

ORDINANCE NO. 23- 07

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
AMENDING SECTIONS OF THE NLMC INTENDED TO MODIFY THE SUBDIVISION AND DEVELOPMENT STANDARDS FOR
THE RESIDENTIAL ESTATE 5 ACRE ZONE (RE-5).

WHEREAS, the City Council of the City of North Logan, Utah, adopted and passed the Code of Revised Ordinances of the City of North Logan on March 16, 1989, which Code was published and effective on March 20, 1989; and

WHEREAS, said Code includes Title 12, which is the City's Land Use Ordinance; and

WHEREAS, the North Logan City Planning Commission provided adequate public notice and held a public hearing regarding the proposed changes to the subdivision and development standards for the Residential Estate 5 Acre zone (RE-5) during their regular meeting held on March 16, 2023; and

WHEREAS, the North Logan City Planning Commission provided a recommendation regarding the proposed changes; and

WHEREAS, the City Council and the City's Planning and Zoning Commission have determined there is need and good cause to amend the City's land use ordinance.

NOW, THEREFORE, the City Council of the City of North Logan, Utah hereby adopts, passes and publishes the following:

SECTION I: Amend Chapter 12C-1002 – Height Regulations (blue underlined text added, red stricken text deleted):

12C-1002 Height Regulations

- A. In zones A, RE, PR, RB, R-1, and R-2 no main building shall be erected to a height greater than 35 feet and no residential accessory building shall be erected to a height greater than 35 feet.
- B. In zones CC, RM, R/S and CG no main building shall be erected to a height in excess of 35 feet, provided, however, that building heights in excess of 35 feet may be allowed, subject to the requirement that for each two feet by which the building exceeds 35 feet in height the requirements for setbacks shall be increased by one additional foot on each side of the building.
- C. In the MC zone there are no general height restrictions except that within one hundred (100) feet of the boundary of any adjoining zone, no building shall exceed the height limit established for main buildings in such adjoining zone. An additional restriction on height may be required in this zone due to a building's proximity to the airport.
- D. In the M-2 zone no main building shall be erected to a height in excess of fifty (50) feet. Additionally, within one hundred (100) feet of the boundary of any adjoining zone, no building shall exceed the height limit established for main buildings in such adjoining zone.
- E. In the MX zones, no main building shall be erected to a height greater than 35 feet unless approved by the City Council through a Mixed Use Development Plan.
- F. Height restrictions specific to structures in the HOSP zone. No building within the zone, other than the main (primary) hospital buildings, shall be erected to a height greater than thirty-five feet. The main (primary) hospital buildings shall not be erected to a height in excess of fifty feet. The design of the building and height thereof shall be sensitive to the surrounding buildings and provide transition from lower surrounding structures. The building shall not restrict opportunities for sunlight on adjacent properties with regard to solar panels nor antenna reception.
- G. Height Restrictions Specific to Telecommunication Towers: The following table shall govern the height of telecommunication towers regardless of the zone in which the tower is located:

<u>Zone</u>	<u>Maximum Height of Telecommunications Tower within Zone*</u>
<u>MC, M2</u>	<u>50' (125' if stealth design and co-location is used)</u>
<u>CG, A, R/S</u>	<u>50' (100' if stealth design and co-location is used)</u>

E.H. Structure heights in any zone may also be restricted by Airport Limitation Overlay Zone regulations (see Chapter 12C-1200).

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4) SECTION 2: Amend Chapter 12C-1003 – Area, Width, And Yard Regulations (blue underlined text added, red stricken text deleted):

50 12C-1003 Area, Width, And Yard Regulations

				Setbacks				
					Side Setbacks			
Zone		Min Res. Lot Size Standard Sub- division	Width	Front	One Side Minimum	Minimum Sum of Both Sides	Side Set-Back On Side Adjoining a Street	Rear
Agriculture	A-10	10 Acres	250'	30'	12'	24'	20'	30'
	A-20	20 Acres	250'	30'	12'	24'	20'	30'
Residential Estate	RE-1	1 Acre	100'	30'	15'	35'	20'	30'
	RE-2	2 Acres	250' (100')	<u>530'</u>	15'	35'	20'	30'
	RE-5	5 Acres	100'	<u>530'</u>	15'	35'	20'	30'
Single-Family Residential	R-1-10	10,000 sf	80' (60')	25'	10' (8')	24' (18')	20'	25'
	R-1-12	12,000 sf	90' (80')	25'	10'	25' (24')	20'	30'
	R-1-15	15,000 sf	95' (80')	25'	10'	25' (24')	20'	30'
	R-1-20	20,000 sf	100' (80')	25'	10'	25' (24')	20'	30'
	R-1-30	30,000 sf	100' (90')	25'	10'	25'	20'	30'
	R-2-12	12,000 sf	95'	30'	10'	25'	20'	30'

One and Two Family Residential	R-2-12	15,000 sf	100'	40'	10'	25'	20'	30'
Multiple Family Residential	RM – Single Family Res.	10,000 sf	80'	30'	10'	25'	20'	30'
	RM – SFR Zero lot line	6,000 sf	60'	30'	0'	14'	20'	30'
	RM – Two Family Res.	12,000 sf	95'	30'	10'	25'	20'	30'
	RM – Three Family Res.	14,000 sf	100'	30'	10'	25'	20'	30'
	RM – Four Family Res.	16,000 sf	100'	30'	10'	25'	20'	30'
	RM – Other	Note #2	Note #2	30'	10'	25'	20'	30'
Residential Business – (Residential and Non-Residential Uses)		Note #4	Note #4	Note #4	Note #4	Note #4	20'	Note #4
Mixed Use (MX-G or MX-CC)	Single Family Residential	12,000 sf	90'	30'	10'	25'	20'	30'
	Other Permitted or Conditional Uses	No. Min.	No. Min.	Note #9	20'	40'	20'	Note #3
	Mixed Uses	Note #8	Note #8	Note #8	Note #8	Note #8	Note #8	Note #8
Professional (PR)		No. Min.	No. Min.	Note #9	Note #3			Note #3
Community Commercial (CC)		No. Min.	No. Min.	Note #9	Note #3			Note #3
Hospital (HOSP)		No. Min.	No. Min.	50'	Note #7	Note #7	Note #7	Note #7

General Commercial (CG)	No. Min.	No. Min.	Note #9	Note #3	Note #3	Note #3	Note #3
Recreation/School (R/S)	N/A	No. Min.	50'	Note #3	Note #3	Note #3	Note #3
Manufacturing, Heavy Commercial (MC)	No. Min.	No. Min.	30'	Note #5			Note #5
High Tech., Manufacturing, and Research (M2)	Note #6	Note #6	Note #6	Note #6	Note #6	Note #6	Note #6

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52 Note, the second number, in parenthesis, is the width/set-back requirement when using methods two or three for subdivision development.

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- Note #1 - (Applies throughout) For use of a lot for group dwellings, multiple family dwelling, or other conditional uses as specified in this ordinance, the lot area and width of the particular property would have to be approved by the proper municipal authorities before such uses could be allowed.
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- Note #2 - As Determined by the City Council following a review by the Planning Commission.
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- Note #3 - Ten feet minimum side/rear setback is required where the side or rear yard abuts an agricultural or residential zone, or where the yard abuts a current residential use. Twenty feet minimum is required where the side yard is adjacent to a street. Any applicable modifying regulations may also require side setbacks. No minimum side/rear setback is required when abutting other commercial zones. An exception may be granted by the City Council to allow for not less than a ten-foot (10') side yard where said side yard is adjacent to a street if it can be shown that at least one hundred (100) feet of minimum sight distance will be maintained past any structure(s) on the property and between intersecting right-of-way lines (or a line twenty-five feet (25') from the center line in the case of an intersecting private driveway or alley) for any intersecting roadways, streets, alleys, or driveways.
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- Note #4 - Minimum set backs, lot width and size of lots in this zone are to conform to the adjacent zone ~~(see modifying regulations)~~. [If the property has more than one adjacent zone the Planning and Zoning Commission will determine the applicable area, width, and yard regulations based on the lot's adjacent zones.](#)
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- Note #5 - None, except that for any parcel in the MC zone having a lot line in common with a lot in an adjoining zone or lying across the street or alley from such adjoining zone, the side and rear yards prescribed for such adjoining zone shall be maintained in the MC zone.
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- Note #6 - The minimum lot size; lot width; front, rear and side yard requirements for the M-2 Zone accepted and approved by the city are the same standards as set forth in the "Declaration of Covenants, Conditions and Restrictions of the Utah State University Research and Technology Park" as filed with the Cache County Recorder 26 October, 1987.
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- Note #7 - ~~Setback requirements are as specified in Modifying Regulations.~~ [All buildings shall maintain a minimum side and rear setback of forty feet from other properties. For each foot by which the main hospital building exceeds thirty-five feet in height, the requirement for side yards shall be increased by one additional foot on each side of the building.](#)
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- Note #8 – [Other than single-family residence](#), setbacks, lot sizes including lot widths for uses designated by “M” in the zoning matrix for both Mixed Use Zones are established by the Mixed Use Development Plan as reviewed by the Planning Commission and approved of the City Council (See Sections 12C-1050 through 12C-1057.)
- Note #9 - Any parcel with frontage on Main Street shall have a minimum front setback of twenty five (25) feet measured from the back of curb. All other parcels have a minimum front setback of ten (10) feet measured from the back of curb of the designed future right of way.

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76 SECTION 3: Amend Chapter 12C-1004 – Modifying Regulations (blue underlined text added, red stricken text
77 deleted):

78 12C-1004 Modifying Regulations

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80 ~~A. Recreation/School Zone (R/S)~~

- 81 ~~1. Side Yards—Main buildings shall have a minimum side yard of twenty (20) feet and other accessory buildings~~
82 ~~located at least 10 feet behind the main building. The street side yard of a corner lot shall be a minimum of 20 feet~~
83 ~~for main and accessory buildings.~~
- 84 ~~2. Rear Yards—All buildings shall have a minimum rear yard of a least ten (10) feet and at least twenty (20) feet when~~
85 ~~abutting an "R" zone.~~
- 86 ~~3. Front yards—Front yards all buildings shall be located at least ninety (90) feet from the center line of the street, or~~
87 ~~fifty (50) feet from the front property line when abutting an "R" zone, whichever distance is greater.~~

88 ~~B.A.~~ Agriculture Zone (A)

- 89 1. Side yards - main buildings other than dwelling shall have minimum side yard of 20 feet and the total of the two
90 side yards shall be 40 feet. Private garages and other accessory buildings located at least 10 feet behind the main
91 building may have a side yard of six feet, except the street side yard of a corner lot shall be a minimum of 20 feet
92 for ~~main and~~ accessory buildings.
- 93 2. Rear yards. private garages, detached accessory dwellings and accessory buildings located at least 10 feet behind
94 the main (primary) building may have a rear yard of six feet provided that on corner lots rearing on the side yard of
95 another lot, the minimum rear yard for all accessory buildings shall be 10 feet.
- 96 3. Distance between buildings - no building, structure, or enclosure housing animals or fowl shall be constructed
97 closer to a dwelling on the same or adjacent lot than 100 feet.
- 98 ~~4. Front yards—all buildings shall be located at least 60 feet from the centerline of the street, or 30 feet from the~~
99 ~~front property line whichever distance is greater.~~

100 ~~C.B.~~ Residential Estate Zone (RE)

- 101 1. Side Yards - main buildings other than dwellings shall have a minimum side of 20 feet and the total of the two side
102 yards shall be 40 feet. Private garages and other accessory buildings located at least 10 feet behind the main
103 building may have a side yard of six feet, except the street side yard of a corner lot shall be a minimum of 20 feet
104 for ~~main and~~ accessory buildings.
- 105 2. Rear Yards - private garages, detached accessory dwelling and accessory buildings located at least 10 feet behind
106 the main (primary) building may have a rear yard of six feet provided that on corner lots rearing on the side yard of
107 another lot, the minimum rear yard for all accessory buildings shall be 10 feet.
- 108 3. Distance between Buildings - no building structure, or enclosure housing animals or fowl shall be constructed
109 closer to a dwelling on the same or adjacent lot than 100 feet.
- 110 ~~4. Front Yards—all buildings shall be located at least 60 feet from the center line of the street, or 30 feet from the~~
111 ~~front property line whichever distance is greater.~~

112 ~~D.C.~~ Single - Family Residence Zone (R-1)

- 113 1. Side Yards - main buildings other than dwellings shall have a minimum side of 20 feet and the total of the two side
114 yards shall be 40 feet. Private garages and other accessory buildings located at least 10 feet behind the main
115 building may have a side yard of six feet, except the street side yard of a- corner lot shall be a minimum of 20 feet
116 for ~~main and~~ accessory buildings.

2. Rear Yards - private garages, detached accessory dwelling and accessory buildings located at least 10 feet behind the main (primary) building may have a rear yard of six feet provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all accessory buildings shall be 10 feet.

~~3. Front Yards all buildings shall be located at least 60 feet from the center line of the street, or 30 feet from the front property line whichever distance is greater.~~

E.D. One and Two Family Residence Zone (R-2)

1. Side Yards - main buildings other than dwellings shall have a minimum side of 20 feet and the total of the two side yards shall be 40 feet. Private garages and other accessory buildings located at least 10 feet behind the main (primary) building may have a side yard of six feet, except the street side yard of a corner lot shall be a minimum of 20 feet for ~~main and~~ accessory buildings.

2. Rear Yards - private garages, detached accessory dwelling and accessory buildings located at least 10 feet behind the main (primary) building may have a rear yard of six feet provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all accessory buildings shall be 10 feet. ~~(Ord. 10-01)~~

~~3. Front Yards all buildings shall be located at least 60 feet from the center line of the street, or 30 feet from the front property line whichever distance is greater.~~

F.E. Multiple Family Residence Zone (RM)

1. Side Yards - main buildings other than dwellings shall have a minimum side of 20 feet and the total of the two side yards shall be 40 feet. Private garages and other accessory buildings located at least 10 feet behind the main building may have a side yard of six feet, except the street side yard of a corner lot shall be a minimum of 20 feet for main (non-primary) and accessory buildings. ~~Private garages and other accessory buildings located at least 10 feet behind the main building may have a side yard of six feet, except the street side yard of a corner lot shall be a minimum of 20 feet for main and accessory buildings. The main building may have a minimum side yard of 10 feet and the total of the two side yards shall be 25 feet, except that the street side yard of a corner lot shall be 20 feet.~~

2. Rear Yards - private garages and accessory buildings located at least 10 feet behind the main (primary) building may have a rear yard of six feet provided that on corner lot, the minimum rear yard for all accessory buildings shall be 10 feet.

~~3. Front Yards all buildings shall be located at least 60 feet from the center line of the street, or 30 feet from the front property line whichever distance is greater.~~

~~4. Group Dwellings These buildings shall be considered as one building for the purpose of front, side and rear yard requirements, the entire group as a unit requiring one front, one rear and two side yards as specified for single dwelling structures. Group dwellings shall be not more than two and one half stories or 35 feet in height. Each two and one half story group dwelling development, shall have a minimum court of 30 feet in width and 40 feet in length, in addition to its required yards. Each one story group dwelling development shall have a minimum court of 20 feet in width and 30 feet in length in addition to its required yards. In a group dwelling development, no two separate dwelling structures shall be closer to each other along the sides or ends of a court than 10 feet.~~

~~5. Single Family Dwellings These buildings shall have minimum regulations of 10,000 square foot lots, 30 foot front yards, 10 foot and 14 foot side yards, and height and modifying regulations as provided for in Section 12C-1005. These single family dwellings with zero lot lines shall have minimum regulations of 6,000 square foot lots, 30 foot front yards, zero foot and 14 foot side yards, and height and modifying regulations as provided for in Section 12C-1003.~~

~~G. Residential Business Zone (RB) The area, width, yard regulations and any other applicable modifying regulations for main and accessory buildings for residential, institutional residential and non-residential uses for any lot in this zone shall be the same as provided for in this chapter and in the table in Chapter 12C-1003 for the adjacent zone(s). If the property has more than one adjacent zone the Planning and Zoning Commission will determine the applicable area, width, and yard regulations based on the lot's adjacent zones.~~

162 ~~H. Community Commercial Zone (CC) Front yards—all buildings shall be located at least 90 feet from the center line of the~~
163 ~~street, or 50 feet from the front property line, whichever distance is greater.~~

164 ~~I. General Commercial Zone (CG) Front yards—all buildings shall be located at least 90 feet from the center line of the street,~~
165 ~~or 50 feet from the front property line when abutting an "R" zone, whichever distance is greater.~~

166 ~~J. Manufacturing/Heavy Commercial Zone (MC) Front yards—all buildings shall be located at least 100 feet from the center~~
167 ~~line of the street.~~

168 ~~K. High Technology Manufacturing and Research Zone (M-2) Modifying regulations for the high technology, manufacturing~~
169 ~~and research zone shall be the same as for the manufacturing (MC) zone~~

170 ~~L.F.~~ Professional Zone (PR)

171 1. Side Yards - ~~Other a~~ Accessory buildings shall be located at least ten feet behind the main (primary) building and
172 shall have a side yard of at least six feet, except the street side yard of a corner lot shall be a minimum of twenty
173 feet for ~~main and~~ accessory buildings.

174 ~~2. Front yards—all buildings shall be located at least ninety feet from the center line of the street, or fifty feet from~~
175 ~~the front property line, whichever distance is greater.~~

176 ~~M.G.~~ Hospital Zone (HOSP)

177 1. ~~Height Regulations. No building within the zone, other than the main hospital, shall be erected to a height greater~~
178 ~~than thirty five feet. The main hospital building shall be not be erected to a height in excess of fifty feet.~~ For each
179 foot by which the main hospital building exceeds thirty-five feet in height, the requirement for side yards shall be
180 increased by one additional foot on each side of the building. ~~The design of the building and height thereof shall be~~
181 ~~sensitive to the surrounding buildings and provide transition from lower surrounding structures. The building shall~~
182 ~~not restrict opportunities for sunlight on adjacent properties with regard to solar panels nor antenna reception.~~

183 2. ~~Side Yards—All buildings shall maintain a minimum side and rear set back of forty feet from other properties.~~
184 ~~Buildings other than the main hospital building shall be located at least forty feet from the main hospital building~~
185 ~~and twenty feet from other buildings.~~

186 ~~N.H.~~ Mixed Use Zone (MX) - For all uses listed in the MX-G Zone as permitted (P) or conditional uses (C) the following modifying
187 regulations shall apply:

188 1. Side Yards - main buildings other than dwellings shall have a minimum side of 20 feet and the total of the two side
189 yards shall be 40 feet. Private garages, detached accessory dwelling and other accessory buildings located at least
190 10 feet behind the main (primary) building may have a side yard of six feet, except the street side yard of a corner
191 lot shall be a minimum of 20 feet for main and accessory buildings.

192 2. Rear Yards - private garages, detached accessory dwelling and accessory buildings located at least 10 feet behind
193 the main (primary) building may have a rear yard of six feet provided that on corner lots rearing on the side yard of
194 another lot, the minimum rear yard for all accessory buildings shall be 10 feet.

195 3. ~~Front Yards—all buildings shall be located at least 60 feet from the center line of the street, or 30 feet from the~~
196 ~~front property line whichever distance is greater. For all uses allowed in the MX-G and MX-CC Zones and~~
197 ~~designated by "M" in the Zoning Matrix, appropriate modifying regulations shall be approved by the City Council~~
198 ~~through the Mixed Use Development Plan.~~

199 ~~O. Specific Modifying Regulations for Service Stations—The regulations in the National Fire Code shall set the standard for~~
200 ~~locating all gasoline pumps.~~

201 ~~P.I.~~ Specific Modifying Regulations for Fixed Dog Runs/Dog Kennel. Fixed dog runs/Dog Kennel, whether or not they are
202 "structures" that would otherwise require a building permit, shall have setbacks from property lines and residences in
203 accordance with the following table.

Zone	Front	Side	Side Setback on Side Adjoining a Street	Rear	Setback from other Neighboring Residences - (any residence on adjacent property(s))
All Zones	30'	10'	20'	10'	30'

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~~Q.J.~~ Specific Modifying Regulations for Telecommunications Towers. Telecommunications Towers, whether or not they are “structures” that would otherwise require a building permit, shall have height restrictions and setbacks from property lines and existing residential uses in accordance with the following tables.

Setback Requirements:

Zone	Front	Side	Side Setback on Side Adjoining a Street	Rear	Setback from adjacent property line of any residential zone/use
CG, MC, M2	50'	50'	50'	50'	1' for every foot of height (100' lower requires 100' setbacks on all sides)

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Height Restrictions:-

Zone	Maximum Height of Telecommunications Tower within Zone*
MC, M2	50' (125' if stealth design and co-location is used)
CG, A, R/S	50' (100' if stealth design and co-location is used)

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~~* Height may also be restricted by Airport Limitation Overlay Zone regulations (See Chapter 12C-1200).~~

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~~R.K.~~ Specific Modifying Regulations for High Voltage Electrical Transmission Lines and Electrical Substations. Electric power companies are granted certain rights by state law to place power lines and substations in locations that best serve their customers. Any city zoning regulations that may force a power company to deviate from those locations may cause the city to incur costs for any changes. Therefore applications for the installation of high voltage electrical transmission lines and electrical substations must be submitted to the city council for approval. Such applications shall show how the electric company determined the preferred location for lines and substations, the relative impact of the selected location relative to other alternatives selected. The city council may also require the power company to submit information on the cost differential for other alternatives that the council may want to implement.

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~~S. Specific Modifying Regulations for Accessory Dwelling Units. All Accessory Dwelling Units shall comply with all setback requirements that apply to the Single Family Residence to which they are accessory. Accessory Dwelling Units can be set forward no closer to any street right of way than the primary structure.~~

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SECTION 4: Amend Chapter 12D-202 – Development Methods (blue underlined text added, red stricken text deleted):

12D-202 Development Methods

- 12D-202.1 Method 1: Standard Subdivisions
- 12D-202.2 Method 2: Density - Determinant Subdivisions
- 12D-202.3 Method 3: Density - Bonus Subdivisions

There are three development methods available namely:

- Subdivision by Lot Size,
- Subdivision by Density Determinant, and
- Subdivision by Density Bonus.

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- 232 A. Subdivision by Lot Size. Subdivisions using this method may be divided such that all the resulting lots are at least the size of
233 the Standard Lot Size for the zone (see table 1).
- 234 B. Subdivision by Density Determinants. Subdivisions using this method shall only be allowed a certain number of lots per acre
235 in the subdivision ~~(excluding non-buildable areas)~~ in accordance with this section. Lot sizes may vary within the subdivision
236 but the overall number of lots per acre must be maintained at no more than is established in this section for the subdivision
237 (see table 2).
- 238 C. Subdivision by Bonus Density.
- 239 1. Method. Subdivisions using this method shall allow a density of development greater than is normally allowed in
240 this Zoning Ordinance in exchange for the provisions of satisfying certain bonus density criteria (park space and/or
241 trails).
- 242 2. Findings and Intent.
- 243 a. The City of North Logan has experienced growth with respect to population, housing and general land
244 development. The City has been and is developing and constructing public facilities and providing public
245 services to meet the needs of the community's growing population, but these services and facilities have
246 been hard pressed to keep pace with the ever-growing need. Faced with the problems caused by this
247 growth in relation to park space and trails and its development within the community and being
248 concerned with existing, as well as future overall quality and character of land development within the
249 City, the City has developed this bonus density option to encourage the development of park space
250 throughout the city.
- 251 b. It is the intention of the City to help provide other means to get park space and trails. This bonus density
252 option is considered a reasonable option to protect the public interest and welfare of the community, to
253 secure a well planned recreational environment for all neighborhoods throughout the city, and to
254 establish a viable neighborhood and trail park development program that is relevant and meaningful to
255 the people who live within the City. This option intends to provide a publicly adopted strategy for the
256 development of park space in subdivisions.
- 257 c. It is necessary and consistent with the overall community development plans of this City to provide
258 neighborhood parks and trails. It is further in the interest of the health, welfare and safety of the people
259 of the City that:
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- 261 * The City promotes and establishes a park and trail development program.
- 262 * Such program is equitable and consistent with the benefits received.
- 263 * The owners of land, upon which residential dwellings exist or are to be constructed have the
264 opportunity to provide for a portion of the development of the park lands within the City.
- 265 D. General Provisions for all Subdivision Options. This ordinance shall not be construed to restrict the right of the City Council
266 to allow or disallow a subdivider's election and use of any of the three options for subdivision development. Regardless of
267 the development method selected, special regulations shall be imposed on all developments in order to protect natural or
268 man-made features, sensitive lands, and resource amenities that appear throughout the city. The City Council retains the
269 right to approve or disapprove the use of any of the three subdivision options in order to secure the best interests of the
270 community as a whole.

271 **12D-202.1 Method 1: Standard Subdivisions**

272 ~~B.~~ Number of Lots and/or Size of Lots. Subdivisions may be divided such that all of the lots are at least the standard lot size for
273 the zone in which the parcel being divided is located according to the [Area, Width, and Yard Regulations](#) ~~T~~ table [contained in](#)
274 [Section 12C-1003](#) ~~I~~. Lots may be larger than these standard lot sizes but may not be smaller unless Method 2 is used.

275 ~~Table 1~~

Zone	Standard Lot Size Sq. Ft.
RE-1	43,560 (1 acre)
RE-2	87,120 (2 acres)
RE-5	217,800 (5 acres)
R-1-30	30,000
R-1-20	20,000
R-1-15	15,000
R-1-12	12,000
R-1-10	10,000
RB	Lot size shall conform to adjacent zone (See Modifying Regulations 12C-1004(G))

277 ~~C.B.~~ Building Lot Requirements. Development under the provisions of Method 1 shall be subject to all regulations of the “Design
 278 Standards Technical Manual” of the City of North Logan, the subdivision ordinance and other applicable ordinances and
 279 regulations which govern development activities within the city.

280 ~~D.~~ Width and yard requirements. Subdivisions may be divided such that all of the lots are at least the standard lot width for
 281 the zone in which the parcel being divided is located according to the Area, Width, and Yard Regulations table contained in
 282 Section 12C-1003. Lots may be wider than the standard lot width but may not be narrower unless Method 2 is used. ~~Width,~~
 283 ~~and yard requirements for developments shall be the following:~~

Zone	Width in Feet	Setbacks (in feet)		
Zone	Width in Feet	Front	Side & Total	Rear
RE-1	100	50	15 & 35	30
RE-2	250	50	15 & 35	30
RE-5	300	50	15 & 35	30
R-1-30	100	30	10 & 25	30
R-1-20	100	30	10 & 25	30
R-1-15	95	30	10 & 25	30

R-1 12	90	30	10 & 25	30
R-1 10	80	25	10 & 24	25

~~RB- Width, and setbacks shall conform to the adjacent zone (See Modifying Regulations 12C-1004(G))~~

12D-202.2 Method 2: Density - Determinant Subdivisions

Subdivisions may be divided such that the resulting density for the subdivision is in accordance with the density ratios in this section. Subdivisions based on density determinants are designed to help protect the city's basic zoning density and also provide some flexibility for lot sizes within a zone.

- A. Minimum Lot Size in ~~the Subdivision~~ Subdivisions divided using method 2 may be divided such that all of the lots are at least the minimum ~~lot~~ size for the zone in which the parcel being divided is located according to the ~~Table 12~~. Lots may be larger than these minimum ~~lot~~ lot sizes but may not be smaller.
- B. Maximum Number of Lots in ~~a~~ the Subdivision. Regardless of the size of the lots in the subdivision, the development may not have more lots than is allowed by computing the total area of the subdivision less the non-buildable area in the subdivision and multiplying that by the ratio in Table ~~12~~ for the zone in which the subdivision is located. ~~The total number of lots allowed within a development shall be based on the following Table 1 which~~ recognizes that approximately 10 to 17% of the land in a subdivision is used for roads and other improvements. ~~Accordingly, the base acreage for density determination is the total acres in the parcel (gross) less any non-buildable area (net).~~ "Number of lots" is synonymous with "number of primary dwelling units" in R-1 and RE zones.
- ~~B.C. Maximum Number of Lots in a Subdivision within the RE-5 -zone. Calculating the base density of a subdivision in the RE-5 zone shall follow the methodology listed in Subsection (B) above and Table 1 below, however non-buildable area and area assumed for roads shall be omitted from the calculation.~~

Table ~~12~~

Zone	Allowed Density in Lots / ac.	Minimum Lot Size sq. ft./Lot	Assumed/Typical Portion of Subdivision Used for Roads, Etc.
RE-1	0.90	20,000	10%
RE-2	0.45	43,560 (1 acre)	10%
RE-5	0.218	87,120 (2 acres)	10% Not Applicable
R-1-30	1.28	20,000	12%
R-1-20	1.92	15,000	12%
R-1-15	2.47	12,000	15%
R-1-12	3.09	10,000	15%
R-1-10	3.62	8,000	17%

~~RB-Density and lot size shall conform to adjacent zone (See Modifying Regulations 12C-1004(G))~~

- ~~C.D.~~ Rounding. If the number of lots computed results in a fraction of a lot, that number of allowed lots may be rounded to the nearest whole number of lots. Results ending in exactly 0.5 may be rounded up.
- ~~D.E.~~ Building Lot Requirements. Development under the provisions of Method 2 shall be subject to all regulations of the "Design Standards Technical Manual" of the City of North Logan, the subdivision ordinance and other applicable ordinances and regulations which govern development activities within the city.

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E.F. Width and yard requirements. Width, and yard requirements for developments [using the density determinant subdivision method](#) shall [follow the standards contained in the Area, Width, and Yard Regulations table of Subsection 12C-1003](#). be the following:

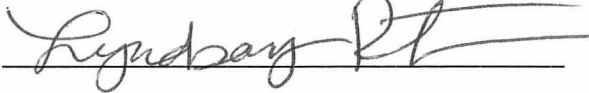
-	-	Setbacks (in feet)	-	-
Zone	Width in Feet	Front	Side & Total	Rear
RE-1	100	30	15 & 35	30
RE-2	100	50	15 & 35	30
RE-5	100	50	15 & 35	30
R-1-30	90	30	10 & 25	30
R-1-20	80	30	10 & 24	30
R-1-15	80	30	10 & 24	30
R-1-12	80	30	10 & 24	30
R-1-10	60	25	8 & 18	25

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RB Width, and setbacks shall conform to the adjacent zone (See Modifying Regulations 12C-1004(G))

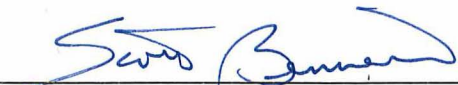
316 ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 12th day of April 2023.

317 NORTH LOGAN CITY, A Utah Municipal Corporation

318 By: 

319 Lyndsay Peterson, Mayor

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322 ATTEST:

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324 Scott Bennett, City Recorder

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ORDINANCE 23-07


AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL 3 AMENDING SECTIONS OF THE NLMC INTENDED TO MODIFY THE SUBDIVISION AND DEVELOPMENT STANDARDS FOR 4 THE RESIDENTIAL ESTATE 5 ACRE ZONE (RE-5).

CERTIFICATE OF DUE POSTING

I, SCOTT BENNETT, City Recorder of North Logan, Utah, hereby certify that I, on the 13th day of April, 2023, in the City of North Logan, Cache County, State of Utah, posted the foregoing Ordinance No. 23- 07 in a likely manner, a copy of which is hereto attached, in each of three 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 Department, 575 East 2500 North

WITNESS my hand this 13th day of April, 2023.



Scott Bennett, City Recorder