

# Harrisville City Zoning



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

### **11.11.030 Subzoning**

Eligible parcels under this Chapter maybe zoned as a sub-zone as follows:

1. Mixed-use Large Project (MU-LP) Sub-zone. This Sub-zone is designed for a “Large Project Master Planned Community” as provided in this Chapter.

- a. Eligibility Requirement. The MU-LP Sub-zone only applies to development projects over one hundred (100) contiguous acres in size.
- b. Plan Map. A proposed plan map showing the area of the project, proposed lots, roadways, trails and proposed uses blended to adjoining areas, including adequate landscaping and open space is required as part of the application.
- c. Master Development Plan. A proposed Master Development Plan must be prepared and submitted with the application. The Plan shall include a proposed map with detailed phasing plans, trails map, transportation plans and studies, sensitive lands map, geotechnical and wetland reports, conservation plan, proposed land uses, proposed site standards, architectural renderings of commercial and residential buildings, landscaping designs, homeowners association, covenants (CC&Rs), historical resources and preservation, maintenance plans, and any other documents associated with the Plan.
- d. Fee. A fee equal to the costs incurred by the City for the processing the application shall be paid by the applicant. This fee is related to this Chapter only and does not include other fees imposed by the City during the totality of the development process.

2. Mixed-use Commercial (MU-C) Sub-zone.

- a. Eligibility Requirement. Any commercial zone or area planned for commercial as specified in the Mixed-use Map in the General Plan that is adjoining an eligible parcel as set forth in the Mixed-use Map in the General Plan for MU-LP Sub-zone, including City roads, but excluding Highway 89, may be considered as a MU-C Subzone subject to this part.
- b. Commercial Requirements. A minimum (fifty-one) 51% of the total area of the proposed MU-C shall include commercial elements. Commercial elements include any areas used for any commercial use as specified in this part, landscaping, open space, and commercial parking. No area used for residential landscaping or parking shall be considered a commercial element under this part. All frontage along state roads or highways must be commercial use or uses calculated at a average depth of one-hundred and fifty (150) feet along the length of the entire frontage, or such frontage area may be consolidated into one large parcel calculated to the minimum square footage equal to or exceed that area that the frontage would have been. Proposed commercial uses shall be specified in the Plan. Commercial uses are businesses that generate revenue and as further defined under this part to only include: retail, food and beverage service, personal service, professional and/or medical services, fitness and/or recreation, educational and/or institutional, and commercial office space. Conditional uses are permitted subject to conditions. Standards for conditions include those which mitigate noise, environmental, light, odor, dust, hours of operation, and mitigate other adverse impacts on residential uses. In order for consideration of an application, the commercial uses, as provided in this part, shall be the dominant and primary element of the proposed plan and map.
- c. Plan Map Requirements. A proposed Master Development Plan is required to show the area of the project, proposed lots, roadways, trails, and proposed uses blended to adjoining areas, including 20% landscaping and/or open space which is required as part

of the application. Parking and residential areas are to be obscured by the commercial uses on the first level for all frontage that is a commercial use as defined in this section, except where secondary residential levels are proposed. Height limits shall not exceed three (3) stories. Housing units shall be arranged in clusters not to exceed five (5) connected units. Plans shall follow all other requirements of the municipal code as possible, such as landscaping, architecture, and screening standards. A favorable Plan will incorporate architectural variation, exceptional design, quality construction, LEEDS standards, dark sky compliant lighting, pedestrian and accessibility concepts, and other unique trends that support the community.

- d. Master Development Plan. A proposed Master Development Plan (Plan) must be prepared and submitted with the application. The Plan shall include a proposed map with detailed phasing plans, trails map, transportation plans and studies, sensitive lands map, geo-technical and wetland reports, conservation plan, proposed land uses, proposed site standards, architectural renderings of commercial and residential buildings and landscaping designs and owner association, covenants (CC&Rs), historical resources and preservation, maintenance plans, and any other documents associated with the Plan.
- e. Fee. A fee equal to the costs incurred by the City for the processing the application shall be paid by the applicant. This fee is related to this Chapter only and does not include other fees imposed by the City during the totality of the development process.

3. Mixed-use Residential (MU-R) Sub-zone. This Sub-zone is designed for “Residential In-fill Planned Community” as designated in the City’s General Plan.

- a. Eligibility Requirement. The MU-R Sub-zone only applies to development in areas designed for mixed-use or in-fill in the General Plan, and the proposed project shall include residential amenities that foster community, including but not limited to: clubhouse, recreation, pathways, personal services, café, and similar amenities as set forth in the Development Agreement.
- b. Plan Map. A proposed plan map showing the area of the project, proposed lots, roadways, and proposed residential uses blended to adjoining areas, including adequate landscaping and open space, is required as part of the application.
- c. Master Development Plan. A proposed Master Development Plan must be prepared and submitted with the application. The Plan shall include a proposed map with detailed phasing plans, trails map, transportation plans and studies, sensitive lands map, geotechnical and wetlands reports, conservation plan, proposed land uses, proposed site standards, architectural renderings of commercial and residential buildings, landscaping designs, homeowners association, covenants (CC&Rs), historical resources and preservation, maintenance plans, and any other documents associated with the Plan.
- d. Fee. A fee equal to the costs incurred by the City for the processing the application shall be paid by the applicant. This fee is related to this Chapter only and does not include other fees imposed by the City during the totality of the development process.

#### HISTORY

*Adopted by Ord. [503](#) on 1/14/2020*

*Amended by Ord. [508](#) on 5/12/2020*

*Amended by Ord. [510](#) on 10/13/2020*

*Amended by Ord. [518](#) on 3/9/2021*