

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
MODIFYING MISCELLANEOUS REGULATIONS WITHIN THE CITY CENTER ORDINANCE
RELATIVE TO COMMERCIAL DEVELOPMENT IN CERTAIN CITY CENTER ZONES

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 included Title 12, which is the City's Land Use Ordinance; 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 to modify certain regulations and change the zoning of certain parcels within the city center area.

NOW, THEREFORE, pursuant to Section 12A-301 of Title 12 of North Logan City code and Section 10-9a-205 of the Utah Code, and after ten (10) days' notice and a public hearing as required therein, the City Council of the City of North Logan, Utah hereby adopts, passes and publishes the following:

BE IT ORDAINED by the City Council of the City of North Logan, Utah as follows:

SECTION I: Make the following changes to sections within 12C-1061 through 12C-1066

Modify Section 12C-1061 by adding the following definitions and renumbering as appropriate:

12C-1061.01 City-Center - Code-Specific Definitions

The following definitions are defined for the City Center Code 12C-1060 through 12C-1069.

28. Frontage Building: A commercial building that is located on the street side of a parking structure.

45. Parking Structure: A parking garage or elevated parking lot designed to park cars on multiple levels.

46. Parapet Wall: An outside wall on a building generally with a flat roof. The parapet wall extends up from the top of the roof.

Modify Section 12C-1063 as follows:

12C-1063.03 Parking

D. All off-street Parking lots must have landscaping within the Parking lot area. For every ~~twelve (12)~~ **fifteen (15)** Parking stalls there shall be the equivalent of one (1) stall space landscaped with **water wise plantings** ~~or grass~~ and one (1) shade tree. The purpose of the landscaping area within the Parking lot is to minimize urban heat island effect, beautify Parking areas, and offer on-site storm water solutions. Landscaping areas must be planted with trees and comply with Landscaping section 12C-1067.

12C-1063.08. Residential Density Table.

Zones	Minimum Density	Maximum Density
Downtown, DT	0	8
City Center Commercial, CCC	0	4
City Center Adjacent, CCA	0	12 east of 200 East* and 18 west of 200 East*
Mixed Residential 8, MR8	6	8
Mixed Residential 7, MR7	4	7

*200 East here means 200 East from 2200 North to the south and Wolf Pack Way from 2200 North to the north

Add the word "entertainment" to the tenth sentence within 12C-1063.10 Downtown (DT) - Specific Requirements to read as follows:

The intent of the Downtown Zone *no change* The DT Zone is designed to be flexible to market conditions allowing for a mixture of professional services, **entertainment**, office, retail and restaurants. *no change*

12C-1063.11 City Center Adjacent (CCA) - Specific Requirements

The intent of the City Center Adjacent (CCA) Zone is to offer Mixed-Use opportunity in higher density Mixed-Use buildings and/or retail, offices, townhouses, condominiums and apartments. The CCA Zone ~~could~~ **should** have the highest residential density with apartments, townhouses and other housing options. *no change*

A. - D. *no changes*

E. Density and Mixture:

Para 1. and 2 - no changes

3. In the CCA Zone developments that include residential uses, those developments shall have a minimum of two housing types. If the project has Dwelling Units it shall have a minimum of two (2) Building Types with a minimum percentage of thirty percent (30%) units of each of the two (2) types. The housing types shall come from the two lists (below) with a minimum of one (1) housing type coming from each list. **If the project is built in two phases the housing mixture shall be averaged over the two projects.**

Para 4. - no changes

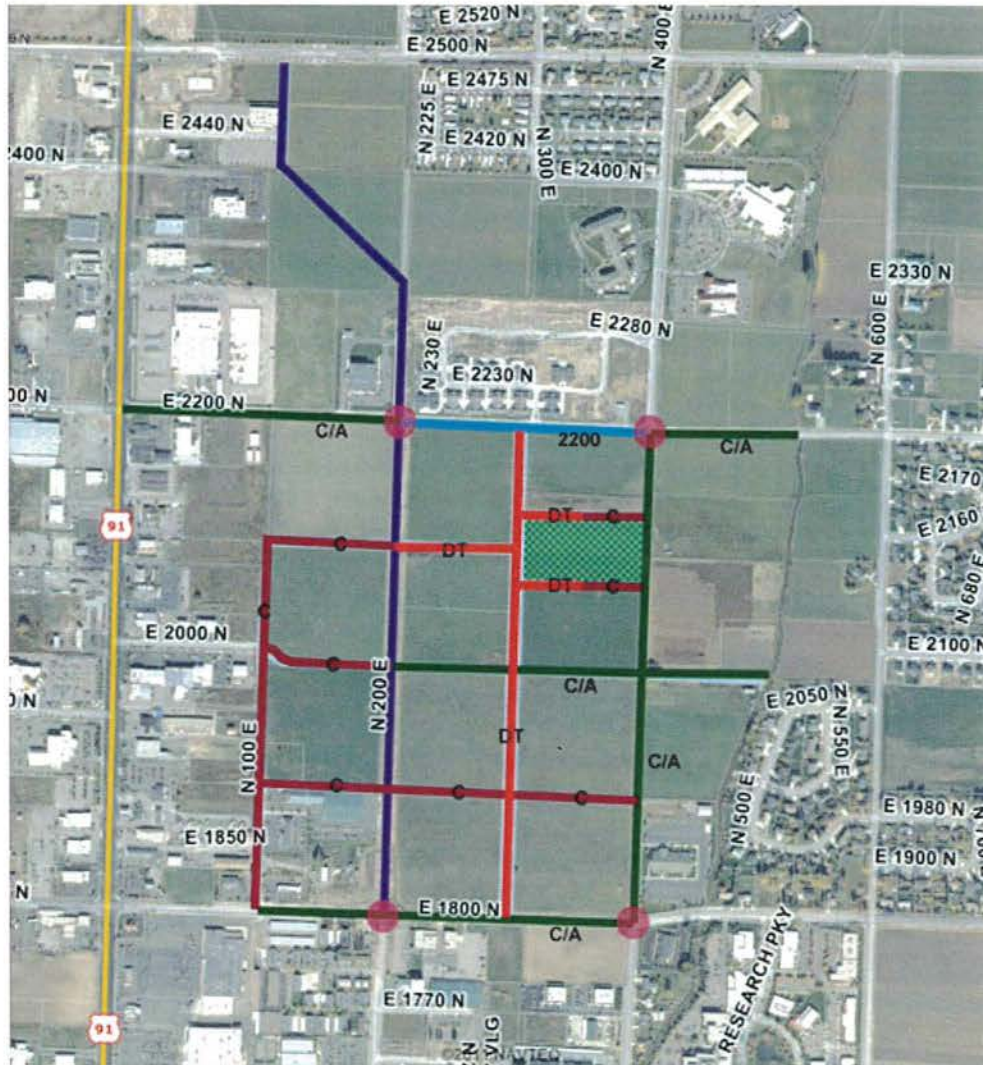
5. The variation of Building Types as required in Section 12C-1063.10 F (3) (above) shall be mixed throughout the project. ~~The project shall not have a continuous use of one single Building Type on a Block Face.~~

F. *no changes*

Changes the Street Map in 12C-1064.03 as follows

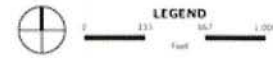
Current Street Map as approved - to be replaced:

1064-03. Street map for the City Center.

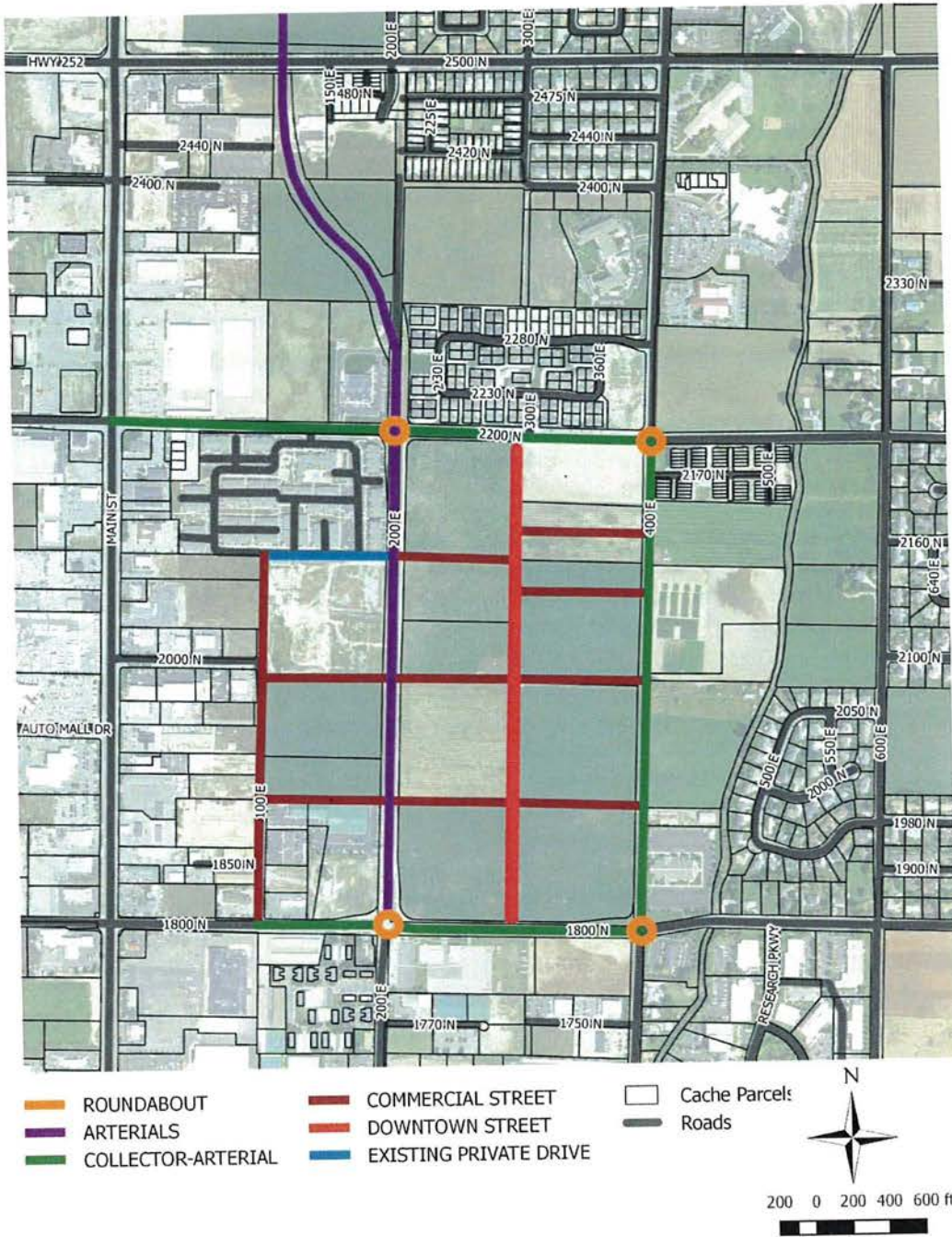


- 2200 N *
- Downtown Street* (DT)
- Collector or Arterial* (C/A)
- Arterial (Approved)
- Commercial* (C)
- Round About

*New street standards per this code



New Street Map to replace the above:



Modify Section 12C-1064 as follows:

12C-1064.04. General Street Requirements.

- (A) - (C) *No changes*
- (D) All new **public** streets must accommodate on-street parking, with the exception of 200 East.
- (E) *No change.*
- (F) All streets must be designated for public use. Private streets and closed or gated streets are prohibited.
- (G) - (I) *No changes*
- (J) All streets shall have curb, ~~and~~ gutter, **and sidewalk** according to North Logan City standards.
- (K) *No changes*

12C-1064.05. General Alley Standards.

- (A) - (B) *No changes*
- (C) ~~All alleys must have either a curb or a one (1) to two (2) foot concrete edge that is level with the pavement.~~
- (~~D~~) (C) *No changes, just re-number*

12C-1064.09 80' Collector/Arterial Street and 12C-1064.10 80' 2200 North Street (See Streets Map 12C-1064.03)

(B) Tables - Change the listed Maximum for tree spacing from 30' to 35' in both

12C-1064.12 Commercial Street

(B) Table - Change the listed Minimum for Drive Lane Width from 10' to 11'

12C-1065.01. Minimum Required Open Space requirements. (Note – There is not a Maximum):

<u>Percentage of gross land as open space</u>	<u>Minimum</u>
Downtown (DT)	10% Optional 5% reduction* in lieu of contribution
City Center Adjacent (CCA)	20%
City Center Commercial (CCC)	15% 10%
Mixed Residential 8 (MR8)	20% 15%
Mixed Residential 7 (MR7)	20% 15%

*** In lieu of 5% Open Space - Developer shall contribute 5% land to actual Town Square or financial**

donation to the North Logan City – Town Square construction. Contribution must be equalivalent or greater than appraised market value of land and landscaping improvements of open space square footage in the City Center area (actual parcel). The "In Lieu of Open Space Contract" shall be approved via Development Agreement with the City.

Modify Section 12C-1066 as follows:

12C-1066.00. BUILDING FORM REQUIREMENTS.

(A) Building Form Introduction. Ten (10) Building Types are identified for the City Center. A collection of Building Types with similar form and scale define the environment of each Zone in the City Center.

Change the Permitted Building Types Table to Read as Follows:

	Zones				
	DT	CCC	CCA	MR8	MR7
Small Single Family (SSF)				X	X
Medium Single Family (MSF)				X	X
Two Family Home (TFH)			X	X	X
Townhome (TH)			X	X	X
Multi Unit House (MUH)			X	X	
Multi Unit Building (MUB)			X		
Classic Commercial (CC)	X	X	X		
City Commercial (CCB)	X	X	X		
Parking Structure (PS) *	X	X	X		
Residential Garage (G)			X	X	X

(B) - (I) *No changes*

(J) In the DT Zone, the width of each unique facade shall not be more than ~~fifty (50')~~ **eighty-five (85')** feet in length on the building front facing the street.

(K) - (O) *No changes*

12C-1066.07. Multi-Unit Building (MUB).

(A) - (E) *No changes*

(F) Table - Change the "Front Setback (B)" maximum for MUB to 20/ 80'*

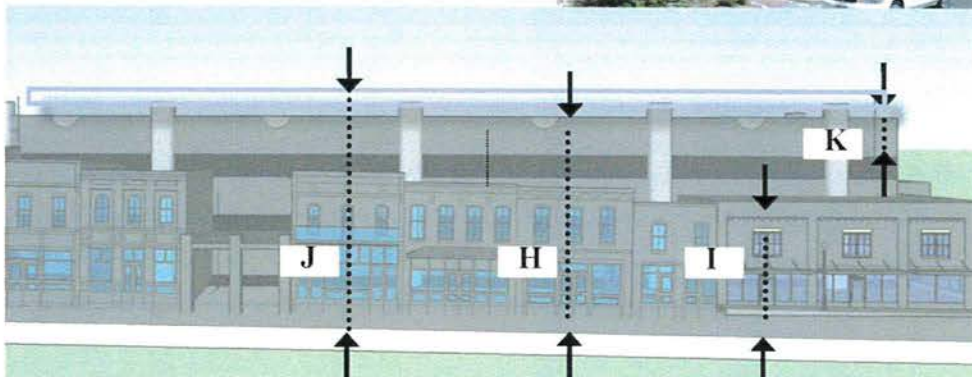
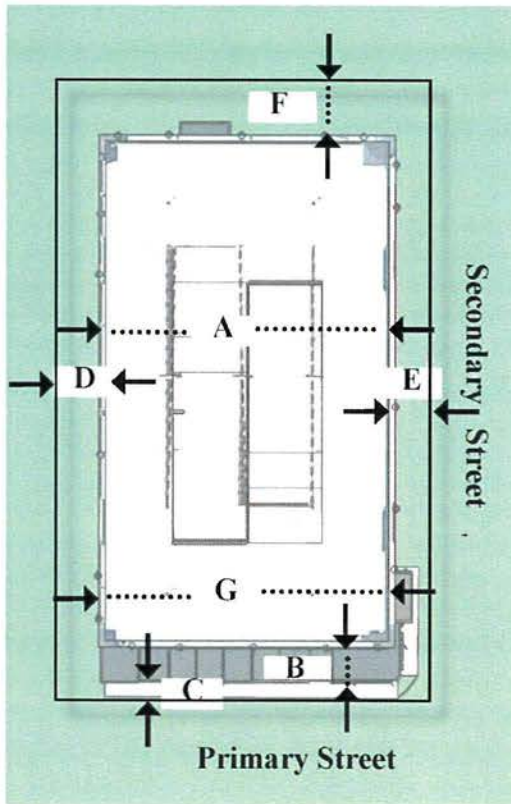
20' max building setback for public street and 80' max building setback for private drive.

Add the following new section:

12C-1066.10 Parking Structure (PS)

A. A larger scale structure designed to accommodate parking. Parking structures are an important part of urban development.

B. Parking Structure Building



ORDINANCE NO. 16-06

	DT Min.	Max.	CCC Min.	Max.	CCA Min.	Max.	MR Not Permitted
Lot Area:	no min.	no max.	no min..	no max.	no min.	no max.	
Lot Coverage:	no min.	90%	no min.	90%	no min.	90%	
Building Width (A):	50'	330'	50'	330'	30'	330'	
PS Front Setback (B):	20'	no max.	20'	no max	20'	no max.	
Frontage Building Setback (C)	0'	5'	5'	20'	5'	50'	
Non Street Side Setback (D):	15'	no max.	15'	no max.	15'	no max.	
2200 N Setback (for PS) (E):	20'	no max	20'	no max	20'	no max	
2200 N Setback (for frontage building) (E):	0'	10'	0'	10'	0'	10'	
Rear Setback - (F):	15'	no max.	15'	no max.	15'	no max.	
Building Frontage:(G)	70%	100%	60%	100%	60%	100%	
PS Height to top of parapet wall (H):	22'	32'	15'	32'	15'	32'	
Frontage Building Height (I)	22'	45'	15'	45'	22'	35'	
PS Height (for solar and weather protection structure) (J)	22'	45'	15'	45'	22'	40'	
Parapet Wall Height (K)	5'	10'	5'	10'	5'	10'	

C. The following building and lot standards shall be utilized for Parking Structure:

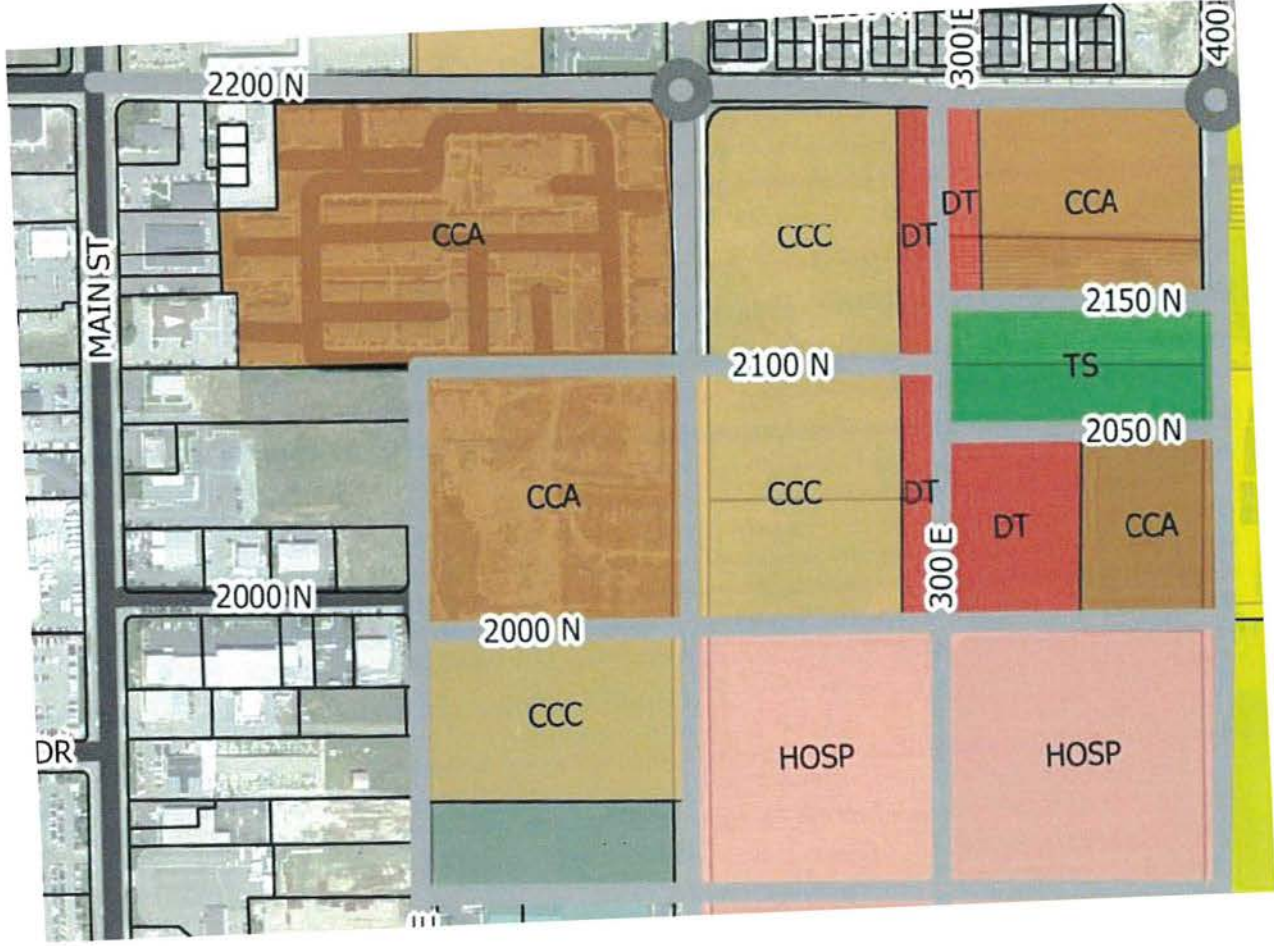
1. Parking Structures facing the primary streets of 300 East or 200 East shall have Frontage Buildings on the street side of the building..
2. The Parking Structure architecture facing public streets street shall be designed to match the architecture of the Frontage Buildings. The design of the Parking Structure should look like an extension of the Frontage Buildings and designed as a single project. The design of the Parking Structure shall be integrated with the Frontage Buildings through building materials, colors, architecture style, design and massing.
3. Frontage Buildings shall be either Classic Commercial or City Commercial Buildings.

ORDINANCE NO. 16-06

4. Parapet walls of Parking Structure shall have variety in: colors, building materials, and architectural detailing. The top of the Parapet wall shall also have a minimum 1 foot vertical elevation change and a minimum horizontal change every 20 feet.
6. Bike Parking:
 - a. Minimum required bike Parking is one (1) secured bike stall for every ten (10) off-street Parking stalls. This applies for the first 160 auto Parking stalls.
6. Service & Utility Standards: Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal facade, and shall be fully screened from the street and neighboring properties. Trash containers shall be stored out of public view and be screened from adjacent properties.
8. Building Frontage Standards:
 - a. At least one (1) entrance to each ground floor unit must be from a street or side yard per building frontage.
 - b. Stairways to upper story units must not be on the outside of the building shell and must be internal to the building footprint.
9. Frontage Buildings shall be required to extend or wrap corners of the Parking Structure on public streets with a minimum distance of 25 feet.
10. Where a Parking Structure is on a corner location of a primary street (300 E or 200 E) the Parking Structure shall have a corner tower or architecture gateway feature on the building.
11. Where a Parking Structure faces secondary streets (2200 North and other non primary streets) a minimum of 75% vegetation coverage screening is required. The 75% screening or vegetation plantings shall be combination of trees and shrubs and shall be designed to visually screen 75% of the building after 10 years of growth. Developer to provide drawings (plan view and elevations) that show plant coverage at 10 years.
10. Landscaping shall be required per section 12C-1067.

SECTION II: The City's Zoning Map is hereby modified as follows:

New Zoning Map as Modified by this Ordinance:



SECTION III: CONFLICT. To the extent of any conflict between this ordinance and any other North Logan City ordinance(s) or regulation(s), the provisions of this Ordinance shall be controlling.

SECTION IV: SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION V: EFFECTIVE DATE. In the opinion of the City Council of North Logan, it is necessary that this ordinance take effect immediately; therefore, this Ordinance shall take effect immediately upon its passage and first posting as provided by law.

ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 7th day of September, 2016.

NORTH LOGAN CITY

By:



Lloyd Berentzen, Mayor

ATTEST:



Scott Bennett, City Recorder

CERTIFICATE OF DUE POSTING

I, Scott Bennett, City Recorder of North Logan, Utah, hereby certify that I caused to be posted the foregoing Ordinance No. 16 - 06 on the 27th day of September, 2016, in the City of North Logan, Cache County, State of Utah, 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, 42 East 2200 North

WITNESS my hand this 27th day of September, 2016.



Scott Bennett
City Recorder