

ORDINANCE NO. 17-22

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, REVISING AND AMENDING THE CITY CODE, TITLE 10 CHAPTER 5.1 TO BRING IT IN LINE WITH THE COMMERCIAL AREAS FORM BASED CODE; MAKING NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1 - Recitals:

WHEREAS, SOUTH OGDEN City (“City”) is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code (“UC”) §10-3-717, and UC §10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the South Ogden City Council finds that certain changes should be made to the City Code to more appropriately conform to the recently adopted Commercial Areas Form Based Code and to provide additional clarity; and, recognizing that the Form Based Code is presently in transition as the Planning Commission and City Council review various areas of the City which have the potential of directly benefitting from the economic and commercial changes directed to the overall well-being of the city; and

WHEREAS, the City Council finds that certain changes should be made to the City Code in order more effectively manage these identified issues; and,

WHEREAS, the City Council finds that South Ogden City Code, at Title 10 Chapter 5.1 and various subsections should be amended by adding new language; and,

WHEREAS, the City Council finds that the requirements should be effective upon passage of this Ordinance; and,

WHEREAS, the City Council finds that the public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that the City Code be changed and amended as follows:

Amended Section:

Upon The Adoption Of This Ordinance, Title 10 Chapter 5.1 Is, For the Sections and Subsections Listed, Amended To Read As Set Out In **Attachment “A”** And Incorporated Fully Herein By This Reference.

Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of any and all prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of South Ogden City.

Section 5 - Date of Effect

This Ordinance shall be effective on the 21st day of November, 2017, and after publication or posting as required by law.

DATED this 21st day of November, 2017

SOUTH OGDEN, a municipal corporation

by: _____
Mayor James F. Minster

Attested and recorded

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 17-22

An Ordinance Of South Ogden City, Utah, Revising And Amending The City Code, Title 10 Chapter 5.1 To Bring It In Line With The Commercial Areas Form Based Code; Making Necessary Language Changes To The City Code To Effect Those Changes; And Establishing An Effective Date For Those Changes.

21 Nov 17

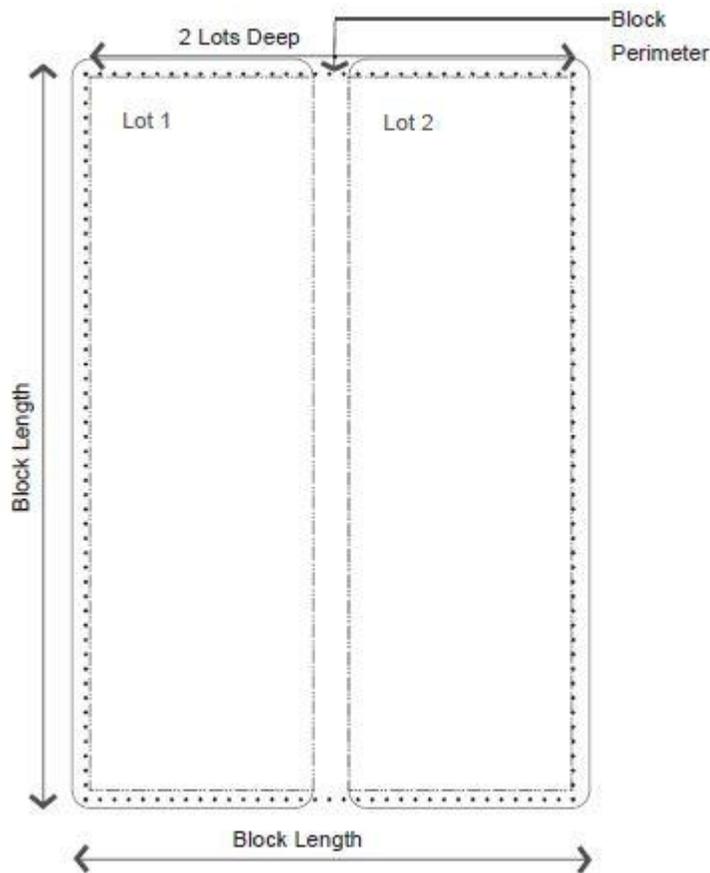
10-5.1A-1-2: GENERAL SUBDISTRICT REQUIREMENTS:

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.

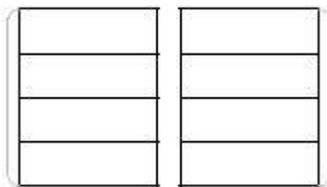
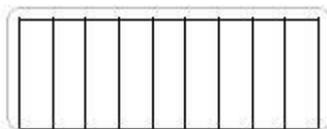
F. Block Access Configurations:

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.

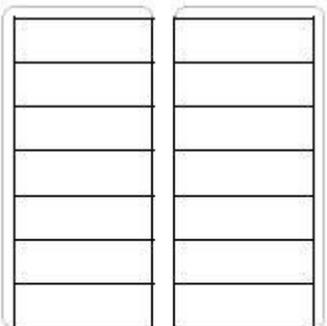
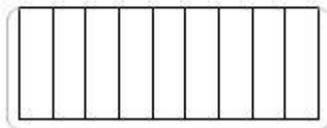
2. Alleys, Drives, And Driveways: Blocks may include alleys, drives, or driveway entrances with the following recommended configurations. See figure 1.2(2) of this section. Exception: Does not apply to outdoor sales lots within the Riverdale Road General Zone.

- 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.

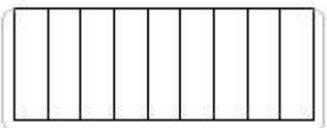
FIGURE 1.2(2)
ALLEY CONFIGURATION

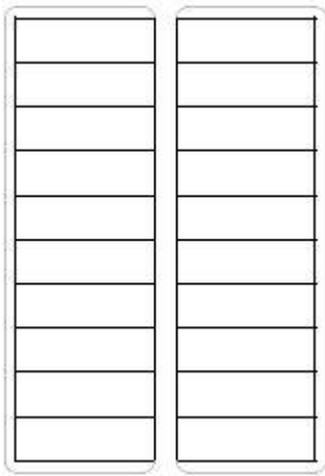


"H" Alley



"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 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 setback is required (see section 10-5.1A-5-2, figure 5.2(5) of this article). (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

FIGURE 2.2(2)
ON STREET PARKING LAYOUT

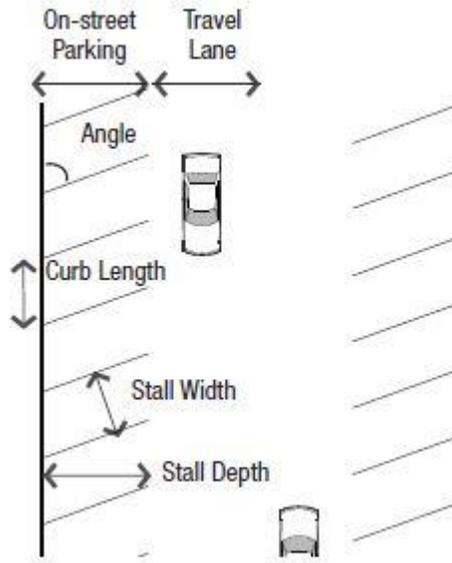


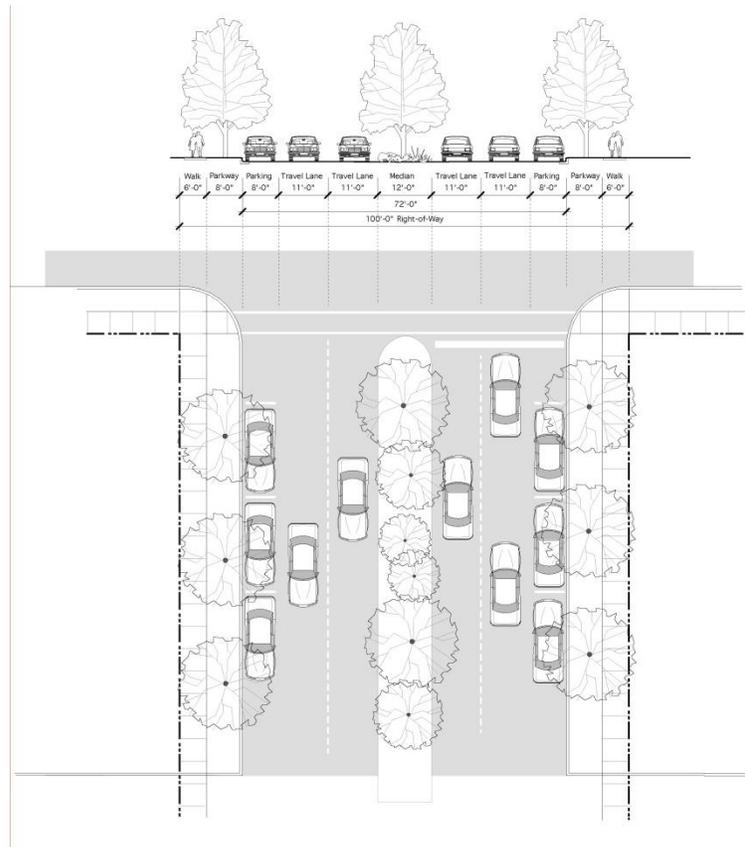
TABLE 2.2(1)
ON STREET PARKING SPACE DIMENSIONS

Angle	Curb Length	Stall Width	Stall Depth
0°	20'	7'	7'
45°	12'	8-59'	17'
60°	10'	8-59'	18'
90°	9'	8-5'9'	18'-20'

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).

Figure 2.9(1)



B. General Requirements: Boulevards shall be developed using the guidelines in Table 2.9 (1).

Table 2.9 (1). Boulevard Requirements.

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
¹ Reference 2.2.5 for on-street parking requirements ² Reference 2.2.6 for bicycle facility types and requirements	

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. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)
3. Group Living Arrangements: As defined in section [10-2-1](#) of this title. (Ord. 16-20, 12-6-2016)

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.](#)

~~A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.~~

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.

Comment [LK1]: Changed to same as existing code.

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.



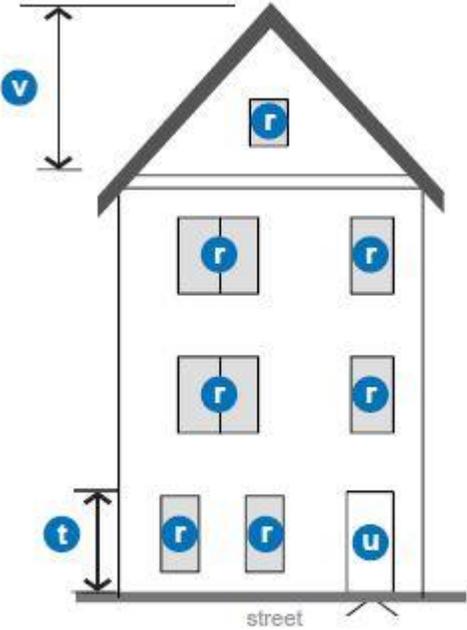
		Permitted Subdistricts
		Edge
1.	Building Siting: Refer to figure 5.7(1) of this section	
	Multiple principal buildings	Permitted ¹
	(a) Front sidewalk coverage	65% ²
	Occupation of corner	Required
	(b) Minimum Front setback	15'
	(c) Corner setback	7.5'
	(d) Minimum side yard setback	5'
	(e) Minimum rear yard setback	15' ³
	(f) Minimum lot width	30'
	Maximum lot width	60'
	(g) Parking	Rear yard/facade
	(i) Vehicular access	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	1.5 stories
	(k)	Maximum overall height	3.5 stories
	(l)	All stories:	
		Minimum height	9'
		Maximum height	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 article
	(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:

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

FIGURE 5.7(3)
YARD BUILDING: STREET FACADE REQUIREMENTS



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

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 are 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. [For parcels under 5 acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided.](#)

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. Fencing: Open space types may incorporate fencing provided that the following requirements are met:~~

~~a. Height: Fencing shall be a maximum height of forty eight inches (48"), unless approved by the city manager or designee for such circumstances as proximity to railroad right of way and use around swimming pools, ball fields, and ball courts.~~

~~b. Level Of Opacity: Fence opacity shall be no greater than sixty percent (60%) except in edge subdistricts where opacity shall be no greater than eighty percent (80%).~~

~~c. Type: Chainlink fencing is not permitted along any street frontage, with the exception of dedicated sports field or court fencing approved by the city manager or designee.~~

~~d. Spacing Of Openings: Openings or gates shall be provided on every street face at key locations and intersections, and at a minimum of every two hundred feet (200').~~

5. 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.](#)

6. 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.

7. 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. 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.

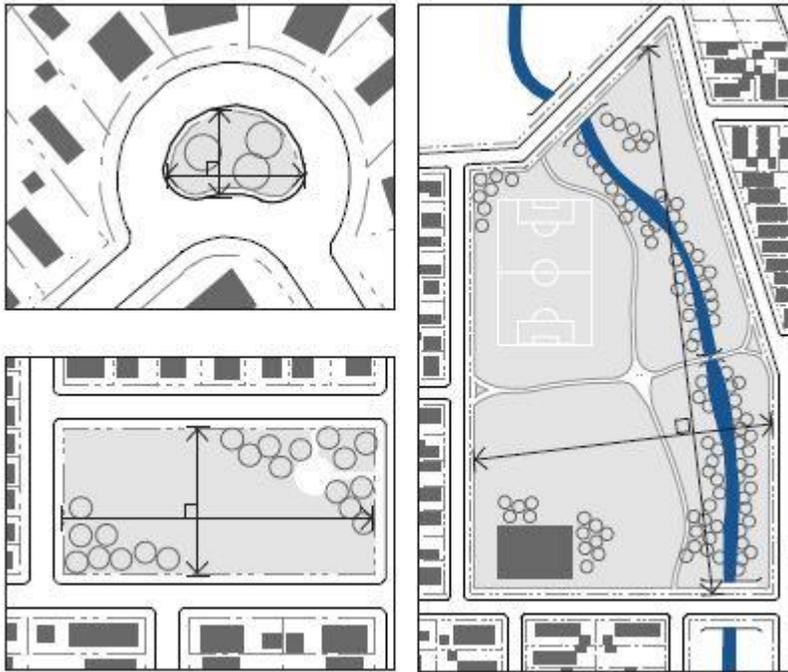


FIGURE 6.1(1)
 EXAMPLES OF MEASURING THE
 MINIMUM DIMENSION OF OPEN SPACE TYPES

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 ~~and equipment typically for children under twelve (12) years of age,~~ 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 ~~as a percentage to 5%~~ or 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.

D. 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 ~~or certified landscape designer~~, shall be utilized to incorporate stormwater features into the design of the civic open spaces. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

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').

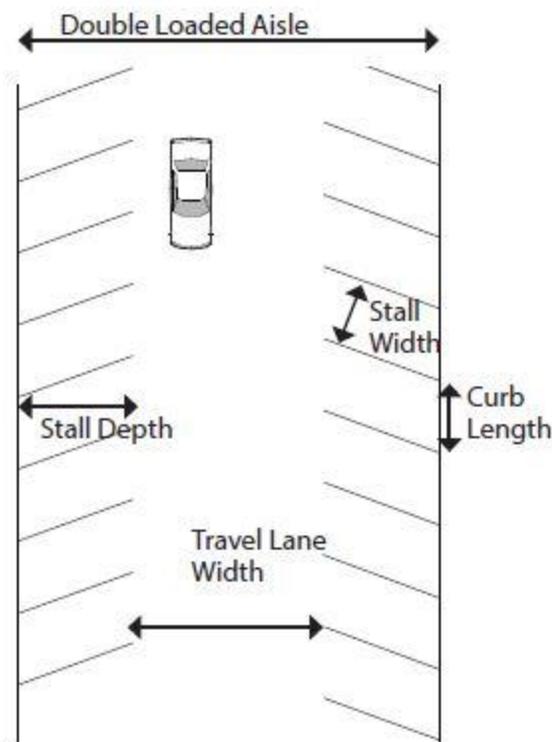
TABLE 8.3(1)
PARKING SPACE DIMENSIONS

Angle	Curb Length	Stall Width	Stall Depth	Travel Lane Width	
				One-Way	Two-Way
0°	20'	7'	-	12'	20'
45°	12'	8.5'9'	17'	13 2 '	22 0 '
60°	10'	8.5'9'	18'	18'	22 0 '
90°	9'	8.5'9'	18' ¹	24 2 '	24 2 '

Note:

- 1. Stall 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-7-6B2 of this article, permitting the overhang of the adjacent parked vehicle's front bumper.

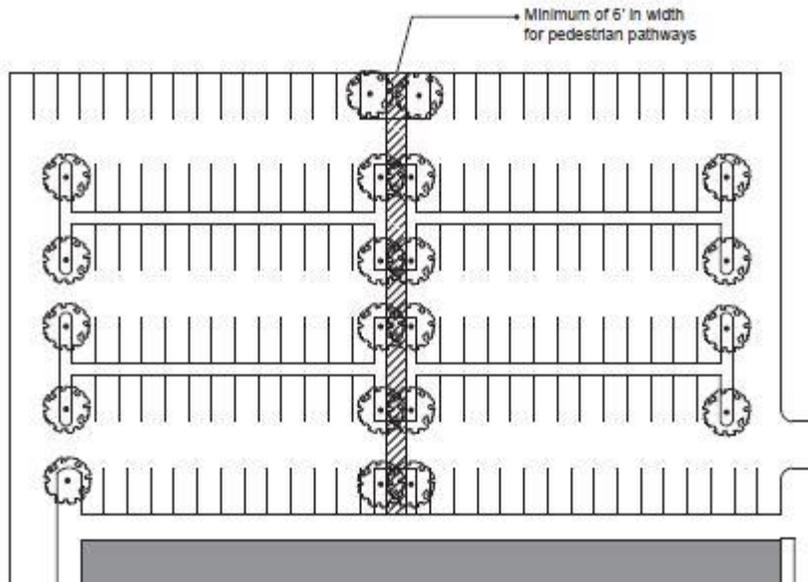
FIGURE 8.3(1)
PARKING LOT LAYOUT



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. 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.

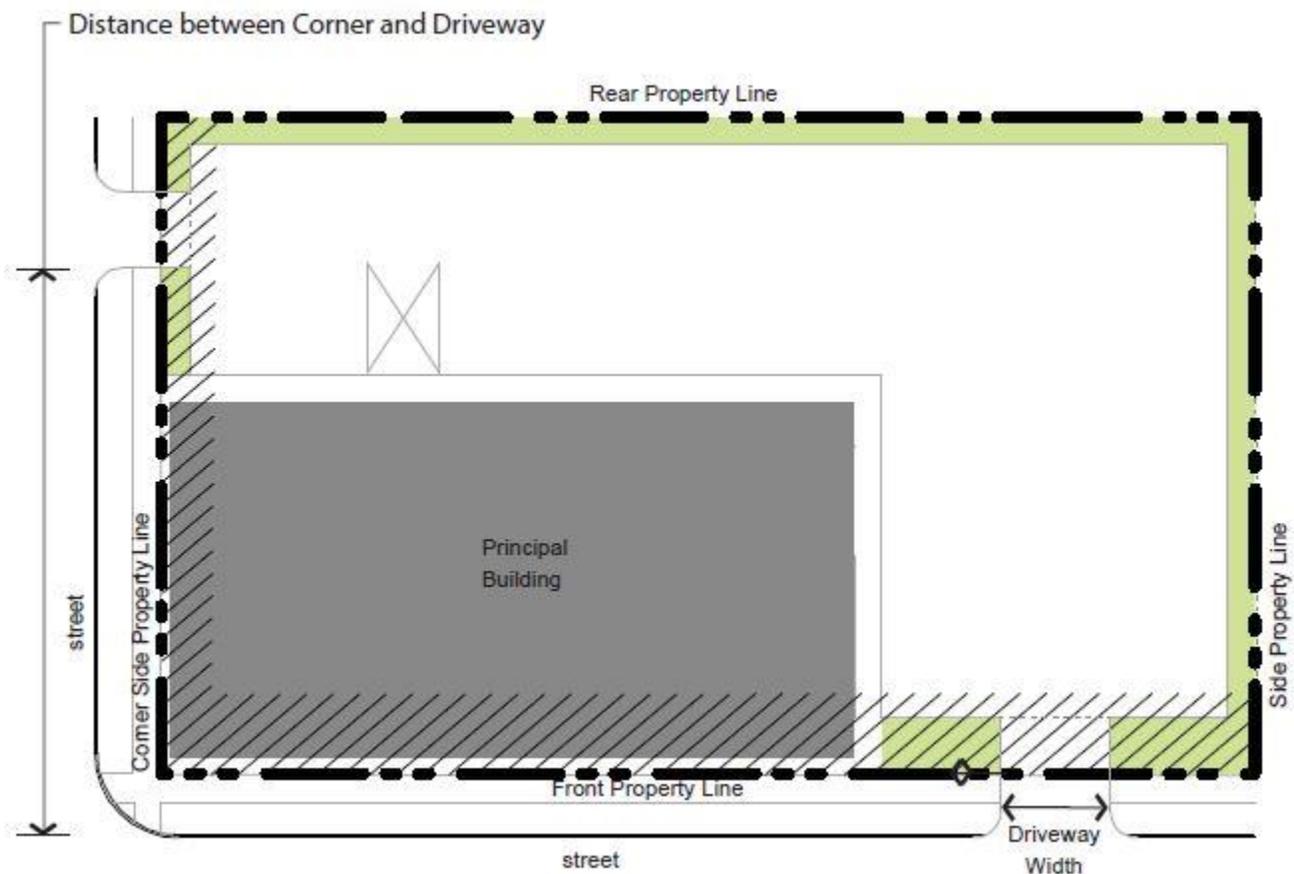
C. Dimensions And Design:

1. Driveway Width At Property Line: All driveways shall have a maximum width of twenty ~~two~~ ~~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 ~~two-four~~ feet (24~~2~~') 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. 16-07, 6-21-2016, eff. 6-21-2016)

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, ~~Temporary~~, Exempt Signage: Refer to the South Ogden City sign code for information on prohibited, ~~temporary~~, 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-9-10 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. 16-07, 6-21-2016, eff. 6-21-2016)

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 <u>or 300 square feet if a monolithic sign is used.</u> 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 not 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:

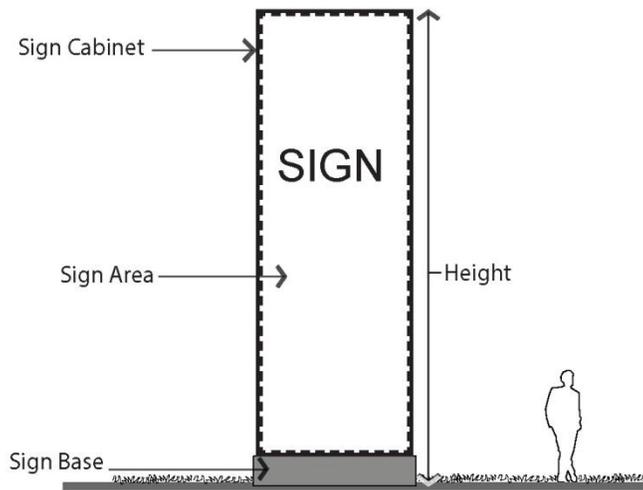
a. Symbol Or Logo Size: The symbol may not be larger than four feet (4') in any direction, included in overall sign area and the surface area counts toward the maximum permitted quantity of signage per lot.

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

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).



B. General Requirements.

Monolithic Signs shall be developed according to the standards in 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 & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public ROW frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Board permitted in certain subdistricts.
<p>¹ If placed closer than five 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 two vehicular rights-of-way.</p>	

1. Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:

a. Up to two Monolithic Signs on one frontage.

b. Signs shall be at least 150 feet apart.

3. Computation.

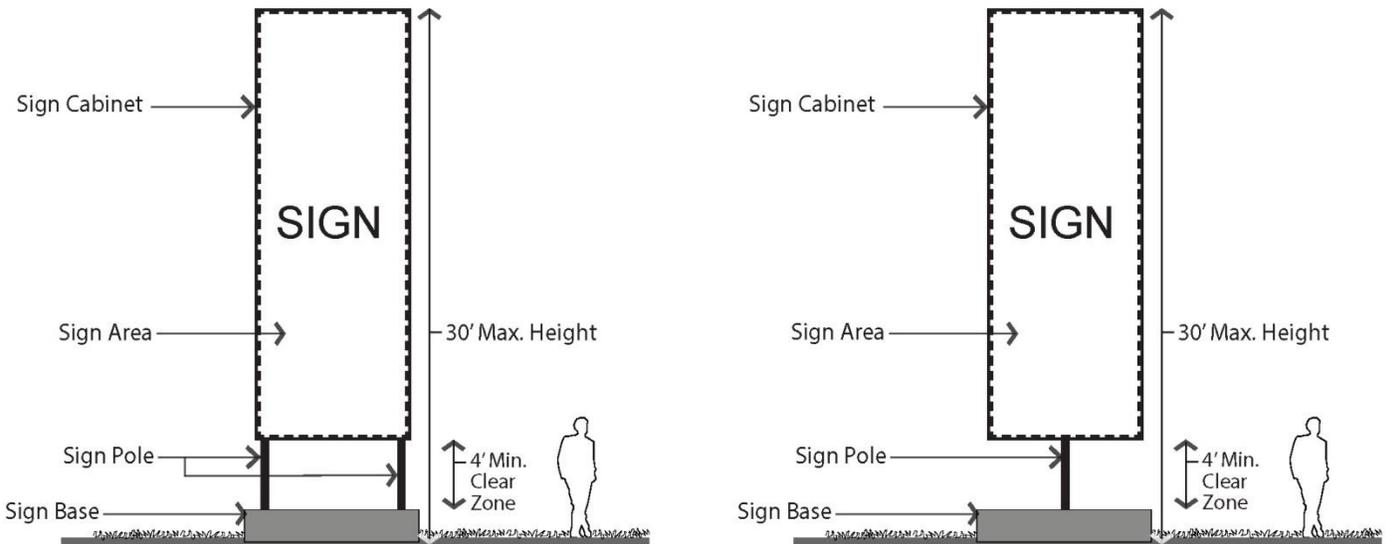
The area of a two-sided Monolithic Sign is equal to the area of one Sign face. The area of a three- or four-sided Monolithic Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

(1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

9.12 VEHICULAR-SCALE POLE SIGN.

A. Description: A freestanding Pole-Mounted Sign that may be mounted on one or two poles. Two general configurations are permitted:

1. A sign mounted onto a double set of poles. Refer to Figure 9.12 (1).
2. A sign mounted on a single pole. Refer to Figure 9.12 (2).



B. General Requirements.

Vehicular-Scale Pole-Mounted Signs shall be developed according to the standards in 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 & corner property lines (if placed closer than five 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 two vehicular rights-of-way; cannot overhang property lines.)
Quantity	1 per 300' frontage maximum.
Internal Illumination	Permitted for individual letters and logos.
Materials	Solid wood, metal & masonry; plastic & synthetics permitted on sign face. Support poles may be incorporated into metal, concrete, masonry or stone footings up to 4' high and 2' wide.

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, but excludes the base of the sign.

1. Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

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.

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

B. General Requirements.

Temporary Signs shall require a temporary sign permit and shall not be erected for more than 30 days. Each business, organization, etc. are limited to two, 30-day permits during the calendar year.

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 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.

Temporary Signs shall be developed according to the standards in Table 9.13 (1).

<u>Permitted Subdistricts</u>	<u>All General, Neighborhood, and Edge subdistricts</u>
<u>Sign Area</u>	<u>Maximum 36 sq ft per Sign face</u>
<u>Height</u>	<u>Maximum height none</u>
<u>Width</u>	<u>Maximum width none</u>
<u>Location on the Building or Site</u>	<u>Within property boundaries. Placement on roof not permitted</u>
<u>Placement on the Building or Site</u>	<u>Cannot block clear view area¹</u>
<u>Quantity</u>	<u>1 per public ROW frontage</u>
<u>Internal Illumination</u>	<u>Not permitted</u>
<u>Materials</u>	<u>Plastic, wood, or any flexible woven fabric material such as cloth, paper, fiberglass, vinyl, or other synthetic product.</u>
<u>1 If placed closer than five 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 two vehicular rights-of-way.</u>	

C. Exemptions.

The following temporary signs are exempt from permit requirements:

Signs for political or civic purposes or promotions.

Real estate for sale or lease signs.

4. Computation.

Temporary signs are not included in the maximum signage area calculations, unless otherwise specified.

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: ~~All building~~ 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. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)

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.

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.

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

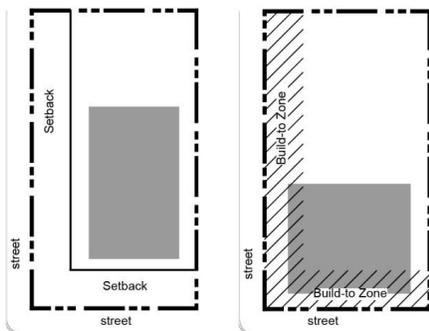


Figure 10.5 (2). Setback Line vs. Build-to Zone.

BUILDING 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: ~~A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner-occupied, rented, or leased.~~ 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.

Comment [LK1]: Same definition as other portion of code as per Ken Bradshaw.

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, ~~each~~ related ~~to the other~~ by blood, marriage, or adoption and foster children, together with usual domestic servants and not more than one bona fide guest, all living together as a ~~common household~~ 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-

~~2.3. Up to Not more than three (3) four (4) persons all of whom are not necessarily un~~related persons to each other by blood, marriage, or adoption, and their children living together as a single, nonprofit common household housekeeping unit.

~~3. For the purposes of this article, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this article.~~

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

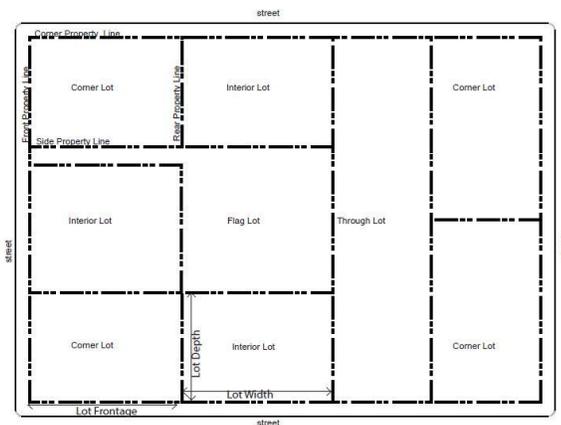
GROSS FLOOR AREA: The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space 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 10-2-1 "Lot" under 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.

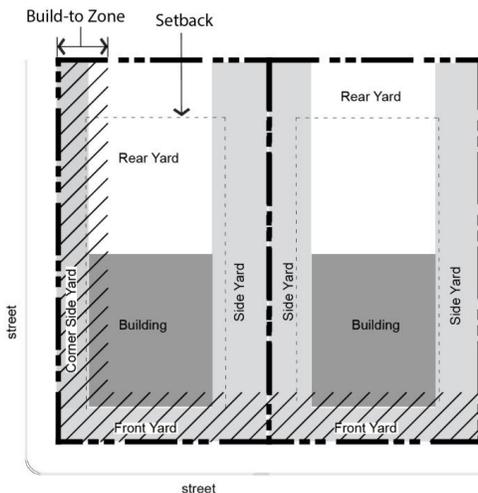


Figure 10.5 (3). Yards.

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: A habitable level within a building measured from finished floor to finished floor.

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 either in the base of the building, partially below grade and partially above grade, 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.

~~A purpose or activity that may occur within a building or a lot.~~

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.

VISIBLE BASEMENT: A half story partially below grade and partially exposed above with required transparency on the street facade.

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.

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

Comment [LK2]: These definitions were accidentally omitted.