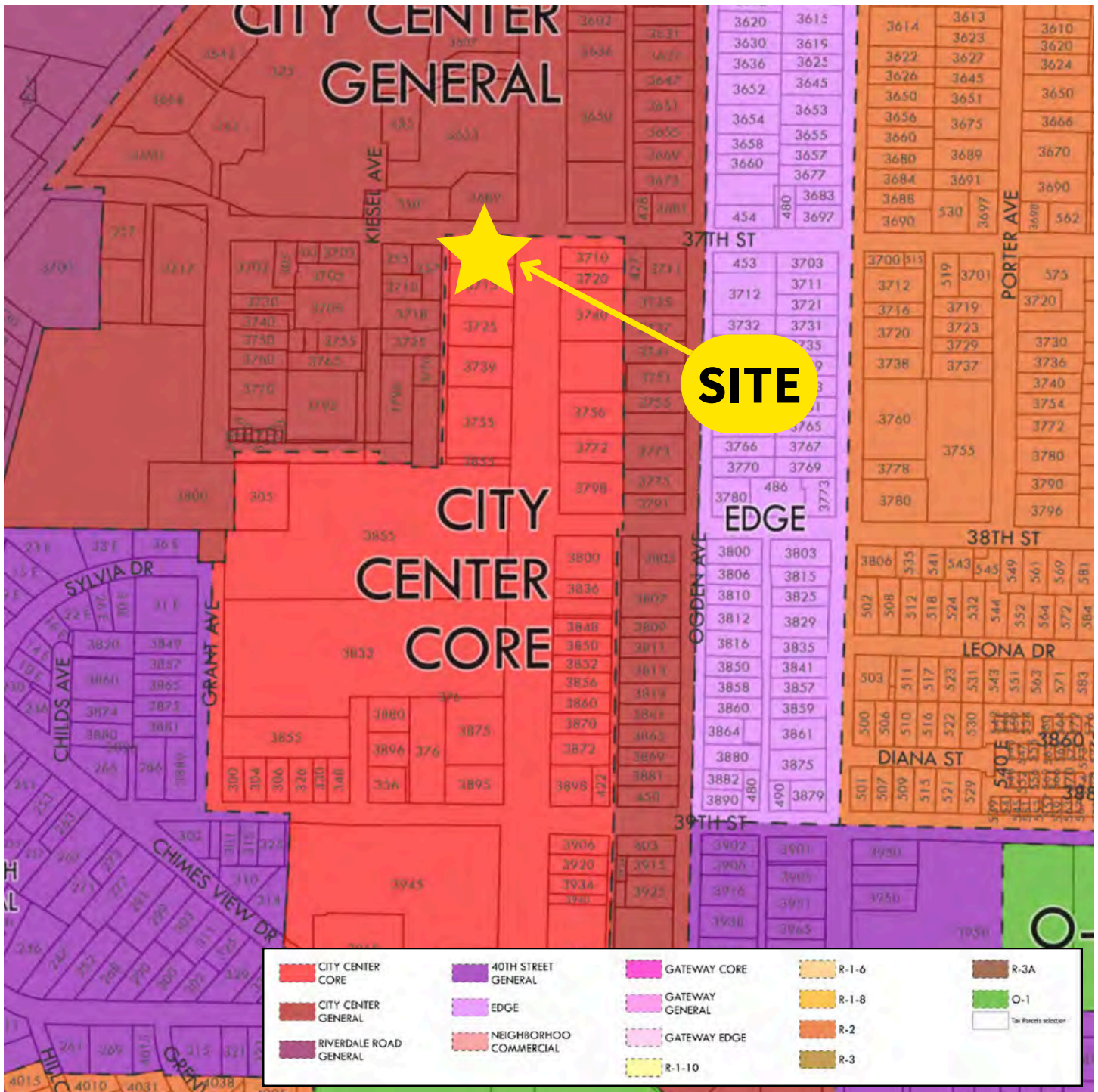


South Ogden City Zoning



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

ARTICLE A: CITY CENTER AND 40TH STREET CORRIDOR

[10-5.1A-1: Districts](#)

[10-5.1A-2: Street Types](#)

[10-5.1A-3: Subdistricts](#)

[10-5.1A-4: Uses](#)

[10-5.1A-5: Building Types](#)

[10-5.1A-6: Open Space Types](#)

[10-5.1A-7: Landscape Standards](#)

[10-5.1A-8: Parking](#)

[10-5.1A-9: Signs](#)

[10-5.1A-10: Administration](#)

[10-5.1A-11: Appendix A; Subdistrict Overview](#)

10-5.1A-1: Districts

[10-5.1A-1-1: Introduction](#)

[10-5.1A-1-2: General Subdistrict Requirements](#)

10-5.1A-1-1: Introduction

In 2008, an update of the South Ogden City general plan was completed. This plan presented a vision, and stated a number of goals and policies to direct future development in South Ogden.

A. Goals And Policies:

1. Goal 1: Make South Ogden City distinct and identifiable from surrounding municipalities.

a. Policy:

- (1) Develop the east and west sides of Washington Boulevard between 36th and 40th Streets into a discernible and attractive downtown for South Ogden.
- (2) Encourage a major transformation of Washington Boulevard into an urban setting that establishes the sense of downtown to motorists and passersby.

2. Goal 2: Create a distinct City Center or "heart of the community."

a. Policy:

- (1) Develop a community center in the existing downtown area where residents of South Ogden can gather for community events.

3. Goal 3: Facilitate the careful integration of new development and redevelopment in existing neighborhoods.

a. Policy:

- (1) Encourage existing residents to remain downtown and new residents to locate in residential areas between 36th and 40th Streets.
- (2) Maintain stable areas by continuing the existing scale and feel of the surrounding residential blocks.
- (3) Facilitate new development and encourage new investment through allowing uses in the core to redevelop in creative, mixed residential ways.
- (4) Facilitate good, nonconflicting transition between commercial and residential uses.

4. Goal 4: Create places for the community to gather and events to draw residents to these places.

a. Policy:

- (1) Clearly designate and signify routes which connect residents to other neighborhoods and important places within the City and adjacent to it.
- (2) Improve neighborhood destinations throughout the community.

This form based code is a tool that will allow and promote these goals and policies to develop a City Center consistent with the general plan. This code plans for a future widening of 40th Street to accommodate a form of dedicated transit (streetcar, bus-rapid transit, etc.), and provides a tool to promote high quality, small scale development that maximizes development potential along the transit corridor, while minimizing impacts to adjacent neighborhoods.

B. Establishment Of Districts: Two (2) distinct districts are hereby created:

1. South Ogden City Center.
2. 40th Street corridor.

FIGURE 1.1(1)

DISTRICTS



C. Establishment Of Subdistricts: The above districts are further broken down into subdistricts (see section 10-5.1A-3, "Subdistricts," of this article). The following subdistricts are hereby created:

1. City Center "Core."
2. City Center "General."
3. Riverdale Road "General."
4. 40th Street "General."
5. Edge. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-1-2: General Subdistrict Requirements

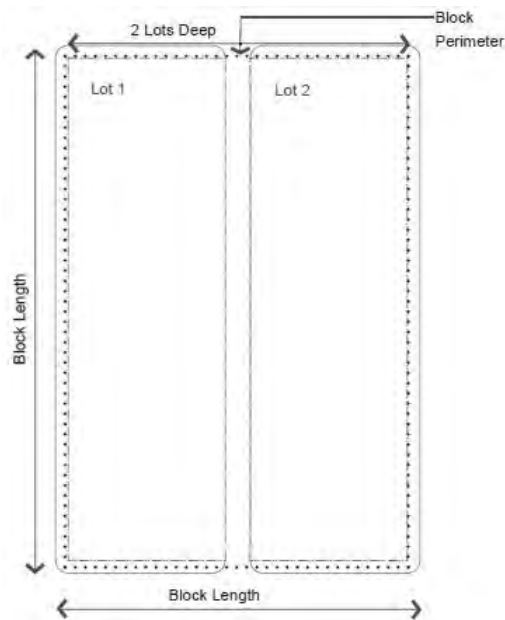
A. Applicability: The following are general block, lot, and street design requirements that are applicable to all subdistricts.

B. Block Configuration: Refer to figure 1.2(1) of this section for an illustration of typical block elements.

1. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
2. Blocks shall typically be two (2) lots deep with the exception of blocks containing open space. Blocks may also include an alley.
3. Blocks shall typically be fronted with lots on at least two (2) faces, preferably on the longest street faces.

FIGURE 1.2(1)

TYPICAL BLOCK ELEMENTS



C. Maximum Block Size: Block sizes for residential and commercial development and redevelopment should not exceed six hundred sixty

feet by three hundred thirty feet (660' x 330'), which roughly matches the historic block size surrounding the City Center. New streets should continue this block pattern.

D. Minimum Number Of Access Points: This requirement is intended to provide a minimum level of connectivity via vehicular rights-of-way between adjacent developments and to surrounding streets.

1. Recommendation: A minimum of one per every one thousand five hundred feet (1,500') of street frontage is recommended.

E. Designated Primary Streets: Washington Boulevard, Riverdale Road, Wall, 36th Street, and 40th Street shall be designated primary streets. The intent of the primary street designation is to develop a network of streets with continuous building frontage and no or limited vehicular driveway access to reduce conflicts between pedestrians and vehicular traffic.

1. All lots adjacent to a primary street shall front on at least one primary street and that street frontage shall serve as the front of the lot, as referred to in the building type requirements.
2. Lots with two (2) primary street frontages shall consult with staff to determine which street frontage warrants primary designation and the front of the lot.

F. Block Access Configurations:

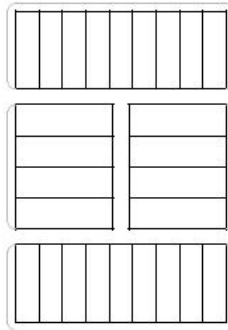
1. Driveway Access: Vehicular driveway access should not be located off a primary street, unless the parcel is fronted by more than two (2) primary streets, in which case, staff shall determine which is the appropriate street for vehicular access. The determination shall be based on locations of existing and proposed vehicular access points of other developments along the primary streets. Exception: Does not apply to outdoor sales lots within the Riverdale Road General Zone.

2. Alleys, Drives, And Driveways: Blocks may include alleys, drives, or driveway entrances with the following recommended configurations. See figure 1.2(2) of this section. Exception: Does not apply to outdoor sales lots within the Riverdale Road General Zone.

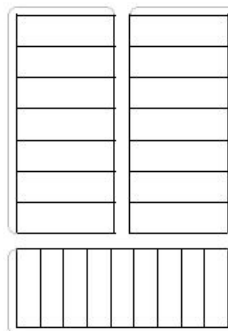
- a. Midblock Access: This configuration includes an alley or drive running through the center of the block.
- b. "T" Configuration: This configuration includes two (2) alleys within a block that are perpendicular to each other, forming a "T," allowing development to front on three (3) block faces.
- c. "H" Configuration: Similar to the "T" configuration, this configuration allows development to front on all four (4) block faces.

FIGURE 1.2(2)

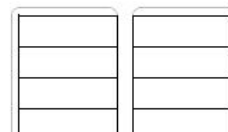
ALLEY CONFIGURATION

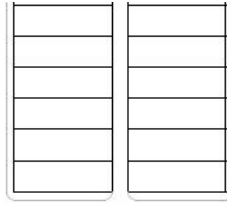


"H" Alley



"T" Alley





Midblock Alley

3. Access Alignment: Access to blocks shall be aligned and located on opposite sides of the block as well as aligned across the street from access to other blocks.
4. Midblock Pedestrianways: Midblock pedestrianways are required on blocks longer than five hundred feet (500').
 - a. When combined with midblock street crossings, these pathways should align to facilitate easy pedestrian movements.
 - b. Midblock pedestrianways should be located in the middle third of a block face.
 - c. Minimum width for midblock pedestrianways, rights-of-way or easements is twenty feet (20').

G. Lots:

1. Typical Lot Dimensions: All lots of record shall be developed to meet the requirements outlined in section 10-5.1A-5 of this article, building type requirements.
2. Typical Lot Configuration: All lots shall have frontage along a public street unless otherwise specified in section 10-5.1A-5 of this article, building type requirements.
 - a. Lot Shape: To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - b. Through Lots: Through lots fronting on two (2) parallel streets are not permitted with the exception of a lot covering fifty percent (50%) or more of a block and the two (2) longest parallel street faces are treated as front property lines per building type requirements (refer to section 10-5.1A-5, "Building Types," of this article).
 - c. Corner Lots: Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent parcel.
 - (1) The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.
 - (2) The side yard of a corner lot is adjacent to another lot.
 - d. Flag Lots: Flag lots are prohibited.

H. General Open Space Requirements: The following are requirements for provision of civic open space:

1. Development of parcels over five (5) acres is required to provide five percent (5%) total lot size as civic open space. Developer shall work with City to determine appropriate location of open space. See section 10-5.1A-6, "Open Space Types," of this article.
2. For developments under five (5) acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided.

I. General Zoning District/Subdistrict Layout: For all districts/subdistricts, the following outlines how the districts/subdistricts should relate to one another.

1. All Districts: The following applies to all zoning districts/subdistricts:
 - a. Similar intensities of uses should face each other across the street.
 - b. Blocks may contain multiple zoning subdistricts; however, changes in subdistricts should occur along an alley, the rear property line, or at a corner parcel.
2. Core Subdistricts: The following applies to all core subdistricts:
 - a. Core subdistricts are intended to provide a node that primarily consists of retail uses on the ground floor.
3. Existing Residential Zones: When "core" and/or "general" subdistricts back up to the rear of existing single-family residential neighborhoods, a building stepback is required (see section 10-5.1A-5-2, figure 5.2(5) of this article). (Ord. 17-22, 11-21-2017, eff. 11-21-2017)

[10-5.1A-2: Street Types](#)

[10-5.1A-2-1: General Requirements](#)

[10-5.1A-2-2: General Street Type Standards](#)

[10-5.1A-2-3: General Street Layout Requirements](#)

[10-5.1A-2-4: Alley](#)

[10-5.1A-2-5: Lane](#)

[10-5.1A-2-6: Neighborhood Street](#)

- [10-5.1A-2-7: Connector Street](#)
- [10-5.1A-2-8: Avenue](#)
- [10-5.1A-2-9: Boulevard](#)

10-5.1A-2-1: General Requirements

- A. Intent: The standards outlined in this section 10-5.1A-2 are intended to:
1. Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
 2. Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
 3. Provide adequate access to all lots for vehicles and pedestrians.
 4. Create streets that are appropriate for their contexts in residential, commercial, or mixed use subdistricts and are designed to encourage travel at appropriate volumes and speeds.
 5. Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improved quality of stormwater runoff. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

B. Applicability: The standards in this section 10-5.1A-2 apply to all vehicular rights-of-way within all subdistricts.

Exceptions: Washington Boulevard and Riverdale Road are UDOT roads, and the City should work with UDOT on any future design changes, so that these roads can better support the goals of this article.

The future redesign of 40th Street will vary depending on whether it contains a transit line, and should be designed specifically for the type of transit mode it will contain.

Riverdale Road is already established as a location for outdoor sales lots and regulations concerning street types should be carefully considered before being applied to this zone to ensure such uses remain viable. (Ord. 17-12, 5-4-2017, eff. 5-4-2017)

C. General Requirements: All proposed streets, landscape or furnishings zone, and sidewalks shall be located in dedicated vehicular rights-of-way as required by this article. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

1. Street Types: All new vehicular rights-of-way shall match one of the street types, refer to sections 10-5.1A-2-4 through 10-5.1A-2-9 of this article, whether publicly dedicated or privately held. (Ord. 16-07, 6-21-2016, eff. 6-21-2016; amd. Ord. 17-22, 11-21-2017, eff. 11-21-2017)
2. Public Use: All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.

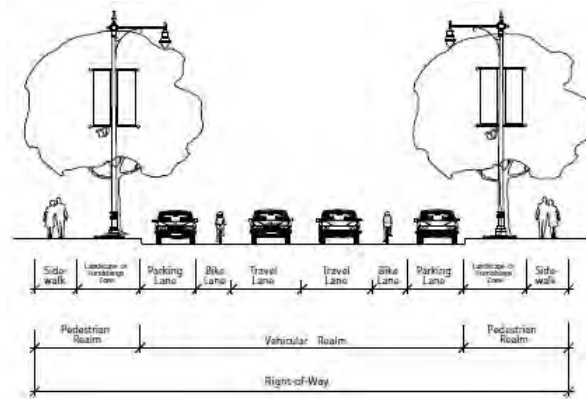
D. Street Construction Specifications: All construction in the right-of-way shall follow specifications defined by the Department of Public Works. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-2-2: General Street Type Standards

- A. Street Types: Street types defined in this section 10-5.1A-2 outline acceptable street configurations. New streets should be designed using the principles and characteristics defined by each street type. The City Manager or designee, or Public Works Director may require additional right-of-way, pavement width, or additional street elements depending on unique site characteristics.
- B. Graphics: The graphics provided here, illustrating each street type, are samples of recommendations and illustrate a possible configuration of that street type. By applying the standards outlined, and working with the Department of Public Works and the City Manager, other configurations are possible.
- C. Typical Street Elements: Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each street type detailed in this article outlines which facilities are applicable. Refer to figure 2.2(1), "Typical Right-Of-Way Elements," of this section.

FIGURE 2.2(1)

TYPICAL RIGHT-OF-WAY ELEMENTS



1. Vehicular Realm: The vehicular realm is comprised of vehicular travel lanes, bicycle lanes, and parking lanes.
2. Pedestrian Realm: The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off street bicycle path, and a buffer area consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm.
 - a. Landscape zone: A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
 - b. Furnishings zone: A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.

D. Vehicular Travel Lanes: The number and width of vehicular travel lanes are determined by the street type.

E. Vehicular On Street Parking: On street parking, as permitted on designated street types, shall meet the following requirements:

1. Parallel And Diagonal Parking: Parallel and diagonal parking is permitted on designated street types.
2. Vehicular Parking Space Dimensions: The appropriate dimensions for on street parking spaces are outlined in table 2.2(1), "On Street Parking Space Dimensions," and figure 2.2(2), "On Street Parking Layout," of this section. The width of a parking space shall be measured from the center of a stripe.

FIGURE 2.2(2)

ON STREET PARKING LAYOUT

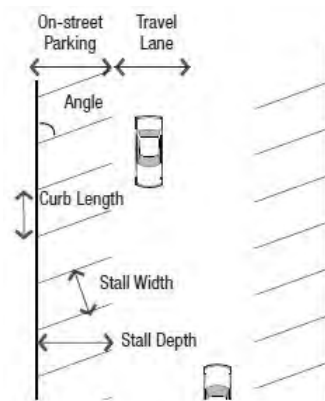


TABLE 2.2(1)

ON STREET PARKING SPACE DIMENSIONS

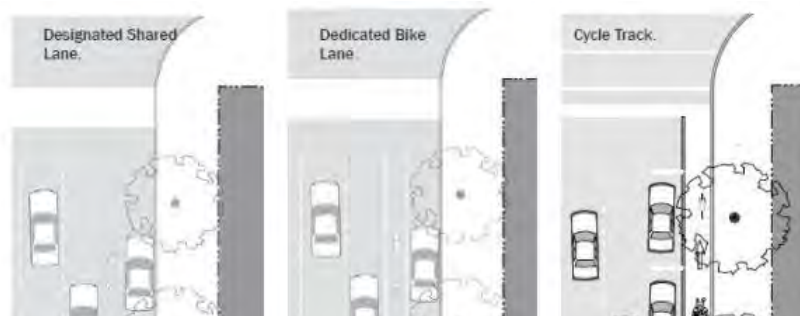
Angle	Curb Length	Stall Width	Stall Depth
0°	20'	7'	7'
45°	12'	9'	17'
60°	10'	9'	18'
90°	9'	9'	20'

(Ord. 17-22, 11-21-2017, eff. 11-21-2017)

F. Bicycle Facilities: The following types of bicycle accommodations are permitted in the vehicular realm per street type. Refer to figure 2.2(3) of this section.

FIGURE 2.2(3)

ON STREET BICYCLE FACILITIES





1. Cycle Track: A cycle track is a separate on road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier.
 2. Dedicated Bicycle Lane: Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be four feet (4') to six feet (6') wide.
 3. Designated Shared Lane: A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum thirteen feet (13'), in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a "sharrow"). This improvement occurs in both directions.
 4. Shared Lane: A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.
- G. Stormwater Management: Incorporation of stormwater management best practices into the right-of-way design is encouraged, such as incorporating drainage swales and slotted curbs into the landscape zone/furnishings zone, or permeable paving in the parking lane.
- H. Street Trees: Street trees are required along all street frontages, with the exception of the lane and the alley.
1. Street trees shall be located either in a landscape zone within a planting bed or lawn, or in a furnishings zone in tree wells with a grate as required.
 2. Tree grates are required for all trees located in tree wells in pedestrian realms less than ten feet (10') in width.
 3. Spacing for large street trees shall be thirty feet (30') on center. City manager or designee may allow modifications based on site specific constraints.
- I. Fire Access: Street configurations have been calculated to provide firetruck access. Where the total width of all travel lanes totaled is narrower than twenty feet (20'), the following shall apply:
1. Room To Pass: At one hundred twenty foot (120') increments, a twenty foot (20') opening in the on street parking or a twenty foot (20') dedicated pull off space must be provided to allow vehicles to pull over for a firetruck to pass.
 2. Driveway Or Fire Hydrant Zone: A driveway or fire hydrant zone may be utilized to fulfill the requirement. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

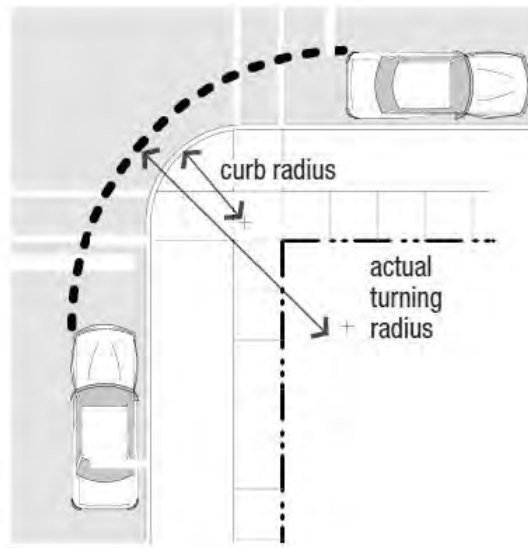
10-5.1A-2-3: General Street Layout Requirements

- A. General Layout Standards: The following standards apply to new streets or newly platted vehicular rights-of-way:
1. Treatment Of Natural Features: Streets shall be designed to respect natural features, such as rivers, woodlands, or slopes, by following rather than interrupting or dead ending at the feature, if applicable.
 2. Street Network: The network of streets shall form an interconnected pattern with multiple intersections.
 3. Existing Streets: The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.
 4. Cul-De-Sac Streets: Cul-de-sacs are not permitted, unless approved by City Manager or designee due to site constraints. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)
- B. Intersections:
1. Clear View: In all form based code subdistricts at any uncontrolled street intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points forty feet (40') from the point of intersection of the back of the curbs (clear view area). Certain sign types are exempt from the forty foot (40') clear view area. See individual sign types for specific clear view zone requirements; however, no sign can be placed so as to obstruct the view of an automobile driver.
 - a. Likewise, no part of a building, tree or other obstruction such as a wall or fence greater in height than twenty four inches (24") shall be allowed at any driveway entrance so as to obstruct an automobile drivers clear view of approaching vehicles or pedestrians. Anything greater in height than twenty four inches (24") is prohibited within a triangular area formed by the street property line and the edge of the driveway, with a line connecting them at points forty feet (40') from the point of intersection of the driveway and the street (clear view area); however, trees pruned high enough to permit unobstructed vision to automobile drivers shall be allowed. Certain sign types are exempt from the forty foot (40') clear view area. See individual sign types for specific clear view zone requirements; however, no sign can be placed so as to obstruct the view of an automobile driver.
 - b. Any modifications or special conditions to be approved by the City Engineer.
 2. Curb Radii: The following curb radii shall be utilized unless otherwise authorized by the City Manager or designee:
 - a. Actual Turning Radius: Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to figure 2.3(1) of this

subsection B2a. (Ord. 18-11, 9-18-2018, eff. 9-18-2018)

FIGURE 2.3(1)

ACTUAL RIGHT TURN RADIUS WITH ON STREET PARKING



- b. Neighborhood And Connector Streets: At the intersection of any street with a neighborhood or a connector street, the following curb radii shall be utilized:
 - (1) With on street parking on both streets, a five foot (5') radius may be utilized.
 - (2) Without on street parking, a fifteen foot (15') radius is required.
 - c. Avenue Streets: At the intersection of avenues to avenues or boulevards, the following curb radii shall be utilized:
 - (1) With on street parking on both streets, a ten foot (10') radius is required.
 - (2) Without on street parking on either streets, a twenty five foot (25') radius is required.
 - d. Larger Radius: When the design vehicle requires a larger curb radius and no on street parking exists, a thirty foot (30') radius may be utilized for avenues or boulevards. Larger radii require approval of the Department of Public Works.
 - e. Alley Intersections: The curb radius at intersections involving alleys shall be no greater than five feet (5').
3. Crosswalks: Crosswalks shall be required at all intersections and midblock crossings involving connectors, avenues, and boulevards.
- a. Dimensions: Crosswalks shall be minimum six feet (6') in width, measured from midstripe to midstripe, per MUTCD.
 - b. Markings: Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement.
 - c. Crossing Distances: To encourage pedestrian activity, typical crosswalks shall not extend over thirty eight feet (38') without a landscape median, bulb outs and/or other pedestrian refuge to mitigate the negative effects of vehicular traffic on pedestrian crossing and increase pedestrian safety and comfort. Refer to figures 2.3(2) and 2.3(3) of this subsection B3c.

FIGURE 2.3(2)

WIDE STREET CROSSING WITH PEDESTRIAN REFUGE MEDIAN

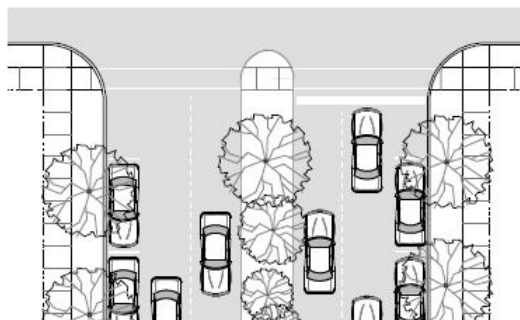
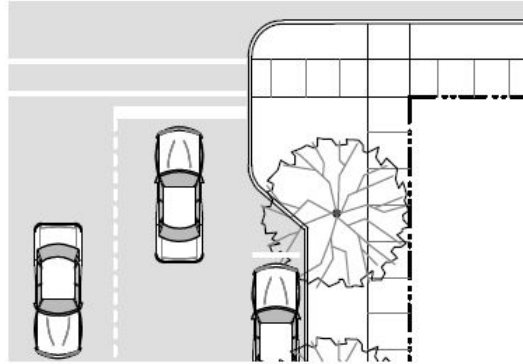


FIGURE 2.3(3)

BULB OUT



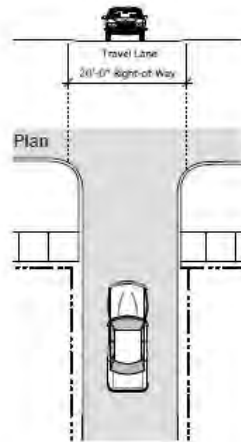
- d. Accessibility: Accessible ramps and warning panels, per the American Disabilities Act or any more stringent State or City requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - e. Ramp Orientation: Ramps shall be oriented perpendicular to traffic, requiring two (2) ramps per corner at intersecting streets.
4. Bulb Outs: To shorten pedestrian crossing distances, bulb outs should be utilized at all intersections, unless otherwise required by the Department of Public Works. Refer to figure 2.3(3) of this subsection B.
- a. The depth of the bulb out shall match the utilized on street parking, either the width of the parallel space or the depth of the diagonal space.
 - b. The radius of the bulb out shall match the requirements for the intersection. (Ord. 16-07, 6-21-2016, eff. 6-21-2016; amd. Ord. 18-11, 9-18-2018, eff. 9-18-2018)

10-5.1A-2-4: Alley

A. Intent: The alley is a very low capacity drive located at the rear of parcels. From the alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in figure 2.4(1) of this subsection A.

FIGURE 2.4(1)

TYPICAL ALLEY



B. General Requirements: Alleys shall be developed using the standards in table 2.4(1) of this subsection B.

TABLE 2.4(1)

ALLEY REQUIREMENTS

Permitted subdistricts	All subdistricts
Permitted adjacent building types	All building types

Typical right-of-way width	20'
Vehicular realm:	
Travel lanes	1 yield lane
Lane width	16'
Allowable turn lanes	Not applicable
Parking lanes	Not applicable
Pavement width	Minimum 16' Maximum 20'
Median	Prohibited
Bicycle facilities ¹	Shared
Pedestrian realm:	
Pedestrian facilities	Shared; travel lanes are shared among drivers, pedestrians and bicyclists
Street buffer	None required

Note:

¹Reference section 10-5.1A-2-2, figure 2.2(3) of this section 10-5.1A-2 for bicycle facility types and requirements.

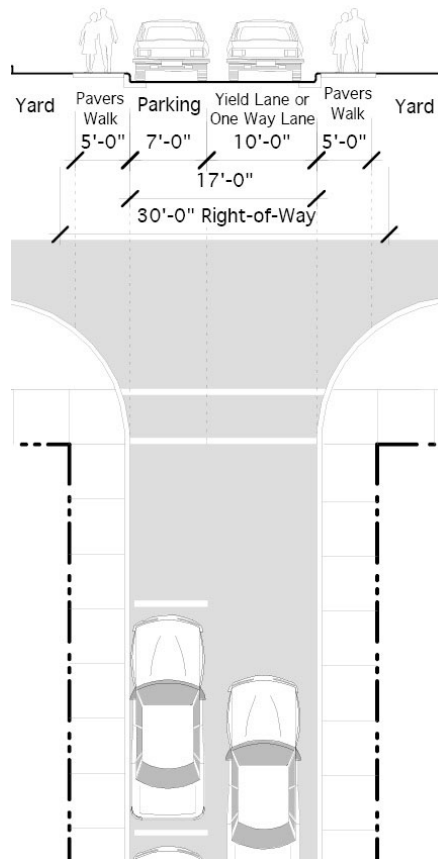
(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

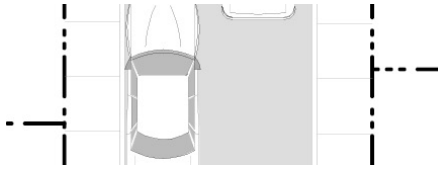
10-5.1A-2-5: Lane

A. Intent: A lane is a very low capacity street type that serves only those properties directly adjacent to it. Lanes can have designated realms for vehicular and pedestrian traffic, or these modes can share lanes given the low capacity and slow speed. Refer to the typical plan and section, figure 2.5(1) of this subsection A.

FIGURE 2.5(1)

TYPICAL LANE





B. General Requirements: The lane shall be developed using the standards in table 2.5(1) of this section.

TABLE 2.5(1)

LANE REQUIREMENTS

Permitted subdistricts	All subdistricts
Permitted adjacent building types	All building types
Typical right of way width	27' to 32'
Vehicular realm:	
Yield lane/one-way lane	1 yield lane
Lane width	10'
Allowable turn lanes	Not applicable
Parking lanes ¹	1 parallel lane required
Pavement width	Minimum 17' Maximum 20'
Median	Prohibited
Bicycle facilities ²	Shared
Pedestrian realm:	
Pedestrian facilities	Shared; travel lanes are shared among drivers, pedestrians and bicyclists
Street buffer	None required

Notes:

¹Reference section 10-5.1A-2-2, figure 2.2(2) of this article for on street parking requirements.

²Reference section 10-5.1A-2-2, figure 2.2(3) of this article for bicycle facility types and requirements.

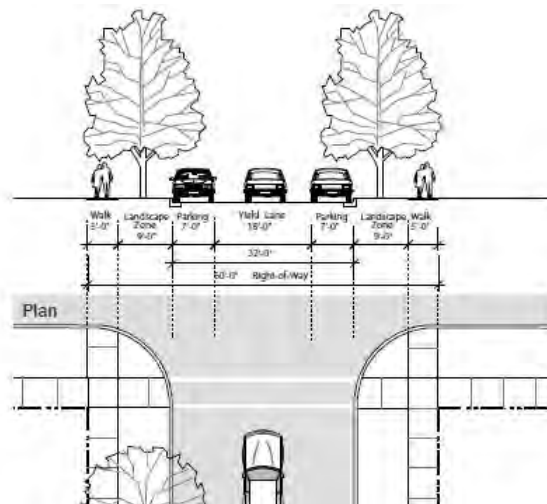
(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

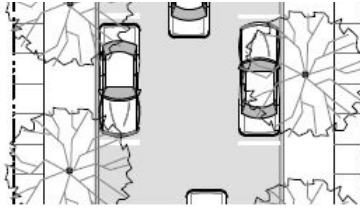
10-5.1A-2-6: Neighborhood Street

A. Intent: The neighborhood street is a low capacity street designed for slow speeds with a standard right of way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section, figure 2.6(1) of this section.

FIGURE 2.6(1)

TYPICAL NEIGHBORHOOD STREET





B. General Requirements: The neighborhood street shall be developed using the standards in table 2.6(1) of this section.

TABLE 2.6(1)

NEIGHBORHOOD STREET REQUIREMENTS

Permitted subdistricts	All subdistricts
Permitted adjacent building types	All building types
Typical right of way width	60'
Vehicular realm:	
Travel lanes	1 yield lane
Lane width	18'
Allowable turn lanes	Not applicable
Parking lanes ¹	Parallel required on 1 side of street
Pavement width	32', 20' for alternative ³
Median	Prohibited
Bicycle facilities ²	Shared
Pedestrian realm:	
Pedestrian facilities	Minimum 5' wide clear sidewalk on both sides
Street buffer	Minimum 9' wide landscape zone (parkway)

Notes:

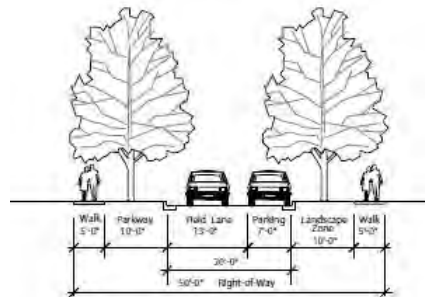
¹Reference section 10-5.1A-2-2, figure 2.2(2) of this article for on street parking requirements.

²Reference section 10-5.1A-2-2, figure 2.2(3) of this article for bicycle facility types and requirements.

³Reference figure 2.6(2) of this section for alternative.

FIGURE 2.6(2)

ALTERNATIVE FIFTY FOOT RIGHT OF WAY NEIGHBORHOOD STREET



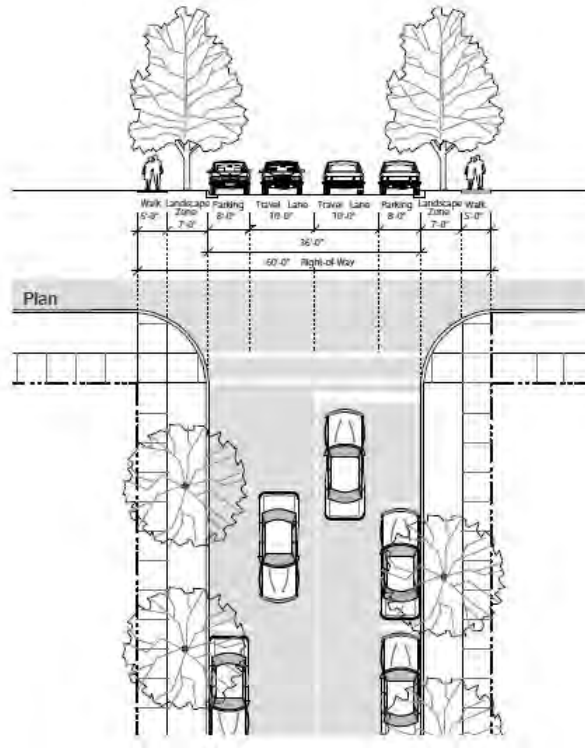
(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-2-7: Connector Street

A. Intent: The connector street is a medium capacity street for slow speeds with a standard right of way. It primarily serves as a through street within the neighborhood and connects neighborhood streets to avenues. Refer to the typical plan and section, figure 2.7(1) of this section.

FIGURE 2.7(1)

TYPICAL CONNECTOR STREET



B. General Requirements: Connectors shall be developed using the standards in table 2.7(1) of this section.

TABLE 2.7(1)

CONNECTOR STREET REQUIREMENTS

Permitted subdistricts	All subdistricts
Permitted adjacent building types	All building types
Typical right of way width	60' to 70'
Vehicular realm:	
Travel lanes	1 lane in each direction
Lane width	10'
Allowable turn lanes	Right permitted in place of parking at intersections with avenue; left only with median alternative ³
Parking lanes ¹	Parallel required on both sides of street
Pavement width	36'; 40' for alternative ³
Median	Permitted with 80' or greater right of way
Bicycle facilities ²	Shared
Pedestrian realm:	
Pedestrian facilities	Minimum 5' wide clear sidewalk on both sides
Street buffer	Minimum 7' wide landscape zone or furnishings zone

Notes:

¹Reference section 10-5.1A-2-2, figure 2.2(2) of this article for on street parking requirements.

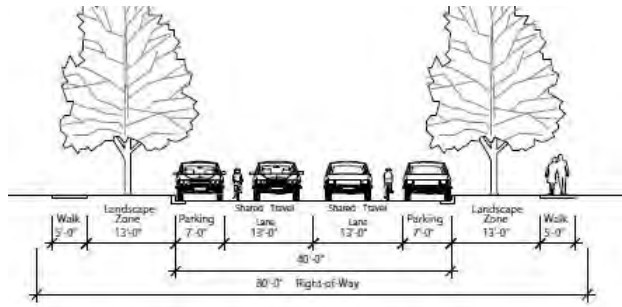
²Reference section 10-5.1A-2-2, figure 2.2(3) of this article for bicycle facility types and requirements.

³Reference figure 2.7(2) of this section for alternative.

FIGURE 2.7(2)

ALTERNATIVE EIGHTY FOOT SHARED RIGHT OF WAY CONNECTOR





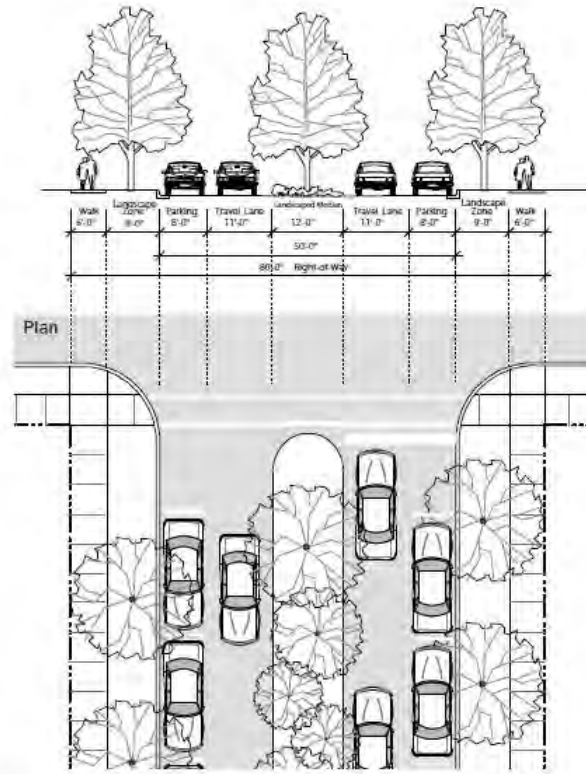
(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-2-8: Avenue

A. Intent: The avenue is a medium to high capacity street for higher speeds with a wider right of way. It serves all types of development and provides crosstown connections. Refer to the typical plan and section in figure 2.8(1) of this section.

FIGURE 2.8(1)

TYPICAL AVENUE



B. General Requirements: Avenues shall be developed using the standards in table 2.8(1) of this section.

TABLE 2.8(1)

AVENUE REQUIREMENTS

Permitted subdistricts	All subdistricts
Permitted adjacent building types	All building types
Typical right of way width	66' to 80'
Vehicular realm:	
Travel lanes	1 lane in each direction
Lane width	11' or 12' with truck traffic
Allowable turn lanes	Right permitted in place of parking at intersections with connector; left only with median

Parking lanes ¹	Parallel required on both sides of street; angled permitted for alternative ³
Pavement width	50'; 78' for alternative ³
Median	Permitted with 80' or greater right of way
Bicycle facilities ²	Shared; dedicated bike lane with alternative ³
Pedestrian realm:	
Pedestrian facilities	Minimum 5' wide clear sidewalk on both sides
Street buffer	Minimum 7' wide landscape zone or furnishings zone

Notes:

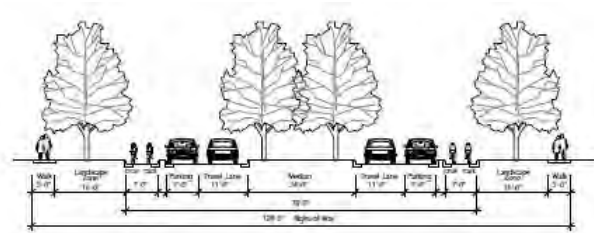
¹Reference section 10-5.1A-2-2, figure 2.2(2) of this article for on street parking requirements.

²Reference section 10-5.1A-2-2, figure 2.2(3) of this article for bicycle facility types and requirements.

³Reference figure 2.8(2) of this section for alternative.

FIGURE 2.8(2)

TYPICAL AVENUE 120' ROW WITH MEDIAN AND CYCLE TRACK CONNECTOR

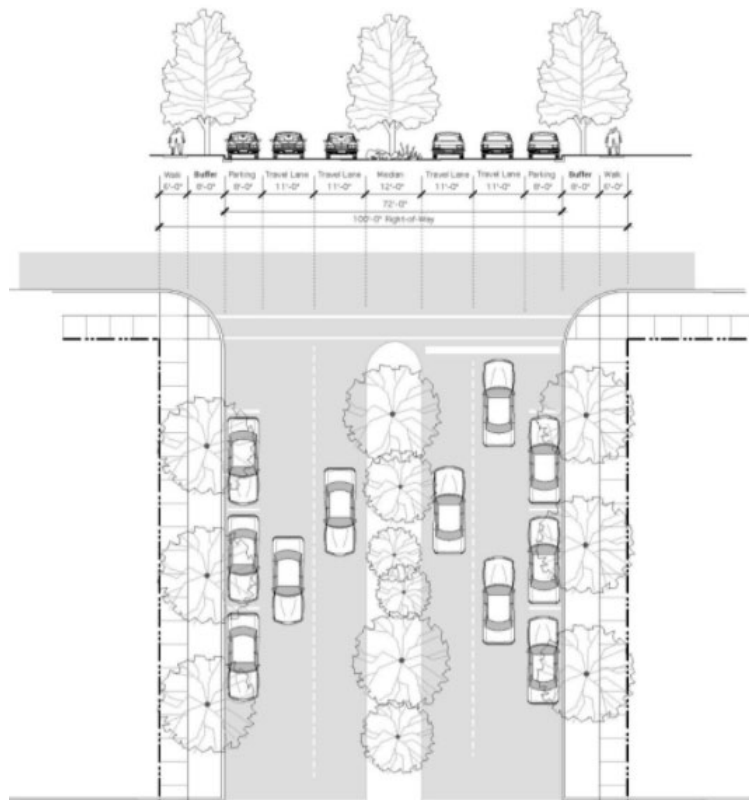


(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-2-9: Boulevard

A. Intent: The boulevard is a high capacity street for higher speeds with a wider right-of-way, one way only in this case. It serves all types of development and provides crosstown connections. Refer to the typical plan and section, figure 2.9(1) of this section.

FIGURE 2.9(1)



B. General Requirements: Boulevards shall be developed using the guidelines in table 2.9(1) of this section.

TABLE 2.9(1)

BOULEVARD REQUIREMENTS

Permitted subdistricts	All subdistricts
Permitted adjacent building types	Storefront General stoop Civic building
Typical right-of-way width	100'; 120' alternative
Vehicular realm:	
Travel lanes	Up to 2 lanes each direction
Lane width	11' or 12' with truck traffic
Allowable turn lanes	Permitted in place of parking and bulb out at intersections
Parking lanes ¹	Both sides, parallel only
Pavement width	72'; 102', 120' alternatives
Median	Permitted, minimum 9' wide, preferably 12' wide
Bicycle facilities ²	Designated shared; cycle track alternative
Pedestrian realm:	
Pedestrian facilities	Minimum 5' wide clear sidewalk on both sides with bulbouts
Buffer	Minimum 5' wide landscape zone or furnishings zone, both sides; adjacent to residential districts, open space districts, the planting zone is required

Notes:

¹Reference subsection 10-5.1A-2-E of this article for on-street parking requirements.

²Reference subsection 10-5.1A-2-F of this article for bicycle facility types and requirements.

(Ord. 17-22, 11-21-2017, eff. 11-21-2017)

10-5.1A-3: Subdistricts

10-5.1A-3-1: Introduction

10-5.1A-3-2: Zoning Map

10-5.1A-3-1: Introduction

A. The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted within the City Center and 40th Street Corridor Districts. Refer to section 10-5.1A-4, "Uses," of this article for uses and section 10-5.1A-5, "Building Types," of this article for building types permitted within each subdistrict.

The following subdistricts have been created, and each consists of a series of uses and building types that have been specifically calibrated for the subdistrict.

1. City Center "Core": The City Center "Core" constitutes the center of the community and heart of the new City center, and includes the majority of the shops and workplaces within the City center. The storefront building type that comprises this subdistrict defines a street wall along the primary streets of the area with storefront glass windows. Upper stories of the storefront building may be utilized for living and working.
2. City Center "General": The City Center "General" Subdistrict serves as the interstitial fabric of the City, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales. This subdistrict also permits drive-through facilities to allow more flexibility for auto oriented uses as described in [10-5.1A-5-11 F](#).
3. Riverdale Road "General": The Riverdale Road "General" Subdistrict serves as the interstitial fabric of the City, separate from the defined center or core and the edges. This subdistrict also encourages and promotes outdoor sales lots. Adjustments to the general requirements should be made to ensure such uses remain viable. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales. This subdistrict also permits drive-through facilities and the limited bay building type to allow more flexibility for auto oriented uses.

4. 40th Street "General": The 40th Street "General" Subdistrict combines the storefront building and stoop building to create a corridor that supports a future transit line along 40th Street. Development along this corridor will be at a smaller scale and finer grain, in relation to the City center.
5. Edge Subdistricts: The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single-family residential neighborhoods and the "Core" and "General" Subdistricts. (Ord. 17-12, 5-4-2017, eff. 5-4-2017)

HISTORY

Amended by Ord. [22-14](#) on 9/6/2022

10-5.1A-3-2: Zoning Map

- A. Mapped Subdistricts: The areas and boundaries of the subdistricts listed in section 10-5.1A-3-1 of this section 10-5.1A-3 are established as shown on the map entitled "zoning map of the City of South Ogden" and referred to herein as "zoning map" on file in the City. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-4: Uses

10-5.1A-4-1: General Requirements

10-5.1A-4-2: Definition Of Uses

10-5.1A-4-1: General Requirements

- A. General Provisions: The following general provisions apply to the uses outlined in this section 10-5.1A-4:
 1. A lot may contain more than one use.
 2. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 3. Uses are either permitted by right in a subdistrict, permitted by right with specific development or design parameters, or require a conditional use permit (refer to subsection 10-5.1A-10-2F of this article) in order to be developed.
 4. Each use shall be located within a permitted building type (refer to section 10-5.1A-5, "Building Types," of this article), unless otherwise specified.
 5. Each use may have both indoor and outdoor facilities, unless otherwise specified.
- B. Organization: The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.
 1. Unlisted Similar Use: If a use is not listed but is similar in nature and impact to a use permitted within a zoning subdistrict, the City Manager or designee may interpret the use as permitted.
 - a. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - b. If the unlisted use is similar in nature and impact to a use requiring a conditional use permit, the City Manager or designee may interpret the use as also requiring a conditional use permit.
 2. Unlisted Dissimilar Use: If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a zoning subdistrict that is either permitted or requires a conditional use permit, the use is not permitted and may only be approved through an amendment of this article. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)
- C. Use Table: Table 4.1(1), "Uses By Subdistrict," of this subsection C outlines the permitted uses in each zoning subdistrict. Each use is given one of the following designations for each zoning subdistrict in which that use is permitted:
 1. Permitted ("P"): These uses are permitted by right in the subdistricts in which they are listed.
 2. Permitted With Development Standards ("P2"): These uses are permitted by right in the subdistricts in which they are listed, provided that they are developed utilizing the listed development standards. These standards are intended to alleviate any negative impacts associated with the use, making it appropriate in a subdistrict where it otherwise might not have been appropriate.
 3. Requires A Conditional Use Permit ("C"): These uses require administrative review and approval (refer to subsection 10-5.1A-10-2F of this article) in order to occur in the subdistricts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the conditional use.

4. Not Permitted: Listed uses that are not permitted in the subdistrict are indicated by a blank space.

TABLE 4.1(1)

USES BY SUBDISTRICT

Key:		
	P	Permitted
	p ²	Permitted with development standards
	C	Requires a conditional use permit
	Blank	Not permitted

Uses	Subdistricts				
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Residential and lodging:					
Residential	P	P	P	P	P
Hotel and inn	P	P	P	P	p ²
Group living arrangements	C	C	C	C	
Civic:					
Assembly	C	C	C	C	p ²
Transit station	P	P	P	P	p ²
Hospital and clinic	P	P	P	P	
Library/museum/Post Office (no distribution)	P	P	P	P	C
Police and fire	C	C	C	C	C
School	P	P	P	P	P
Retail:					
Neighborhood retail	P	P	P	P	
General retail	P	C	P		
Outdoor sales lot			C		
Medical cannabis pharmacy	p ²		p ²		
Service:					
Neighborhood service	P	P	P	P	
General service	P	C	C		
Vehicle service		C	p ²		
Office and industrial:					
Office	P	P	P	P	p ²
Craftsman industrial	p ²	p ²	P		
Non-retail industrial			p ²		
Infrastructure:					
Parking lot	p ²	p ²	p ²	p ²	
Parking structure	p ²	p ²	p ²	p ²	

	Utility and infrastructure	C	C	C	C	
	Open space	P ²	P ²	P ²	P ²	P ²
Accessory uses:						
	Drive-through facilities		P ²	P ²		
	Home occupation	P	P	P	P	P
	Parking lot	P	P	P	P	
	Parking structure	P ²	P ²	P ²	P ²	
	Outdoor storage of goods		P ²	P ²		
	Temporary outdoor sales lot	P	P	P	P	
Beer and liquor:						
	Class A license ¹	P		P		
	Class B license ²	P	P	P	P	
	Class C license ³	P	P	P	C	

Notes:

¹Class A: Beer and/or liquor served and consumed on or off premises (bar, tavern, microbrewery).

²Class B: Beer and/or liquor sold on premises, but on premises consumption is prohibited (convenience and grocery stores, State liquor stores).

³Class C: Beer and/or liquor may be served with a meal in a restaurant.

(Ord. 19-06, 4-16-2019, eff. 4-16-2019; amd. Ord. 19-08, 6-18-2019, eff. 6-18-2019; Ord. 19-09, 7-2-2019, eff. 7-2-2019; Ord. 20-03, 1-21-2020; Ord. 20-10, 3-17-2020)

D. Building Types: The uses permitted within the subdistrict may be further limited by the building types permitted. Refer to section 10-5.1A-5, "Building Types," of this article. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)

HISTORY

Amended by Ord. 22-14 on 9/6/2022

10-5.1A-4-2: Definition Of Uses

A. Residential And Lodging Uses: A category of uses that includes several residence types.

1. Residential: One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
2. Hotel And Inn: A facility offering temporary lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the subdistricts where a hotel or inn is permitted with development standards ("P2"), the following applies:
 - a. The facility is limited to twelve (12) rooms.
 - b. Bed and breakfasts and pensions are permitted.
3. Group Living Arrangements: As defined in section 10-2-1 of this title.

B. Civic Uses: A category of uses related to fulfilling the needs of day to day community life including assembly, public services, educational facilities, and hospitals.

1. Assembly: A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. In the subdistricts where an outdoor sales lot is permitted with development standards ("P2"), the following applies:
 - a. Parking shall be limited to an area less than the total building footprint area.
 - b. The facility shall primarily serve the adjacent neighborhood.
2. Transit Station: A covered passenger boarding and a lighting facility with a platform(s), which may include a waiting room, ticket office or machines, restrooms, or concessions.
3. Hospital And Clinic: An institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an inpatient and outpatient basis by or under the supervision of one or more physicians. Any medical clinic

or professional office which offers any inpatient or overnight care, or operates on a twenty four (24) hour basis shall be considered to be a hospital. A hospital may include integral support service facilities such as laboratories, outpatient units and training and central services, together with staff offices necessary to the operation of the hospital. These services may be located in one building or several buildings.

4. Library/Museum: A structure open to the general public, which houses educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
5. Police And Fire: A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a conditional use approval. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - a. Garage doors are permitted on the front facade.
 - b. Exempt from maximum driveway widths.
6. Post Office: A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large scale postal sorting and distribution is not permitted.
7. School: An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service. (Ord. 17-22, 11-21-2017, eff. 11-21-2017)

C. Retail Uses: A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

1. Neighborhood Retail: A use in this category occupies a space of less than twelve thousand (12,000) square feet. Neighborhood retail includes such uses as those listed as follows:

Neighborhood retail:

Antique shop.

Apparel and accessory store.

Art and education supplies.

Bakery, retail.

Bicycle sales and repair.

Book, magazine, and newspaper store.

Building materials, hardware, and garden supply.

Camera and photo supply store.

China and glassware shop.

Convenience store.

Drugstore/pharmacy.

Fabric and craft store.

Florist.

Gift, novelty, and souvenir shop.

Grocery store.

Hardware store.

Hobby shop.

Jewelry sales and repair.

Luggage and leather goods.

Music store.

Musical instrument repair and sales.

Office supply.

Optical goods.

Paint and wallpaper.

Party supply shop.

Pet and pet supply.

Specialty food market (butcher, candy, fish market, produce, etc.).

Sporting goods sales and rental.

Stationery and paper store.

Toy shop.

Video/game sales and rental.

2. General Retail: A use in this category includes all neighborhood retail uses occupying a space of greater than twelve thousand (12,000) square feet and such uses as those listed as follows:

General retail:

All neighborhood retail.

Agriculture equipment and supply.

Appliance and electronic sales and service.

Automotive supply (no service).

Cabinet supply (display only).

Computer software sales and leasing.

Department store.

Electrical supplies.

Gun shop.

Heating, air conditioning and plumbing supplies, sales, and service.

Home furnishings and accessories sales and rentals.

Machine sales and rental.

Medical supply store and rental.

Medical supply store and sales.

Merchandise vending machine operators.

Motorcycle and motor scooter sales.

Pawnshop.

Smoke shop. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

3. Outdoor Sales Lot: A use involving the sale of goods or merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors. Outdoor sales lots include such uses as the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the sale of building materials, landscape materials, and garden supplies. In the subdistricts where an outdoor sales lot is permitted by conditional use ("C"), the following applies:

a. Includes permanent construction of a building utilizing one of the permitted building types in the subdistrict.

b. Front setback and corner setback limitations indicated in the building type tables in section 10-5.1A-5 of this article do not apply to outdoor sales lots in the Riverdale Road General Subdistrict.

c. Notes limiting double-loaded parking for the permitted building types in the Riverdale Road General Subdistrict do not apply to this use. (Ord. 17-11, 4-18-2017, eff. 4-18-2017)

4. Medical Cannabis Pharmacy: A business that purchases cannabis products or devices from a processing facility as described in Utah Code Annotated section 4-41a-102(4) and sells the cannabis products or devices in a medicinal form to a medical cannabis cardholder. In the subdistricts where medical cannabis pharmacies are allowed with development standards (P2), the following standards apply in addition to those found in Utah Code Annotated section 26-61a-301.

- a. Pharmacy shall maintain exterior facades in a manner that maintains the natural color and appearance of the building and avoids drawing special attention to the building;
- b. Windows shall not be darkened or covered to prohibit view into the interior of the sales space from the public view;
- c. Pharmacy shall be operated entirely within a closed building; and
- d. Hours of operation shall commence no earlier than eight o'clock (8:00) A.M. and end by eight o'clock (8:00) P.M. (Ord. 20-03, 1-21-2020)

D. Service: A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

1. Neighborhood Service: A use in this category occupies a space of less than twelve thousand (12,000) square feet. Neighborhood service includes such uses as follows:

Neighborhood service:

Arcade.

Bank or other financial service.

Barbershop, beauty salon, and spa.

Billiard hall.

Catering.

Daycare, adult or child.

Dry cleaning and laundry.

Emergency care clinic.

Fitness, dance studio, and gym.

Framing.

Home furniture and equipment repair.

Locksmith.

Mailing services.

Pet grooming.

Photocopying and printing.

Photography studio and supplies (on site processing permitted).

Restaurants (refer to State law for alcoholic beverage requests).

Shoe repair.

Tailor and seamstress.

Tanning salon.

Theater.

Training center.

Travel agency and tour operator.

Veterinarian.

2. General Service: A use in this category includes all neighborhood service uses occupying a space of greater than twelve thousand (12,000) square feet and such uses as those listed as follows:

All neighborhood services

Animal boarding (interior only)

Aquatic facilities.

Batting cages.

Bowling alley.

Concert hall.

Exterminating and disinfecting service.
Funeral home.
Miniature golf course.
Recreation, commercial indoor.
Repair of small goods and electronics.
Shooting and archery ranges (indoor only).
Short term lending business ¹
Skating rink.
Tattoo/piercing parlor.

3. Vehicle Service: A business involving the servicing of vehicles and/or the distribution of fuel to residents of the community and region. A convenience store may also be included as a secondary use, as well as the sale of propane and kerosene. Vehicle service includes such uses as automotive filling stations, vehicle repair, car wash facilities, and tire sales and mounting. In the subdistricts where vehicle service is permitted with development standards ("P2"), the following apply:

- a. Use Limitation: Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
- b. Service Bays: Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the building type.
- c. Outdoor Storage: Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
 - (1) The vehicles are not stored for more than two (2) days.
 - (2) The storage area is located in the rear yard screened from view of the front lot line.
 - (3) The storage area is screened using the side and rear yard buffer outlined in section 10-5.1B-7, "Landscape Standards," of this article, regardless of the adjacent land uses.
- d. Outdoor Activities:
 - (1) All repairs or washing activities must occur inside a structure.
 - (2) Vacuuming activities may occur in open air, but must be located in the side or rear yards, screened from the front lot line.
 - (3) Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.

E. Office Uses: A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in subsection F2 of this section. In the districts where an office use is permitted with development standards ("P2"), the use is considered a home occupation and shall meet the following standards:

1. In a live/work building, the use is exempt from the following standards:
 - a. Hours Of Operation: Permitted hours of operation are six o'clock (6:00) A.M. to nine o'clock (9:00) P.M.
 - b. Residence: The operator of the business shall reside in the dwelling unit.
 - c. Vehicles: Parking of a vehicle associated with the business must be accommodated on site.

2. Typical office uses:

Architecture/engineering/design.
Building contractor (office only).
Business consulting.
Charitable institutions.
Computer programming and support.
Detective services.
Educational services (tutor and testing).
Employment agency.
Financial and insurance.
Government offices.
Legal services.
Management services.

Medical and dental with laboratory.

PR and advertising.

Physical therapy/physical rehabilitation.

Property development.

Radio and TV studio.

Real estate.

Recording and sound studio.

Research agency.

Research and development.

Surveying.

F. Craftsman Industrial: A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious byproducts that includes a showroom or small retail outlet that is accessible to the public. Craftsman industrial includes such uses as those found in subsection G3 of this section. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to twenty thousand (20,000) square feet, unless otherwise noted. In the subdistricts where a craftsman industrial use is permitted with development standards ("P2"), the following apply:

1. A minimum twenty percent (20%) of gross floor area shall be dedicated to a showroom located at the front of the space and is in view of a public right of way.
2. Outdoor activities and storage of goods are not permitted.
3. Typical craftsman industrial uses:

Apparel and finished fabric products.

Bakery and confections.

Beverages, including beer, wine, liquor, soft drinks, coffee.

Botanical products.

Brooms and brushes.

Canning and preserving food.

Commercial scale copying and printing.

Construction special trade contractors.

Cut stone and cast stone.

Dairy products.

Electrical fixtures.

Electronics assembly.

Engraving.

Fabricated metal products.

Filmmaking.

Furniture and fixtures.

Glass.

Household textiles.

Ice.

Jewelry, watches, clocks, and silverware.

Leather products.

Meat and fish products, no processing.

Musical instruments and parts.

Pasta.

Pottery, ceramics, and related products.

Printing, publishing and allied industries.

Shoes and boots.

Signs and advertising.

Small goods manufacturing.

Smithing.

Taxidermy.

Textile, fabric, cloth.

Toys and athletic goods.

Upholstery.

Woodworking.

G. Parking Lot: A lot that does not contain a permitted building or open space type and is solely used for the parking of vehicles. In the subdistricts where a parking lot is permitted with development standards ("P2"), the following apply:

1. Corner Lots: A corner lot shall not be used as a parking lot.
2. Adjacent Parking Lots: Two (2) parking lots cannot be located directly adjacent to one another.
3. Single-Family: Parking lot cannot be associated with a single-family use.
4. Distance: Parking lot must be within one thousand three hundred feet (1,300') of the principal entrance to the associated use unless:
 - a. At least seventy five percent (75%) of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to section 10-5.1A-8, "Parking," of this article).
5. Pedestrian Access: Must be connected to associated use by a dedicated, public pedestrian pathway.
6. Commercial Vehicles: Parking lots for commercial vehicles are not permitted in these subdistricts.

H. Parking Structure: A parking structure on a lot that does not contain a permitted building type and is solely used for the parking of vehicles. In the subdistricts where a parking structure is permitted with development standards ("P2"), the following apply:

1. Corner Lots: A corner lot shall not be used for a parking structure on primary streets. Parking structures may be used for corner lots on other streets if ground floor of structure is dedicated for commercial use.
2. Adjacent Parking Lots: Two (2) parking facilities (lots or structures) cannot be located directly adjacent to one another.
3. Primary Street: Parking structures fronting primary streets must have ground floor dedicated to commercial uses.
4. Distance: Parking structure must be within one thousand three hundred feet (1,300') of the principal entrance to the associated use unless:
 - a. At least seventy five percent (75%) of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to section 10-5.1A-8, "Parking," of this article).
5. Pedestrian Access: Must be connected to associated use by a dedicated, public pedestrian pathway.
6. Commercial Vehicles: Parking structures for commercial vehicles are not permitted in these subdistricts.

I. Utility And Infrastructure: A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure include such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all subdistricts, utility and infrastructure require a conditional use permit ("C").

J. Open Space: A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to section 10-5.1A-6, "Open Space Types," of this article for permitted forms of open space. Open space uses may also be utilized to host temporary private or community events, such as a farmers' market or art fair. In the subdistricts where open space is permitted with development standards ("P2"), the following apply:

1. Parking: Parking lots are not permitted in open space in any subdistrict unless otherwise approved by City Manager or designee.
2. Stormwater Accommodations: Open space that incorporates stormwater management on a site or subdistrict scale is encouraged.
 - a. Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - b. Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
3. Food And Beverage: This use may involve small scale food and beverage service, no more than two hundred (200) square feet in space, located in a kiosk, with no service access.
4. Facades: Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

K. Accessory Uses: A category of uses that are not permitted to serve as the principal use on a zoning lot.

1. Drive-Through Facilities: A use that allows customers to receive services or goods through a window while remaining stationary in their motor vehicles. A drive-through facility does not include pumps at a gas station, or any other type of pick-up service (e.g., groceries or lumber) where the driver is required to leave the vehicle or where the services and goods are delivered by other means than through a window. Refer to section 10-5.1A-5-11 of this article, for required drive-through development standards.
2. Home Occupation: An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
3. Parking Lot: An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by building type. Refer to section 10-5.1A-5, "Building Types," of this article.
4. Parking Structure: A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking structures within the buildings are regulated per building type. Refer to section 10-5.1A-5, "Building Types," of this article. Separate structure locations are also regulated by building type, but shall also meet all of the requirements of subsection I, "Parking Structure," of this section.
5. Outdoor Storage Of Goods: Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the subdistricts where outdoor storage of goods is permitted with development standards ("P2"), the following development standards apply:
 - a. Outdoor storage areas shall be located in the rear or side yard of the lot.
 - b. Loose materials shall not be stacked higher than six feet (6').
 - c. Loose materials shall at a minimum be stored in a three (3) sided shelter and shall be covered.
 - d. Materials shall be set back a minimum of five feet (5') from any lot line.
 - e. All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the heavy side or rear buffer; refer to section 10-5.1A-7 of this article, landscape requirements for side and rear buffer. (Ord. 19-09, 7-2-2019, eff. 7-2-2019)
6. Temporary Outdoor Sales Lot: Temporary outdoor sales lots consist of the sales of goods and/or services from a trailer, mobile store or kiosk. Temporary outdoor sales lots include such things as fireworks stands, Christmas tree lots, and produce stands. They may also include larger events such as farmers' markets. Produce stands and farmers' markets are limited to local farmers/ growers selling products from their own farms or gardens, crafters selling their own crafts, and food vendors. Temporary outdoor sales lots shall be regulated through business licensing and special events permits. (Ord. 19-08, 6-18-2019, eff. 6-18-2019; amd. Ord. 19-09, 7-2-2019, eff. 7-2-2019)

L. Non-Retail Industrial: A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious byproducts. Non-retail industrial includes such uses as those found in subsection M2 of this section. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to twenty thousand (20,000) square feet, unless otherwise noted. In the subdistricts where a craftsman industrial use is permitted with development standards ("P2"), the following apply:

1. Outdoor activities and storage of goods are not permitted.
2. Typical non-retail industrial uses:
 - Apparel and finished fabric products.
 - Bakery and confections.
 - Beverages, including beer, wine, liquor, soft drinks, coffee.
 - Botanical products.
 - Brooms and brushes.
 - Canning and preserving food.
 - Commercial scale copying and printing.

Construction special trade contractors.
Cut stone and cast stone.
Dairy products.
Electrical fixtures.
Electronics assembly.
Engraving.
Fabricated metal products.
Filmmaking.
Furniture and fixtures.
Glass.
Household textiles.
Ice.
Jewelry, watches, clocks, and silverware.
Leather products.
Meat and fish products, no processing.
Musical instruments and parts.
Pasta.
Pottery, ceramics, and related products.
Printing, publishing and allied industries.
Shoes and boots.
Signs and advertising.
Small goods manufacturing.
Smithing.
Taxidermy.
Textile, fabric, cloth.
Toys and athletic goods.
Upholstery.
Woodworking. (Ord. 20-10, 3-17-2020)

¹An establishment engaged in providing credit intermediation and related activities that facilitate the lending of funds, issuance of credit, or any other similar types of businesses in which the activity is generally contemplated to be completed within a term of six (6) months or less, including a check casher, deferred deposit lender or title lender. A short term loan business may offer more than one type of credit intermediation service if it meets the licensing requirements for each service and operates from a single storefront. This definition does not include investment companies and state or federally chartered banks or financial institutions. No short term lending business may be located or operate within 1,000 feet of another. No more than 3 short term lending businesses may be licensed within the City. Preexisting, nonconforming uses may continue until the business ceases operation or until the business ceases operation or experiences a change in ownership. (Ord. 20-18, 7-7-2020)

HISTORY
Amended by Ord. 22-14 on 9/6/2022

10-5.1A-5: Building Types

[10-5.1A-5-1: Introduction To Building Type Standards](#)

[10-5.1A-5-2: Explanation Of Building Type Table Standards](#)

[10-5.1A-5-3: Storefront Building](#)

- [10-5.1A-5-4: General Stoop Building](#)
- [10-5.1A-5-5: Limited Bay](#)
- [10-5.1A-5-6: Row Building](#)
- [10-5.1A-5-7: Yard Building](#)
- [10-5.1A-5-8: Civic Building](#)
- [10-5.1A-5-9: Entrance Types](#)
- [10-5.1A-5-10: Roof Types](#)
- [10-5.1A-5-11: Additional Design Requirements](#)

10-5.1A-5-1: Introduction To Building Type Standards

- A. Introduction: The building types detailed in this section 10-5.1A-5, outline the required building forms for new construction and renovated structures within the subdistricts defined in section 10-5.1A-3 of this article.
- B. General Requirements: All building types must meet the following requirements:
1. Zoning Subdistricts: Each building type shall be constructed only within its designated subdistricts. Refer to table 5.1(1), "Permitted Building Types By Subdistrict," of this subsection B1.

TABLE 5.1(1)

PERMITTED BUILDING TYPES BY SUBDISTRICT

Key:		
	P	Permitted

Building Types	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Storefront	P	P	P	P	
General stoop		P ¹	P ¹	P ¹	
Limited bay			P		
Row building		P	P	P	P
Yard building					P
Civic building	P	P	P	P	P

Note:

- ¹Not permitted everywhere. Refer to subsection 10-5.1A-5-4B, "Building Siting," of this section 10-5.1A-5 for restrictions.
2. Uses: Each building type can house a variety of uses depending on the subdistrict in which it is located. Refer to section 10-5.1A-4, "Uses," of this article for uses permitted per subdistrict. Some building types have additional limitations on permitted uses.
 3. No Other Building Types: All buildings constructed must meet the requirements of one of the building types permitted within the zoning subdistrict of the lot.
 4. Permanent Structures: All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
 5. Accessory Structures:
 - a. Attached accessory structures are considered part of the principal structure.
 - b. Detached accessory structures are permitted per each building type and shall comply with all setbacks except the following:
 - (1) Detached accessory structures are not permitted in the front yard.
 - (2) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (3) Detached accessory structures shall not exceed the height of the principal structure. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)
 6. Structures At Intersections: In all form based code subdistricts at any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points forty feet (40') from the point of intersection of the back of the curbs (clear view area). (Ord. 18-11, 9-18-2018, eff. 9-18-2018)

10-5.1A-5-2: Explanation Of Building Type Table Standards

The following explains and further defines the standards outlined on the tables for each building type; refer to sections 10-5.1A-5-3 through

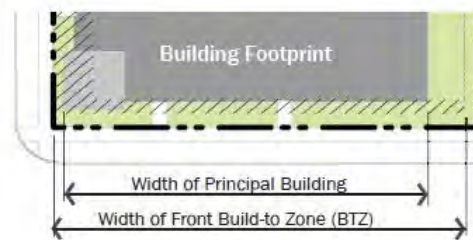
10-5.1A-5-8 of this section 10-5.1A-5.

A. Building Siting: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5 within the first section of each table entitled "Building Siting."

1. Multiple Principal Buildings: The allowance of more than one principal structure on a lot.
2. Front Property Line Coverage: Refer to figure 5.2(1), "Measuring Front Property Line Coverage," of this subsection A2. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).

FIGURE 5.2(1)

MEASURING FRONT PROPERTY LINE COVERAGE



- a. Certain buildings have this number set to also allow the development of a courtyard along the front property line.
- b. Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of seventy two feet (72').

3. Occupation Of Corner: Occupying the intersection of the front and corner build-to zones with a principal structure. In all form based code subdistricts at any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points forty feet (40') from the point of intersection of the back of the curbs (clear view area).
4. Front Build-To Zone: The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone.
 - a. All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
5. Corner Build-To Zone: The build-to zone or setback parallel to the corner property line.
 - a. All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
6. Minimum Side Yard Setback: The minimum required setback along a side property line.
7. Minimum Rear Yard Setback: The minimum required setback along a rear property line.
8. Minimum And Maximum Lot Or Building Width: Depending on the building type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
9. Parking And Loading Location: The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
10. Vehicular Access: The permitted means of vehicular ingress and egress to the lot.
 - a. Alleys, when present, shall always be the primary means of access.
 - b. When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a primary street.

B. Height: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5 within the second section of each table entitled "Height."

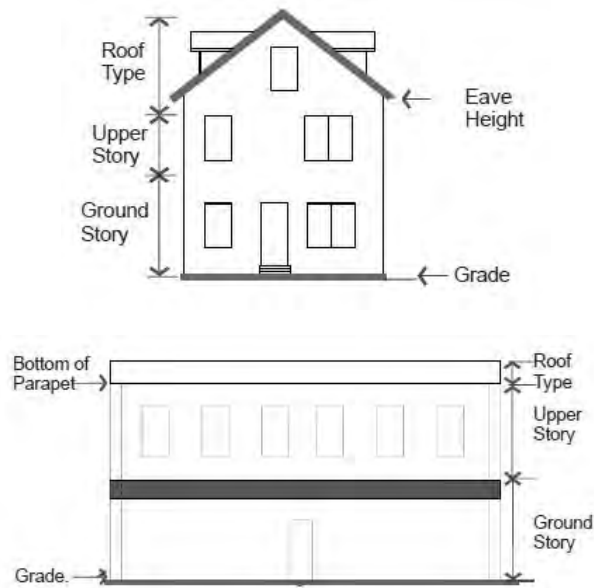
1. Minimum Overall Height: The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
2. Maximum Overall Height: The sum of a building's total number of stories represented in feet, plus the height of the roof not encompassed by the calculated stories and half-stories, combined.
 - a. Half stories are located either completely within the roof structure with street facing windows or in a visible basement exposed a maximum of one half-story above grade.
 - b. A building incorporating both a half story within the roof and a visible basement shall count the height of the two (2) half

stories as one full story.

- c. Some building types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be set back a designated amount beyond the building facade of the lower stories.
3. Ground Story And Upper Story, Minimum And Maximum Height: (Refer to figure 5.2(3), "Measuring Height," of this subsection B3.) Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
- a. Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - b. Floor height requirements apply only to street facing facades.
 - c. For single-story buildings and the uppermost story of a multiple-story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

FIGURE 5.2(3)

MEASURING HEIGHT

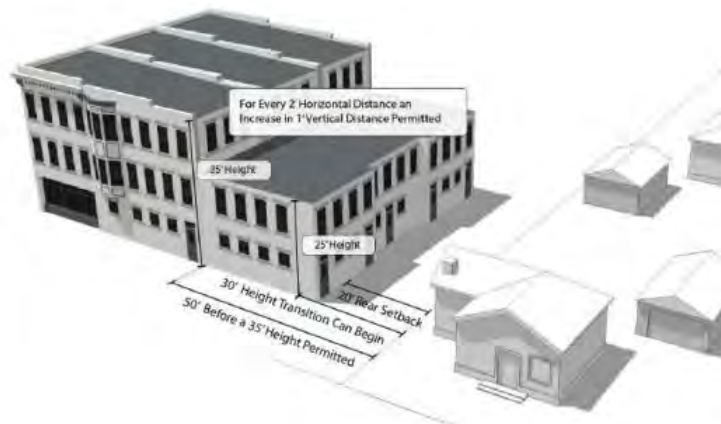


4. Existing Single-Family Residential Buffer: In order to assure compatibility of new construction with adjacent single-family zones along the 40th "transit" Street:

- a. Transitions From Single-Family Homes: A twenty foot (20') setback is required from the property line adjacent to a single-family detached home. At twenty feet (20'), twenty five foot (25') building height is permitted in between the property line and thirty feet (30'). After thirty feet (30'), every two feet (2') in additional horizontal distance from the property line permits one foot (1') of additional vertical building height. See figure 5.2(5) of this subsection B4.

FIGURE 5.2(5)

TRANSITIONS FROM SINGLE-FAMILY HOMES



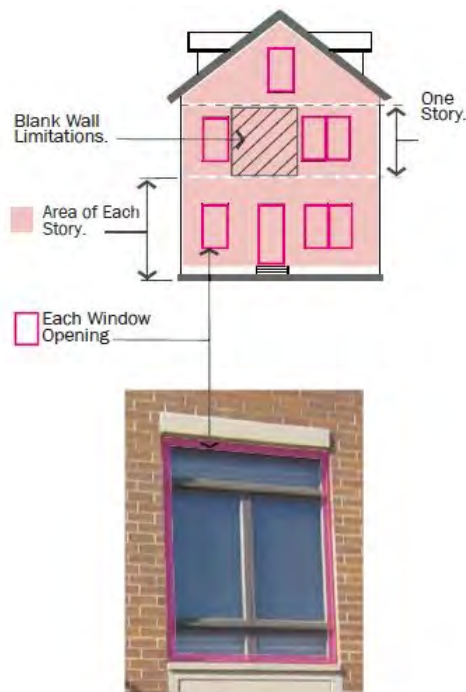
C. Uses: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this article within the third section of each table entitled "Uses." Refer to section 10-5.1A-4, "Uses," of this article for uses permitted within each zoning subdistrict. The requirements in this section of the building type tables may limit those uses within a specific building type.

1. Ground And Upper Story: The uses or category of uses which may occupy the ground and/or upper story of a building.
2. Parking Within Building: The area(s) of a building in which parking is permitted within the structure.
3. Required Occupied Space: The area(s) of a building that shall be designed as "occupied space," defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

D. Street Facade Requirements: The following explains the line item requirements for each building type tables in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this article, within the fourth section of each table entitled "Street Facade Requirements." Street facade requirements apply only to facades facing a public or private right of way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

1. Minimum Ground Story And Upper Floor Transparency: (Refer to figure 5.2(4), "Measuring Transparency," of this section.) The minimum amount of transparency required on street facades with street frontage.
 - a. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (1) Ground story transparency, when defined separately from the overall minimum transparency, shall be measured between two feet (2') and eight feet (8') from the average grade at the base of the front facade.
 - (2) A general minimum transparency requirement shall be measured from floor to floor of each story.

FIGURE 5.2(4)
MEASURING TRANSPARENCY



2. Blank Wall Limitations: A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:

- a. No rectangular area greater than thirty percent (30%) of a story's facade, as measured from floor to floor, may be windowless; and
- b. No horizontal segment of a story's facade greater than fifteen feet (15') in width may be windowless, unless approved by City Manager or designee.

- 3. Entrance Type: The entrance type(s) permitted for the entrance(s) of a given building type. A mix of permitted entrance types may be utilized. Refer to section 10-5.1A-5-9, "Entrance Types," of this section 10-5.1A-5 for definition of and additional requirements for each entrance type.
- 4. Principal Entrance Location: The facade on which the primary building entrance is to be located.
- 5. Required Number Of Street Entrances: The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
- 6. Vertical Facade Divisions: The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- 7. Horizontal Facade Divisions: The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

E. Roof Type: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5 within the fifth section entitled "Roof Type Requirements."

- 1. Permitted Roof Type: The roof type(s) permitted for a given building type. Refer to section 10-5.1A-5-10, "Roof Types," of this section 10-5.1A-5 for more specific requirements.
- 2. Tower: A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to section 10-5.1A-5-10, "Roof Types," of this section 10-5.1A-5.
- 3. Roof Projections And Drainage: Roofs and associated drainage systems shall not extend beyond the affected property lines. Roofs and roof drainage systems shall be designed in according to applicable building codes, ensuring that all drainage and snow shedding occurs within the subject property. Roofs and associated roof drainage systems shall not be allowed to drain or shed storm water, nor allow accumulated snow to slide or be deposited onto adjacent properties or public roadways, sidewalks, and rights-of-way. (Ord. 16-07, 6-21-2016, eff. 6-21-2016; amd. Ord. 18-11, 9-18-2018, eff. 9-18-2018; Ord. 21-01, 1-19-2021, eff. 1-19-2021)

10-5.1A-5-3: Storefront Building

A. Description And Intent: The storefront building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this building type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of intensities, depending on the subdistrict within which it is located.

B. Regulations: Regulations for the storefront building type are defined in the table in this section.



(Ord. 19-06, 4-16-2019, eff. 4-16-2019)

			Permitted Subdistricts			
			City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"
1.	Building Siting: Refer to figure 5.3(1) of this section					
		Multiple principal buildings	Permitted	Permitted	Permitted ⁵	Permitted
	(a)	Front sidewalk coverage	85%	80%	80%	80% ¹

		Occupation of corner	Required ⁶	Required ⁶	Required ^{5,6}	Required ⁶
	(b)	Front zone build-to	0' to 5'	0' to 5'	0' to 10' ⁵	0' to 5'
	(c)	Corner zone build-to	0' to 5' ⁶	0' to 5' ⁶	0' to 10' ^{5,6}	0' to 5' ⁶
	(d)	Minimum side yard setback	0'	0'	0'	0'
	(e)	Minimum rear yard setback	10'	10'	10'	10'
	(f)	Minimum lot width	None	None	None	None
		Maximum lot width	None	None	None	None
	(g)	Parking and loading location	Rear yard	Rear yard	Rear yard ⁵	Rear and side yard ¹
	(i)	Vehicular access	Alley only; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee	Alley; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee	Alley; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee ⁵	Alley; if no alley exists, 2 driveways are permitted per nonprimary facades, or as approved by the City Manager or designee
2.	Height: Refer to figure 5.3(2) of this section					
	(j)	Minimum overall height	2 story	1 story	1 story	1 story
	(k)	Maximum overall height	5 stories ²	3 stories	5 stories ²	3 stories
	(l)	Ground story:				
		Minimum height	14'	14'	14'	14'
		Maximum height	20' ³	20' ³	20' ³	20' ³
	(m)	Upper stories:				
		Minimum height	9'	9'	9'	9'
		Maximum height	14'	14'	14'	14'
3.	Uses: Refer to figure 5.3(2) of this section. Refer to section 10-5.1A-4, "Uses," of this article for permitted uses					
	(n)	Ground story	Any use permitted	Any use permitted	Any use permitted	Any use ⁴ permitted
	(o)	Upper story	Any permitted use			
	(p)	Parking within building	Permitted fully in any basement and in rear of upper floors			
	(q)	Required occupied space	30' deep on all full floors measured from the front facade			
4.	Street Facade Requirements: Refer to figure 5.3(3) of this section					
	(r)	Minimum ground story transparency. Measured between 2' and 8' above grade	65%	65%	65%	65% front only
	(s)	Minimum transparency per each story	15%	15%	15%	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5			

	(t)	Front facade entrance type	Storefront, arcade ⁴	Storefront, arcade ⁴	Storefront, arcade	Storefront, arcade ⁴
	(u)	Principal entrance location	Front facade ⁴	Front facade ⁴	Front facade	Front or corner facade ⁴
		Required number of street entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade
		Vertical facade divisions	Every 30' of facade width	Every 30' of facade width	Every 50' of facade width	Every 50' of facade width
		Horizontal facade divisions	Required within 3' of the top of the ground story, and every fifth floor above the first floor			
5.	Roof Type Requirements: Refer to figure 5.3(3) of this section					
	(v)	Permitted roof types	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat
		Tower	Permitted	Permitted	Permitted	Permitted

Notes:

¹Lots wider than 140 feet are permitted 1 double loaded aisle of surface parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

²Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of 6 feet.

³If 18 feet or more in height, ground story shall count as 2 stories toward maximum building height.

⁴Lots lacking frontage on 40th Street but that are still within the 40th Street General Subdistrict are limited to permitted residential uses only.

⁵Does not apply to outdoor sales lots.

⁶At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of the curbs (clear view area).

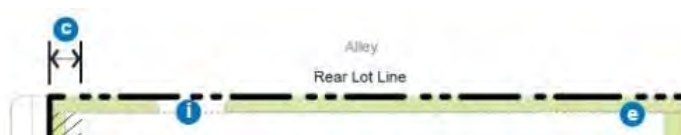
(Ord. 18-11, 9-18-2018, eff. 9-18-2018; amd. Ord. 19-06, 4-16-2019, eff. 4-16-2019)

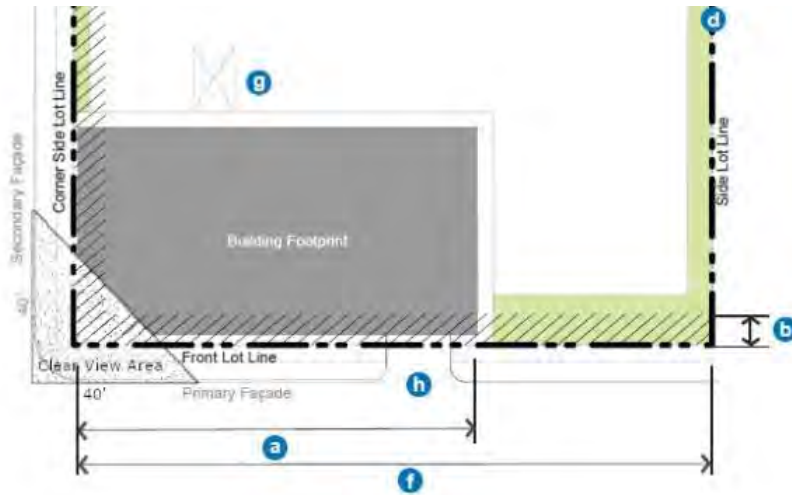
FIGURE 5.3(1)

STOREFRONT BUILDING: BUILDING SITING



Typical Site Plan





Site Plan With Side Yard Parking "Core"

(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

FIGURE 5.3(2)

STOREFRONT BUILDING: HEIGHT AND USE REQUIREMENTS

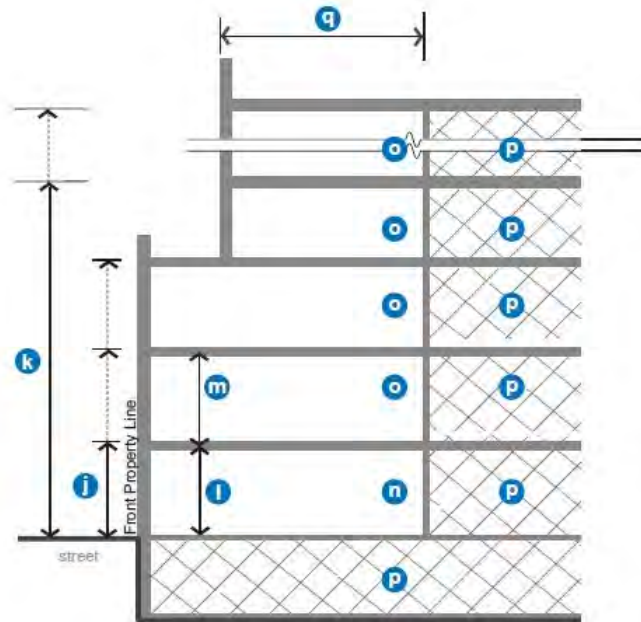
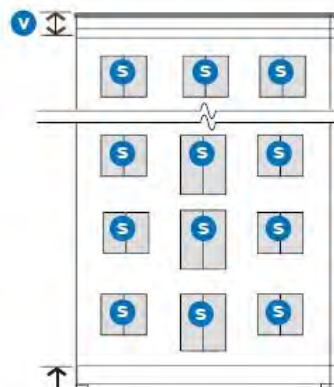


FIGURE 5.3(3)

STOREFRONT BUILDING: STREET FACADE AND ROOF REQUIREMENTS





(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-5-4: General Stoop Building

A. Description And Intent: The general stoop building type is limited in terms of uses by the subdistrict within which it is located, generally housing office and/or residential uses. Similar to the storefront building, the general stoop building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this building type depend on the subdistrict within which it is located.

B. Regulations: Regulations for the general stoop building type are defined in the table in this section. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

		Permitted Subdistricts		
		City Center "General"	Riverdale Road "General"	40th Street "General"
1.	Building Siting: Refer to figure 5.4(1) of this section	Any multi-family residential building with frontage on a public or private dedicated street must use the storefront building type		
	Multiple principal buildings	Not permitted	Not permitted	Not permitted
	(a) Front sidewalk coverage	80% ¹	80% ¹	80%
	Occupation of corner	Required ⁵	Required ⁵	Required ⁵
	(b) Front build-to zone	0' to 10'	0' to 10'	0' to 10'
	(c) Corner build-to zone	0' to 10' ⁵	0' to 10' ⁵	0' to 10' ⁵
	(d) Minimum side yard setback	10'	10'	10'
	(e) Minimum rear yard setback	5'	5'	5'
	(f) Minimum lot width	None	None	100'
	Maximum lot width	None	None	None
	(g) Parking and loading location	Rear yard	Rear yard	Rear and side yard
	(i) Vehicular access	Alley; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee	Alley; if no alley exists, 1 driveway is permitted per nonprimary facade, or as approved by the City Manager or designee	Alley; if no alley exists, 1 driveway is permitted per street, or as approved by the City Manager or designee
2.	Height: Refer to figure 5.4(2) of this section			
	(j) Minimum overall height	1 story	1 story	1 story
	(k) Maximum overall height	3 stories	5 stories ³	3 stories
	(l) All stories:			

		Minimum height	9'	9'	9'
		Maximum height	14'	14'	14'
3.	Uses: Refer to figure 5.4(2) of this section. Refer to section 10-5.1A-4, "Uses," of this article for permitted uses				
	(n)	All stories	Any permitted use ⁴		
	(p)	Parking building within	Permitted fully in basement and rear of upper floors		
	(q)	Required occupied space	30' deep on all full floors from the front facade		
4.	Street Facade Requirements: Refer to figure 5.4(3) of this section				
	(r)	Minimum transparency per each story	35%	35%	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5		
	(t)	Front facade entrance type	Stoop, porch, storefront ⁴	Stoop, porch, storefront	Stoop, porch, storefront ⁴
	(u)	Principal entrance location	Front facade ⁴	Front facade	Front or corner facade ⁴
		Required number of street entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 150' of front facade
		Vertical facade divisions	Every 25' of facade width	Every 50' of facade width	Every 50' of facade width
		Horizontal facade divisions	Required within 3' of the top of any visible basement and of the ground story, and at the fifth floor above the ground floor		
5.	Roof Type Requirements: Refer to figure 5.4(3) of this section				
	(v)	Permitted roof types	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat
	(w)	Tower	Permitted	Permitted	Permitted

Notes:

¹A courtyard covering up to 35 percent of the front facade is permitted and may contribute to the front lot line coverage requirement.

²Lots wider than 140 feet are permitted 1 double loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

³Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of 6 feet.

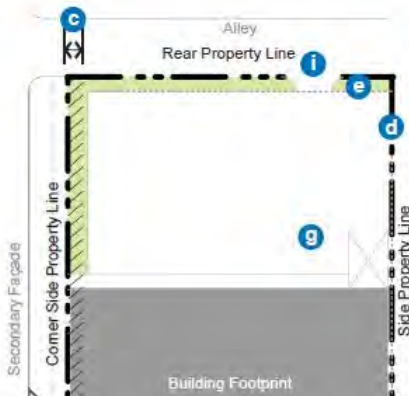
⁴Lots lacking frontage on 40th Street but that are still within the 40th Street General Subdistrict are limited to permitted residential uses only.

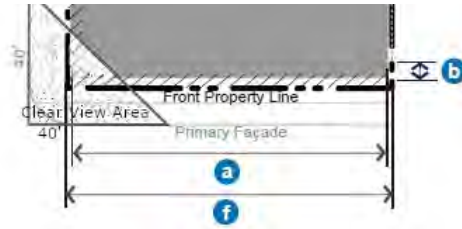
⁵At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of curbs (clear view area).

(Ord. 18-11, 9-18-2018, eff. 9-18-2018; amd. Ord. 19-06, 4-16-2018, eff. 4-16-2018)

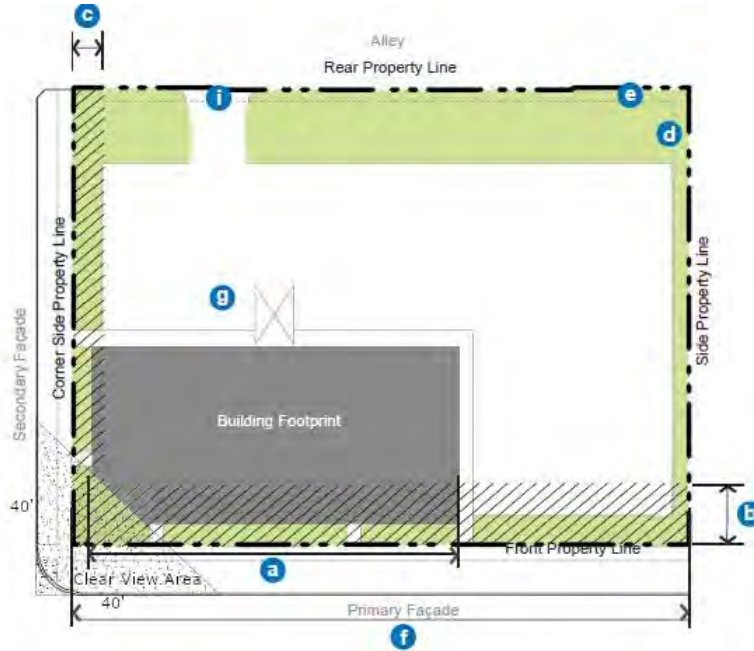
FIGURE 5.4(1)

GENERAL STOOP BUILDING: BUILDING SITING





Typical Site Plan



Site Plan With Side Yard Parking "Core"

(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

FIGURE 5.4(2)

GENERAL STOOP BUILDING: HEIGHT AND USE REQUIREMENTS

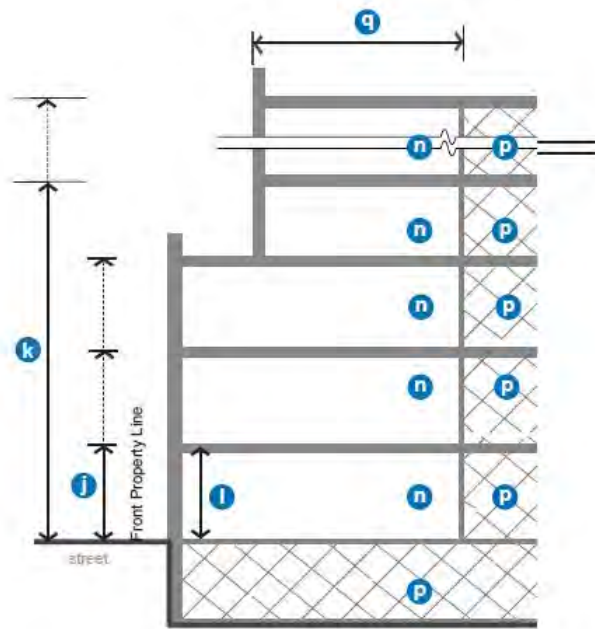
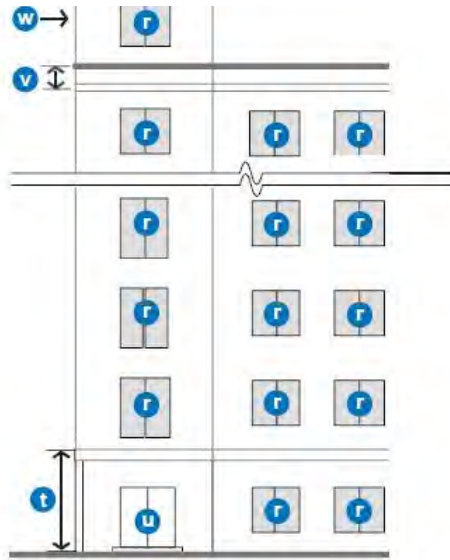


FIGURE 5.4(3)

GENERAL STOOP BUILDING: STREET FACADE REQUIREMENTS





(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-5-5: Limited Bay

- A. Description And Intent: The limited bay building type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the primary street. A wider range of uses can also be accommodated within this building type, including craftsman industrial uses. This building type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the storefront building type. Parking may be provided in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this building type depend on the subdistrict within which it is located.
- B. Regulations: Regulations for the limited bay building type are defined in the table in this section.



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

		Permitted Subdistricts
		Riverdale Road "General"
1.	Building Siting: Refer to figure 5.5(1) of this section	
		Multiple principal buildings
	(a)	Front sidewalk coverage
		Occupation of corner
	(b)	Front build-to zone
	(c)	Corner build-to zone
	(d)	Minimum side yard setback
	(e)	Minimum rear yard setback
	(f)	Minimum lot width
		Maximum lot width ¹
	(g)	Parking and loading
	(h)	Street facade service bay entrance

Not permitted

75%

Required⁴

0' to 15'

0' to 10'⁴

5'

10'

50'

None

Rear and side yard

Limited to 1 per street facade, maximum width 18'

	(i)	Vehicular access	From alley; if no alley exists, maximum 1 driveway per street frontage
2.	Height: Refer to figure 5.5(2) of this section		
	(j)	Minimum overall height	1 story
	(k)	Maximum overall height	4 stories ²
	(l)	Ground story:	
		Minimum height	14'
		Maximum height	24' ³
	(m)	Upper stories:	
		Minimum height	9'
		Maximum height	14'
3.	Uses: Refer to figure 5.5(2) of this section. Refer to section 10-5.1A-4, "Uses," of this article for permitted uses		
	(n)	Ground story	Retail, service, office, craftsman industrial
	(o)	Upper story	Any permitted use
	(p)	Parking within building	Permitted fully in basement and in rear of upper floors plus 1 service bay width at ground floor
	(q)	Required occupied space	30' deep on all full floors from the front facade
4.	Street Facade Requirements: Refer to figure 5.5(3) of this section		
	(r)	Minimum ground story transparency measured between 2' and 8' above grade	50%, service bay door shall be transparent
	(s)	Minimum transparency per each story	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5
	(t)	Front facade entrance type	Storefront, stoop
	(u)	Principal entrance location	Front or corner facade
		Required number of street entrances	1 per 100' of facade; service bay door not included; 1 per 150' of facade
		Vertical facade divisions	Every 60' of facade width
		Horizontal facade divisions	Required within 3' of the top of the ground story for all buildings over 2 stories
5.	Roof Type Requirements: Refer to figure 5.5(3) of this section		
	(v)	Permitted roof types	Parapet, pitched, flat
		Tower	Permitted

Notes:

¹Lots wider than 140 feet are permitted 1 double loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

²Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of 6 feet.

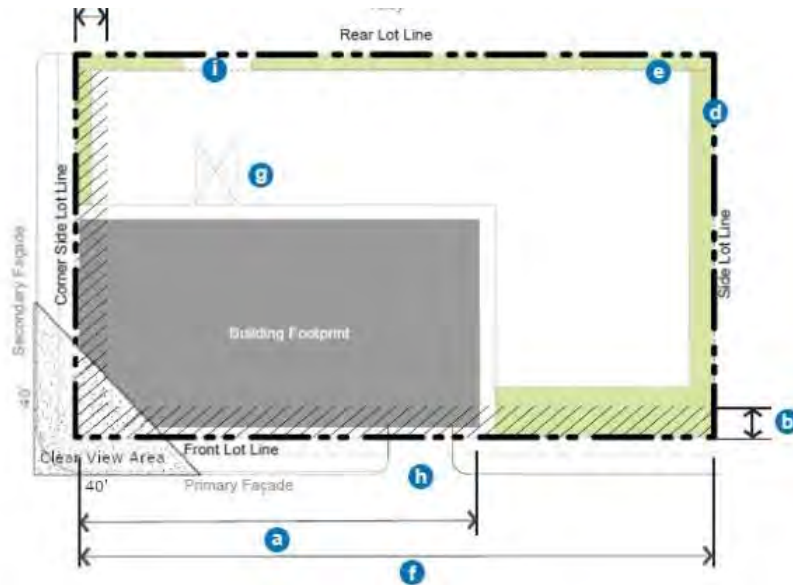
³If 18 feet or more in height, ground story shall count as 2 stories toward maximum building height.

⁴At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of the curbs (clear view area).

FIGURE 5.5(1)

LIMITED BAY BUILDING: BUILDING SITING





(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

FIGURE 5.5(2)

LIMITED BAY BUILDING: HEIGHT AND USE REQUIREMENTS

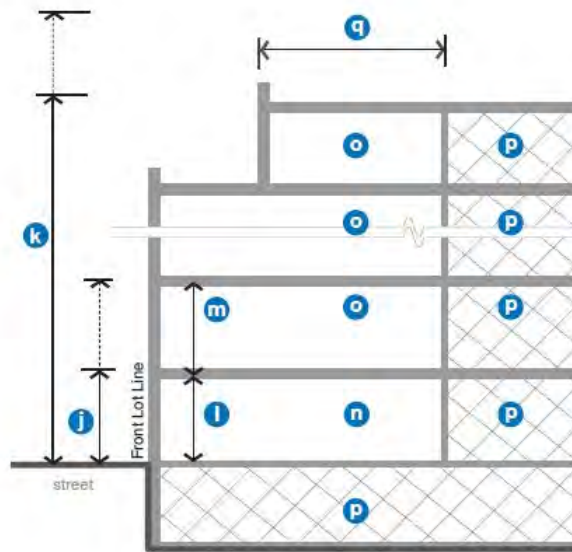


FIGURE 5.5(3)

LIMITED BAY BUILDING: STREET FACADE REQUIREMENTS



10-5.1A-5-6: Row Building

A. Description And Intent: The row building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or row houses, or it could also incorporate live/work units where uses are permitted. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

Regulations: Regulations for the row building type are defined in the table in this section.



			Permitted Subdistricts		
			City Center "General" And Riverdale Road "General"	40th Street "General"	Edge
1.	Building Siting: Refer to figure 5.6(1) of this section				
		Multiple principal buildings	Permitted ¹	Permitted ¹	Permitted ¹
	(a)	Front sidewalk coverage. Not applicable to interior buildings of multiple building developments.	65% ²	65% ²	65% ²
		Occupation of corner. Not applicable to interior buildings of multiple building developments.	Required ⁸	Required ⁸	Required ⁸
	(b)(1)	Front yard ⁹ depth for interior principal building	10'	15'	20'
	(b)	Front build-to zone. Not applicable to interior buildings of multiple building developments.	0' to 10'	5' to 15'	10' to 20'
	(c)	Corner build-to zone. Not applicable to interior buildings of multiple building developments.	0' to 10' ⁸	5' to 10' ⁸	5' to 10' ⁸
	(d)	Minimum side yard setback	0' per unit; 10' between buildings; for interior buildings, min. 10' from property line.	0' per unit; 15' between buildings; for interior buildings, min. 15' from property line.	0' per unit; 15' between buildings; for interior buildings, min. 20' from property line.
	(e)	Minimum rear yard setback	10' ³	10' ³	15' ³
	(f)	Minimum unit width	18' per unit	20' per unit	22' per unit
		Maximum building width	Maximum of 180' per building	Maximum of 180' per building	Maximum of 110' per building
	(g)	Parking	Rear yard/facade	Rear yard/facade	Rear yard/facade

	(i)	Vehicular access	From alley; if no alley exists, 1 driveway per building per street frontage. From alley on Washington Boulevard, 40th Street, and Riverdale Road, unless in Edge Subdistrict		
2.	Height: Refer to figure 5.6(2) of this section				
	(j)	Minimum overall height	2 story	2 story	2 story
	(k)	Maximum overall height	3 stories	3 stories	3.5 stories
	(l)	All stories:			
		Minimum height	9'	9'	9'
		Maximum height	14'	14'	14'
3.	Uses: Refer to figure 5.6(2) of this section. Refer to section 10-5.1A-4, "Uses", of this article for permitted uses				
	(n)	Ground story	Residential, service, office, limited craftsman industrial	Residential, service, office, limited craftsman industrial	Residential only
	(o)	Upper story	Residential only		
	(p)	Parking within building	Permitted fully in basement and in rear of all floors		
	(q)	Required occupied space	30' deep on all full floors from the front facade		
4.	Street Facade Requirements: Refer to figure 5.6(3) of this section				
	(r)	Minimum transparency per each story	15% ⁴	15%	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5		
	(t)	Front permitted facade entrance type	Stoop, porch, limited storefront ^{5,6,7}	Stoop, porch, limited storefront ^{5,6,7}	Stoop, porch
	(u)	Principal entrance location per unit	Front or corner side facade		
		Vertical facade divisions	Not required		
		Horizontal facade divisions	For buildings over 3 stories, required within 3' of the top of any visible basement or ground story		
5.	Roof Type Requirements: Refer to figure 5.6(3) of this section				
	(v)	Permitted roof types	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat
		Tower	Permitted	Permitted	Permitted

Notes:

¹For the purposes of the row building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the building type unless otherwise noted.

²Each building shall meet the front property line coverage requirement, except 1 of every 5 units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on 3 sides by units.

³Rear yard setback on alleys or internal access roads is 5 feet.

⁴When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55 percent as measured between 2 feet and 8 feet above grade.

⁵The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

⁶Commercial uses only allowed when fronting on 40th Street or Washington Boulevard.

⁷Uses limited to residential on lots lacking frontage on 40th Street or Ogden Avenue.

⁸At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of the curbs (clear view area).

⁹See definition of 'Yard, Front –Interior Building' in [10-5.1A-10-5](#).

FIGURE 5.6(1)

ROW BUILDING: BUILDING SITING

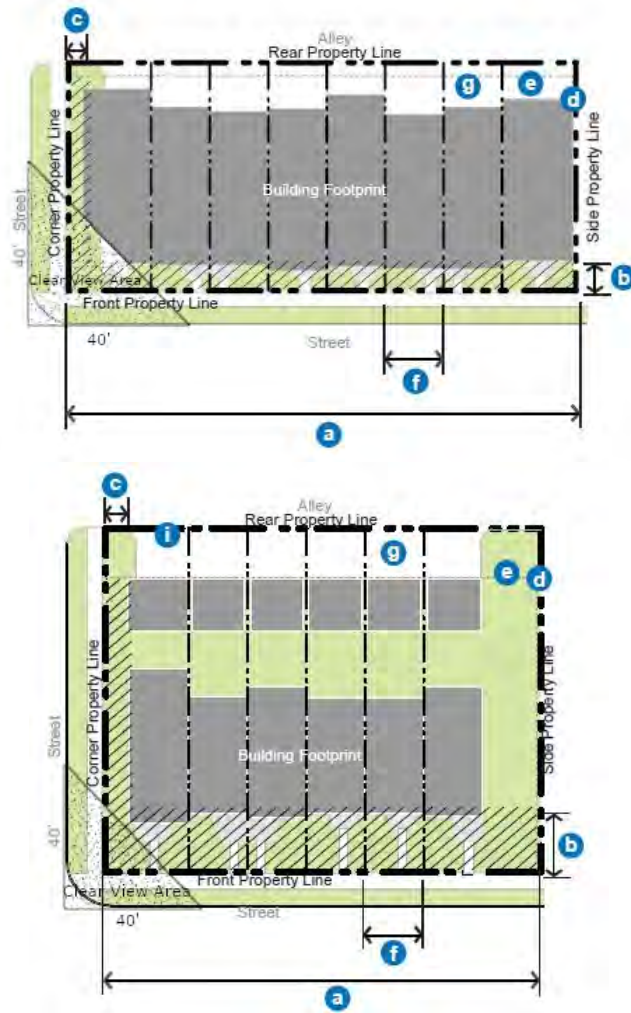


FIGURE 5.6(2) ROW BUILDING: HEIGHT AND USE REQUIREMENTS

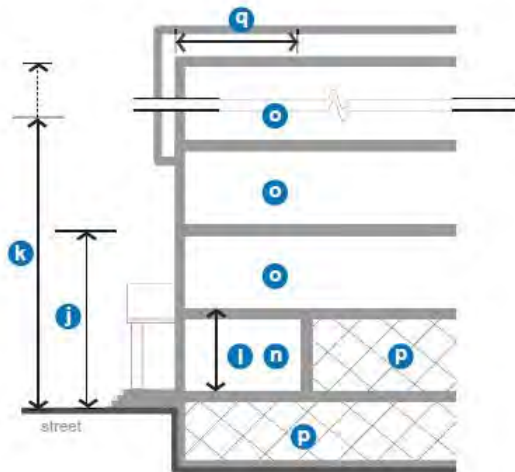
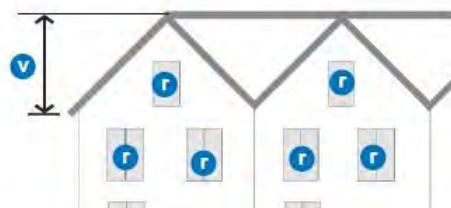
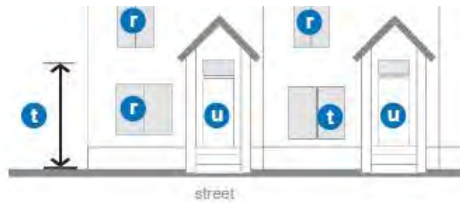


FIGURE 5.6(3)

ROW BUILDING: STREET FACADE REQUIREMENTS





(Ord. 16-07, 6-21-2016, eff. 6-21-2016; amd. Ord. 18-11, 9-18-2018, eff. 9-18-2018; Ord. 21-01, 1-19-2021, eff. 1-19-2021)

HISTORY

Amended by Ord. [22-01](#) on 2/15/2022

10-5.1A-5-7: Yard Building

A. Description And Intent: The yard building is a mainly residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The yard building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

B. Regulations: Regulations for the yard building type are defined in the table in this section.



(Ord. 17-22, 11-21-2017, eff. 11-21-2017)

		Permitted Subdistricts
		Edge
1.	Building Siting: Refer to figure 5.7(1) of this section	
		Multiple principal buildings
	(a)	Front sidewalk coverage
		Occupation of corner
	(b)	Minimum front setback
	(c)	Corner setback
	(d)	Minimum side yard setback
	(e)	Minimum rear yard setback
	(f)	Minimum lot width
		Maximum lot width
	(f)	Parking
	(i)	Vehicular access
		Permitted ¹
		65% ²
		Required ⁴
		15'
		7.5' ⁴
		5'
		15' ³
		30'
		60'
		Rear yard/facade
		From alley; if no alley exists, 1 driveway per street frontage
2.	Height: Refer to figure 5.7(2) of this section	
	(j)	Minimum overall height
	(k)	Maximum overall height
	(l)	All stories:
		Minimum height
		Maximum height
		1.5 stories
		3.5 stories
		9'
		14'
3.	Uses: Refer to figure 5.7(2) of this section. Refer to section 10-5.1A-4, "Uses," of this article for permitted uses	
	(n)	All stories
		Residential

	(p)	Parking within building	Permitted fully in basement and in rear of all floors
	(q)	Required occupied space	25' deep on all full floors from the front facade
4.	Street Facade Requirements: Refer to figure 5.7(3) of this section		
	(r)	Minimum transparency per each story	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5
	(t)	Front facade entrance type	Stoop, porch
	(u)	Principal entrance location per unit	Front, corner, or corner side facade
		Required number of street entrances	Not required
		Vertical facade divisions	Not required
		Horizontal facade divisions	Not required
5.	Roof Type Requirements: Refer to figure 5.7(3) of this section		
	(v)	Permitted roof types	Parapet, pitched, flat
		Tower	Not permitted

Notes:

¹Each building shall meet all requirements of the building type.

²When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except 1 of every 3 buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on 3 sides by units.

³Rear yard setback for detached garages on alleys is 5 feet.

⁴At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of the curbs (clear view area).

FIGURE 5.7(1)

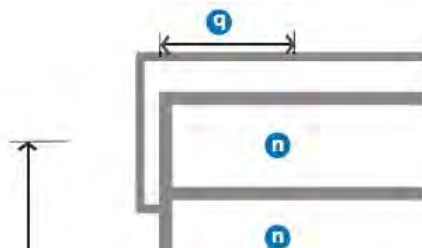
YARD BUILDING: BUILDING SITING



(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

FIGURE 5.7(2)

YARD BUILDING: HEIGHT AND USE REQUIREMENTS



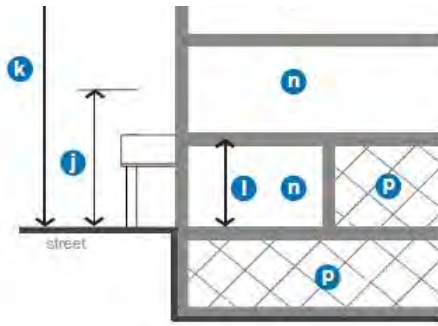
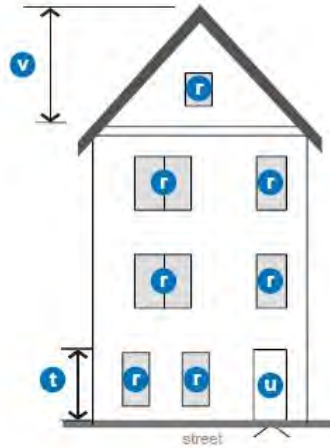


FIGURE 5.7(3)
YARD BUILDING: STREET FACADE REQUIREMENTS



(Ord. 17-22, 11-21-2017, eff. 11-21-2017)

10-5.1A-5-8: Civic Building

1. Description And Intent: The civic building is the most flexible building type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other building types and could be designed as iconic structures. In contrast to most of the other building types, a minimum setback line is required instead of a build-to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this building type depend on the subdistrict within which it is located.

2. Regulations: Regulations for the civic building type are defined in the table in this section.



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

		Permitted Subdistricts				
		City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
1.	Building Siting: Refer to figure 5.8(1) of this section					
	Multiple principal buildings	Permitted				

		Front sidewalk coverage	Not required				
		Occupation of corner	Not required ⁵				
	(b)	Front setback	5'	10'	10'	10'	5'
	(c)	Corner setback	0' ⁵	5' ⁵	5' ⁵	5' ⁵	5' ⁵
	(d)	Minimum side yard setback	5'	5'	5'	5'	5'
	(e)	Minimum rear yard setback	10'	10'	10'	10'	10'
	(f)	Minimum lot width	50'	50'	50'	50'	50'
		Maximum lot width	None	None	None	None	None
	(g)	Parking and loading	Rear	Rear	Rear interior yard ¹ and side	Rear interior yard ¹ and side	Rear interior yard ¹ and side
	(i)	Vehicular access	From alley; if no alley exists, 1 driveway per street frontage				
2.	Height: Refer to figure 5.8(2) of this section						
	(j)	Minimum overall height	1 story	1 story	1 story	1 story	1 story
	(k)	Maximum overall height	5 stories	3 stories	5 stories	3 stories	2 stories
	(l)	All stories:					
		Minimum height	9'	9'	9'	9'	9'
		Maximum height	20' ²	20' ²	20' ²	20' ²	20' ²
3.	Uses: Refer to figure 5.8(2) of this section. Refer to section 10-5.1A-4, "Uses," of this article for permitted uses						
	(n)	All stories	Limited to civic and institutional uses only				
	(p)	Parking within building	Permitted fully in basement and in rear of upper floors				
	(q)	Required occupied space	30' deep on all full floors from the front facade				
4.	Street Facade Requirements: Refer to figure 5.8(3) of this section						
	(r)	Minimum transparency per each story	10%				
		Blank wall limitations	Not required				
	(t)	Front facade permitted entrance type	Arcade, stoop ^{3,4}				
	(u)	Principal entrance location	Front or corner facade ^{3,4}	Front or corner facade ^{3,4}	Front or corner facade	Front or corner facade ^{3,4}	Front or corner facade
		Required number of primary street entrances	1 per 100' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade
		Vertical facade divisions	Not required				

		Horizontal facade divisions	Not required
5.	Roof Type Requirements: Refer to figure 5.8(3) of this section		
	(v)	Permitted roof types	Parapet, pitched, flat; other roof types are permitted by application to City Manager
	(w)	Tower	Permitted

Notes:

¹Lots wider than 140 feet are permitted 1 double loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

²If 18 feet or more in height, ground story shall count as 2 stories toward maximum building height.

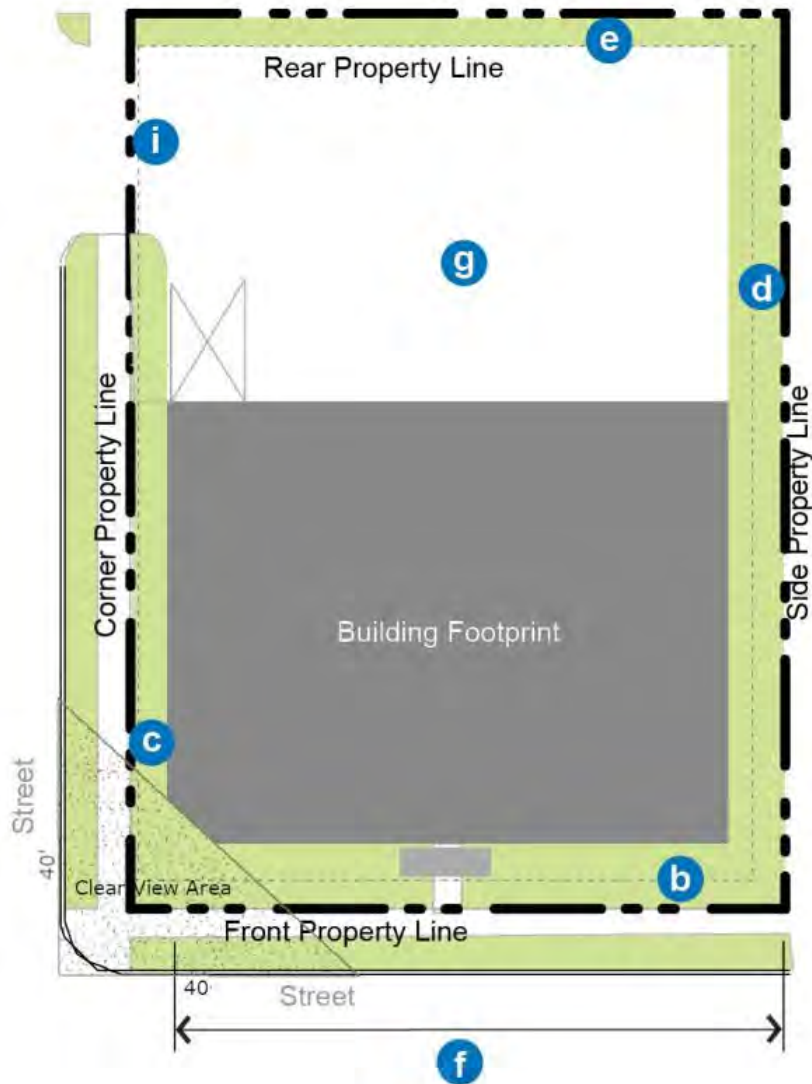
³Commercial uses only allowed when fronting on 40th Street or Washington Boulevard.

⁴Uses limited to residential on lots lacking frontage on 40th Street or Ogden Avenue.

⁵At any uncontrolled intersection, the buildings will be modified to afford automobile drivers a clear view of approaching vehicles or pedestrians. Buildings, trees, or any obstruction shall be prohibited within a triangular area formed by the street curb lines and a line connecting them at points 40 feet from the point of intersection of the back of the curbs (clear view area).

FIGURE 5.8(1)

CIVIC BUILDING: BUILDING SITING



(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

FIGURE 5.8(2)

CIVIC BUILDING: HEIGHT AND USE REQUIREMENTS

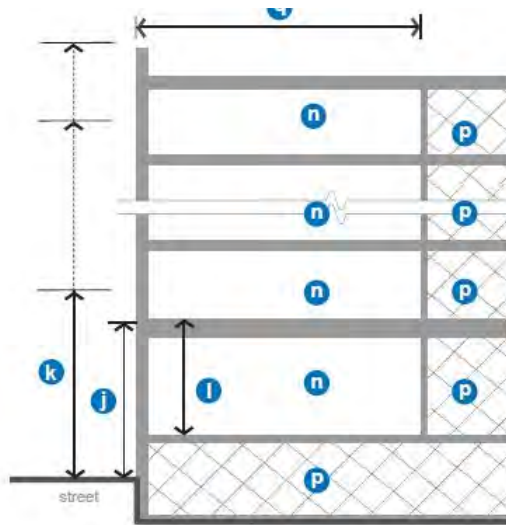
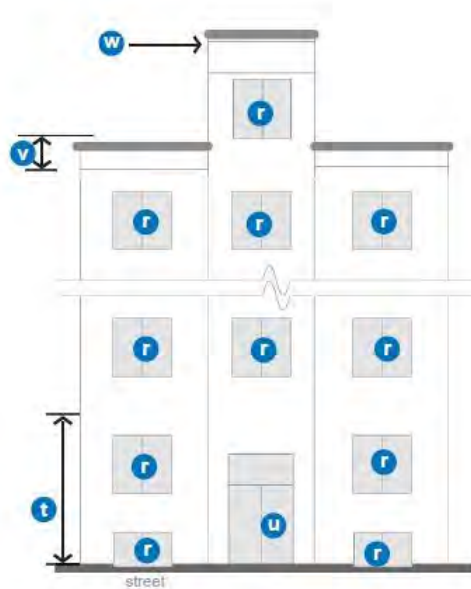


FIGURE 5.8(3)

CIVIC BUILDING: STREET FACADE REQUIREMENTS



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-5-9: Entrance Types

Entrance type standards apply to the ground story and visible basement of front facades of all building types as defined in this section. Refer to the building type table requirements, sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5.

A. General: The following provisions apply to all entrance types:

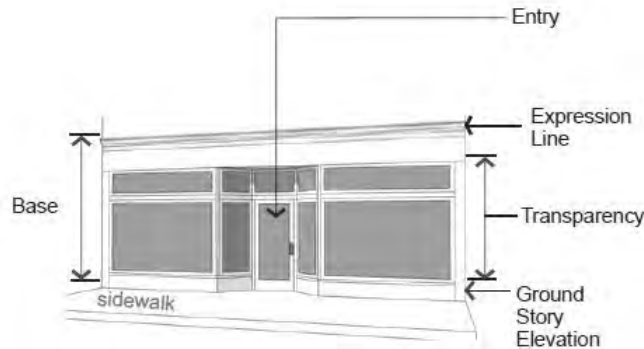
1. Intent: To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type standard (refer to building types in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5).
2. Applicability: The entire ground story street facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
3. Measuring Transparency: Refer to section 10-5.1A-5-2, "Explanation Of Building Type Table Standards," of this section 10-5.1A-5 for information on measuring building transparency.
4. Visible Basements: Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half (1/2) the height of the tallest story.

B. Storefront Entrance Type: (Refer to figure 5.9(1) of this section.) The storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

1. Transparency: Minimum transparency is required per building type.
2. Elevation: Storefront elevation shall be between zero and two feet (2') above sidewalk.
3. Visible Basement: A visible basement is not permitted.
4. Horizontal Facade Division: Horizontally define the ground story facade from the upper stories.
5. Entrance: All entries shall be recessed from the front facade closest to the street.
 - a. Recess shall be a minimum of three feet (3') and a maximum of eight feet (8') deep, measured from the portion of the front facade closest to the street.
 - b. When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet (8').

FIGURE 5.9(1)

STOREFRONT ENTRANCE TYPE

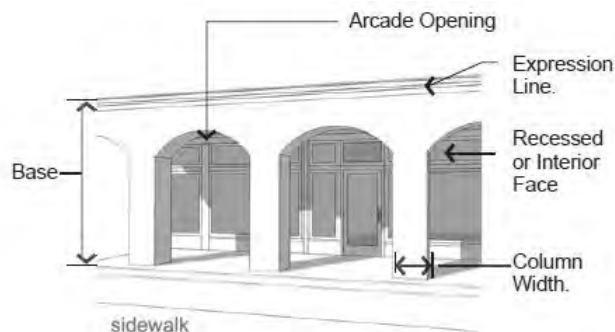


C. Arcade Entrance Type: (Refer to figure 5.9(2) of this section.) An arcade entrance type is a covered pedestrian walkway within the recess of a ground story.

1. Arcade: An open air public walkway is required to be recessed into the building, from the face of the building, a minimum of eight (8) and a maximum of fifteen feet (15').
2. Build-To Zone: When the arcade is utilized, the outside face of the arcade shall be considered the front facade, located within the required build-to zone.
3. Recessed Or Interior Facade: Storefront entrance type is required on the recessed ground story facade.
4. Column Spacing: Columns shall be spaced between ten feet (10') and eighteen feet (18') on center.
5. Column Width: Columns shall be a minimum of one foot eight inches (1'8") and a maximum two feet four inches (2'4") in width.
6. Arcade Opening: Opening shall not be flush with interior arcade ceiling and may be arched or straight.
7. Horizontal Facade Division: Horizontally define the ground story facade from the upper stories.
8. Visible Basement: A visible basement is not permitted.

FIGURE 5.9(2)

ARCADE ENTRANCE TYPE



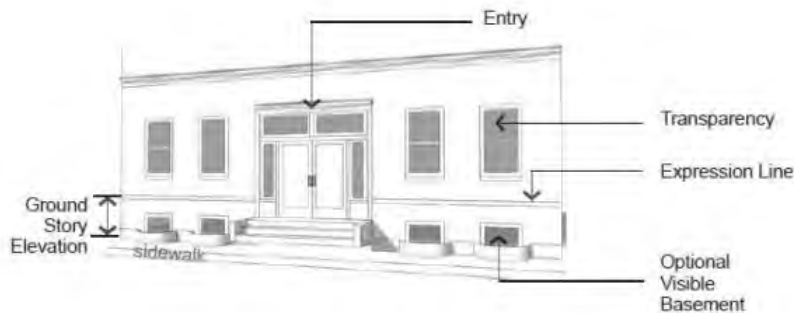
D. Stoop Entrance Type: (Refer to figure 5.9(3) of this section.) A stoop is an unroofed, open platform.

1. Transparency: Minimum transparency is required per building type.
2. Stoop Size: Stoops shall be a minimum of three feet (3') deep and six feet (6') wide.

3. Elevation: Stoop elevation shall be located a maximum of two feet six inches (2'6") above the sidewalk without visible basement and a maximum of four feet six inches (4'6") above the sidewalk with a visible basement.
4. Visible Basement: A visible basement is permitted and shall be separated from the ground story by an expression line.
5. Entrance: All entries shall be located off a stoop.

FIGURE 5.9(3)

STOOP ENTRANCE TYPE

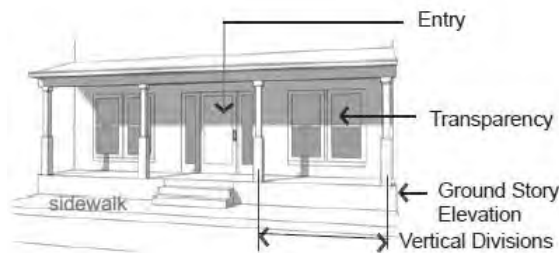


E. Porch Entrance Type: (Refer to figure 5.9(4) of this section.) A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

1. Transparency:
 - a. Minimum transparency per building type is required.
 - b. If enclosed, a minimum of forty percent (40%) of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
2. Porch Size: The porch shall be a minimum of five feet (5') deep and eight feet (8') wide.
3. Elevation: Porch elevation shall be located a maximum of two feet six inches (2'6") above the sidewalk without a visible basement and a maximum of four feet six inches (4'6") above the sidewalk with a visible basement.
4. Visible Basement: A visible basement is permitted.
5. Height: Porch may be two (2) stories to provide a balcony on the second floor.
6. Entrance: All entries shall be located off a porch.

FIGURE 5.9(4)

PORCH ENTRANCE TYPE



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-5-10: Roof Types

Roof type standards apply to the roof and cap of all building types as defined in this section. Refer to the building type table requirements, sections 10-5.1A-5-3 through 10-5.1A-5-8 of this article.

A. General Provisions: The following provisions apply to all roof types:

1. Intent: To guide the design of the cap of all buildings.
2. Applicability: All buildings shall meet the requirements of one of the roof types permitted for the building type.
3. Measuring Height: Refer to subsection 10-5.1A-5-2B of this article for information on measuring building height.
4. Other Roof Types: Other building caps not listed as a specific type may be made by a request to the city manager or designee

with the following requirements:

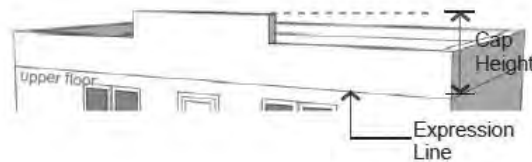
- a. The roof type shall not create additional occupiable space beyond that permitted by the building type.
- b. The shape of the roof type shall be significantly different from those defined in this section, i.e., a dome, spire, vault.
- c. The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

B. Parapet Roof Type: (Refer to figure 5.10(1), "Parapet Roof Type," of this section). A "parapet" is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of rooftop mechanical systems from the street.

1. Parapet Height: Height is measured from the top of the upper story to the top of the parapet.
 - a. Minimum height is two feet (2') with a maximum height of six feet (6').
 - b. The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
2. Horizontal Expression Lines: An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
3. Occupied Space: Occupied space shall not be incorporated behind this roof type.

FIGURE 5.10(1)

PARAPET ROOF TYPE



C. Pitched Roof Type: (Refer to figure 5.10(2), "Pitched Roof Type," of this section.) This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

1. Pitch Measure: The roof may not be sloped less than a four to twelve (4:12) (rise:run) or more than sixteen to twelve (16:12).
 - a. Slopes less than four to twelve (4:12) are permitted to occur on second story or higher roofs. (Refer to figure 5.10(2) of this section, low pitched roof.)
2. Configurations:
 - a. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - b. Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet (8'), inclusive of overhang.
 - c. Gambrel and mansard roofs are not permitted.
3. Parallel Ridgeline: A gabled end or perpendicular ridgeline shall occur at least every one hundred feet (100') of roof when the ridgeline runs parallel to the front lot line. (Refer to figure 5.10(3), "Parallel Ridgeline," of this section.)
4. Roof Height: Roofs without occupied space and/or dormers shall have a maximum height on street facing facades equal to the maximum floor height permitted for the building type.
5. Occupied Space: Occupied space may be incorporated behind this roof type.

FIGURE 5.10(2)

PITCHED ROOF TYPE

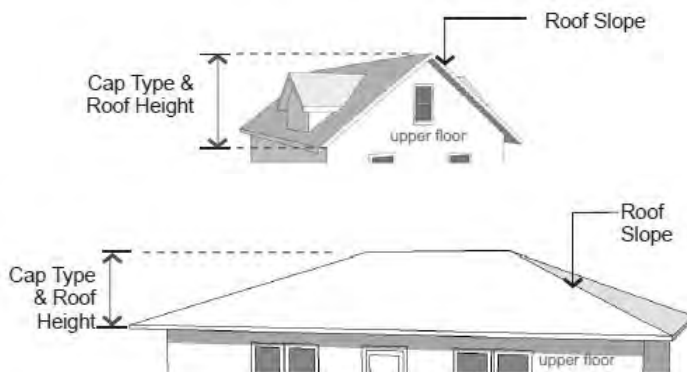


FIGURE 5.10(3)

PARALLEL RIDGELINE

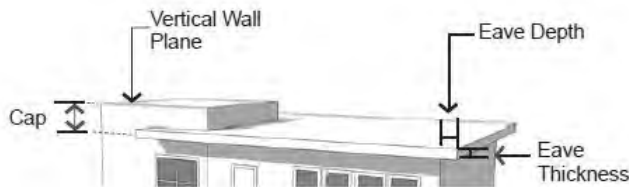


D. Flat Roof Type: (Refer to figure 5.10(4), "Flat Roof Type," of this section.) This roof type has a flat roof with overhanging eaves.

1. Configuration: Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
2. Eave Depth: Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least fourteen inches (14").
3. Eave Thickness: Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches (8") thick.
4. Interrupting Vertical Walls: Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - a. No more than one-half (1/2) of the front facade can consist of an interrupting vertical wall.
 - b. Vertical walls shall extend no more than four feet (4') above the top of the eave.
5. Occupied Space: Occupied space shall not be incorporated behind this roof type.

FIGURE 5.10(4)

FLAT ROOF TYPE

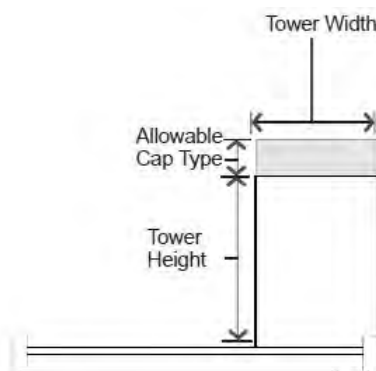


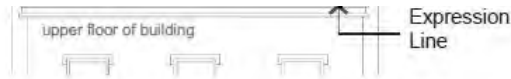
E. Towers: (Refer to figure 5.10(5), "Tower," of this section.) A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types.

1. Quantity: All building types, with the exception of the yard building, are limited to one tower per building.
2. Tower Height: Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
3. Tower Width: Maximum width along all facades is one-third (1/3) the width of the front facade or thirty feet (30'), whichever is less.
4. Horizontal Expression Lines: An expression line shall define the tower from the upper stories, except on single-family or attached house residential building types.
5. Occupied Space: Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied.
6. Application: May be combined with all other roof types.
7. Tower Cap: The tower may be capped by the parapet, pitched, low pitched, or flat-roof roof types, or the spire may cap the tower.

FIGURE 5.10(5)

TOWER





(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-5-11: Additional Design Requirements

The following outlines the subdistrict design guidelines that affect a building's appearance and subdistrict cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

A. Materials And Color:

1. Primary Facade Materials: Eighty percent (80%) of each facade shall be constructed of primary materials. For facades over one hundred (100) square feet, more than one material shall be used to meet the eighty percent (80%) requirement.
 - a. Permitted primary building materials include high quality, durable, natural materials, such as stone; brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to figure 5.11(1) of this section.
2. Secondary Facade Materials: Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - a. Exterior insulation and finishing systems (EIFS) is permitted for trim only or on upper floor facades only.

FIGURE 5.11(1)

PRIMARY MATERIALS



3. Roof Materials: Acceptable roof materials include three hundred (300) pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to figure 5.11(2) of this section.

FIGURE 5.11(2)

ROOF MATERIALS



4. Color: Main building colors shall be complementary to existing building stock.
5. Appropriate Grade Of Materials: Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the row building and the yard building. Refer to figure 5.11(3) of this section.

FIGURE 5.11(3)

COMMERCIAL GRADE DOORS AND WINDOWS



B. Windows, Awnings, And Shutters:

1. Windows: All upper story windows on all historic, residential, and mixed use buildings shall be recessed, double hung. Percent of transparency is required per building type.
2. Awnings: All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face

shall be coordinated. Refer to figure 5.11(4) of this section.

3. Shutters: If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved by city manager or designee during the site plan process with an approved sample and examples of successful, high quality local installations.

FIGURE 5.11(4)

AWNINGS



- C. Balconies: The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to figure 5.11(5) of this section.

1. Size: Balconies shall be a minimum of six feet (6') deep and five feet (5') wide.
2. Connection To Building: Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
3. Facade Coverage: A maximum of forty percent (40%) of the front and corner side facades, as calculated separately, may be covered with balconies, including street facing railing and balcony structure.

FIGURE 5.11(5)

BALCONIES INTEGRAL TO FACADE





- D. Treatments At Terminal Vistas: When a street terminates at a parcel, the parcel shall be occupied by one of the following:
1. If the parcel is open space, any open space type with the exception of the pocket park shall be utilized and a vertical element shall terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.
 2. If the parcel is not utilized as an open space type, the front or corner side of a building, whether fronting a primary street or not, shall terminate the view.
- E. Building Variety: Building design shall vary between vertical facade divisions, where required per the building types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two (2) of the following. Refer to figure 5.11(7) of this section for one illustration of this requirement.
1. The proportion of recesses and projections.
 2. The location of the entrance and window placement, unless storefronts are utilized.
 3. Roof type, plane, or material, unless otherwise stated in the building type requirements.

FIGURE 5.11(7)

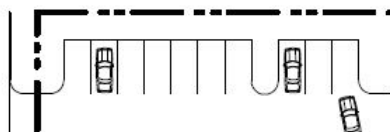
BUILDING VARIETY

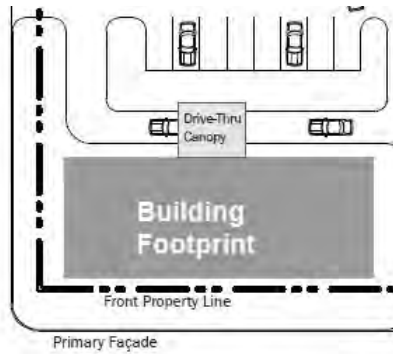


- F. Drive-Through Facilities: Refer to figure 5.11(8) of this section for one illustration of the following requirements:
1. Application: Drive-through facilities are only allowed in the Riverdale Road "General" and City Center "General" Subdistrict.
 2. Drive-through Facilities Description: Drive-through facilities include any window as described in 10-5.1A-4-2(L)(1), whether it has a canopy or is located in a separate structure from the main building. Drive-through facilities shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The facility shall not be visible from the primary street.
 3. Stacking Lanes: Stacking lanes shall be located perpendicular to the primary facade or behind the building.
 4. Canopy And Structure Material: The canopy and structure shall be constructed of the same materials utilized on the building.
 5. For uses and lots that directly front any major street or gateway street (Riverdale Road, US-89/ Washington Boulevard, and Chimes View Drive), requirement 2 above does not apply, thereby permitting drive-through facilities to be located on one side façade or to the rear of a structure in zones where permitted by use.
 6. Drive-through facilities are expressly prohibited on the front façade of any building.

FIGURE 5.11(8)

RECOMMENDED DRIVE-THROUGH FACILITY LAYOUT





Note that Drive-through facilities may be permitted
on the sides of buildings in some subdistricts – see 10-5.1A-5-11 F

(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

HISTORY

Amended by Ord. 22-14 on 9/6/2022

10-5.1A-6: Open Space Types

[10-5.1A-6-1: General Requirements](#)

[10-5.1A-6-2: Plaza](#)

[10-5.1A-6-3: Square](#)

[10-5.1A-6-4: Green](#)

[10-5.1A-6-5: Commons](#)

[10-5.1A-6-6: Pocket Park](#)

[10-5.1A-6-7: Park](#)

[10-5.1A-6-8: Greenway](#)

10-5-1A-6-1: General Requirements

- A. Intent: To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.
- B. General Requirements: Development of parcels over five (5) acres shall provide either five percent (5%) total lot size as a developed open space, or pay park impact fees. The applicant shall work with City to determine which option is best for the city, including the type and location of the open space, if applicable. For parcels under five (5) acres, impact fees will apply.
 - 1. Compliance: All open space provided within any core, general, or edge zoning subdistrict shall comply with one of the open space types defined by sections 10-5.1A-6-2 through 10-5.1A-6-8 of this article.
 - 2. Access: All open space types shall provide public access from a vehicular right-of-way.
 - 3. Location: Open space types shall be platted as a lot or, with permission of the City, may be located within the right-of-way. Open space types shall either be zoned as an open space zoning designation, or an adjacent zoning designation, such as core, general, or edge zoning subdistricts.
 - 4. Ownership: Open space types may either be publicly or privately owned. Whether publicly or privately owned, all open spaces must be accessible and open to the public.
 - 5. Parking Requirements: Parking shall not be required for any open space type, unless a use other than open space is determined by the City Manager or designee.
 - 6. Continuity: Connections to existing or planned trails or open space types shall be made when the open space abuts an existing or planned trail right-of-way or other civic open space type.
- C. Community Exterior Spaces And Amenities Required: The following applies to the City Center Core and City Center General Subdistricts only: Commercial developments with more than twenty thousand (20,000) square feet of floor area, residential developments in excess of twenty-five (25) units, or mixed developments determined by the Design Review Committee to be equivalent to the commercial/residential thresholds listed above, shall provide exterior community spaces and amenities that enhance the developments as centers of community activity. The outdoor spaces and amenities provided shall at a minimum consist of the following:
 - 1. Safe and attractive passenger drop-off/pick-up points that are integrated with traffic patterns on the site; and
 - 2. At least three (3) of the following amenities or features designed and constructed of materials that match the principal structure and linked by sidewalks to the principal structure as follow:
 - a. A public patio/seating area at least eight hundred (800) square feet in area that includes coordinated seats, furnishings, specialty landscape features and lighting;

- b. A pedestrian plaza at least one thousand six hundred (1,600) square feet in area that includes coordinated seating, furnishings, specialty landscape features and lighting elements;
- c. A play area at least one thousand six hundred (1,600) square feet in area that includes coordinated commercial-grade play equipment, safety surfacing, fencing and similar features suitable for play activities;
- d. An informational kiosk area, water feature, clock tower, public sculpture or environmental art installation; and
- e. Any other park, open space or focal feature approved by the Design Review Committee.

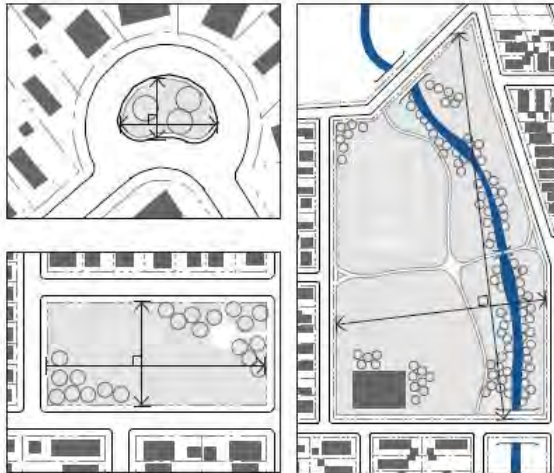
D. Definition Of Requirements: The following further explains or defines the requirements included in the tables in sections 10-5.1A-6-2 through 10-5.1A-6-8 of this article for each open space type. Refer to each table for the specific requirements of each open space type.

1. Size:

- a. Minimum Size: The minimum size of the open space type is measured within the parcel lines of the property.
- b. Maximum Size: The maximum size of the open space type is measured within the parcel lines of the property.
- c. Minimum Dimension: The minimum length or width of the open space type, as measured along the longest two (2) straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to figure 6.1(1) of this section.

FIGURE 6.1(1)

EXAMPLES OF MEASURING THE MINIMUM DIMENSION OF OPEN SPACE TYPES



- 2. Minimum Percentage Of Vehicular Right-Of-Way Frontage Required: The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the open space.
- 3. Adjacent Parcels: Parcels directly adjacent to as well as directly across the street from an open space type.
 - a. Frontage Orientation Of Adjacent Parcels: The preferred orientation of the adjacent parcels' frontages to the civic open space. Front, corner side, side, and rear refer to the property line either adjacent to the open space or facing the open space across the street.
- 4. Improvements: The following types of development and improvements may be permitted on an open space type:
 - a. Designated Sports Fields Permitted: Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks are permitted.
 - b. Playgrounds Permitted: Playgrounds include a defined area with play structures, such as slides, swings, climbing structures.
 - c. Fully Enclosed Structures Permitted: Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (1) Maximum Area: For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage to five percent (5%) of the open space area or one thousand (1,000) square feet, whichever is less.
 - (2) Semienclosed Structures: Open air structures, such as gazebos, are permitted in all open space types.
 - d. Maximum Percentage Of Open Water Body: The maximum amount of area within an open space type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

E. Stormwater In Open Space Types: Stormwater management practices, such as storage and retention facilities, may be integrated into

open space types and utilized to meet stormwater requirements for surrounding parcels.

1. Stormwater Features: Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy. Stormwater facilities shall be designed for public safety so that in the case of a storm event water depths are minimized.
2. Qualified Professional: A qualified landscape design professional, such as a landscape architect, shall be utilized to incorporate stormwater features into the design of the civic open spaces. (Ord. 17-22, 11-21-2017, eff. 11-21-2017; amd. Ord. 21-01, 1-19-2021, eff. 1-19-2021)

10-5.1A-6-2: Plaza

A. Intent: To provide a formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged.

B. Plaza Requirements

1. Dimensions:		
	Minimum size	0.05 acre
	Maximum size	1.5 acres
	Minimum dimension	30'
	Minimum percent of vehicular ROW frontage required	50%; 80% building frontage required on nonstreet frontage
2. Adjacent parcels:		
	Permitted subdistricts	All
	Frontage orientation of adjacent parcels	Front or corner side
3. Improvements:		
	Designated sports fields	Not permitted
	Playgrounds	Not permitted
	Fully enclosed structures	Permitted; maximum 5% of area
	Maximum percent of open water	50%
4. Additional design requirements:		
	a. Minimum building frontage	At least 80% of the plaza's perimeter that does not front on vehicular right-of-way shall be lined by building frontages

FIGURE 6.2(1)

TYPICAL PLAZA



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-6-3: Square

A. Intent: To provide a formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right of way, which together with building facades creates its definition.

B. Square Requirements:

1. Dimensions:		
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	Minimum size	0.25 acre
	Maximum size	3 acres
	Minimum dimension	80'
	Minimum percent of vehicular ROW frontage required	100%
2. Adjacent parcels:		
	Permitted districts	City center "core"
		City center "general"
		40th Street "general"
	Frontage orientation of adjacent parcels	Front or corner side
3. Improvements:		
	Designated sports fields	Not permitted
	Playgrounds	Not permitted
	Fully enclosed structures	Permitted; maximum 5% of area
	Maximum percent of open water	30%

FIGURE 6.3(1)

TYPICAL SQUARE



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-6-4: Green

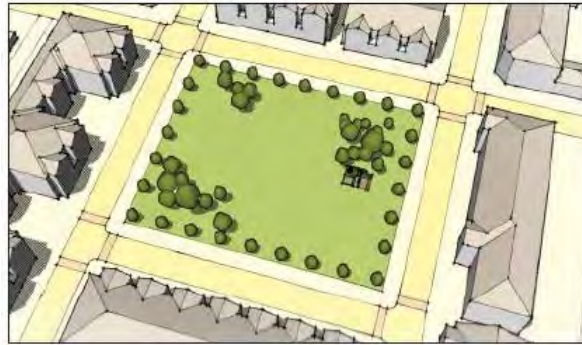
A. Intent: To provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets.

B. Green Requirements:

1. Dimensions:		
	Minimum size	0.25 acre
	Maximum size	2 acres
	Minimum dimension	80'
	Minimum percent of vehicular ROW frontage required	100%; 50% for over 1.25 acres
2. Adjacent parcels:		
	Permitted subdistricts	All
	Frontage orientation of adjacent parcels	Front of corner side
3. Improvements:		
	Designated sports fields	Not permitted
	Playgrounds	Permitted
	Fully enclosed structures	Permitted; maximum 5% of area
	Maximum percent of open water	30%

FIGURE 6.4(1)

TYPICAL GREEN LAYOUT



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-6-5: Commons

A. Intent: To provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents.

B. Commons Requirements:

1. Dimensions:		
	Minimum size	0.25 acre
	Maximum size	1.5 acres
	Minimum dimension	45'
	Minimum percent of vehicular ROW frontage required	0%; 2 access points required, minimum width each of 20'
2. Adjacent parcels:		
	Permitted subdistricts	All
	Frontage orientation of adjacent parcels	Side or rear
3. Improvements:		
	Designated sports fields	Not permitted
	Playgrounds	Permitted
	Fully enclosed structures	Not permitted
	Maximum percent of open water	30%

FIGURE 6.5(1)

TYPICAL COMMONS LAYOUT



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-6-6: Pocket Park

A. Intent: To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.

B. Pocket Park Requirements:

1. Dimensions:		
	Minimum size	0.05 acre
	Maximum size	1 acre
	Minimum dimension (feet)	None
	Minimum percent of vehicular ROW frontage required	15%
2. Adjacent parcels:		
	Permitted subdistricts	All
	Frontage orientation of adjacent parcels	Any
3. Improvements:		
	Designated sports fields	Not permitted
	Playgrounds	Permitted
	Fully enclosed structures	Not permitted
	Maximum percent of open water	30%

FIGURE 6.6(1)

TYPICAL POCKET PARK LAYOUT



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-6-7: Park

A. Intent: To provide informal active and passive large scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

B. Park Requirements:

1. Dimensions:		
	Minimum size	1 acre
	Maximum size (acres)	None
	Minimum dimension	100'
	Minimum percent of vehicular ROW frontage required	30% up to 5 acres; 20% over 5 acres
2. Adjacent parcels:		
	Permitted subdistricts	City center "general"
		40th Street "general"
		Riverdale Road "general"
		Edge
	Frontage orientation of adjacent parcels	Any
3. Improvements:		
	Designated sports fields	Permitted
	Playgrounds	Permitted

	Fully enclosed structures	Permitted, maximum 5% of area
	Maximum percent of open water	30%

FIGURE 6.7(1)

TYPICAL PARK



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-6-8: Greenway

A. Intent: To provide informal, primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or manmade feature, such as a vehicular right of way. A greenway may border other open space types.

B. Greenway Requirements:

1. Dimensions:		
	Minimum size	1 acre
	Maximum size (acres)	None
	Minimum dimension	30'; recommended minimum average width 50'
	Minimum percent of vehicular ROW frontage required	0%; 1 access point required per quarter mile of length, minimum 20' width
2. Adjacent parcels:		
	Permitted subdistricts	All
	Frontage orientation of adjacent parcels	Any
3. Improvements:		
	Designated sports fields	Permitted
	Playgrounds	Permitted
	Fully enclosed structures	Not permitted
	Maximum percent of open water	30%

FIGURE 6.8(1)

TYPICAL GREENWAY



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-7: Landscape Standards

[10-5.1A-7-1: General Requirements](#)

[10-5.1A-7-2: Installation Of Landscape](#)

[10-5.1A-7-3: Street Trees And Streetscape Design](#)

[10-5.1A-7-4: Frontage Buffer](#)

[10-5.1A-7-5: Side And Rear Buffer](#)

[10-5.1A-7-6: Interior Parking Lot Landscape](#)

[10-5.1A-7-7: Active Frontage Buffer](#)

[10-5.1A-7-8: Screening Of Open Storage, Refuse Areas, And Utility Appurtenances](#)

10-5.1A-7-1: General Requirements

- A. Intent: The landscape standards outlined in this section 10-5.1A-7 are designed to meet the following set of goals:
1. To provide for healthy, long lived street trees within all public ways to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
 2. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
 3. Refer to chapter 23 of this title for landscape regulations regarding water efficient landscaping, tree and plant types and sizes, and other elements related to efficient landscape design standards.
 4. To shade large expanses of pavement and reduce the urban heat island effect.
- B. Applicability: Landscaping, trees, and buffers shall be installed as detailed in this section 10-5.1A-7.
1. General Compliance: Application of this section to existing uses shall occur with the following developments:
 - a. Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - b. Alteration to an existing principal or accessory structure that results in a change of fifteen percent (15%) or more in the structure's gross floor area.
 - c. When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
 2. Buffers: Landscape buffers are required according to the provisions in this section 10-5.1A-7 with the following exceptions:
 - a. Shared Driveways: Buffers shall not be required along a property line where a curb cut or aisle is shared between two (2) adjoining lots.
 - b. Points Of Access: Buffering is not required at driveways or other points of access to a lot.
 3. Temporary Uses: These provisions do not apply to temporary uses, unless determined otherwise by the city manager or designee.
 4. Street Trees: Refer to section 10-5.1A-2, "Street Types," of this article, for appropriate street tree specifications.
- C. Water Efficient Landscaping: Refer to chapter 23 of this title for landscape regulations regarding water efficient landscaping. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-7-2: Installation Of Landscape

- A. Intent: The following provisions aid in ensuring that all required landscaping is installed and maintained properly.
- B. Applicability: These provisions apply to landscape installation as required by this section.
- C. General Installation Requirements: The installation of landscaping shall adhere to the following standards:
1. National Standards: Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - a. Installation: All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the "American Standard For Nursery Stock" (ANSI Z60.1) as published by the American Association Of Nurserymen.
 - b. Maintenance And Protection: All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
 2. Installation: Landscaping shall be fully installed prior to the issuance of a certificate of completeness.
 - a. If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional shall be provided.

- b. Complete installation is required within nine (9) months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.
3. Plant Size Requirements: Plant material shall be sized according to table 7.2(1) of this section at the time of installation, unless otherwise noted in this section.

TABLE 7.2(1)

PLANT MATERIAL SIZE AT INSTALLATION

Plant Material Type		Minimum Size
Deciduous shade/overstory tree:		
	Single trunk	2" caliper
	Multitrunk	10' in height
Evergreen tree		8' in height
Understory tree		6' in height
Ornamental tree		1.5" caliper
Shrubbery:		
	Deciduous	Container class 5
	Evergreen	Container class 5
Ground cover		3" in height

4. Condition Of Landscape Materials: The landscaping materials used shall be:
- a. Healthy and hardy with a good root system.
 - b. Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - c. Tolerant of the natural and manmade environment, including tolerant of drought, wind, salt, and pollution.
 - d. Appropriate for the conditions of the site, including slope, water table, and soil type.
 - e. Protected from damage by grates, pavers, or other measures.
 - f. Plants that will not cause a nuisance or have negative impacts on an adjacent property.
 - g. Species native or naturalized to the Wasatch Front, whenever possible.
5. Compost, Mulch, And Organic Matter: Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
6. Establishment: All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

D. Ground Plane Vegetation: All unpaved areas shall be covered by one of the following:

1. Planting Beds:
 - a. Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - b. Nonliving materials, such as bark mulch, colored gravel, or mulch, are permitted for up to fifty percent (50%) of a bed area.
 - c. Annual beds must be maintained seasonally, replanting as necessary.
2. Grass: Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - a. Grass shall be established within ninety (90) days of planting or the area must be reseeded, replugged, or resodded.

E. Tree Installations: Refer to the list of permitted tree types, available from South Ogden parks division.

1. Tree Measurement: New trees shall be measured at six inches (6") above the mean grade of the tree's trunk when four inch (4") caliper or less and twelve inches (12") for tree trunks above four inches (4"), and noted as caliper inches throughout this article.
2. Tree Maintenance: Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
3. Tree Size: All trees to be installed to meet the requirements of this section shall be a minimum of two inch (2") caliper at the time of installation.
4. Tree Spacing: See subsection 10-5.1A-7-3D4 of this article.
5. Permeable Surface: For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this article.

- a. Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to table 7.2(2) of this section for details.
- b. Permeable area for one tree cannot count toward that of another tree.

TABLE 7.2(2)

MINIMUM RECOMMENDED SOIL VOLUMES AND PERMEABLE AREA PER PLANTED TREE

Tree Size	Soil Volume (Cubic Feet)	Soil Surface Area (Square Feet With 2.5' Soil Depth)	Permeable Surface Area Requirement (Square Feet)
Very small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	736	294 (approx. 17' x 17')	100 (10' x 10')
Medium	2,852	1,141 (approx. 34' x 34')	225 (15' x 15')
Large	6,532	2,681 (approx. 50' x 50')	400 (20' x 20')

F. Structural Soil: When the soil surface area (per table 7.2(2) of this section) of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits (source: Cornell University, Urban Horticulture Institute).

G. Irrigation Systems: Permanent irrigation, beyond establishment, is required and shall adhere to the following standards:

1. All irrigation systems shall be designed to minimize the use of water.
2. Nonresidential landscape irrigation shall have an automatic clock activated permanent system.
3. The irrigation system shall provide sufficient coverage to all landscape areas.
4. The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
5. All systems shall be equipped with a backflow prevention device.
6. All mechanical systems including controllers and backflow prevention devices shall be properly screened from public view.

H. Maintenance Of Landscape: All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

1. Adherence To Requirements: All required landscape shall be maintained to adhere to all requirements of this article.
2. Replacing Unhealthy Landscaping: Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of twenty five percent (25%) of the normal branching pattern.
3. Maintenance Responsibility: The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
4. Maintain Quality And Quantity: Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
5. Fences And Other Barriers: Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
6. Tree Topping: Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to subsection 10-5.1A-7-3D2 of this article for clear branch height of street trees. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-7-3: Street Trees And Streetscape Design

- A. Intent: To line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.
- B. Applicability: The requirements herein apply to all new development requiring regulating plan approval.
- C. Streetscape Design Submittal: A consistent streetscape design shall be submitted for approval for all new streets within the development. At a minimum, the submittal shall include the following:
 1. Street Trees: Trees meeting the minimum requirements of subsection D of this section, shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of subsection 10-5.1A-7-2E, "Tree Installations," of this article.
 2. Sidewalk Pavement Design: Sidewalk paving materials and pattern shall be set for each street type (refer to section 10-5.1A-2, "Street Types," of this article).

3. Street Furnishings: Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type (refer to section 10-5.1A-2, "Street Types," of this article).
4. Landscape Design: Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
5. Lighting: Pedestrian and vehicular lighting shall be specified and locations and quantities noted.
6. Identity Elements: Any other elements designed to establish the identity of each street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

D. Minimum Street Tree Requirements: The following standards apply to the installation of street trees:

1. Exception: Street trees are not required on alleys or the lane street types, or along the fronting streets of outdoor sales lots (refer to sections 10-5.1A-2-4 and 10-5.1A-2-5 of this article, street types). (Ord. 17-12, 5-4-2017, eff. 5-4-2017)
2. Clear Branch Height: Minimum clear branch height is eight feet (8').
3. Street Tree Type: Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted tree types in the "South Ogden City Approved Shade Tree List for Park Strip Planting."
4. Street Tree Spacing: Street trees shall be planted as follows:
 - a. Number: Each lot is required to have one tree for every thirty feet (30') of street frontage with a minimum of one street tree per street frontage.
 - b. Spacing:
 - (1) Large trees must be spaced a minimum of thirty (30) and a maximum of sixty feet (60') on center.
 - (2) Medium trees must be spaced a minimum of twenty (20) and a maximum of thirty feet (30') on center.
 - c. Placement: No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided:
 - (1) Medium trees: Three feet (3').
 - (2) Large trees: Four feet (4').
 - d. Limited Distance Between Curb And Sidewalk: Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet (9') with a sidewalk, applicant shall work with the City staff to determine the appropriate tree species.
 - (1) City Manager or designee may waive the street tree requirement in spaces less than nine feet (9').
5. Tree Wells: In commercial subdistricts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - a. For tree wells adjacent to sidewalks five feet (5') wide or less, open pit is not permitted.
 - (1) The opening must be covered with a tree grate or pervious pavement.
 - (2) The opening in a tree grate for the trunk must be expandable. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-7-4: Frontage Buffer

A. Intent And Applicability:

1. Intent: To lessen the visual impact of vehicular areas visible from the street.
2. General Applicability: Applies to properties in all "Core," "General," and "Edge" Subdistricts where a vehicular area is located adjacent to a right-of-way.
 - a. Exceptions: Vehicular areas along alleys, except when a residential subdistrict is located across the alley; single-and two-family residences. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

B. Frontage Buffer Requirements:

1. Buffer depth and location ¹ :			
	Depth	7'	(a)
	Location on the site	Between street facing property line and parking area ²	(b)
2. Buffer landscape requirements:			
	Uses and materials	Uses and materials other than those indicated are prohibited in the buffer	

	Shade trees	Medium or large shade tree required at least every 40'; locate on the street side of the fence; spacing should alternate with street trees	(c)
	Planting area	Required continuous planting area on street side of fence, between shade trees and in front of vehicular areas	(d)
	Planting area composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48"	
	Existing vegetation	May be credited toward buffer area	
3. Fence:			(e)
	Location	2' from back of curb of vehicular area ³	
	Materials	Composites, steel, wood, or colored PVC; masonry columns (maximum width 2'6") and base (maximum 18" height) permitted	
	Minimum height	3'	
	Maximum height	4'	
	Colors	No bright or white colors	
	Opacity	Minimum 30%; maximum 80%	
	Gate/opening	1 gate permitted per street frontage; opening width maximum 6'	

Notes:

¹This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

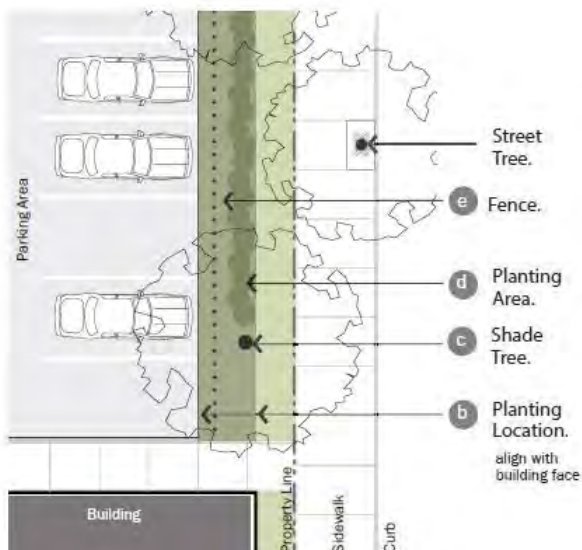
²In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

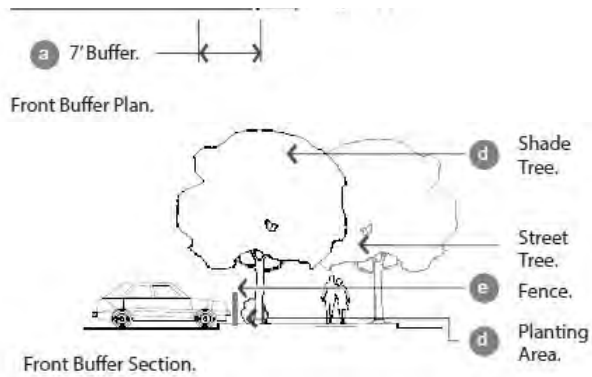
³No fence required within frontage buffer for outdoor sales lots.

(Ord. 17-12, 5-4-2017, eff. 5-4-2017)

FIGURE 7.4(1)

FRONTAGE BUFFER PLAN AND SECTION





(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-7-5: Side And Rear Buffer

A. Intent And Applicability:

1. Intent: To minimize the impact that one zoning subdistrict may have on a neighboring subdistrict and to provide a transition between subdistricts.
2. General Applicability: Applies to all directly adjoining properties in all "core," "general," and "edge" subdistricts.

B. Side And Rear Buffer Requirements:

1. Buffer depth and location:			
	Depth ¹	Varies based on the zoning subdistrict of the lot and the adjacent lot; see table 7.5(1) of this section	(a)
	Location on the site	Locate buffers on more intensively zoned lot; buffer is measured from side and rear property lines	
2. Required landscape screen:			
	Width ¹	5' landscape screen in addition to any other buffer landscaping	(b)
	Location ¹	Directly adjacent to the rear or side property line	
	Planting area	Continuous double row of shrubs required between shade trees	(c)
	Planting area composition	A professionally designed water efficient planting design that is engaging, beautiful and appropriate for the specific setting and context. Plants should include a range of perennials, decorative grasses and small shrubs as appropriate for reducing the visual impact of vehicular areas visible from the street while also meeting the requirements of chapter 23 of this title, water efficient landscaping	
	Planting frequency	Minimum of 15 shrubs per 100' of property line is required	
	Shade trees	At least 1 medium or large shade tree per every 30' within the buffer	(d)
3. Buffer landscape requirements:			

	Uses and materials	Uses and materials other than those indicated are prohibited within the buffer	
	Tree canopy coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen	
	Existing vegetation	May be credited toward buffer area	

Note:

¹City manager or designee may reduce depth of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

FIGURE 7.5(1)

LANDSCAPE SCREEN WITHIN LIGHT SIDE AND REAR BUFFER

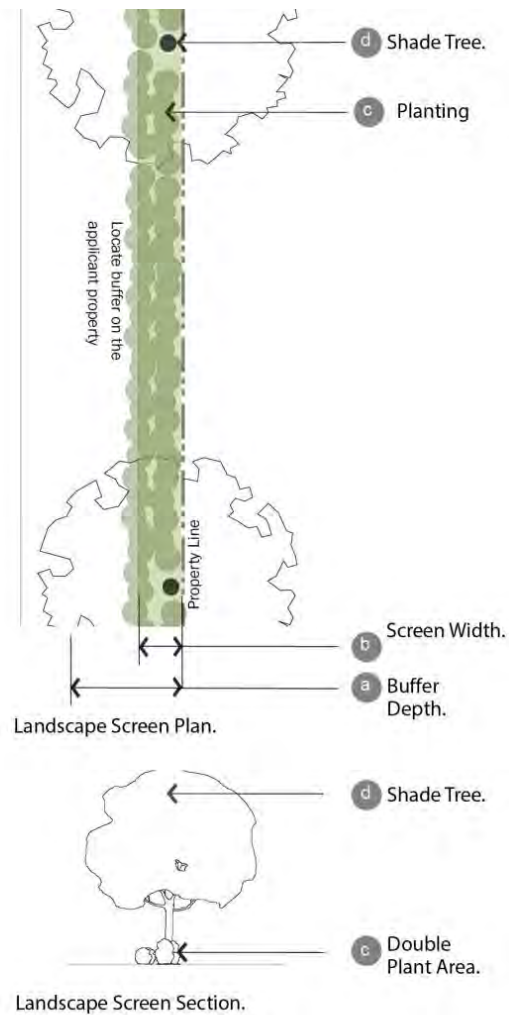


Figure 7.5 (1). Landscape Screen within Light Side & Rear Buffer.

TABLE 7.5(1)

SIDE AND REAR BUFFER REQUIREMENTS BETWEEN SUBDISTRICTS

	Buffer Required By These Subdistricts		
	Core	General	Edge
Core	Not required	Not required	Not required
General	Not required	Not required	Not required

Edge	5'	5'	Not required
Any existing single-family	20'	10'	Not required

(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-7-6: Interior Parking Lot Landscape

A. Intent And Applicability:

1. Intent: To provide shade, minimize paving and associated stormwater runoff, and improve the aesthetic look of parking lots.
2. General Applicability: All open air, off street parking lots in all "core," "general," and "edge" subdistricts.
3. Other Internal Parking Lot Areas: Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first one hundred fifty (150) square feet and one medium or large shade tree for every six hundred fifty feet (650') thereafter.
4. Existing Vegetation: Existing vegetation may be credited toward these requirements. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

B. Interior Parking Lot Landscape Requirements¹: "Parking lot interior" is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

1. Landscape island requirements:			(a)
	Required island locations	Terminal ends ¹ of freestanding rows or bays of parking; after every ninth parking space for rows of parking greater than 8 spaces in length ²	(b)
	Minimum width	5'; islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; islands under 9' must install an aeration system and utilize permeable pavement	
	Required trees within islands	Minimum of 1 medium or large shade tree per island	(c)
2. Landscape median requirements:			(d)
	Required median location	Required in each freestanding bay of parking along the length of the bay	
	Minimum width	5'; medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; islands under 9' must install an aeration system and utilize permeable pavement	
3. Tree requirements:			
	Requirements per parking space ³	Each parking space must be located within 50' of a tree planted within parking lot interior Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces	
	Tree shade goal	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to table 7.6(1) of this section for calculation	
4. Shade structure requirements:			

	Shade structure requirements	Shade structures should be considered an acceptable alternative for meeting the tree shade goal that 30% of the interior parking lot should be shaded. Detail designs for such features should be submitted as part of section 10-5.1A-10-2, "Development Review Procedures," of this article for review and approval	
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Notes:

¹Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

²There shall be no more than 8 continuous parking spaces in a row without a landscape island.

³Trees within a designated buffer area may not be utilized to meet these requirements.

(Ord. 17-12, 5-4-2017, eff. 5-4-2017)

FIGURE 7.6(1)

INTERIOR PARKING LOT LANDSCAPING

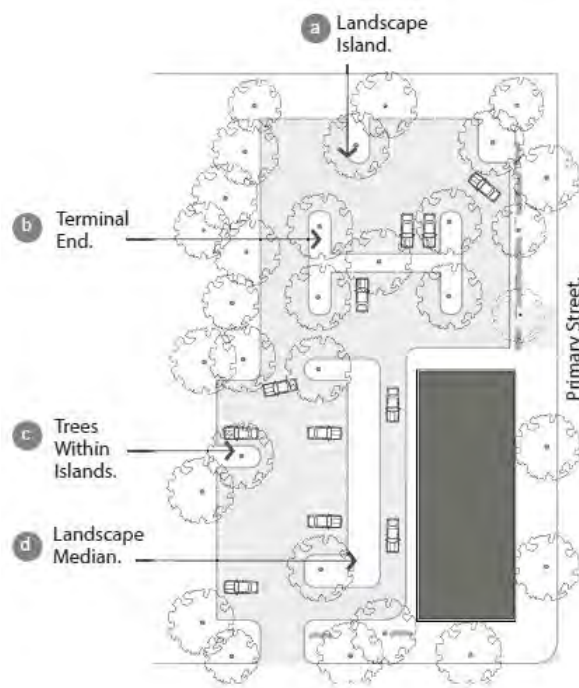


TABLE 7.6(1)

ESTIMATED CANOPY AND HEIGHT AT MATURITY

Tree Size	Estimated Canopy At Maturity	Estimated Height At Maturity
Very small	150 sq. ft.	Under 15'
Small	400 sq. ft.	15' - 25'
Medium	900 sq. ft.	25' - 40'
Large	1,600 sq. ft.	40'+

(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

Notes

¹For outdoor sales lots, interior parking requirements apply only to required staff and visitor parking areas. Parking earmarked for the display of

vehicles is exempt.

10-5.1A-7-7: Active Frontage Buffer

A. Intent And Applicability:

1. Intent: To continue the street wall of adjacent facades.
2. General Applicability: Applies to nonvehicular outdoor sites in all "Core," "General," and "Edge" Subdistricts. For vehicular areas, refer to section 10-5.1A-7-4, "Frontage Buffer," of this article. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

B. Active Frontage Requirements:

1. Frontage location:			
	Location on the site	Required adjacent to dining patio or display area	
2. Required fence ² :			
	Location	Between 0' and 5' from the front and corner side property lines; only required in front of patio/display area	(a)
	Materials	Steel or colored PVC; masonry base or columns permitted	(b)
	Minimum height	3'	(c)
	Maximum height	4'	
	Opacity	Minimum 30%; maximum 60% ¹	
	Gate/opening	1 gate permitted per street frontage; opening width maximum 6'	

Notes:

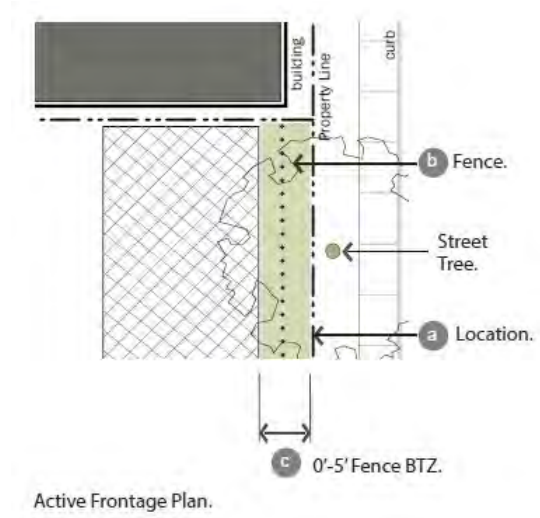
¹Fence may be solid if 42 inches or less in height.

²No fence required within active frontage for outdoor sales lots.

(Ord. 17-12, 5-4-2017, eff. 5-4-2017)

FIGURE 7.7(1)

ACTIVE FRONTAGE



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-7-8: Screening Of Open Storage, Refuse Areas, And Utility Appurtenances

A. Intent And Applicability:

1. Intent: To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
2. General Applicability: All dumpsters, open storage, refuse areas, and utility appurtenances in all "Core," "General," and "Edge" Subdistricts.

B. Screening Of Open Storage, Refuse Areas, And Utility Appurtenances:

1. Open storage and refuse area screening requirements:			
	Location on the site	Not permitted in front or corner side yards	
	Opaque screen wall ¹	Required around 3 sides of the dumpster and trash bin area	(a)
	Screen wall height	Height shall be the higher of the following:	
		6'	
		Height of use to be screened	
	Visible openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates	(b)
	Landscape requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²	(c)
2. Utility appurtenance screening requirements:			
	Large private mechanical equipment ³	Shall be fenced with opaque wood or brick faced masonry on all sides facing right-of-way	
	Small private mechanical equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center	

Notes:

¹Vertical structured barrier to visibility at all times such as a fence or wall.

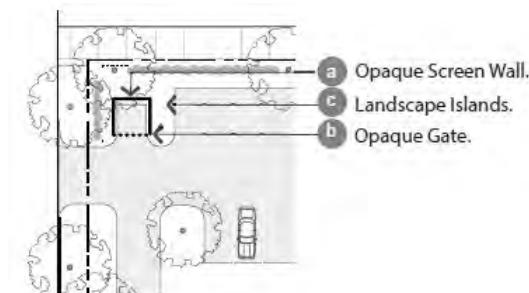
²This tree, if located within 50 feet of a parking space, may be utilized to meet the minimum shade requirements.

³Large private mechanical equipment is equal to or greater than 4 feet in height.

⁴Small private mechanical equipment is smaller than 4 feet in height.

FIGURE 7.8(1)

SCREENING OF OPEN STORAGE, REFUSE AREAS AND UTILITY APPURTENANCES



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-8: Parking

[10-5.1A-8-1: General Requirements](#)

[10-5.1A-8-2: Parking Requirements](#)

- [10-5.1A-8-3: Parking Design Standards](#)
- [10-5.1A-8-4: Loading Requirements](#)
- [10-5.1A-8-5: Site Access And Driveways](#)

10-5.1A-8-1: General Requirements

- A. Intent: The following provisions are established to accomplish the following:
1. Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
 2. Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning subdistricts.
 3. Provide specifications for vehicular site access.
- B. Applicability: This section 10-5.1A-8 shall apply to all new development and changes in use or intensity of use for existing development, in any subdistrict.
1. Compliance: Compliance with the standards outlined shall be attained in the following circumstances:
 - a. Development of all new parking facilities, loading facilities, and driveways.
 - b. Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - c. Change in use requiring a change in the amount of parking.
 2. Damage Or Destruction: When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off street parking spaces or loading facilities must be reestablished based on the requirements of this section 10-5.1A-8.
 3. Site Plan Approval Required: Parking quantities and parking design and layout shall be approved through the site plan approval process. Refer to subsection 10-5.1A-10-2E, "Site Plan Approval," of this article for more information. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-8-2: Parking Requirements

- A. General Requirements For Parking: Off street parking spaces shall be provided in conformance with table 8.2(1) "Required Off Street Vehicular Parking," of this section.
1. Required Accessible Parking: Parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the state accessibility code, including quantity, size, location, and accessibility.
 2. Requirements For Unlisted Uses: Upon receiving a site plan approval, occupancy certificate, or other permit application for a use not specifically addressed in this section, the city manager or designee is authorized to apply off street parking standards specified for the use deemed most similar to the proposed use. In instances where an equivalent may not be clearly determined, the city manager or designee may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.
 3. Private Off Premises Parking: Where private off site parking facilities are approved, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory.
 - a. Possession: Such possession may be either by deed or lease, guaranteeing availability of the parking commensurate with the use served by the parking.
 - b. Agreement: The agreement providing for the use of off site parking, executed by the parties involved, shall be in a form approved by the city attorney and filed with the city manager or designee.
 - c. Duration: The deed or lease shall require the owner to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.
 - d. Location Of Parking: Any off premises parking must be within one thousand three hundred feet (1,300') from the entrance of the use to the closest parking space measured along a dedicated pedestrian path.
 4. Tandem Parking: Tandem parking is permitted with approval of the city manager or designee through the site plan review process.
- B. Required Vehicular Parking: Table 8.2(1) of this section outlines the required vehicular parking requirements.
1. Organized By Use: The parking requirements are organized by use, in a similar fashion to section 10-5.1A-4-1, table 4.1(1) of this article, use table.
 - a. Parking rates are provided for general use categories; these numbers are applicable for all of the uses within these categories.
 - b. If a specific use requires a different parking rate than its use category, it is also listed in table 8.2(1) of this section, required vehicular parking.
 2. Vehicular Spaces Required: The vehicular spaces required column indicates the required off street parking ratio, which may be subject to credits and other reductions and a maximum number, as are detailed in this section.
 3. Maximum Allowable Vehicular Spaces: When a use requires more than twenty (20) spaces, it is not permitted to provide greater

than twenty percent (20%) over the minimum parking requirement.

- a. For those uses with no requirements, the maximum number of spaces required should be no more than the next level up of that use. For example, for neighborhood retail, the number of spaces should be no more than the requirements for general retail.

4. Computation: Off street parking spaces shall be calculated using the following information:

- a. Area Measurements: The following units of measurements shall be utilized to calculate parking requirements:
 - (1) Dwelling Unit: Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure, unless otherwise stated.
 - (2) Gross Square Footage: Unless otherwise expressly stated, parking standards for nonresidential uses shall be computed on the basis of gross floor area in square feet.
 - (3) Occupancy Or Capacity Based Measurements: Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire rated capacity, whichever measurement is applicable.
 - (4) Bench Seating: For uses in which users occupy benches, pews, or other similar seating facilities, each twenty four inches (24") of such seating shall be counted as one seat.
- b. Fractions: When computation of the number of required off street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- c. Multiple Uses On A Lot: When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking. (Refer to subsections C and D of this section.)

TABLE 8.2(1)

REQUIRED OFF STREET VEHICULAR PARKING

Use		Required Vehicle Space
Residential:		
	Single-family, all sizes, or multi-family- 1 bedroom	1.5 per dwelling unit
	Multi-family- studio apartment	1 per dwelling unit
	Multi-family- 2 bedrooms	2 per dwelling unit
	Multi-family- 3 or 3+ bedrooms	2.5 per dwelling unit
	Multi-family visitor parking	.25 per dwelling unit, dedicated to use by visitors
	Hotel and inn	1 per room and 1 per 200 square foot office and dining room
	Residential care	0.33 per unit and 0.66 per employee
Civic/institutional:		
	Assembly	1 per 5 seats
	Transit station	Per city manager or designee
	Hospital	0.20 per bed and 0.66 per employee
	Library/museum/post office (no distribution)	1 per 600 square feet
	Police and fire	Per city manager or designee
	Post office (distribution)	1 per 400 square feet
	School:	
	Pre-K to junior high	1 per classroom and 1 per 200 square foot office
	High school, higher education	1 per classroom, 1 per 200 square foot office, and 0.17 per student
Retail:		
	Neighborhood retail	1 per 300 square feet

	General retail	1 per 300 square feet
	Outdoor sales lot	1 per 250 square feet of sales area, with 1 per 10 vehicle display
Service:		
	Neighborhood service	1 per 250 square feet
	General service	1 per 250 square feet
	Eating and drinking establishments	1.0 per 3 seats plus 1/3 number of employees
	Vehicle services	2 per service bay and 1 per 200 square feet of retail
Office and industrial:		
	Neighborhood, general office	1 per 300 square feet
	Craftsman industrial	1 per 1,000 square feet of production space and 1 per 500 square feet of retail space
	Non-retail industrial	1 per 1,000 square feet of production space
Open space and recreation:		
	Open space and recreation	Per city manager or designee

C. Multiple Use Reductions: The following reductions may be taken for multiple nonresidential uses:

1. Shared Vehicular Parking: An arrangement in which two (2) or more nonresidential uses with different peak parking demands use the same off street parking spaces to meet their off street parking requirements.
 - a. General Provisions: Through review of the site plan the city manager or designee may permit up to one hundred percent (100%) of the parking required for a daytime use to be supplied by the off street parking spaces provided for a nighttime or Sunday use and vice versa.
 - b. Approval: In order to approve a shared parking arrangement, the city manager or designee must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
 - c. Description Of Uses With Weekday, Nighttime, And Sunday Peak Parking:
 - (1) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the city manager or designee.
 - (2) The following uses are typically considered predominantly nighttime or Sunday uses: eating and drinking establishments, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the city manager or designee.
2. Cooperative Vehicular Parking: When two (2) or more categories of nonsingle-family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:
 - a. General Provisions: Cooperative parking will be approved in accordance with the following. Refer to table 8.2(2) of this section.
 - (1) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to table 8.2(1) of this section.
 - (2) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in table 8.2(2) of this section. This table establishes six (6) time periods per use.
 - (3) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six (6) time periods.
 - (4) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site on a share parking basis.
 - b. Uses In Different Buildings: Through review of the site plan the city manager or designee may approve the cooperative agreement if any of the uses are not located in the same structure or building.
 - c. Location Of Cooperative Parking: Any cooperative parking must be within six hundred sixty feet (660') from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.
 - d. Off Site Cooperative Parking Agreement: An agreement approved by the city attorney providing for cooperative use of off site parking spaces, executed by the parties involved, shall be reviewed by the city manager or designee during review of

the site plan.

- (1) Off site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.
- (2) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

TABLE 8.2(2)

COOPERATIVE OR SHARED VEHICULAR PARKING SPACES

Use Category	Weekdays			Weekends		
	Midnight - 7:00 A.M.	7:00 A.M. - 6:00 P.M.	6:00 P.M. - Midnight	Midnight - 7:00 A.M.	7:00 A.M. - 6:00 P.M.	6:00 P.M. - Midnight
Residential	100%	50%	80%	100%	80%	80%
Retail and service	5%	100%	80%	5%	100%	60%
Hotel and inn	100%	65%	100%	100%	65%	100%
Place of worship	0%	30%	50%	0%	100%	75%
Eating and drinking establishment	50%	70%	100%	70%	60%	100%
Office	5%	100%	5%	5%	5%	5%
Theater/entertainment	5%	30%	100%	5%	80%	100%

D. Parking Credits: Vehicular parking standards in table 8.2(1) of this section may be reduced by achieving one or all of the following credits:

1. On Street Parking Credit: For all nonresidential uses, on street parking spaces that meet the following shall be credited one for one against the parking requirement:
 - a. Spaces shall be designated on street parking available twenty four (24) hours of every day.
 - b. On street space must be located adjacent to the property line.
2. Public Parking Credit: For all nonresidential uses, public parking spaces located within six hundred sixty feet (660') of any property line may be credited against the parking requirement at a rate of one credit for every three (3) public parking spaces.
3. Transit Credit: For all uses, vehicular parking requirements may be reduced with proximity to any commuter rail station or transit line with up to fifteen (15) minutes headways. Proximity is measured along a walking path from any point along the property line to the platform or transit stop.
 - a. Within four hundred feet (400'): A reduction of fifteen percent (15%) of the required off street parking.
 - b. Within eight hundred feet (800'): A reduction of ten percent (10%) of the required off street parking.
4. Car Share Parking Credit: The vehicular parking requirements can be reduced with the inclusion of car share parking spaces as follows:
 - a. Reduction: Per each car share parking space provided, required parking spaces shall be reduced by four (4) spaces.
 - b. Total Reduction: Required parking spaces may be reduced up to forty percent (40%).
 - c. Approval: Applicant must provide documentation of an agreement with a car share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.
5. Other Parking Reductions: Additional reductions may be approved by the City Manager or designee with the submittal of a parking study illustrating the reduction.

E. Required Bicycle Parking: Bicycle parking facilities shall be provided for any new use for which vehicular parking is required; or for modification or change of any use listed in table 8.2(1) that results in the need for additional vehicular parking facilities.

1. One bicycle parking space is required for every twenty (20) required vehicular parking spaces for such use, with a minimum requirement of two (2) bicycle parking spaces for any use. There shall be no maximum limits.
2. The proposed bicycle parking spaces shall be clearly shown on the site plan indicating location and type.
3. Bicycle parking spaces shall:
 - a. Be located on the same lot as the principal use;
 - b. Be located and designed to prevent damage to bicycles by cars;

- c. Be located so as not to interfere with pedestrian movements;
- d. Be located in a highly visible, well-lighted area that is located near entrance(s) to the building;
- e. Be located to provide safe access from the spaces to the public right-of-way or bicycle lane;
- f. Be designed to accommodate a range of bicycle shapes and sizes, and to allow the frame and wheel(s) of each bicycle to be supported and secured against theft without interfering with adjacent bicycles;
- g. Be anchored to resist removal by vandalism and resistant to rust or corrosion.
- h. Not be located on sidewalks or in areas that obstruct pedestrian traffic flow.
- i. Be located within one hundred feet (100') of a primary building entrance. (Ord. 16-07, 6-21-2016, eff. 6-21-2016; amd. Ord. 20-10, 3-17-2020; Ord. 20-18, 7-7-2020; Ord. 21-01, 1-19-2021, eff. 1-19-2021)

10-5.1A-8-3: Parking Design Standards

- A. Vehicular Off Street Parking Lots: The design or redesign of all off street parking facilities shall be subject to the site plan approval procedure. Refer to subsection 10-5.1A-10-2E, "Site Plan Approval," of this article for more information.

1. Vehicular Parking Space Dimensions: The appropriate dimensions for parking spaces are outlined in table 8.3(1), "Parking Space Dimensions," and figure 8.3(1), "Parking Lot Layout," of this section.

- a. The width of a parking space shall be measured from the center of a stripe.
- b. Each space shall have a vertical clearance of at least seven feet (7').
- c. 30° and 45° angled parking is limited to one-way travel only

TABLE 8.3(1)

PARKING SPACE DIMENSIONS

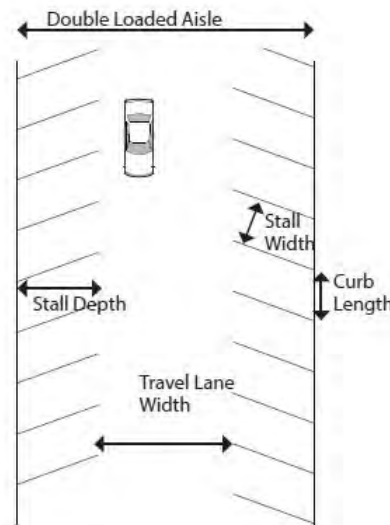
Angle	Curb Length	Stall Width	Stall Depth	Travel Lane Width	
				One-Way	Two-Way
0°	20'	7'	-	12'	20'
30°	20'	9'	16'	12'	-
45°	12'	9'	17'	13'	-
60°	10'	9'	18'	18'	22'
90°	9'	9'	20' ¹	24'	24'

Note:

¹Stall depth may be reduced 2 feet when stall directly abuts an interior parking lot median that includes an additional area beyond the minimum width outlined in subsection 10-5.1A-7-6B of this article, permitting the overhang of the adjacent parked vehicle's front bumper.

FIGURE 8.3(1)

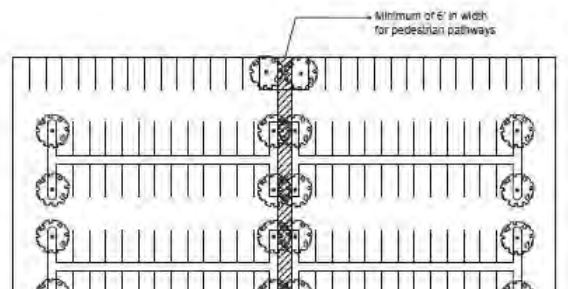
PARKING LOT LAYOUT

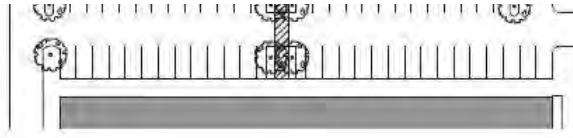


2. Wheel Stops: Install wheel stops or bumper guards when parking is adjacent to a pedestrian pathway to limit vehicle overhang that reduces the sidewalk width. Such stops or guards shall be properly anchored or secured.

FIGURE 8.3(2)

PARKING LOT PEDESTRIAN WALKWAY





3. Location Of Parking: Refer to section 10-5.1A-5 of this article, building type standards, for information on the location of parking facilities.
 4. Access: All off street parking and loading facilities shall open directly onto an aisle, alley, or driveway designed to provide safe access to such facilities. Exceptions include:
 - a. Tandem Parking: No more than two (2) spaces may be included in a tandem parking spot, and the rear space must meet the access requirement.
 - b. Parking Lifts: The lift exit shall meet the access requirement.
 5. Edge Of Lot And Drives: All curbs and gutters shall be located a minimum of three feet (3') from any adjacent property line or right-of-way.
 6. Slopes: All parking and driveway or sidewalk access shall meet the requirements of the Utah Accessibility Code.
 7. Landscape Screening: All parking areas shall meet the requirements of section 10-5.1A-7, "Landscape Standards," of this article.
 8. Landscape Areas: Areas not used specifically for sidewalks, parking spaces, driving aisles, loading, or refuse shall not be paved. Areas striped with diagonal striped islands are not permitted.
 9. Pavement Construction: All parking and driveways shall be constructed using asphalt, concrete, pavers, or other semipervious material approved by the City Manager or designee. One of the following shall be met:
 - a. Paving materials with a solar reflectance index (SRI) of at least 29.
 - b. Recycled content of fifteen percent (15%) or more.
 10. Illumination: All off street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to provide glareless illumination and limit trespass on adjacent properties.
- B. Bicycle Parking Design: Bicycle parking (refer to section 10-5.1A-8-2, table 8.2(1), "Required Bicycle Parking," of this article for quantity required) shall be designed and located as follows:
1. Dimensions:
 - a. Required bicycle parking spaces shall have minimum dimensions of two feet (2') in width and six feet (6') in length.
 - b. An aisle a minimum of five feet (5') wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - c. A minimum of two feet (2') shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
 - d. Racks shall be installed a minimum of two feet (2') from any wall or other obstruction.
 2. Location: Bicycle parking should be located within fifty feet (50') of the entrance of the use.
 - a. Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - b. Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
 - c. Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
 3. Racks And Structures: Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two (2) points.
 4. Bicycle Storage: In multi-family or office uses bicycle storage shall be lockable and enclosed.
 5. Surface: The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials are used, so that the bicycle parking area is clearly demarcated and the rock material is contained.
 6. Signage: If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.
 7. Maintenance And Lighting: Areas used for required bicycle parking must be well lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.
 8. Shower Facilities: Office and manufacturing uses with more than fifty (50) employees shall provide shower and changing room facilities.
 9. Long Term Parking: For multi-family residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements. (Ord. 17-22, 11-21-2017, eff. 11-21-2017)

10-5.1A-8-4: Loading Requirements

- A. General Requirements: All loading facilities shall adhere to the following requirements, unless otherwise approved during site plan approval (refer to subsection 10-5.1A-10-2E of this article).
 - 1. Use Of Off Street Loading Areas: Space allocated to any off street loading use shall not be used to satisfy the space requirements for any off street parking facilities or portions thereof.
 - 2. Location: Unless otherwise specified, all required loading facilities shall be located on the same lot as the use to be served. No loading space shall block or project into a street, alley, access drive, or parking area.
 - 3. Building Frontage: Loading facilities shall be located per section 10-5.1A-5 of this article, building type requirements.
 - 4. Access: Loading facilities shall have clear access onto an alley or be connected to an alley or street via a driveway.
 - a. Direct access to a public way, other than an alley, is prohibited.
 - b. Each required off street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
- B. Loading Requirements: All uses except in the residential and lodging, open space, and civic and institutional categories shall provide off street loading spaces in compliance with table 8.4(1), "Required Loading Facilities," of this section.

TABLE 8.4(1)

REQUIRED LOADING FACILITIES

Gross Floor Area (Square Feet)	Loading Spaces Required
Under 5,000	0
5,000 to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 100,000	4
100,001+	4 plus 1 for each 100,000 over 100,001

- C. Computation: Loading facilities shall be calculated using the following information:
 - 1. Gross Square Footage: Unless otherwise expressly stated, loading standards for nonresidential buildings shall be computed on the basis of gross floor area in square feet.
 - 2. Fractions: When computation of the number of required off street loading spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
 - 3. Shared Or Central Loading Facilities: Shared or central loading facilities are permitted if the following conditions are met:
 - a. Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys.
 - b. Total off street loading spaces provided shall meet the minimum requirements herein specified, based on the sum of the several types of uses served unless reviewed and approved by the City Manager or designee through site plan review.
 - c. No zoning lot served shall be more than five hundred feet (500') from the central loading area.
- D. Dimensions: A standard off street loading space shall be a minimum of ten feet (10') in width by twenty six feet (26') in length and an oversized loading space shall be a minimum of twelve feet (12') in width and forty feet (40') in length, exclusive of aisle and maneuvering space and shall have a minimum vertical clearance of fifteen feet (15').
- E. Pavement Materials: Refer to this Code for details. One of the following shall also be met:
 - 1. Paving materials with a solar reflectance index (SRI) of at least 29.
 - 2. Pervious pavement.
 - 3. Recycled content of fifteen percent (15%) or more. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-8-5: Site Access And Driveways

- A. General Requirements: These standards shall supplement the provisions for access provided in section 10-5.1A-5 of this article, building type standards. Each driveway providing site access from a street, alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as follows.

B. Quantity Of Driveways: The number of driveways permitted for each building type is located in section 10-5.1A-5 of this article, building type standards.

C. Dimensions And Design:

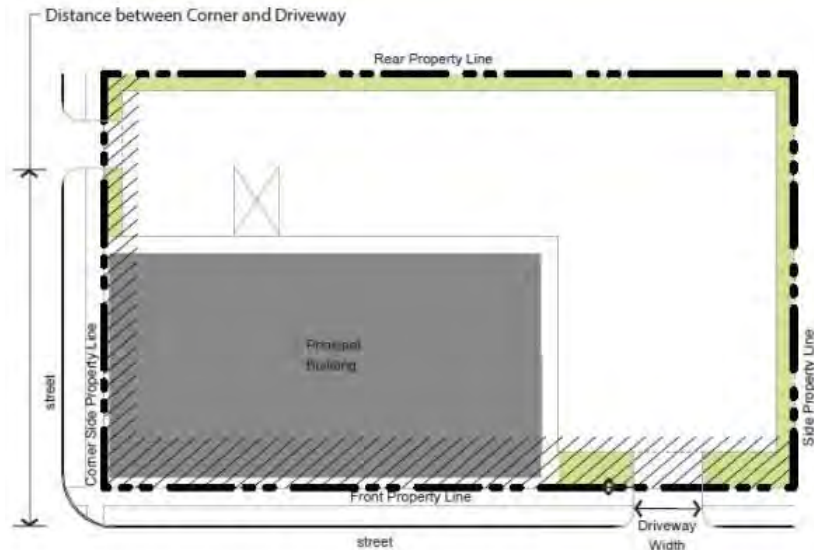
1. Driveway Width At Property Line: All driveways shall have a maximum width of twenty four feet (24') as measured at the property line (figure 8.5(1) of this section, driveway width) except as stated below.

a. Residential Building Types: Driveways constructed in residential subdistricts shall have a maximum width of eleven feet (11') when crossing the front or corner property line.

b. One-Way: Maximum width for one-way driveways is twelve feet (12') at the property line. A wider driveway to access an additional side yard parking space or rear yard parking space or garage, must be approved by the Staff Review Committee.

FIGURE 8.5(1)

DRIVEWAY WIDTH AND LOCATION



2. Maximum Width: When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet (2') wider than the garage door at any location.

3. Shared Access: When possible, adjacent developments should share points of access to minimize impervious surface.

a. Shared Driveway Width: When access is shared between three (3) or more nonresidential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from twenty four feet (24') to thirty two feet (32') provided that:

(1) A traffic impact study states its necessity.

4. Sidewalk Pavement: Sidewalk pavement elevation, width, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.

D. Location: Specific location information can be found in section 10-5.1A-5 of this article, building type standards. Refer to figure 8.5(1) of this section.

1. Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet (2') from a side or rear property line, unless the driveway is shared.

2. Driveways shall not be closer than twenty five feet (25') from the intersection of two (2) streets (corner), unless otherwise stated in section 10-5.1A-5 of this article, building type standards. (Ord. 17-22, 11-21-2017, eff. 11-21-2017)

10-5.1A-9: Signs

[10-5.1A-9-1: General Requirements](#)

[10-5.1A-9-2: Sign Types](#)

[10-5.1A-9-3: Wall Sign](#)

[10-5.1A-9-4: Projecting Sign](#)

[10-5.1A-9-5: Projecting Marquee Sign](#)

[10-5.1A-9-6: Awning Sign](#)

[10-5.1A-9-7: Canopy Mounted Sign](#)

[10-5.1A-9-8: Window Sign](#)

[10-5.1A-9-9: Monument Sign](#)

[10-5.1A-9-10: Pedestrian Scale Pole Mounted Sign](#)

[10-5.1A-9-11: Monolithic Sign](#)

[10-5.1A-9-12: Vehicular-Scale Pole Sign](#)

[10-5.1A-9-13: Temporary Sign](#)

10-5.1A-9-1: General Requirements

- A. Intent: This section 10-5.1A-9 seeks to enhance the economic and aesthetic appeal in each subdistrict through the reasonable, orderly, safe, and effective display of signage.
- B. Applicability: These standards shall apply to all subdistricts for nonresidential uses only. Unless otherwise stated in this article, all sign requirements in this Code shall apply. Refer to South Ogden City Sign Code (chapter 21 of this title) for permit processes, construction, design, and maintenance standards.
- C. General Compliance: Compliance with the regulations outlined shall be attained under the following situations:
1. Newly Constructed Or Reconstructed Signage: All new signs and structural improvements to existing signs.
 2. Change In Use For Single Business Signage: For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
 3. Multiple Business Signage: For signage serving multiple businesses, whenever fifty percent (50%) or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
 4. Damage Or Destruction: When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than fifty percent (50%) of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this section 10-5.1A-9.
- D. Prohibited, Exempt Signage: Refer to the South Ogden City Sign Code for information on prohibited, and exempt signs.
- E. Sign Location: Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.
1. Certain sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section 10-5.1A-9.
 2. No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
 3. Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exitway required by the Building Code or by Fire Department regulations.
 4. No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.
- F. Illumination: All signs shall be illuminated according to the following provisions unless otherwise stated:
1. Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for electronic message boards.
 2. Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for electronic message boards or unless otherwise stated.
 3. When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - a. No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than eighteen inches (18") from the face of the sign.
 - b. If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than twelve inches (12") above ground and must be fully screened and housed.
 4. The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed two hundred fifty (250) nits at the sign face during the day and one hundred twenty five (125) nits at the sign face after sunset, with no light trespass onto adjacent property.
 - a. Signs located within "core" subdistricts are exempt from this standard.
- G. Computation: The following standards generally apply to computing the area of signs by type and by building lot. Refer to the sign types in sections 10-5.1A-9-3 through 10-5.1A-9-13 of this article for more information.
1. Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.
 2. Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
 3. For the purposes of determining area, lot width or frontage is measured along the front property line.
 - a. If the lot is a corner lot, the width shall be measured along the front yard.
 - b. Building frontage is the width of the front facade of a building. (Ord. 17-22, 11-21-2017, eff. 11-21-2017)

10-5.1A-9-2: Sign Types

A. Sign Type Requirements: The following pertain to specific sign types detailed in this section:

1. Permitted Quantity Of Signage By Subdistrict: Table 9.2(1) of this section details the maximum permitted amount of signage on a lot within each subdistrict. Refer to section 10-5.1A-3, "Subdistricts," of this article for more information on each subdistrict.

TABLE 9.2(1)

PERMITTED QUANTITY OF SIGNAGE BY SUBDISTRICT

Maximum Permitted Quantity Of Signage Per Lot		
"Core" Subdistricts	"General" Subdistricts	"Edge" Subdistricts
2 square feet per 1 linear foot of lot width with a maximum of 200 square feet or 300 square feet if a monolithic sign is used. An additional 40 square feet per additional tenant over 3 tenants permitted	1.5 square feet per 1 linear foot of lot width with a maximum of 200 square feet	No signage permitted

- a. Window Signs: Window signs shall count toward a lot's maximum permitted amount of signage. Refer to section 10-5.1A-9-8, "Window Sign," of this article.
 - b. Signs Located On Parking Lots: One sign is permitted in addition to the maximum signage quantities detailed in table 9.2(1) of this section provided the following:
 - (1) Permitted sign types are a wall, projecting, or awning sign.
 - (2) Maximum sign area is thirty (30) square feet.
 - (3) Permitted location is either the side or rear facade along a parking lot.
 - c. Through Lots: In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional thirty (30) square feet of signage permitted for the lot located in either the rear yard or along the rear facade.
2. Exempt/Temporary Signs: Table 9.2(1) of this section does not apply to exempt or temporary signs unless otherwise specified.
 3. Iconic Sign Elements: Iconic sign elements of three-dimensional symbols or logos are permitted under the following conditions:
 - a. Symbol Or Logo Size: The symbol may not be larger than four feet (4') in any direction, included in overall sign area and the surface area counts toward the maximum permitted quantity of signage per lot.
 - b. Moving Parts: No moving parts or external illumination of the symbol may be provided.
 - c. Text: The text component of the sign may not be more than thirty percent (30%) of the overall area of the sign.
 4. Electronic Message Boards (EMBs): EMBs are only allowed in the Riverdale Road Subdistrict. See individual sign types for other EMB restrictions.
 - a. Automatic Dimmer: Electronic message boards must have an automatic dimmer to reduce sign intensity after dark.
 - b. Hours Of Operation: The electronic message board shall only be on during the operational hours of the associated permitted business.
 - c. Animation, Flashing Or Rapid Blinking Prohibited: A message cannot be displayed by means of animation, flashing or rapid blinking except when changing to a different message. Each individual message shall remain for a minimum of six (6) seconds.
 - d. Cannot Be A Nuisance: The sign shall not cause glare or be intensely lighted at dark so that it creates a nuisance or hazard to vehicle traffic, pedestrians, or neighboring residential properties.
 - e. No Off-Premises Advertising: No EMB sign may advertise for a business not located on the premises where the sign is located.
 - f. Cannot Be Temporary Sign: EMBs cannot be a temporary sign (i.e., a small digital sign in a window or placed in front of a business to attract attention).
 - g. Other Restrictions: See individual sign types for other EMB restrictions. (Ord. 18-04, 5-15-2018, eff. 5-15-2018)

10-5.1A-9-3: Wall Sign

A. Description: Wall signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to figures 9.3(1) and 9.3(2) of this section.

FIGURE 9.3(1)

WALL SIGN

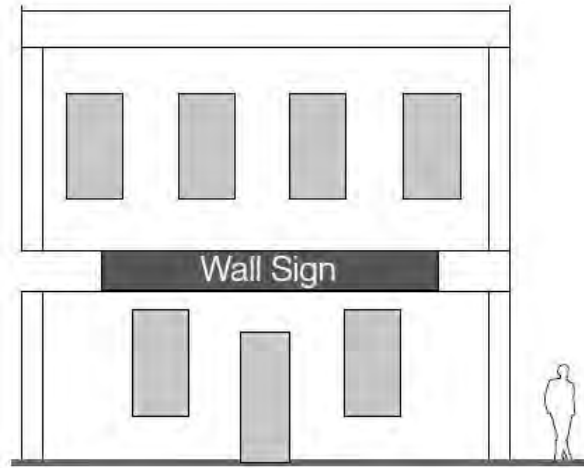


FIGURE 9.3(2)
MEASURING WALL SIGNS



B. General Requirements: Wall signs shall be developed according to the standards in table 9.3(1) of this section.

TABLE 9.3(1)
WALL SIGN REQUIREMENTS

Permitted subdistricts	All subdistricts
Sign area	No maximum area for sign type; refer to section 10-5.1A-9-2, table 9.2(1) of this article for maximum per lot
Height	2' maximum letter or element height
Location on the building or site	Permitted on all facades
Placement on the building or site	1' maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry and neon glass; plastic and synthetics permitted only as separate alphanumeric characters or logos

1. Building Openings: Wall signs shall not cover windows or other building openings.
2. Architectural Features: Wall signs shall not cover architectural building features.
3. Murals: Murals, a type of wall sign painted onto the building face displaying the business name or activity, are prohibited. (Ord. 20-18, 7-7-2020)

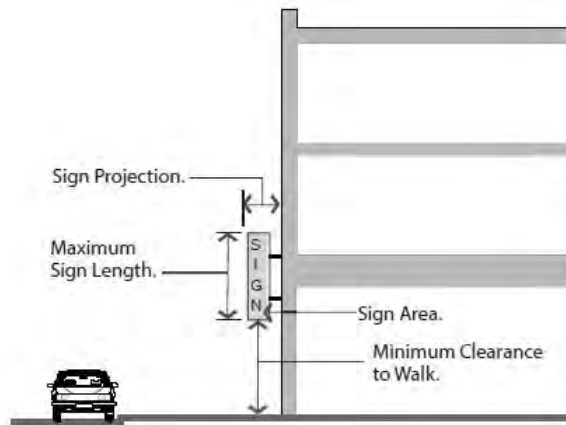
C. Computation: The area of a wall sign is calculated using the following information:

1. Wall Signs: Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in figure 9.3(2) of this section.
 - a. Area Credit: All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of ninety percent (90%) of the calculation as outlined above. (Ord. 16-07, 6-21-2016, eff. 6-21-2016; amd. Ord. 20-18, 7-7-2020)

10-5.1A-9-4: Projecting Sign

A. Description: A projecting sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than forty five degrees (45°) from the facade. The sign may be vertically or horizontally oriented. Refer to figure 9.4(1) of this section.

FIGURE 9.4(1)
PROJECTING SIGN



B. General Requirements: Projecting signs shall be developed according to the standards in table 9.4(1) of this section.

TABLE 9.4(1)
PROJECTING SIGN REQUIREMENTS

Permitted subdistricts	All nonresidential subdistricts
Sign area	No maximum area for sign type; refer to section 10-5.1A-9-2, table 9.2(1) of this article for maximum per lot
Height	8' maximum sign length, 8' minimum clearance to walk required
Location on the building or site	Permitted on all facades; sign and structural supports shall not extend above the eave or parapet
Placement on the building or site	Shall not project closer than 3' from back of curb
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry and neon glass; plastic and synthetics permitted only as separate alphanumeric characters or logos

C. Computation: The area of a projecting sign is equal to the area of one of the sign's faces. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-9-5: Projecting Marquee Sign

A. Description: A projecting marquee sign is a projecting sign designed to have manually changeable copy and two (2) to three (3) sign faces. Refer to figures 9.5(1) and 9.5(2) of this section.

FIGURE 9.5(1)
PROJECTING MARQUEE SIGN



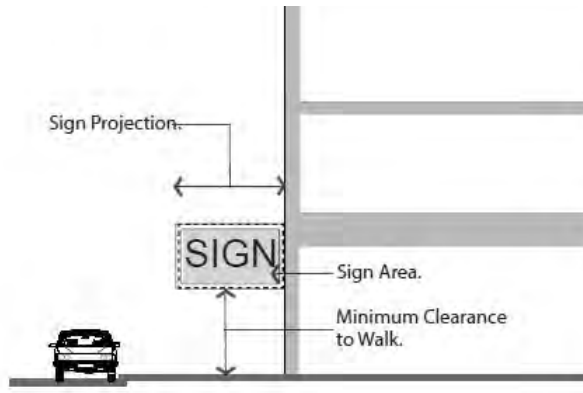
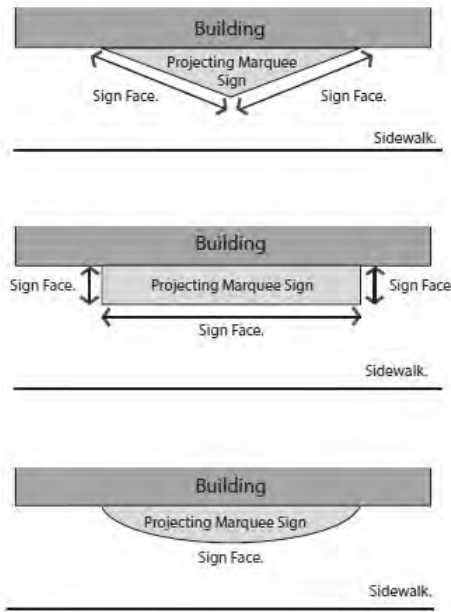


FIGURE 9.5(2)

PROJECTING MARQUEE SIGN PLAN



B. General Requirements: Projecting marquee signs shall be developed according to the standards in this section and table 9.5(1) of this section.

TABLE 9.5(1)

PROJECTING MARQUEE SIGN REQUIREMENTS

Permitted subdistricts	All "core" and "general" subdistricts, limited to assembly uses or theater uses per section 10-5.1A-4, "Uses," of this article
Sign area	No maximum area for sign type; minimum 2 faces per sign. Refer to section 10-5.1A-9-2, table 9.2(1) of this article for maximum per lot
Height	10' minimum clearance to walk required
Location on the building or site	Front and corner side facades only
Placement on the building or site	Maximum projection from building is 6'; shall not project closer than 1' from back of curb
Quality	1 per lot
Internal illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry and neon glass. Plastic and synthetics permitted only on sign face. Electronic message and manually changeable copy boards permitted with conditions. Refer to subsections B1a and B1b of this section for conditions

1. Manually Changeable Copy Boards: Manually changeable copy boards are permitted on projecting marquee signs in the

Riverdale Road subdistricts by right, provided the following conditions are met:

- a. The area of the boards cannot equal greater than thirty percent (30%) of the area of the sign face on which it is located or thirty two (32) square feet, whichever is less.
- b. One sign of any type containing a manually changeable copy board is permitted per lot.

C. Computation: The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them. (Ord. 18-04, 5-15-2018, eff. 5-15-2018)

10-5.1A-9-6: Awning Sign

A. Description: A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to figures 9.6(1) and 9.6(2) of this section.

FIGURE 9.6(1)

AWNING SIGN

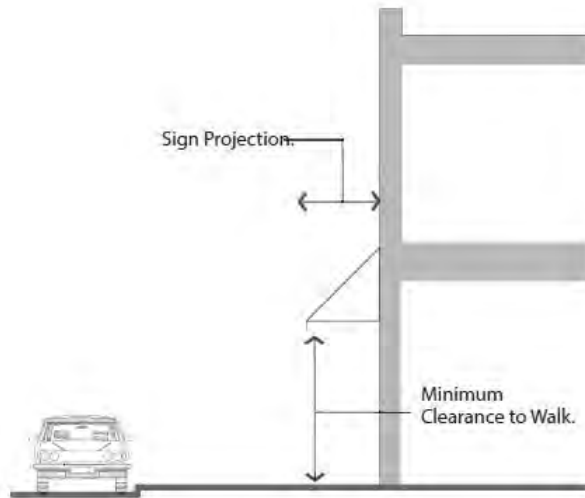
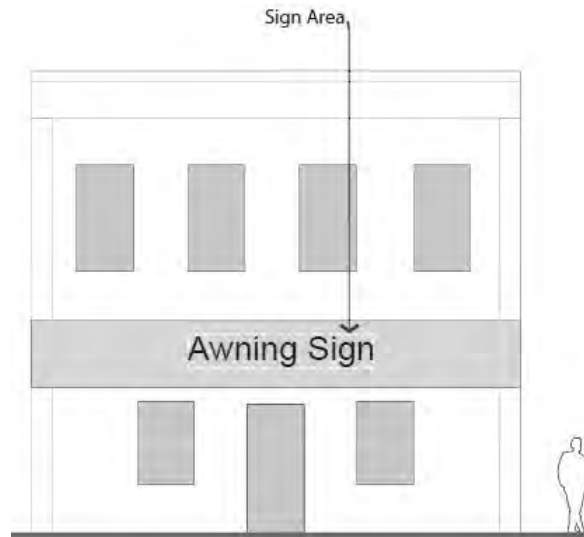


FIGURE 9.6(2)

MEASURING AWNING SIGNS



B. General Requirements: Awning signs shall be developed according to the standards in table 9.6(1) of this section.

TABLE 9.6(1)

AWNING SIGN REQUIREMENTS

Permitted subdistricts	All subdistricts
Sign area	Up to 50% of the awning may be used for signage; refer to section 10-5.1A-9-2, table 9.2(1) of this article for maximum per lot
Height	8' minimum clearance to walk required
Location on the building or site	Permitted on all facades
Placement on the building or site	Maximum projection from building is 6'; shall not project closer than 2' from back of curb; shall not block any window, door, or the building roof
Quality	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal illumination	Not permitted
Materials	Cloth, canvas, metal, or wood; all supports shall be made of metal or wood

C. Computation: The area of an awning sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in figure 9.6(2) of this section. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-9-7: Canopy Mounted Sign

A. Description: A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to figures 9.7(1) and 9.7(2) of this section.

FIGURE 9.7(1)

CANOPY MOUNTED SIGN

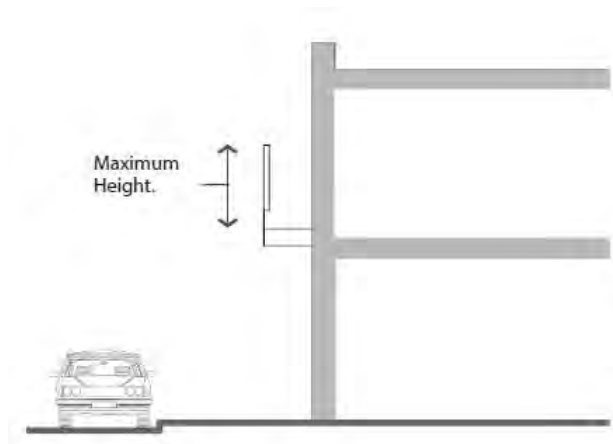
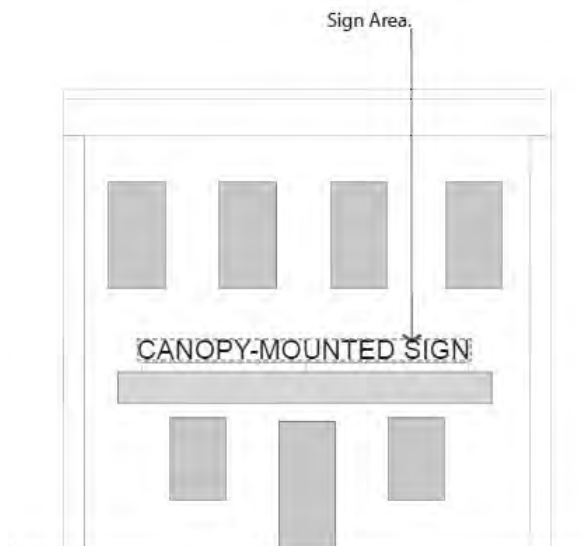


FIGURE 9.7(2)

MEASURING CANOPY MOUNTED SIGNS



B. General Requirements: Canopy mounted signs shall be developed according to the standards in table 9.7(1) of this section.

TABLE 9.7(1)

CANOPY MOUNTED SIGN REQUIREMENTS

Permitted subdistricts	All subdistricts
Sign area	No maximum area for sign type; refer to section 10-5.1A-9-2, table 9.2(1) of this article for maximum per lot
Height	2' maximum letter or element height; cannot project more than 2' above roofline of canopy
Location on the building or site	Permitted on all facades; not intended for the principal roof of the building
Placement on the building or site	Shall not project beyond the front edge of the canopy; shall not block any window, door, or the building roof
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, and neon glass; plastic and synthetics permitted only as separate alphanumeric characters or logos

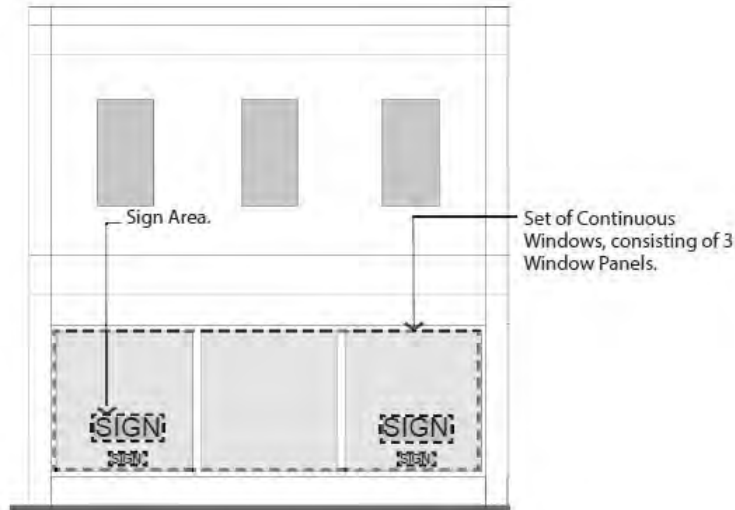
C. Computation: The area of a canopy mounted sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the canopy mounted roof sign, as is illustrated in figure 9.7(2) of this section. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-9-8: Window Sign

A. Description: A window sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to figure 9.8(1) of this section.

FIGURE 9.8(1)

MEASURING WINDOW SIGNS



B. General Requirements: Window signs shall be developed according to the standards in table 9.8(1) of this section.

TABLE 9.8(1)

WINDOW SIGN REQUIREMENTS

Permitted subdistricts	"Core" and "general" subdistricts
Sign area	Up to 30% of a set of continuous windows may be covered with signage; no more than 50% of any 1 window panel may be covered with signage
Height	No maximum

Location on the building or site	Permitted on all facades
Placement on the building or site	Ground or upper story windows; may be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window sign area for ground story; 1 per tenant per floor for upper stories
Internal illumination	Not permitted, except on neon or similarly illuminated window signs. EMBs are not allowed
Materials	Drawn, painted, or affixed on the glass; wood, metal, neon glass, plastic, or other similar materials also permitted

C. Computation: A series of windows that are separated by frames or supporting material of less than six inches (6") in width shall be considered a single window for the purposes of computation.

1. Measurement: To measure sign area percentage, divide the total sign area by the total window area, as illustrated in figure 9.8(1) of this section.
2. Maximum Allowance: Window signs are counted toward a site's maximum signage allowance.
3. Exempt Signs: Address and hours of operation are considered exempt signs and are not counted in the window sign area calculation. Refer to subsection 10-5.1A-9-2A2 of this section 10-5.1A-9, exempt signs.
4. Temporary Window Signs: Temporary window signs must be included in the total percentage of signage per window calculation. Refer to subsection 10-5.1A-9-2A2 of this section 10-5.1A-9, temporary signs.
5. Internal Illumination: Window signs may not be internally illuminated except for neon or similar illuminated window signs. (Ord. 18-04, 5-15-2018, eff. 5-15-2018)

10-5.1A-9-9: Monument Sign

A. Description: A monument sign is freestanding; it is located in a front or side yard of a lot. Refer to figures 9.9(1) and 9.9(2) of this subsection A.

FIGURE 9.9(1)

MONUMENT SIGN

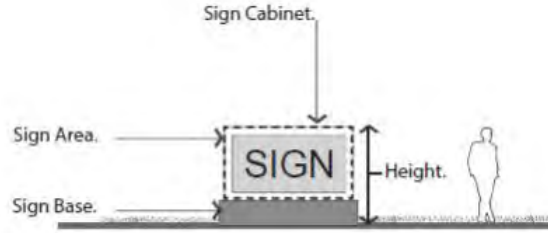
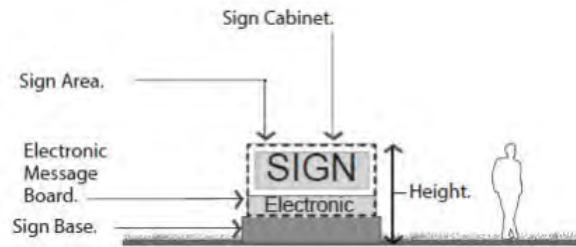


FIGURE 9.9(2)

MONUMENT SIGN WITH EMB



(Ord. 18-04, 5-15-2018, eff. 5-15-2018)

B. General Requirements: Monument signs shall be developed according to the standards in table 9.9(1) of this subsection B.

TABLE 9.9(1)

MONUMENT SIGN REQUIREMENTS

Permitted subdistricts	"Core" and "general" subdistricts
Sign area	Maximum 70 sq. ft. per sign face

Height	Maximum height 6'
Location on the building or site	Front or corner yards
Placement on the building or site	10' setback from driveways and side property line; 3' setback ¹ from front and corner property lines
Quality	1 per public ROW frontage
Internal illumination	Permitted for individual letters and logos
Materials	Solid wood, metal and masonry; plastic and synthetics permitted on sign face; electronic message board and manually changeable copy permitted in certain subdistricts with conditions ²

Notes:

¹Placement: If placed closer than 5 feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or 2 vehicular rights-of-way. Signs 24 inches or less are exempt from this requirement.

²Manually Changeable And Electronic Message Boards: Manually changeable copy boards and EMBs are permitted on monument signs in the Riverdale Road Subdistrict by right, provided the following conditions are met:

- a. The area of the boards cannot equal greater than 50 percent of the area of the sign face on which it is located or 20 square feet, whichever is less.
- b. 1 sign of any type containing a manually changeable copy board or EMB is permitted per lot.

(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

1. Multiple Tenants: Multiple-tenant buildings on a lot with a width of greater than three hundred feet (300'), measured across the front property line, may have signage with the following parameters:
 - a. Up to two (2) monument signs on one frontage.
 - b. Signs shall be at least one hundred fifty feet (150') apart.
2. Pole Mounted Signs: Monument signs may not be pole mounted.

C. Computation: The area of a two (2) sided monument sign is equal to the area of one sign face. The area of a three (3) or four (4) sided monument sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message board or manually changeable copy, but excludes the base of the sign.

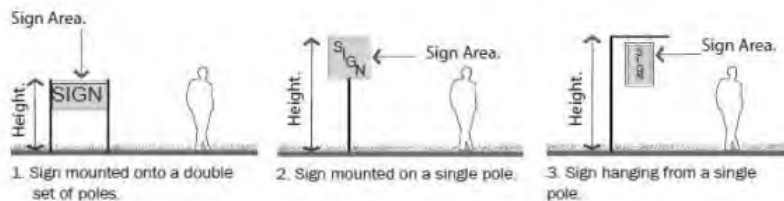
1. Measuring Height: Height shall include the sign face, base, cabinet, and ornamental cap. (Ord. 18-04, 5-15-2018, eff. 5-15-2018)

10-5.1A-9-10: Pedestrian Scale Pole Mounted Sign

- A. Description: A pedestrian scale pole mounted sign is freestanding and may be mounted on one or two (2) poles. Three (3) configurations are permitted. Refer to figure 9.10(1) of this subsection A.
1. A sign mounted onto a double set of poles.
 2. A sign mounted on a single pole.
 3. A sign hanging from a single pole.

FIGURE 9.10(1)

THREE TYPES OF PEDESTRIAN SCALE POLE MOUNTED SIGNS



(Ord. 18-04, 5-15-2018, eff. 5-15-2018)

B. General Requirements: Pedestrian scale pole mounted signs shall be developed according to the standards in table 9.10(1) of this subsection B.

TABLE 9.10(1)

PEDESTRIAN SCALE POLE MOUNTED SIGN REQUIREMENTS

Permitted subdistricts	"Core" and "general" subdistricts
------------------------	-----------------------------------

Sign area	8 sq. ft. maximum area per sign face
Height	8' maximum height for sign mounted or hanging on a single pole. 5' for sign mounted on double set of poles; each pole shall have a maximum size of 3.5" by 3.5"
Location on the building or site	Front or corner yards
Placement on the building or site	2' minimum setback from front and corner property lines; cannot overhang property lines ¹
Quality	1 per lot
Internal illumination	Permitted for individual letters and logos
Materials	Solid wood, metal and masonry; plastic and synthetics permitted on sign face

Note:

¹Placement: If placed closer than 5 feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or 2 vehicular rights-of-way. Signs 24 inches or less are exempt from this requirement.

(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

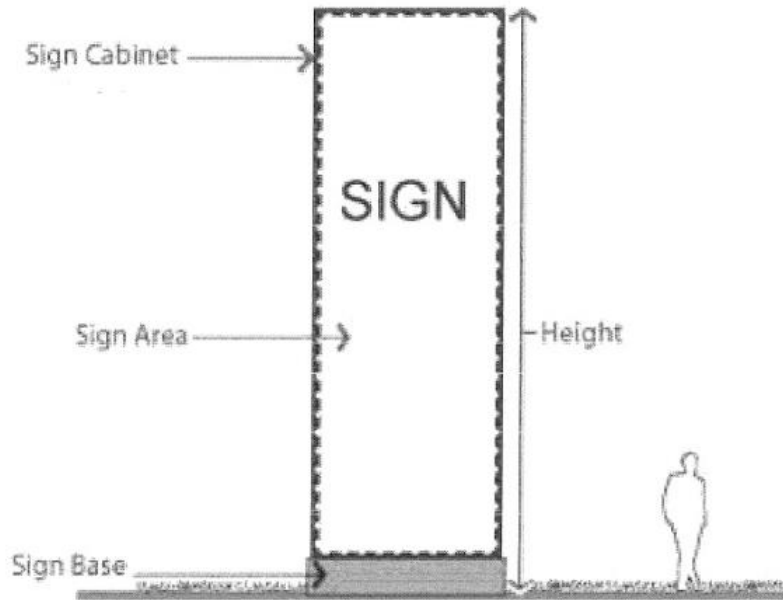
C. Computation: The area of a pedestrian scale pole mounted sign is equal to the area of one sign face. (Ord. 18-04, 5-15-2018, eff. 5-15-2018)

10-5.1A-9-11: Monolithic Sign

A. Description: A monolithic sign is freestanding and continuous from the ground up without visible columns, uprights or braces and uses the total structure as a sign; it is located in a front or side yard of a lot. Refer to figure 9.11(1) of this subsection A.

FIGURE 9.11(1)

FIGURE 9.11(1)



(Ord. 18-04, 5-15-2018, eff. 5-15-2018)

B. General Requirements: Monolithic signs shall be developed according to the standards in table 9.11(1) of this subsection B.

TABLE 9.11(1)

Permitted subdistricts	Riverdale Road General
Sign area	Maximum 196 sq. ft. per sign face

Height	Maximum height 25'
Width	Maximum width 8'
Location on the building or site	Front or corner yards
Placement on the building or site	10' setback from driveways and side property line; 3' setback ¹ from front and corner property lines
Quantity	1 per public ROW frontage
Internal illumination	Permitted for individual letters and logos
Materials	Solid wood, metal and masonry; plastic and synthetics permitted on sign face; electronic message board or manually changeable copy board permitted with conditions ²

Notes:

¹Placement: If placed closer than 5 feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or 2 vehicular rights-of-way.

²Manually Changeable And Electronic Message Boards: Manually changeable copy boards and EMBs are permitted on monolithic signs in the Riverdale Road Subdistrict by right, provided the following conditions are met:

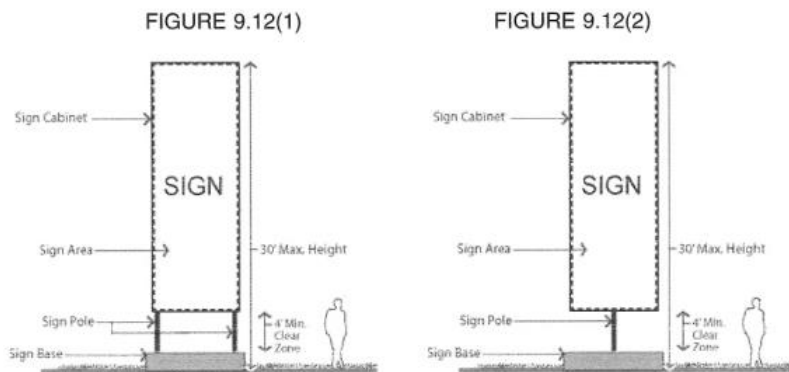
- a. The area of the boards cannot equal greater than 50 percent of the area of the sign face on which it is located or 20 square feet, whichever is less.
- b. 1 sign of any type containing a manually changeable copy board or EMB is permitted per lot.

(Ord. 18-11, 9-18-2018, eff. 9-18-2018)

1. Multiple Tenants: Multiple tenant buildings on a lot with a width of greater than three hundred feet (300'), measured across the front property line, may have signage with the following parameters:
 - a. Up to two (2) monolithic signs on one frontage.
 - b. Signs shall be at least one hundred fifty feet (150') apart.
2. Computation: The area of a two-sided monolithic sign is equal to the area of one sign face. The area of a three -or four-sided monolithic sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center or manually changeable copy, but excludes the base of the sign.
 - a. Measuring Height: Height shall include the sign face, base, cabinet, and ornamental cap. (Ord. 18-04, 5-15-2018, eff. 5-15-2018)

10-5.1A-9-12: Vehicular-Scale Pole Sign

- A. Description: A freestanding pole-mounted sign that may be mounted on one or two (2) poles. Two (2) general configurations are permitted:
1. A sign mounted onto a double set of poles. Refer to figure 9.12(1) of this section.
 2. A sign mounted on a single pole. Refer to figure 9.12(2) of this section.



B. General Requirements: Vehicular-scale pole-mounted signs shall be developed according to the standards in table 9.12(1) of this section.

TABLE 9.12(1)

Permitted subdistricts	Riverdale Road General
------------------------	------------------------

Sign area	200 sq. ft. maximum area per sign face
Height	30' maximum, single or double pole
Width	12' maximum
Clear zone height	4' minimum from top of foundation/ground to bottom of sign
Location on the building or site	Front yards and side yards
Placement on the building or site	10' setback from driveways and side property line; 3' from front side and corner property lines ¹
Quantity	1 per 300' frontage maximum
Internal illumination	Permitted for individual letters and logos
Materials	Solid wood, metal and masonry; plastic and synthetics permitted on sign face. EMBs and manually changeable copy board permitted with conditions ² . Support poles may be incorporated into metal, concrete, masonry or stone footings up to 4' high and 2' wide

Notes:

¹Placement: If placed closer than 5 feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or 2 vehicular rights-of-way; cannot overhang property lines.

²Manually Changeable And Electronic Message Boards: Manually changeable copy boards and EMBs are permitted on vehicular-scale pole signs in the Riverdale Road Subdistrict by right, provided the following conditions are met:

- a. The area of the boards cannot equal greater than 50 percent of the area of the sign face on which it is located or 20 square feet, whichever is less.
- b. 1 sign of any type containing a manually changeable copy board or EMB is permitted per lot.

C. Computation: The area of a two-sided vehicular-scale pole sign is equal to the area of one sign face. The area of a three- or four-sided vehicular-scale pole sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center or manually changeable copy board, but excludes the base of the sign.

1. Measuring Height: Height shall include the sign face, base, cabinet, and ornamental cap. (Ord. 18-04, 5-15-2018, eff. 5-15-2018)

10-5.1A-9-13: Temporary Sign

A. Description: A sign used to advertise community or civic projects, construction projects, real estate for sale or lease, business openings, special events, on a temporary basis. May also be a sign temporarily used until a permanent sign is established.

1. Temporary signs may consist of banners, inflatables, blades, feathers, balloons, kinetic signs, building wraps, etc.

B. General Requirements:

1. Temporary signs shall require a temporary sign permit and shall not be erected for more than thirty (30) days. Each business, organization, etc., are limited to two (2), 30-day permits during the calendar year.
2. Movable A-frame and placard signs used to advertise daily events, menus, specials, etc., do not need a temporary sign permit. They are limited to six (6) square feet (or 12 square feet if both sides of the sign are used) and may only be used during the operational hours of the associated permitted business and must be removed at the end of each business day.
3. Temporary signs shall be developed according to the standards in table 9.13(1) of this section.

TABLE 9.13(1)

Permitted subdistricts	All general, neighborhood, and edge subdistricts
Sign area	Maximum 36 sq. ft. per sign face
Height	Maximum height none
Width	Maximum width none
Location on the building or site	Within property boundaries. Placement on roof not permitted
Placement on the building or site	Cannot block clear view area ¹
Quantity	1 per public ROW frontage
Internal illumination	Not permitted
Materials	Plastic, wood, or any flexible woven fabric material such as cloth, paper, fiberglass, vinyl, or other synthetic product. EMBs are not allowed as temporary signs

Note:

¹If placed closer than 5 feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or 2 vehicular rights-of-way.

C. Exemptions: The following temporary signs are exempt from permit requirements:

1. Signs for political or civic purposes or promotions.
2. Real estate for sale or lease signs.

D. Computation: Temporary signs are not included in the maximum signage area calculations, unless otherwise specified. (Ord. 18-04, 5-15-2018, eff. 5-15-2018)

10-5.1A-10: Administration

10-5.1A-10-1: General Provisions

10-5.1A-10-2: Development Review Procedures

10-5.1A-10-3: Exceptions And Variances

10-5.1A-10-4: Nonconformances

10-5.1A-10-5: Definitions

10-5.1A-10-1: General Provisions

A. Purpose: It is the intent of this form based code (this article) to promote public health, safety, and general welfare of the community, reflecting the goals established within the South Ogden City general plan. It includes, but is not limited to, the specific purposes below:

1. To achieve mixed use development that is appropriate in scale and intensity for the neighborhoods and sites proximate to transit stops and stations.
2. To establish a relationship between buildings, streets, and open spaces that is pedestrian, bicycle, and transit oriented.
3. To preserve and enhance the City's natural resources, energy, water, and open spaces and to promote innovative development that sustainably manages these issues, including stormwater runoff and mitigation of the urban heat island effect.
4. To ensure that a variety of housing types and sizes can be developed to meet the needs of the entire community.
5. To promote a variety of transportation options for residents and visitors.

B. Scope Of Regulations:

1. New Development: All development, construction, and establishment of uses within the limits of this article occurring after the effective date of this article shall be subject to all applicable regulations of this article.
2. Renovated Structures: Building renovations affecting greater than twenty five percent (25%) gross square footage of a structure within the limits of this article shall be subject to all applicable regulations of this article. Exception: Renovations to single and two-family structures shall not be subject to all applicable regulations of this article unless those renovations affect greater than fifty percent (50%) gross square footage of the structure.
3. In-Process Development: Where a building permit for a development has been applied for in accordance with the prior law in advance of this article's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy or zoning certificate (provided all conditions are met) provided the following:
 - a. Work or construction is begun within one year of the effective date of this article.
 - b. Work or construction continues diligently toward completion.
4. Nonconformance: After the effective date of this article, existing buildings and uses that do not comply with the regulations of this article shall be considered nonconforming and are subject to the standards of section 10-5.1A-10-4, "Nonconformances," of this article.
5. Private Ownership: All roads, alleys, parking lots, service areas and similar facilities proposed for development and not specifically designated as public shall be assumed to be privately owned. South Ogden City will not be responsible for constructing, managing, operating or maintaining any private roads, alleys, parking lots, service areas, utilities or infrastructure proposed for inclusion in the districts controlled by this article.

C. Administration And Enforcement: The provisions of this article shall be administered and enforced by the City Manager or designee, unless otherwise specifically stated. For the purposes of this article, the term City Manager shall be inclusive of his or her designees. Where provisions of this article differ from this Code, the requirements of this article shall apply.

D. Development Application: Applications (form, fees, and plan sets) shall be filed with the City Manager or designee.

1. Application Form: Application forms are available from the City.
2. Fees: Fee amounts are available from the City and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
3. Plan Set Requirements: Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format using NAD1983 State plane coordinates.
4. Filing Deadline: Filing deadlines are established by the City and available at the City.
5. Withdrawal Of Application: Applicant may withdraw application whole or in part at any point in the process prior to being acted or

ruled upon; new application form, fees, and plan sets are required for reapplication.

6. Records On File: Applications and the resulting recommendations and rulings shall be kept on file by the City Manager or designee and shall be considered public record.
7. Notice: Notice requirements for each process are detailed in this Code.

E. Zoning Map: The areas and boundaries of the subdistricts listed in section 10-5.1A-3 of this article are hereby established to scale as shown on the map entitled zoning map of the City and referred to herein as "zoning map."

F. Process: Any development within a subdistrict shall be administered in accordance with the procedures defined in section 10-5.1A-10-2 of this article and this title.

1. The application shall include the following processes:
 - a. Preapplication meeting: Refer to subsection 10-5.1A-10-2B of this article.
 - b. Site plan approval, including building, site, and streetscape. Refer to subsection 10-5.1A-10-2E of this article.

G. Staff Review Committee: The City Manager or designee shall approve, deny, or approve with conditions all submittals for regulating plans and site plans within the subdistricts upon review by a Staff Review Committee.

1. The Staff Review Committee shall include members of each regulatory agency, a representative of each affected City department (i.e., Planning, Zoning, Public Works, Transportation, Utilities).
2. The Staff Review Committee shall meet regularly to process applications within the time lines established by subsections 10-5.1A-10-2A through E of this article.
3. The decision regarding approval or denial of a regulating plan or site plan shall state in writing the reasons for approval or denial.
4. If a regulating plan or site plan is denied by the City Manager or designee, the applicant may appeal the decision to the Hearing Officer.
5. After an application is approved, approved with conditions, or denied, it will appear on the Planning Commission and City Council agendas for their information. (Ord. 17-22, 11-21-2017, eff. 11-21-2017)

10-5.1A-10-2: Development Review Procedures

A. General Requirements: The processes included in this section are required for approval of new development in the South Ogden City Center and 40th Street Corridor.

1. Appeal: If any application is disapproved, applicant may appeal the decision through the appeals process (refer to section 10-4-3 of this title).
2. Expiration Of Approval: Approval of any application shall expire twelve (12) months from the date of approval, if permits for development have not been submitted for review or construction has not begun.
 - a. Applicant can request an extension if done so in writing to the city manager or designee at least thirty (30) days prior to the end of the twelve (12) month period.
 - b. Failure to act within the twelve (12) month period shall require a new application, including all forms, fees, and plan sets.
3. Review Criteria: All regulating plan, site plan, and exception applications shall be reviewed using the following criteria:
 - a. Plan complies with the standards within the intents of the general plan.
 - b. Plan's design is consistent with the intent, character, and planning criteria of any plan in place.
 - c. Plan's design meets all of the requirements of this article.
 - d. Proposed development is sufficiently served by or provides essential public facilities, such as access and open space, and services, such as utilities and emergency services.
 - e. Plan is designed with regard to preserving the lot's natural features and topography.

B. Preapplication Meeting:

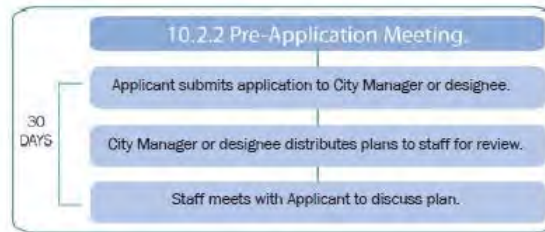
1. Intent: To afford the applicant an opportunity to receive the advice and assistance of the professional staff before preparing formal plans and making an official application.
2. Eligible Applicant: Applicant must apply for a preapplication meeting prior to submitting an application for rezoning, preliminary plat approval, exception, or variance. The preapplication meeting is encouraged for site plan approval processes.
3. Application: Applicant shall submit the following:
 - a. Form And Fees: Application, form, and applicable fees.
 - b. Sketch Plan: A sketch plan or plans shall detail the proposal, including the following:
 - (1) General rough layout of block, and lots, with types of streets and open space type noted.
 - (2) Existing conditions such as topography, water bodies, aerial photograph, and floodplain.
 - (3) Approximate distribution of subdistricts, building types, and uses.

(4) Anticipated method of achieving parking requirements.

(5) Site survey if available.

c. Exceptions Or Variances: A description of any desired exception or variance (per section 10-5.1A-10-3 of this article).

4. Preapplication Meeting: Staff shall meet with the applicant to discuss the proposed plan within thirty (30) days of receipt of the complete application.



C. Rezoning Process: Refer to this code for information on the rezoning process.

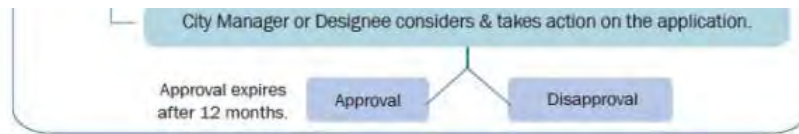
D. Subdivision Plat Approvals: Refer to title 11 of this code for information on the subdivision plat approvals processes.

E. Site Plan Approval:

1. Intent: To establish a process that allows the city to administratively review development and redevelopment of sites and building types, uses, and other site requirements within all subdistricts to ensure that the full standards and intents of this article are met.
2. Eligible Applicant: Applicant shall apply for site plan approval for all projects within all subdistricts listed in section 10-5.1A-3 of this article.

3. Application: The following information shall constitute a complete application. Application shall be submitted in a form as determined by the city manager or designee.
- a. Complete application, form, and applicable fees.
 - b. Applicant shall submit the following in compliance with the requirements of sections 10-5.1A-3, "Subdistricts," 10-5.1A-4, "Uses," 10-5.1A-5, "Building Types," 10-5.1A-6, "Open Space Types" (when submitting an application for development of an open space type), 10-5.1A-7, "Landscape Standards," 10-5.1A-8, "Parking," and 10-5.1A-9, "Signs," of this article. All maps and plans shall include date of preparation, north arrow, and scale.
 - (1) Site location map, legal description/limits of plan.
 - (2) Survey plat. Dimensions of property lines, easements, rights of way.
 - (3) Development boundaries and proposed phasing, if applicable.
 - (4) Existing conditions plan. Existing on site and adjacent off site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
 - (5) Existing natural conditions plan. Existing topography, vegetation, drainageways, flood plain/way, or other unique features either on an aerial photograph or site survey.
 - (6) Site plan. A site plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
 - (7) Building plan(s). Floor plans for all buildings illustrating compliance with the requirements of section 10-5.1A-5, "Building Types," of this article.
 - (8) Table of uses. A table of uses is required on the building plan delineating locations and gross square footages of categories of uses, and illustrating compliance with section 10-5.1A-4, "Uses," of this article.
 - (9) Building elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of section 10-5.1A-5, "Building Types," of this article.
 - (10) Landscape plan. Landscape plan illustrating compliance with the requirements of section 10-5.1A-7, "Landscape Standards," of this article. All ground plane vegetation shall be illustrated. For sites with less than ten percent (10%) landscape area, the landscape plan may be combined with the site plan.
 - (11) Parking plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with section 10-5.1A-8, "Parking," of this article. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with section 10-5.1A-8, "Parking," of this article.
 - (12) Signage plan, if signage is included. Signage plan illustrating compliance with the requirements of section 10-5.1A-9, "Signs," of this article.
 - (13) Open space plan, if open space is included. Open space plan shall define all paving, structures, site furnishings, and landscape areas.
 - (14) Traffic study, for projects larger than 0.5 acre, to verify impacts to surrounding roadways.
4. Application Process Time Line: Upon submittal of a complete application, the application will be reviewed using the following process and time line:
- a. The staff review committee shall review and make recommendations on the application within thirty (30) days of the submission of the complete application.
 - b. The city manager or designee shall render a decision to approve or disapprove the application within forty five (45) days of the submission of the complete application.
 - (1) Forty five (45) days may be extended with the applicant's written consent.
 - (2) The city manager or designee may approve, approve with conditions, or disapprove the application, providing the reasons for disapproval or any conditions for approval in writing.
 - c. If a site plan approval is being sought for the same property, the conditional use permit shall be submitted concurrently and the time lines shall match.





5. Procedure For Site Plan Adjustments: The city manager or designee may permit minor adjustments to an approved site plan, if the revisions are within the scope and intent of the original approval.

a. Process: The process to review plan adjustments is as follows:

- (1) Applicant shall submit a revised plan and letter of explanation detailing the change to the city manager or designee.
- (2) The city manager or designee shall review the request and notify the applicant of the decision.
- (3) If the city manager or designee deems the change to be a major adjustment to the plan, applicant must resubmit for site plan review for approval of the new plan, including a new application (forms, fees, and plan sets).
- (4) If the city manager or designee deems the changes to be minor adjustments and approves them as within the scope and intent of the original approval, the applicant shall revise the plan providing copies to the city manager or designee for filing prior to applying for building or construction permits.

b. Minor Adjustments: Minor adjustments are limited to the following, while still meeting the requirements of this article. All other adjustments are considered major.

- (1) Changes in dimensions or quantities less than ten percent (10%) of previous amounts.

F. Conditional Use Permit:

1. Intent: To establish a process to review requests for the following:

a. Development of uses permitted within a zoning subdistrict, but that may not be appropriate for development on every lot within that subdistrict because of potential negative impacts associated with the use.

2. Eligible Applicant: Applicant shall apply for a conditional use permit prior to the development, installation, or opening of a use in a core, general, or edge subdistrict, designated as a conditional use in section 10-5.1A-4 of this article.

3. Application: The following information shall constitute a complete application. Application shall be submitted in a form as determined by the city manager or designee.

a. Complete application, form, and applicable fees.

b. Applicant shall submit the following in compliance with the requirements of section 10-5.1A-4, "Uses," of this article:

- (1) Site location map, legal description/limits of plan.
- (2) Survey plat. Dimensions of property lines, easements, rights of way.
- (3) Development boundaries and proposed phasing, if applicable.
- (4) Map of existing category of uses and use descriptions on parcel and all adjacent parcels within six hundred feet (600'), utilizing nomenclature found in section 10-5.1A-4 of this article.
- (5) Map of proposed category of uses and use descriptions, utilizing nomenclature found in section 10-5.1A-4 of this article.
- (6) Statement of intent. Statement describing existing and proposed use and zoning classification.

4. Application Process Time Line: Upon submittal of a complete application, the application will be reviewed using the following process and time line:

a. The staff review committee shall review and make recommendations on the application within thirty (30) days of the submission of the complete application.

b. The city manager or designee shall render a decision to approve or disapprove the application within forty five (45) days of the submission of the complete application.

(1) Forty five (45) days may be extended with the applicant's written consent.

(2) The city manager or designee may approve, approve with conditions, or disapprove the application, providing the reasons for disapproval or any conditions for approval in writing.

c. If a site plan approval is being sought for the same property, the conditional use permit shall be submitted concurrently and the time lines shall match. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-10-3: Exceptions And Variances

A. Exceptions:

1. Intent: To establish relief and flexibility in standards that may be administratively reviewed and approved, if certain criteria are met.
2. Eligible Applicant: Applicant is eligible to apply for an exception to this article upon submittal of an application for site plan approval, in cases that involve such standards as the following:
 - a. Regulating plan requirements:
 - (1) Distribution of permitted subdistricts within one hundred feet (100') of required amount. (Substitution of subdistricts is not permitted.)
 - (2) Block size within one hundred feet (100') of required dimensions and with the provision of a midblock pedestrianway. (Refer to section 10-5.1A-1 of this article.)
 - (3) Street type requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-2 of this article.)
 - (4) Open space requirement within one hundred feet (100') of required distance for no more than ten (10) units and with the availability of two (2) open spaces within that dimension. (Refer to sections 10-5.1A-1 and 10-5.1A-6 of this article.)
 - (5) Building type requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-5 of this article.)
 - b. Site plan requirements:
 - (1) Landscape requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-7 of this article.)
 - (2) Parking and loading facilities within one foot (1') of required dimensions. (Refer to section 10-5.1A-8 of this article.)
 - (3) Sign type requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-9 of this article.)
 - (4) Building type requirements within one foot (1') of required dimensions. (Refer to section 10-5.1A-5 of this article.)
 - (5) Additional exceptions may be granted based on a formal request in writing by the applicant, stating specific reasons why the request does not impact the overall intent of this section, and is essential for success of the development. Staff shall report any exception request and its decision to the Planning Commission at their next meeting.
3. Application Process Time Line: An application for exception may be submitted before or concurrently with either the regulating plan approval or site plan approval.
 - a. The staff review committee shall review and make recommendations to the City Manager on the application for exception within ten business days from receiving it.
 - b. The City Manager or designee shall render a decision to approve or disapprove the application for exception within five business days from receiving recommendations from the staff review committee.
4. Variances: Refer to subsection 10-4-6C of this title for information on the variance process. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

HISTORY

Amended by Ord. [23-01](#) on 1/3/2023

10-5.1A-10-4: Nonconformances

A. General Requirements:

1. Intent: To provide a set of regulations for legal nonconforming buildings and uses and to specify those circumstances and conditions under which those nonconformances shall be gradually eliminated.
2. Applicability: The standards in this section apply as follows:
 - a. The provisions detailed in this section apply to all structures, uses, or site characteristics that lawfully existed prior to the adoption of or amendment to this article, but that may not occur under the current provisions of chapter 16 of this title.
 - b. Structures, uses, and site characteristics that did not lawfully exist prior to the effective date or amendment to this article shall not be considered legal nonconformances and therefore are not protected under the provisions of this section.
3. Continuation: All nonconformances are permitted to continue subject to the restrictions outlined in this section.
4. Maintenance: All nonconformances shall be maintained as required by law to protect public health, safety, and welfare, provided said maintenance does not result in the expansion of the nonconformity.

B. Nonconforming Structures:

1. Intent: To provide regulations for the continuation of a structure that was legally constructed prior to the adoption or amendment to this article, but that could not occur under the current provisions of this article.
2. Restrictions On Continuation: A nonconforming structure may continue based upon the following conditions:
 - a. Alterations: The standards of this article shall apply to alterations under the following circumstances:

- (1) Where the renovation includes an addition of more than twenty five percent (25%) in gross building square footage, the building shall be brought into conformance.
- (2) When a renovation of the front facade occurs with no added building square footage, the street facade requirements and entrance type requirements (refer to section 10-5.1A-5-9 of this article) shall be met when the existing building front or corner facade is located within the build-to zone and the renovation includes any one of the following:
 - (A) Installation of additional doors or a change in location of a door.
 - (B) Expansion or change in location of thirty percent (30%) of windows on any street facade.
 - (C) Replacement of thirty percent (30%) or more of facade materials on any street facing facade with a different facade material.
- (3) When a renovation of the shape or style of the roof occurs with no added building square footage, the roof type requirements (refer to section 10-5.1A-5-10 of this article) shall be met when the existing building front or corner facade is located within the build-to zone.

- b. Ordinary Repairs: Ordinary repairs required for safety and continued use of the structure, such as replacement of window or door glass; and interior alterations that do not affect the exterior of the building do not trigger conformance to this article.
- c. Impact On Nonconformity: No alteration or repair shall expand the existing or create a new nonconformity unless otherwise permitted by this subsection B.
- d. Damage Or Destruction: A nonconforming structure may be repaired and its use continued if damaged by any means not within the control of the owner per the Utah Code.
- e. Abandonment: The right to utilize a nonconforming structure shall be terminated if the structure is not utilized or is abandoned for a period of twelve (12) consecutive months.
 - (1) If the owner is actively seeking another tenant for the use or structure, the twelve (12) month period may be extended up to an additional twelve (12) months with permission of the City Council.
 - (2) To obtain this extension, the owner must provide evidence of this activity, including solicitation, showing the site to potential tenants, and maintenance of utilities and other site facilities for reuse; simply listing the site as available real estate is not sufficient.

C. Nonconforming Uses: Refer to chapter 16 of this title for information on the nonconforming uses. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

D. Nonconforming Site Characteristics:

1. Intent: To establish regulations for the continuation of site characteristics, such as curb cut quantity, signage, parking, landscaping, or other nonstructural, physical characteristics of a site, that was legally constructed or installed prior to the approval or amendment of this article, but that cannot be created under the provisions of this article.
2. Restrictions To Continuation: A nonconforming site characteristic may continue based upon the following conditions:
 - a. Ten Percent Exception: A site characteristic is not considered nonconforming if the size of the nonconformance is ten percent (10%) or less of this article's requirement.
 - b. Change In Associated Use: The right to continue shall be terminated if the associated use changes or changes in intensity through such additions as an increase in the dwelling units, gross floor area, or capacity by fifteen percent (15%) or more.
 - (1) Signs
 - (A) Single or individual business signs within a multiple business center are exempt from this standard. A new tenant is permitted to install an individual business sign even if the signage on the lot as a whole is nonconforming, provided that the new sign does not exceed forty (40) square feet and otherwise complies with all other sign requirements.
 - (B) Nonconforming signs may be continued through changes in associated use if the only changes to the sign are changes in sign copy, typography, symbols, and lettering, and the supporting structure of the sign remains unchanged. Nonconforming signs consisting of individual letters and symbols, with individual supporting structures or connections, may be continued through a change in associated use, and the letters and symbols and supporting structures may be changed or modified so long as the overall area and location occupied by the sign remains the same. To the extent possible, nonconforming signs and supporting structures that are changed shall comply with current sign and construction requirements.
 - (C) Signs with EMBs must be brought into conformance with section 10-5.1A-9-2 of this article by September 30, 2018, regardless of when the EMB sign was installed.
 - c. Change In Associated Structure: The right to continue shall be terminated if the associated structure is altered to increase its gross floor area by fifteen percent (15%) or more.

- d. Abandonment: The right to continue shall be terminated if the associated use or structure, conforming or not, is abandoned for a period of twelve (12) consecutive months. This also applies to signs. (Ord. 18-04, 5-15-2018, eff. 5-15-2018)

HISTORY

Amended by Ord. 22-16 on 9/20/2022

10-5.1A-10-5: Definitions

A. Graphics: The graphics, tables, and text utilized throughout this article are regulatory. In case of a conflict, text shall control over tables and graphics, and tables shall control over graphics.

B. Defined Terms: For the purposes of this article, the following terms shall have the following meanings:

ANIMAL: All nonhuman members of the animal kingdom, including domestic and livestock species.

APPLICANT: The owner of a subject property or the authorized representative of the owner on which a land development application is being made.

BASEMENT: A story partly underground and having at least one-half (1/2) its height below the average level of the adjoining ground. A basement shall not be counted as a story, for purposes of height measurement.

BASEMENT, VISIBLE: A half story partially below grade and partially exposed above with required transparency on the street facade. A visible basement shall count as a half-story, for purposes of height measurement.

BLOCK: The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.

BLOCK DEPTH: A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.

BLOCK ENDS: The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple-family or mixed use development.

BLOCK FACE: The aggregate of all the building facades on one side of a block.

BLOCK LENGTH: A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.

BUILD-TO ZONE: An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line. Refer to figure 10.5(2), "Setback Line Versus Build-To Zone," of this section.

FIGURE 10.5(2)

SETBACK LINE VERSUS BUILD-TO ZONE

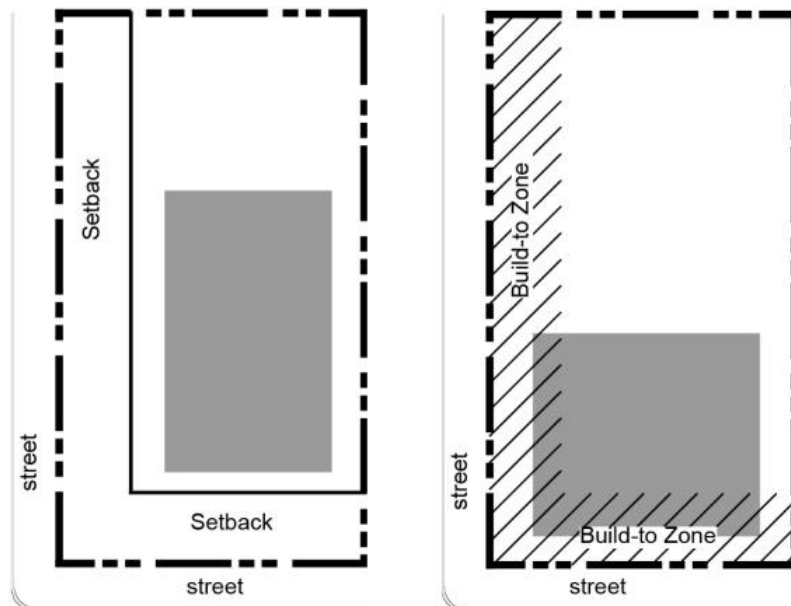
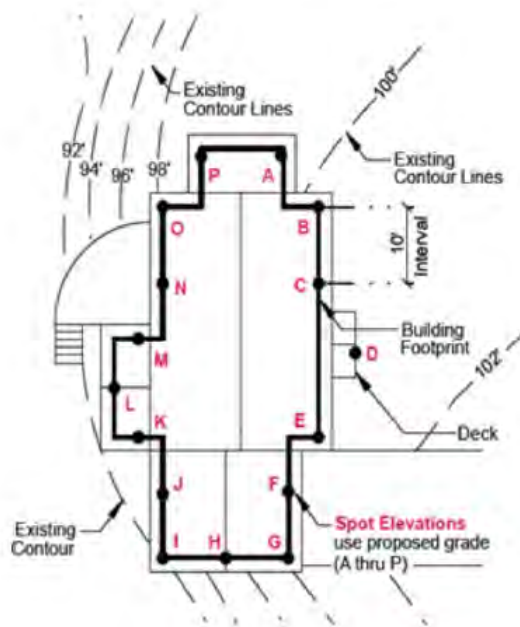


Figure 10.5 (2). Setback Line vs. Build-to Zone.

BUILDING, CALCULATING HEIGHT OF: The standard practice when calculating building height is to identify the highest point of the coping of a flat roof, or the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof, excluding architectural elements such as chimneys, flag poles, skylights, etc., and draw a line parallel to the grade plane shown on the site plan.

On sloped sites, building height is measured from the average finished grade (grade plane) highest point of the coping of a flat roof, or the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof. To calculate the average finished grade (grade plane):

1. Use an accurate drawing of the building footprint on the site, indicating existing topography at a minimum of two feet (2') intervals.
2. Draw a minimum of three (3) equidistance points per facade or elevation. For each point indicated the spot elevation of the topography as it exists at the time of permit application (prior to modification or re-grading).
3. Add the elevation of each spot and divide by the number of spot elevations. The resulting number is the average grade (grade plane).



BUILDING, HEIGHT OF: The average maximum vertical height of a building or structure measured at a minimum of three (3) equidistant points from finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof.

BUILDING TYPE: A structure defined by the combination of configuration, form, and function. Refer to section 10-5.1A-5, "Building Types," of this article for more information and the list of permitted building types.

CITY MANAGER OR DESIGNEE: The South Ogden City Manager, or a person that is designated to make decisions by the City Manager.

COURTYARD: An outdoor area enclosed by a building on at least two (2) sides and is open to the sky.

COVERAGE, BUILDING: The percentage of a lot developed with a principal or accessory structure.

CRITICAL ROOT ZONE: Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the drip line, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or dbh throughout this article).

DEDICATION: The intentional appropriation of land by the owner to the City for public use and/or ownership.

DENSITY: The number of dwelling units located in an area of land, usually denoted as units per acre.

DWELLING UNIT: One or more rooms in a dwelling, apartment, hotel or apartment hotel designed for or occupied by one family for living, sleeping and eating purposes. A dwelling unit may contain more than one set of kitchen facilities, whether temporary or permanent, provided they are used only by members of the family occupying the dwelling unit or their nonpaying guests. A dwelling unit

may include up to two (2) persons per unit to whom rooms are rented in addition to a family related by blood, marriage or adoption, but if the number of such additional persons exceeds two (2) or if they use or are furnished separate cooking facilities, whether temporary or permanent, such additional persons shall be considered a separate family.

EASEMENT: A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.

EAVE: The edge of a pitched roof; it typically overhangs beyond the side of a building.

ENTRANCE TYPE: The permitted treatment types of the ground floor facade of a building type. Refer to section 10-5.1A-5-9 of this article for more information and a list of permitted entrance types.

EXPRESSION LINE: An architectural feature. A decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least two inches (2") from the exterior facade or a building typically utilized to delineate floors or stories of a building.

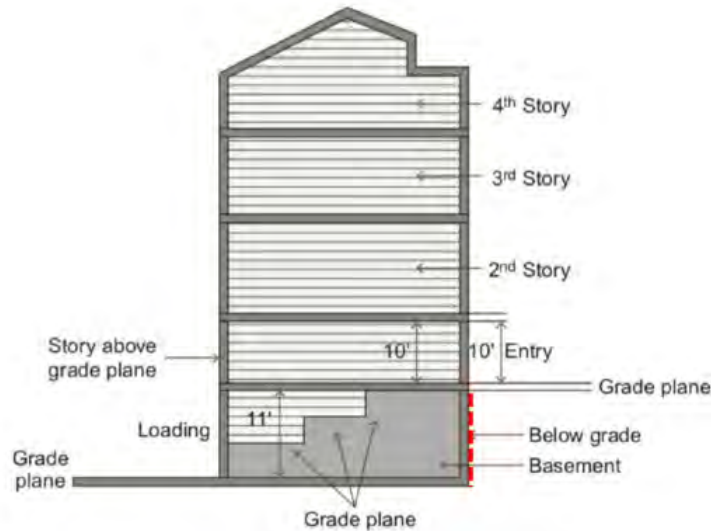
FACADE: The exterior face of a building, including, but not limited to, the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.

FAMILY: Defined as one of the following:

1. One person living alone.
2. Two (2) or more persons, related by blood, marriage, or adoption and foster children, living together as a single housekeeping unit; and up to two (2) other persons hired for domestic help residing on the same premises where the housekeeping unit is located, or
3. Not more than four (4) unrelated persons living together as a single, nonprofit housekeeping unit.

GRADE: The average level of the finished surface of the ground story adjacent to the exterior walls of a building.

GRADE PLANE: A reference plane representing the average of the finished ground level adjoining the building at exterior walls. Refer to Figure 10.5(4) below.



GROSS FLOOR AREA: The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet (7') or less and areas devoted primarily to storage, balconies, off street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.

IMPERVIOUS SURFACE: Also referred to as impervious material. Any hard surface, manmade area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.

LANDSCAPE AREA: Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.

LOT (Also Referred To As PARCEL): A plot of land intended to be separately owned, developed, or otherwise used as a unit. Refer to figure 10.5(1), "Lots," of this section. For a more detailed definition see section 10-2-1, definition of lot, of this title.

FIGURE 10.5(1)

LOTS





LOT AREA: The computed area contained within the property lines; it is typically denoted in square feet or acres.

LOT, CORNER: A parcel of land abutting at least two (2) vehicular rights-of-way, excluding an alley, at their intersection. Refer to figure 10.5(1), "Lots," of this section.

LOT DEPTH: The smallest horizontal distance between the front and rear property lines measured approximately parallel to the corner and/or side property line. Refer to figure 10.5(1), "Lots," of this section.

LOT, FLAG: A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land. Refer to figure 10.5(1), "Lots," of this section.

LOT FRONTAGE: The horizontal distance between the side property lines, measured at the front property lines. Refer to figure 10.5(1), "Lots," of this section.

LOT, INTERIOR: A parcel of land abutting a vehicular right-of-way, excluding an alley, along one property line; surrounded by lots along the remaining property lines. Refer to figure 10.5(1), "Lots," of this section.

LOT, THROUGH (Also Referred To As A DOUBLE FRONTAGE LOT): An interior lot having frontage on two (2) approximately parallel vehicular rights-of-way, excluding an alley. Refer to figure 10.5(1), "Lots," of this section.

NONCONFORMANCE: A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or amendment to this article, but that cannot be constructed, platted, or operated after the effective date of or amendment to this article.

OCCUPIED SPACE: Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

OPEN SPACE TYPE: The permitted and regulated types of open spaces in this article. Refer to section 10-5.1A-6, "Open Space Types," of this article for more information and a list of the permitted types.

OPEN WATER: A pond, lake, reservoir, or other water feature with the water surface fully exposed.

OWNER: The legal or beneficial titleholder of land or holder of a written option or contract to purchase the land.

PEDESTRIANWAY: A pathway designed for use by pedestrians; it can be located midblock allowing pedestrian movement from one street to another without traveling along the block's perimeter.

PERVIOUS SURFACE (Also Referred To As PERVIOUS MATERIAL): A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

PLAT: A map or chart of a division and/or combination of lots.

PRIMARY FACADE: The facade facing the street from which the building derives its street address.

PRIMARY STREET: A major corridor that receives priority over other streets in terms of setting front property lines and locating building entrances.

PROPERTY LINE (Also Referred To As LOT LINE): A boundary line of a parcel of land or lot. Refer to figure 10.5(1), "Lots," of this section.

PROPERTY LINE, CORNER: A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public right-of-way, other than an alley or railroad. Refer to figure 10.5(1), "Lots," of this section.

PROPERTY LINE, FRONT: The boundary abutting a right-of-way, other than an alley, from which the required setback or build-to zone is measured, with the following exceptions:

1. Corner and through lots that abut a primary street shall have the front property line on that primary street.
2. Corner and through lots that abut two (2) primary streets or do not abut a primary street shall utilize the orientation of the two (2) directly adjacent lots, or shall have the front property line determined by the City Manager or designee.

PROPERTY LINE, REAR: The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley. Refer to figure 10.5(1), "Lots," of this section.

PROPERTY LINE, SIDE: The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way. Refer to figure 10.5(1), "Lots," of this section.

RIGHT-OF-WAY: Land dedicated or utilized for a street type, trail, pedestrianway, utility, railroad, or other similar purpose.

ROOF TYPE: The detail at the top of a building that finishes a facade, including a pitch roof with various permitted slopes and a parapet. Refer to section 10-5.1A-5-10 of this article for more information and a list of the permitted roof types.

SCALE: The relative size of a building, street, sign, or other element of the built environment.

SEMI-PERVIOUS SURFACE (Also Referred To As SEMI-PERVIOUS MATERIAL): A material that allows for at least forty percent (40%) absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

SETBACK: The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this article. Refer to figure 10.5(2), "Setback Line Versus Build-To Zone," of this section.

SIGN: An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field scoreboards are not considered signs.

SOLAR REFLECTANCE INDEX (SRI): A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

STORY: The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. The story height of a building shall be measured from the average grade plane elevation of the building.

STORY, GROUND (Also Referred To As GROUND FLOOR): The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

STORY, HALF: A story that is partially below grade and a maximum of one-half story above the grade plane, or a story fully within the roof structure with transparency facing the street.

STORY, UPPER (Also Referred To As UPPER FLOOR): The floors located above the ground story of a building.

STREET FACE: The facade of a building that faces a public right-of-way.

STREET FRONTAGE (Also Referred To As LOT FRONTAGE): The portion of a building or lot directly adjacent to a vehicular right-of-way.

STREET TYPE: The permitted and regulated types of streets in this article. Refer to section 10-5.1A-2, "Street Types," of this article for more information and a list of the permitted street types.

STREET WALL: The vertical plane created by building facades along a street. A continuous street wall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.

STRUCTURE, ACCESSORY: The general term for a subordinate structure detached from, but located on the same lot as the principal structure; it may or may not be inhabitable.

STRUCTURE, PRINCIPAL (Also Referred To As The PRINCIPAL BUILDING): A building that contains the dominant use of the lot. It is typically located toward the front of the lot in the front build-to zone or behind the front yard setback.

SWALE: A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.

TREE CANOPY: The uppermost area of spreading branches and leaves of a tree.

TREE CANOPY COVERAGE: The area of ground covered or shaded by a tree's canopy, measured in square feet.

USE (Also Referred To As LAND USE): The specific purposes for which land or a building is designed, arranged, intended or for which it

is or may be occupied or maintained.

USE, ACCESSORY: A use customarily incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.

USE, PRINCIPAL: The specific, primary purpose for which a lot or building is utilized.

USE, SPECIAL: A use that may not be appropriate in certain locations based on the potential negative impacts associated with the use and requires approval of a special use permit.

WATER BODY: A body of water, such as a river, pond, or lake that may be manmade or naturally occurring.

YARD: The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations. Refer to figure 10.5(3), "Yards," of this section.

FIGURE 10.5(3)

YARDS

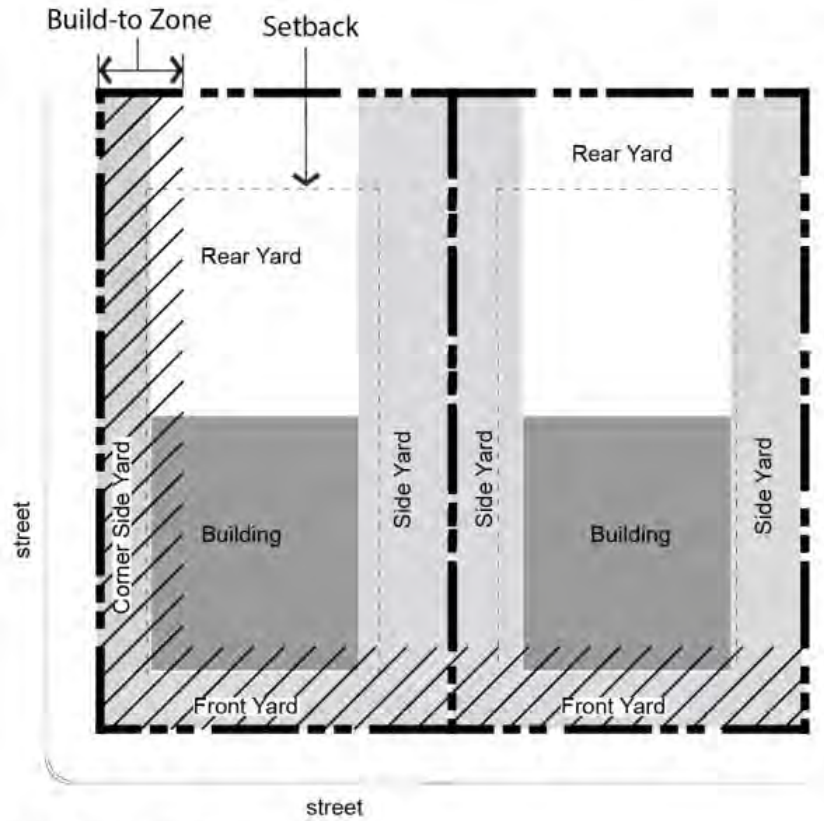


Figure 10.5 (3). Yards.

YARD, CORNER SIDE: A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line. Refer to figure 10.5(3), "Yards," of this section.

YARD, FRONT: A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines. Refer to figure 10.5(3), "Yards," of this section.

YARD, FRONT -INTERIOR BUILDING: A yard extending the full length along the facade opposite the garage(s)/parking side of an interior building or as approved by the City Manager.

YARD, REAR: A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards. Refer to figure 10.5(3), "Yards," of this section.

YARD, SIDE: A yard extending from the side building facade along a side property line between the front yard and rear property line. Refer to figure 10.5(3), "Yards," of this section.

ZONING SUBDISTRICT: A designation given to each lot within the City that dictates the standards for development on that lot. Refer to section 10-5.1A-3, "Subdistricts," of this article for more information and a list of permitted zoning subdistricts. (Ord. 17-22, 11-21-2017, eff. 11-21-2017; amd. Ord. 21-01, 1-19-2021, eff. 1-19-2021)

10-5.1A-11: Appendix A; Subdistrict Overview

10-5.1A-11-1: City Center "Core" Subdistrict

10-5.1A-11-2: City Center "General" Subdistrict

10-5.1A-11-3: Riverdale Road "General" Subdistrict

10-5.1A-11-4: 40th Street "General" Subdistrict

10-5.1A-11-5: Edge Subdistrict

10-5.1A-11-1: City Center "Core" Subdistrict

The City Center "Core" constitutes the center of the community and heart of the new City Center, and includes the majority of the shops and workplaces within the City Center. The storefront building type that comprises this subdistrict defines a street wall along the primary streets of the area with storefront glass windows. Upper stories of the storefront building may be utilized for living and working. Building heights range from two (2) to five (5) stories.

ALLOWED BUILDING TYPES





(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-11-2: City Center "General" Subdistrict

The city center "general" subdistrict serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales. Building heights range from one to five (5) stories. This subdistrict also permits drive-through facilities in order to allow more flexibility for auto-oriented uses under special circumstances.

ALLOWED BUILDING TYPES



Storefront



Stoop



Civic



Row Building





(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

HISTORY
 Amended by Ord. [22-14](#) on 9/6/2022

10-5.1A-11-3: Riverdale Road "General" Subdistrict

The Riverdale Road "general" subdistrict serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales. This subdistrict also permits drive-through facilities and the limited bay building type to allow more flexibility for auto oriented uses. Building heights range from one to four (4) stories.

ALLOWED BUILDING TYPES



Storefront



Stoop



Civic



Limited Bay



Row Building





(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

HISTORY

Amended by Ord. [22-14](#) on 9/6/2022

10-5.1A-11-4: 40th Street "General" Subdistrict

The 40th Street "general" subdistrict combines the storefront building and stoop building to create a corridor that supports a future transit line along 40th Street. Development along this corridor will be at a smaller scale and finer grain, in relation to the city center. Building heights range from one to four (4) stories.

ALLOWED BUILDING TYPES



Storefront



Stoop



Civic



Row Building



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)

10-5.1A-11-5: Edge Subdistrict

The edge subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single-family residential neighborhoods and the "core" and "general" subdistricts. Building heights range from one to 3.5 stories.

ALLOWED BUILDING TYPES



Row Building



Yard Building



Civic



(Ord. 16-07, 6-21-2016, eff. 6-21-2016)