

43 The following are additional development standards that are required for any ~~Small Multi-Unit Storage~~, Large
44 Warehouse-type Storage ~~developments~~development considered as a conditional use. A site plan including all structures,
45 pavement, and landscape, shall be submitted with the conditional use permit application for review with the
46 application.

47 A. No ~~Small Multi-Unit storage facilities or~~ Large Warehouse-type storage facilities are to be located any closer
48 than three hundred thirty (330) feet from U.S. 91, Main Street or 2500 North.

49 B. Large, Warehouse-Type Storage facilities located between 330 feet and 660 feet of either Hwy 91 or 2500 North
50 are required to integrate a retail storefront. The floor area of this retail storefront shall be the equivalent of not
51 less than 5% of the overall floor area of the associated Large Warehouse-Type storage facility.

52 B.C. Large Warehouse-Type Storage facilities with frontage on Hwy 91 shall adhere to the improvement
53 requirements detailed in 12C-1101(J).

54 C.D. With exception to frontages along Hwy 91, a minimum of a twenty (20) foot landscape setback must
55 be installed and maintained along the frontage of any other public street.

56 1. With exception to Large Warehouse-Type Storage facilities providing a retail storefront, a landscaped
57 berm a minimum of three (3) feet in height must be installed and maintained within the required
58 landscape setback.

59 2. A minimum of one tree per thirty (30) feet of frontage shall be planted within the required landscape
60 setback, and shall meet all size requirements found in 12C-1101 (I)~~(d)~~ and shall count toward the total
61 number of required trees for the development.

62 3. All landscape setbacks are required to be irrigated by an automatic ~~sprinkler~~ irrigation system.

63 ~~D. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street~~
64 ~~and doorways of the units facing inward toward other storage units.~~

65 E. All outside storage shall be located at the rear of the property, screened from public view by a six (6) foot solid
66 screen fence, and approved through a design review permit.

67 F. All structures must be constructed on a footing or foundation that is in compliance with current building code.

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69 **Section 3:** Amend Section 12C-1001 – Permitted and Conditional Uses in Zone: This section is changed to clarify which
70 land use table governs when conflict may arise between Section 12C-1001 and Section 12C-1206. Additionally, this
71 section strikes both “Solid Waste Facility” and “Small, Multi-Unit Storage” as permitted or conditionally-permitted land
72 use categories, and modifies the “Large, Warehouse-Type Storage” land use category to be a conditionally-permitted
73 use in the CG, MC, and M2 zones (red stricken text deleted, blue underlined text added):

74 **12C-1001 Permitted And Conditional Uses In Zone**

75 The following listed land uses are permitted (P) or allowed by conditional use (C) in the various zones in accordance with
76 the following matrix. Land uses listed as (M or X) are only allowed by the City Council - (M) as part of a Mixed Use
77 Development Plan and (X) by special permit from the City Council. Home-based businesses (noted on the Matrix with a
78 P/C) are generally allowed as permitted uses in those zones indicated, but where certain conditions exist, a specific
79 home-based business would be allowed only by conditional use permit in accordance with Chapter 8-500 Home-Based
80 Businesses. C/P* Indicates that the building type for an accessory Dwelling Unit is permitted but the use is a conditional
81 use. Land uses listed with no notation (blank box) are not allowed in that zone. If more than one land-use is being
82 considered, the more restrictive regulations apply. Land uses that are not specifically listed as either Permitted or
83 Conditionally permitted in the table are to be considered Not Permitted. Any discrepancy between the uses listed in this

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table and the uses listed in the “Uses” table of Section 12C-1206 (Airport Limitation Overlay Zones), shall be governed by the more restrictive allowance provided between the two tables.

Land Use Description - Zone	R/S	A	RE	R1	R2	DT	CCA	CCC	MR8	MR7	MXG	RM	PR	CC	CG	MC	M2	RB	HOSP
Community Support Services	R/S	A	RE	R1	R2	DT	CCA	CCC	MR8	MR7	MXG	RM	PR	CC	CG	MC	M2	RB	HOSP
Solid Waste Facility		€													€	€			
Wholesale and Storage Business	R/S	A	RE	R1	R2	DT	CCA	CCC	MR8	MR7	MXG	RM	PR	CC	CG	MC	M2	RB	HOSP
Small, Multi-unit Storage											M			€	€	€			
Large, Warehouse-type Storage															C	C	<u>CP</u>		

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87 **Section 4:** Amend Section 12C-1206 – Uses: This section is changed to clarify which land use table governs when conflict
 88 may arise between Section 12C-1001 and Section 12C-1206. Additionally, this section strikes “Small, Multi-Unit Storage”
 89 as permitted or conditionally-permitted land use category, and modifies the “Large, Warehouse-Type Storage” land use
 90 category to be a conditionally-permitted use in the AIA, TPZ, and AZ airport overlay zones. Lastly, this section adds a
 91 clarifying sentence to the notes section of 12C-1206 to indicate that the notes are associated with the uses in the
 92 preceding table (red stricken text deleted, blue underlined text added):

93 **12C-1200 Airport Limitation Overlay Zones**

94 ...

95 **12C-1206 Uses**

96 The following table indicates the uses and conditions required of those uses within the five designated zones for the
 97 airport. Any discrepancy between the uses listed in this table and the uses listed in the “Permitted and Conditional Uses
 98 In Zone” table of Section 12C-1001, shall be governed by the more restrictive allowance provided between the two
 99 tables.

Airport Overlay Zone Land Use Description	Airport Influence Area (AIA)	Traffic Pattern Zone (TPZ)	Approach Zone (AZ)	Inner Approach Zone (IAZ)	65 Ldn Noise Area (NA)
Solid Waste Facility	X	X	X	X	X
Small, Multi-unit Storage	<u>P</u>	C(2,5)	C(4)		

Large, Warehouse-type Storage	PC	C (2, 5)	C (4)		
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A. Airport Limitation Overlay Zone Uses Table Notes. The following notes are applicable to the uses listed in the Uses table in section 12C-1206 as indicated by note numbers in parentheses:


1. If allowed, avigation easements and disclosure must be required as a condition of development.
2. Any structures associated with uses allowed in the 65 Ldn Noise Contour must be located outside the 65 Ldn Noise Contour.
3. If no reasonable alternative exists, use should be located as far from extended centerline as possible.
4. If allowed, disclosure of airport proximity must be required as a condition of development. An avigation easement should be considered based on proximity to runway centerline.
5. Transportation facilities in the 65 Ldn Noise Contour (i.e. roads, railroads, waterways) must be configured to comply with part 77 requirements.
6. Disclosure

ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 1st day of March 2023.

NORTH LOGAN CITY, A Utah Municipal Corporation

By: 
Lyndsay Peterson, Mayor

ATTEST:



Scott Bennett, City Recorder

ORDINANCE NO. 23-06

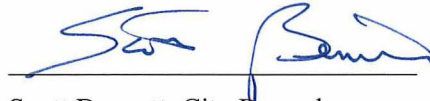
**AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
MAKING CHANGES TO PERMITTED AND CONDITIONAL USES IN THE ZONING
USE TABLE AND ADJUSTMENTS TO DEVELOPMENT STANDARDS ASSOCIATED
WITH LARGE, WAREHOUSE-TYPE STORAGE FACILITIES**

CERTIFICATE OF DUE POSTING

I, SCOTT BENNETT, City Recorder of North Logan, Utah, hereby certify that I, on the 2nd day of March, 2023, in the City of North Logan, Cache County, State of Utah, posted the foregoing Ordinance No. 23-06 in a likely manner, a copy of which is hereto attached, in each of three of the most public places in the said City of North Logan, to-wit:

1. North Logan City Offices, 2076 North 1200 East
2. North Logan City Library, 475 East 2500 North
3. North Park Police Agency, 575 East 2500 North

WITNESS my hand this 2nd day of March, 2023.



Scott Bennett, City Recorder