

ORDINANCE NO. 18-10

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, REVISING AND AMENDING CITY FORM BASED CODE ADDING GENERAL STOOP BUILDING TO THE EDGE SUBDISTRICT AS A PERMITTED BUILDING TYPE; 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 recently adopted Form Based Code to provide additional clarity by adding General Stoop Building to the Edge Subdistrict As A Permitted Building Type, recognizing that the Form Based Code is in transition as the Planning Commission and City Council review various areas of the City which have the potential of directly affecting the economic and commercial well-being of the city; and

WHEREAS, the City Council finds that South Ogden City Code should be amended by adding new language allowing General Stoop Buildings as a permitted building type in the Edge Subdistrict; 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, The City Form Based Code, For The Sections And Subsections Listed, Are Amended To Read As Set Out In Attachment “A” Providing That General Stoop Buildings Is A Permitted Building Type In The Edge Subdistrict, Which Changes Are Incorporated Fully Herein By This Reference.

The foregoing recitals are incorporated fully herein.

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and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part, repealed.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 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 render 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 18th day of September, 2018, and after publication or posting as required by law.

DATED this 18th day of September, 2018

SOUTH OGDEN, a municipal corporation

by: _____
Russell Porter, Mayor

Attested and recorded

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 18-10

An Ordinance Of South Ogden City, Utah, Revising And Amending City Form Based Code Adding General Stoop Building To The Edge Subdistrict As A Permitted Building Type; Making Necessary Language Changes To The City Code To Effect Those Changes; And Establishing An Effective Date For Those Changes.

18 Sep 18

[Attachment will be provided by city planning staff]

TABLE 5.1(1)
PERMITTED BUILDING TYPES BY SUBDISTRICT

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

10-5.1A-5-4(C)

		Permitted Subdistricts			
		City Center "General"	Riverdale Road "General"	40th Street "General"	<u>Edge Subdistrict</u>
1.	Building Siting: Refer to figure 5.4(1) of this section				
	Multiple principal buildings	Not permitted	Not permitted	Permitted	<u>Permitted</u>
(a)	Front sidewalk coverage	80% ¹	80% ¹	80%	<u>80%</u>
	Occupation of corner	Required	Required	Required	<u>Not Required</u>

	(b)	Front build-to zone	0' to 10'	0' to 10'	0' to 10'	0' to 10'
	(c)	Corner build-to zone	0' to 10'	0' to 10'	0' to 10'	0' to 10'
	(d)	Minimum side yard setback	10'	10'	10'	10'
	(e)	Minimum rear yard setback	5'	5'	5'	5'
	(f)	Minimum lot width	None	None	100'	None
		Maximum lot width	None	None	None	None
	(g)	Parking and loading location	Rear yard	Rear yard	Rear and side 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 street, or as approved by the city manager or designee	Alley; if no alley exists, 1 driveway is permitted 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	1 story
	(k)	Maximum overall height	3 stories	5 stories ³	3 stories	5 stories
	(l)	All stories:				

		Minimum height	9'	9'	9'	9'
		Maximum height	14'	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			Any permitted use
	(p)	Parking within building	Permitted fully in basement and rear of upper floors			No restrictions
	(q)	Required occupied space	30' deep on all full floors from the front facade			No restrictions
4.	Street Facade Requirements: Refer to figure 5.4(3) of this section					
	(r)	Minimum transparency per each story	35%	35%	15%	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this article			No restrictions
	(t)	Front facade entrance type	Stoop, porch, storefront ^{4,5}	Stoop, porch, storefront	Stoop, porch, storefront ^{4,5}	Stoop, porch
	(u)	Principal entrance location	Front facade ^{4,5}	Front facade	Front or corner facade ^{4,5}	Front or rear

		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	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	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			As required by planning commission
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	Parapet, pitched, flat
	(w)	Tower	Permitted	Permitted	Permitted	Permitted

Notes:

1. A courtyard covering up to 35 percent of the front facade is permitted and may contribute to the front lot line coverage requirement.
2. Lots 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.
3. Upper 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.
4. Commercial uses only allowed when fronting on 40th Street or Washington Boulevard.
5. Uses limited to residential on lots lacking frontage on 40th Street or Ogden Avenue.