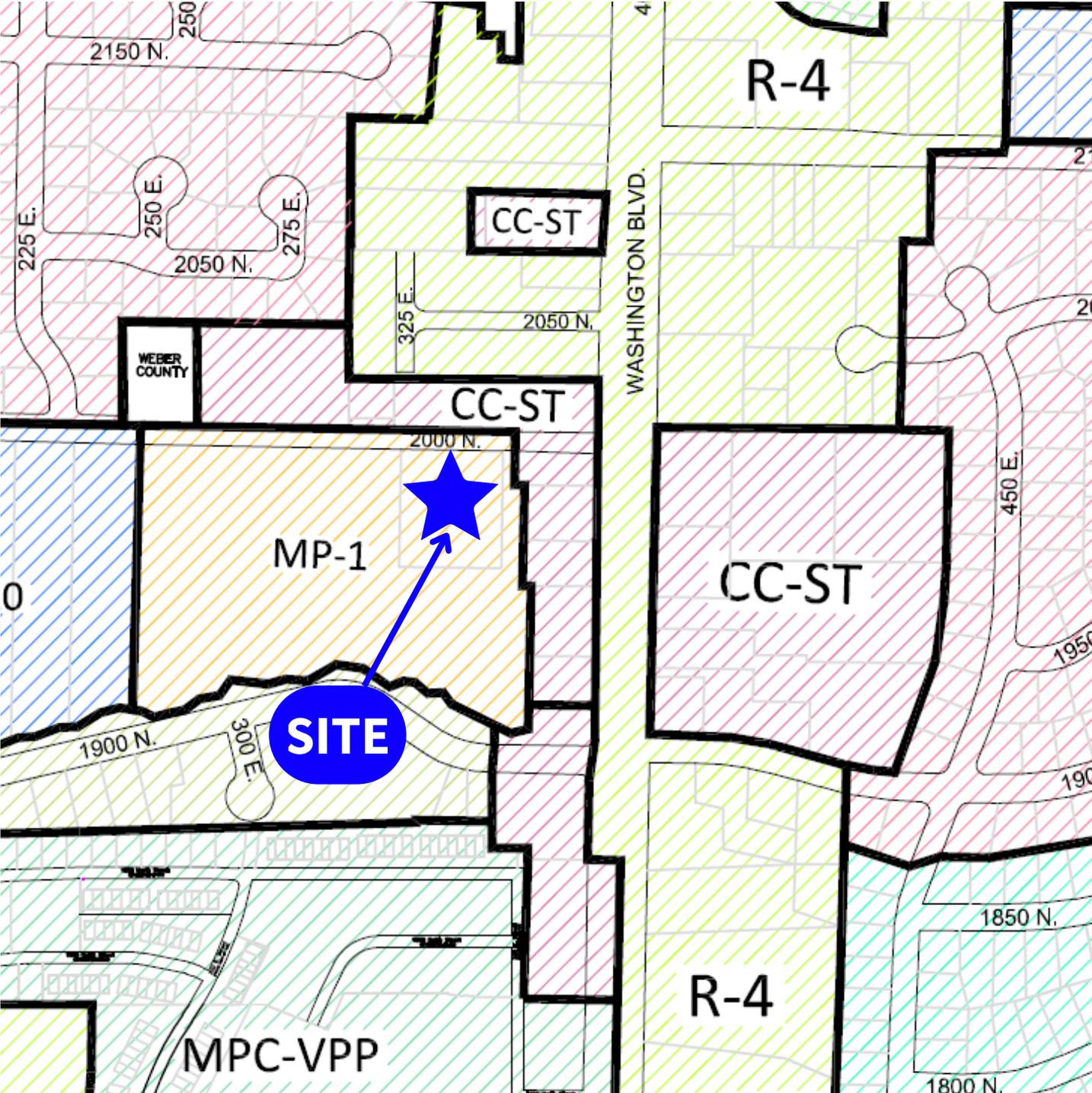


North Ogden City Zoning



* This graphic and zoning information is provided as a courtesy and remains the property of North Ogden City. User is advised to verify all information.

11-8: ZONES AND DISTRICTS

11-8-1: ESTABLISHMENT OF ZONES

11-8-2: BOUNDARIES OF ZONES

11-8-3: RULES APPLICABLE WHERE BOUNDARIES UNCERTAIN

11-8-1: ESTABLISHMENT OF ZONES

A. For the purpose of this Title, the City is divided into the following zones in which land uses shall be limited as specified in this Title. Classification will be determined on the basis of location, topographic features, and other reasonable considerations to guide the orderly physical growth, establishment of neighborhoods, compatibility and overall stability of the City:

1. Rural residential zone RE-20 (11-9, Article A)
2. Single-family residential zones R-1-8, R-1-8(A), R-1-8(AG), R-1-10, R-1-12.5 (11-9, Article B)
3. Small lot residential zone R-1-5 (11-9, Article C)
4. Residential zone R-2 (11-9, Article D)
5. Multi-family residential zone R-3 (11-9, Article E)
6. Multi-family residential zone R-4 (11-9, Article F)
7. Roylance Farms Phase II Planned Unit Development zone (PUD) (11-9, Article G)
8. Quail Ponds Planned Unit Development zone (PUD) (11-9, Article H)
9. Cold Creek Village Planned Unit Development (PUD) (11-9, Article I)
10. Residential City Center zone RCC (11-9, Article J)
11. Master Planned Community Zone MPC (11-9, Article K)
12. Civic Zone C (11-9, Article L)
13. Commercial Zones CN, CC (11-10, Article A)
14. Planned Manufacturing zone M-1 (11-10, Article B)
15. Hillside protection zones HP-1, HP-2, HP-3 (11-12)

B. Uses not specifically listed in a zone are not allowed.

11-8-2: BOUNDARIES OF ZONES

A. Zoning Map Adopted. The boundaries of each of the zones are established as described herein, as shown on the map entitled "Official zoning map of North Ogden City", or as hereinafter amended, a copy of which is attached to the ordinance codified in this Title, and all boundaries, notations and other data shown on said maps are made by this reference as much a part of this Title as if fully described and detailed herein. Said maps shall be filed in the custody of the City Recorder and may be examined by the public in coordination with the Planning Director.

B. Amendments. All amendments to the official zoning map shall only be located on property lines, except in commercial zoning districts, where amendments may extend to street centerlines.

11-8-3: RULES APPLICABLE WHERE BOUNDARIES UNCERTAIN

A. Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

1. Wherever the zone boundary is indicated as being approximately upon the centerline of a street, alley or block, such centerline shall be construed to be the boundary of such zone.
2. Whenever such boundary line is indicated as being approximately on the property line, the property line shall be construed to be the boundary of the zone.
3. Where such zone boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map and measuring the apparent distance from a known map feature or established line.
4. Where the application of the above rules does not clarify the zone boundary location, the Planning Director shall interpret the map.

ARTICLE B: MANUFACTURING ZONE M-1

11-10B-1: PURPOSE AND INTENT

11-10B-2: PERMITTED USES

11-10B-3: CANNABIS PRODUCTION ESTABLISHMENTS

11-10B-4: SITE DEVELOPMENT STANDARDS

11-10B-5: PROTECTION OF ADJOINING RESIDENTIAL PROPERTIES; BUFFER ZONE

11-10B-6: SITE PLAN APPROVAL

11-10B-7: SPECIAL PROVISIONS

11-10B-1: PURPOSE AND INTENT

- A. The intent of the manufacturing zone is to permit the establishment of a well-designed complex of manufacturing facilities for the community or region. Which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this article are intended to minimize any adverse effect the established surrounding environment, especially residential uses in abutting residential zones.
- B. It is the intent of this zone to provide for light manufacturing uses.

11-10B-2: PERMITTED USES

LAND USE DESCRIPTION	
Light Manufacturing (within an enclosed building)	P
General Manufacturing	P
Class A Storage Units	P
Office/Warehouse	P
Instructional Facility	P
Sexually Oriented Businesses	P

P=Permitted Use, C=Conditional Use

HISTORY

Amended by Ord. [2023-16](#) on 8/8/2023

11-10B-3: CANNABIS PRODUCTION ESTABLISHMENTS

Cannabis Production Establishments:

- A. Shall only be located in a Manufacturing Zone;
- B. Shall be operated entirely within a permanent enclosed building;
- C. Shall be designed to filter inside air exchanges to the outside through air filter systems that remove dust, fumes, vapors, odors, or waste from air that exits the building;
- D. Exterior facade materials that are transparent or translucent, such as greenhouse materials, and intended to allow natural light into the interior of the structure shall be treated to prevent any interior view of the cannabis growing operations/product. Non-visible skylights on the roof of a building are excluded;
- E. Exterior building colors shall not be allowed that draw attention to the building such as fluorescent or bright colors in the green, orange, red, yellow or blue spectrum;
- F. Provide a security system with a backup power source that detects and records entry into the cannabis production establishment and provides notice of an unauthorized entry to law enforcement when the cannabis production establishment is closed;
- G. Shall maintain locks or equivalent restrictive security features on any area where the cannabis production establishment stores cannabis or a cannabis product;
- H. Outdoor signs on the building may include only the cannabis production establishment's name and hours of operation and a green cross;
- I. Shall obtain a North Ogden business license before conducting business within the City; and
- J. Shall meet all land use requirements for the zone in which it is located.

K. A medical cannabis pharmacy:

1. Shall only be located in a Manufacturing Zone.
2. Shall be located in a permanent building and not have drive-through service.
3. Shall not have outdoor seating or seating areas.
4. Shall not have outdoor vending machines of any kind.
5. Shall have one public entry door at the front of the building facing the street.
6. Shall not darken or cover any windows on the front of the building but shall maintain windows clear and allow visibility into the pharmacy from the street.
7. Shall not have cannabis products visible from outside the medical cannabis pharmacy.
8. Shall not have bars on windows, but shall maintain locks or equivalent restrictive security features on any area where the medical cannabis pharmacy stores cannabis or a cannabis product.
9. Provide a security system with a backup power source that detects and records entry into the cannabis production establishment and provides notice of an unauthorized entry to law enforcement when the cannabis production establishment is closed.
10. Exterior building colors shall not be allowed that draw attention to the building such as fluorescent or bright colors in the green, orange, red, yellow or blue spectrum.
11. Shall be designed to filter inside air exchanges to the outside through air filter systems that remove dust, fumes, vapors, odors, or waste from air that exits the building.
12. Shall meet all land use requirements for the zone in which it is located.

11-10B-4: SITE DEVELOPMENT STANDARDS

- A. Area, Width, Yard And Height Regulations. None for buildings, except that no building or structure shall be built to a height in excess of thirty five feet (35') or closer than fifty feet (50') to any state highway or ten feet (10') to any other street or residential zone boundary.
- B. Lot Coverage. No building or structure or group of buildings with their accessory buildings shall cover more than eighty percent (80%) of the area of the lot.
- C. A masonry wainscot is required.
- D. Garage doors and loading docks shall not face the street.

11-10B-5: PROTECTION OF ADJOINING RESIDENTIAL PROPERTIES; BUFFER ZONE

- A. When a manufacturing development takes place that abuts a residential or mixed use zoning district, the buffer requirements set forth in CCNO 11-20-6 shall be met.

11-10B-6: SITE PLAN APPROVAL

- A. For any development or use in a manufacturing zone, a site plan shall be submitted in accordance with CCNO 11-2-9.

11-10B-7: SPECIAL PROVISIONS

- A. Ownership. An M-1 zone may be established upon land held in single ownership or under unified control.
- B. Nonconforming Uses. An M-1 zone shall not be established upon a tract of land which would contain a nonconforming use after the passage of such amendment to this Title unless the development planned for the tract includes the elimination of the nonconforming use or its integration into planned development.
- C. Hazards. The zone is intended for light manufacturing and shall not create a hazard using flammable, explosive, or other dangerous materials and shall not be associated with noise, dust, odors, noxious fumes, glare, or other hazards to safety and health which may be discernable beyond the premises.