

## ORDINANCE 2025-04

### AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 17, SECTIONS 11-17-2, AND 11-17-4 AMENDING WIRELESS TELECOMMUNICATION TOWER REQUIREMENTS

**WHEREAS;** The current City ordinance relating to Wireless Telecommunication Towers has been applied for and requested to be modified; and

**WHEREAS;** This request amends in a reasonable manner the standards relating to the requirements for Wireless Telecommunication Towers involving location and setbacks; and

**WHEREAS;** This amendment seeks to modernize the Title 11 Code Section to make reasonable accommodations for the location of Wireless Telecommunication Towers; and

**WHEREAS;** Updating these standards seeks to maintain the rights and the reasonable interests of both those who propose to build and operate Wireless Telecommunication Towers, and those of neighbors on adjacent properties who may be impacted;

**NOW THEREFORE, BE IT ORDAINED** by the North Ogden City Council that the North Ogden City Codes Title 11-17: Wireless Communication: 11-17-2, and 11-17-4 be amended as follows:

#### 11-17-2: APPLICABILITY

- A. New Towers and Antennas. All new towers or antennas in the city shall be subject to these regulations.
- B. Exceptions.
  1. Amateur Radio Station Operators/Receive Only Antennas. This chapter shall not govern any tower, or the installation of any antenna, that is located on the lot so the reclining length is entirely on the operator's property and which is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive only operations.
  2. Preexisting Towers or Antennas. Legally established preexisting towers and preexisting antennas shall not be required to meet the requirements of this chapter, other than the requirements of CCNO 11-17-3F and G.
  3. AM Array. For purposes of implementing this chapter, an AM array, consisting of one or more tower units and supporting ground system which functions as one AM broadcasting antenna, shall be considered one tower. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the towers included in the AM array. Additional tower units may be added within the perimeter of the AM array by right.
  4. City-owned property should be the first priority for the location of a


telecommunications tower. Regulations including setbacks may be reduced by Planning Commission on city-owned property to incentivize city-owned properties first. A lease/easement agreement between the City and tower owner will be required to receive City Council approval.

**11-17-4: MINIMUM SETBACKS AND SEPARATION BETWEEN TOWERS**

- A. Setbacks. The following setback requirements shall apply to all towers.
  - 1. Antennas shall be setback from any residentially zoned property line a minimum distance equal to the height of the tower. In Civic, Commercial, and Manufacturing Zones the minimum setback distance shall be 10 feet from the property line, unless a compelling reason to reduce the setback is determined by the Planning Commission during site plan review.

**PASSED and ADOPTED this 25<sup>th</sup> day of March 2025.**

**North Ogden City:**

  
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**S. Neal Berube**  
**North Ogden City Mayor**

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>
<b>Council Member Barker:</b>	<u>  x  </u>	___
<b>Council Member Covering:</b>	___ <b>excused</b> ___	___
<b>Council Member Dalpiaz:</b>	<u>  x  </u>	___
<b>Council Member Pulver:</b>	<u>  x  </u>	___
<b>Council Member Watson:</b>	___ <b>excused</b> ___	___
<b>(In event of a tie vote of the Council):</b>		
<b>Mayor Berube</b>	___	___

**ATTEST:**



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**Rian Santoro  
City Recorder**

