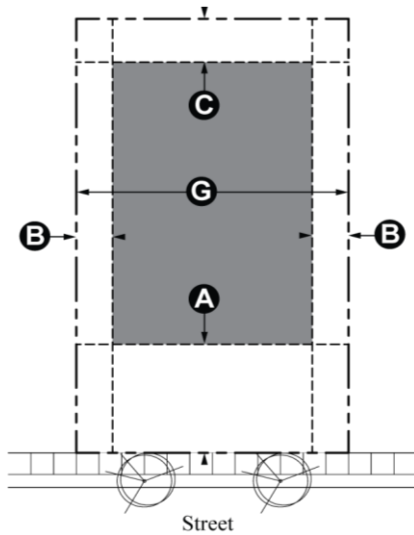


Land Development Code - Zoning Ordinance Specifications Summary

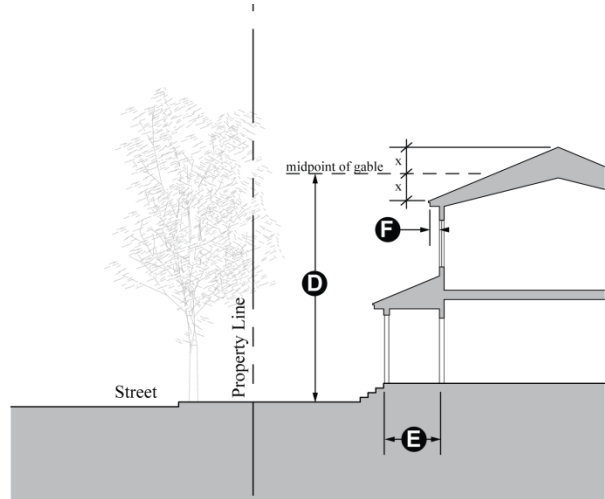
The following are summaries of the regulations associated with each zoning district within the City. For the entire edition of Title 17 – Land Development Code see www.loganutah.org

17.15: Specific Development Standards: Neighborhood Zones

§17.15.050 Neighborhood Residential Development Standards (NRC, NRCS, NROC, NRE, NRW)



Site Plan Diagram



Site Plan Diagram

| Residential Density | |
|--|--------------------------|
| Units/Acre (min-max) | 4-6 |
| Site | |
| Min. Lot Size | 6,000 sq ft ² |
| G Lot Width (min. average/block) | 60' |
| Lot Coverage (max bldg. footprint) | 40% |
| *Lot width average does not apply to cluster homes on individual lots. | |
| Setbacks | |
| A Front (min) | 25' |
| NRCS (T.B.D. with Certificate of Appropriateness) | |
| Corner | 20' |
| B Side – Primary (min) | 8' |
| Side – Accessory (min) | 5' |
| Structures less than 120 ft ² | |
| C Rear (min) | 10' |
| Structures less than 120 ft ² | |
| | 1' |
| Parking | |
| Garage Setback | |
| From front plane of Primary Structure (except side-entry garage) | 10' |
| Detached garage distance from rear or side of primary structure | 6' |
| Side/Rear Setbacks (accessory structure) | 5' |
| Required Stalls | 2.0 / Unit |
| Driveway Width (min-max) | 12'-20' |
| (max width within 25' of street ROW) | |

| Land Set Asides (17.35.020) | |
|---|--------|
| Open Space | 20 % |
| Useable Outdoor Space | 10% |
| Building Form | |
| Height | |
| D Primary Building (Max) | 35' |
| Accessory Building (Max) | 15' |
| Fences & Walls | |
| Within Front Setback (max) | 4' |
| Side/Rear Setbacks | 6' |
| E Front Stoop/Porch (min-max depth) | |
| NRC, NRCS | 4-10' |
| NROC, NRE, NRW | 4-6' |
| Roofs | |
| Roof Types | Sloped |
| Sloped Roof Pitch (min) | |
| NRC, NRCS, NRW | 5:12 |
| NROC, NRE | NA |
| F Roof Overhang (min) | 1' |
| Windows | |
| Window trim, including sills, shutters and/or surround (min) | 4" |
| Accessory Building | |
| Cannot exceed 50% of primary bldg. footprint area. | |
| When facing street, width cannot exceed 50% of the front façade width of the primary structure. | |

§17.15.050 Neighborhood Residential (NR)**Appearance****Entrances**

Principal door must be oriented to the street. Porches/stoops required.

Building Materials

No more than three (3) materials shall be used, excluding materials for fascia, soffit, and window trim. Materials shall be used uniformly on all four (4) facades.

Building Design

Single wall planes may not exceed 500 square feet. Changes in wall planes shall be at least one (1) foot from the adjacent plane, for a length of at least six (6). See Section 17.14.020.C4 *Articulation*.

Façade Variation

May not possess the same façade as adjacent units, per Section 17.14.020.

Accessory Structures

Shall be architecturally consistent with the principal structure in materials, color, roof pitch and detailing.

CS District

Subject to *Center Street Historic District Design Standards*.

Other**Compliance with Other Standards**

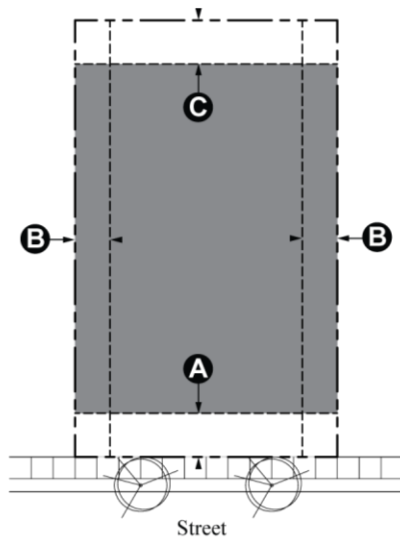
Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

Key:

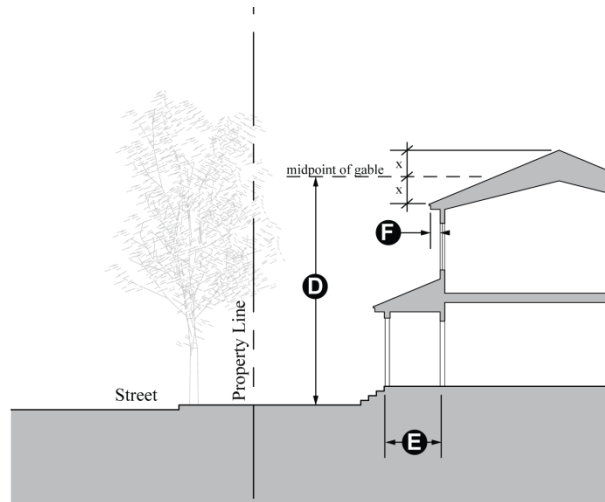
NRC – Neighborhood Residential Core
 NRCS – Neighborhood Residential Center Street
 NROC – Neighborhood Residential Outer Core

NRE – Neighborhood Residential Eastside
 NRW – Neighborhood Residential Westside

§17.15.060 Mixed Residential Medium (MRM) Development Standards



Site Plan Diagram



Site Plan Diagram

Residential Density

| | |
|------------------------|------|
| Units/Acre (min-max) | 9-11 |
| Max with density bonus | 15 |

Site

| | |
|--|-----|
| Lot Coverage (max) | 40% |
| Building Width at Frontage % at front setback (min) | 75% |

Setbacks

| | |
|-----------------------------------|-----|
| A Front (min) | 10' |
| Corner | 10' |
| Front Opposite SFR (min) | 15' |
| B Side – Common Wall (min) | 0' |
| Side – Non Common Wall (min) | 8' |
| C Rear (min) | 10' |

Parking

| | |
|--|--------|
| Parking – Front Recess (min) <i>(setback measured from the longest portion of front wall plane of the primary structure)</i> | 10' |
| Parking – Side / Rear (min) <i>(rear or side loaded garage may extend into setback cited in 17.14.020B)</i> | 2' |
| Required Stalls <i>(For alternative parking requirements, see Section 17.38)</i> | 2/Unit |
| Driveway Width <i>(max width within 20' of street ROW)</i> | 20' |

Land Set Asides (17.35.020)

| | |
|-----------------------|------|
| Open Space | 20 % |
| Useable Outdoor Space | 10% |

Building Form

Heights

| | |
|--|--------|
| D Primary Building (max) | 35' |
| Fences & Walls – Front (max) | 4' |
| Fences & Walls – Side/Rear Yard | 6' |
| E Front Stoop/Porch (min-max depth) | 4'-10' |

Roofs

| | |
|------------------------------|---|
| Roof Types | Flat or Sloped (Flat roof requires Track 2 approval) |
| Sloped Roof Pitch (min) | 5:12 |
| F Roof Overhang (min) | 1' |

Windows

| | |
|--|-----|
| Window trim, including sills, shutters and/or surround (min) | 4" |
| % of front facade coverage | 15% |

Facades

See Section 17.14.030

Pedestrian Access

Buildings shall not exceed 120' in horizontal distance. Minimum 20' breaks shall provide pedestrian access ways to common areas or rear alleys.

Parking Location

Location Rear or Side
(If located to the side, garage shall be set back from

the front plane of the house by a minimum of 10')

§17.15.060 Mixed Residential Medium (MRM)



Appearance

Entrances

Principal door must be oriented to the street. Porches/stoops required.

Building Materials

See Section 17.14.030 (C)(3).

No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.). See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear.

Building Design

Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.030.C2.

Façade Variation

May not possess the same façade as adjacent units, per Section 17.14.030.

Open Space

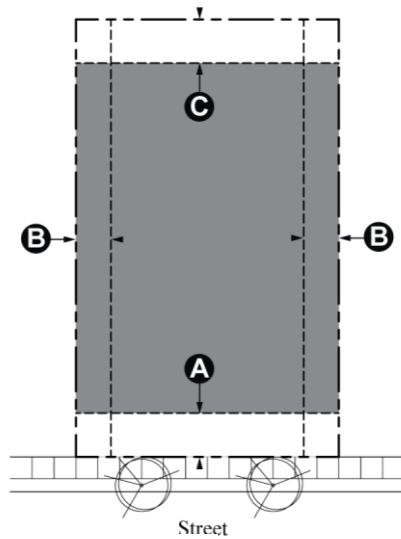
20% usable open space per unit. May be aggregated in common exterior open space (courtyards, parks, pools, etc).

Other

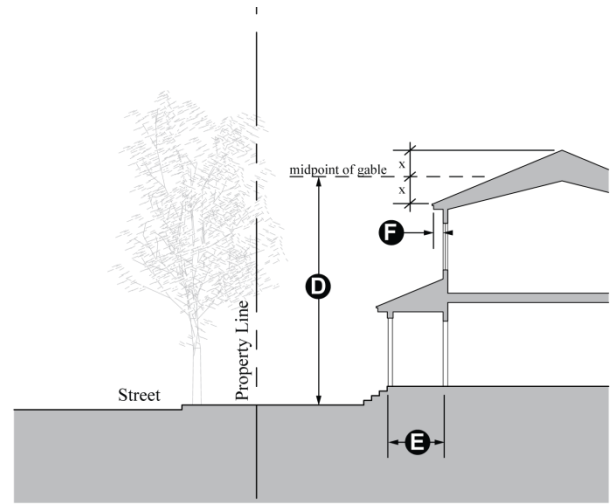
Compliance with Other Standards

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§17.15.070 Mixed Residential High (MRH) Development Standards



Site Section Diagram



Site Plan Diagram

Residential Density

| | |
|------------------------|-------|
| Units/Acre (min-max)) | 11-20 |
| Max With Density Bonus | 30 |

Site

Lot

| | |
|----------------|-----|
| Coverage (max) | 60% |
|----------------|-----|

Setbacks

| | |
|------------------------------|-----|
| A Front (min) | 10' |
| Front Opposite SFR (min-max) | 25' |
| B Side – Common Wall | 0' |
| Side – Non Common Wall (min) | 8' |
| C Rear (min) | 10' |

Building Width at Frontage

| | |
|--------------------------|-----|
| % at front setback (min) | 50% |
|--------------------------|-----|

Parking Setbacks

| | |
|---|-----|
| Parking – Front Recess (min) | 10' |
| <i>(setback measured from the longest portion of front wall plane of the primary structure)</i> | |
| Parking – Side / Rear (min) | 4' |
| <i>(rear or side loaded garage may extend into setback cited in 17.14.020B)</i> | |

Parking

| | |
|---|-----------------|
| Residential Off-Street (min-max) | 1/Unit - 2/Unit |
| Driveway Width | |
| <i>(max width within 20' of street (ROW))</i> | NA |

Land Set Asides (17.35.020)

| | |
|-----------------------|------|
| Open Space | 20 % |
| Useable Outdoor Space | 10% |

Building Form

Heights

| | |
|---------------------------------|-----|
| D Primary Building (max) | 35' |
| Height with bonus (max) | 55' |
| Fences & Walls – Front (max) | 4' |
| Fences & Walls – Side/Rear Yard | 6' |

| | |
|--------------------------------------|--------|
| E Front Stoop/Porch (min-max) | 4'-10' |
|--------------------------------------|--------|

Roofs

| | |
|---------------------------------------|----------------|
| Roof Types | Flat or Sloped |
| (Flat roof requires Track 2 approval) | |
| Sloped Roof Pitch (min) | 5:12 |

| | |
|------------------------|----|
| F Roof Overhang | 1' |
|------------------------|----|

Windows

| | |
|--|-----|
| Window trim, including sills, shutters and/or surround (min) | 4" |
| % of front façade coverage | 15% |

Elevations

Front, side and rear elevations shall be divided into distinct planes of 500 sq. ft. or less. Changes in wall plane shall project or recess at least 1 ft for a length of at least 6 ft.

Pedestrian Access

Buildings shall not exceed 120' in horizontal distance. Minimum 20' breaks shall provide pedestrian access ways to common areas or rear alleys.

Parking Location

Location Rear or Side
(If located to the side, garage shall be set back from

the front plane of the house by a minimum of 10')

§17.15.070 Mixed Residential High (MRH)



Appearance

Entrances

Principal door must be oriented to the street. Porches/stoops required.

Building Materials

See Section 17.14.030 (C)(3).

No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.). See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear.

Building Design

Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.030.C2.

Façade Variation

May not possess the same façade as adjacent units, per Section 17.14.030.

Open Space

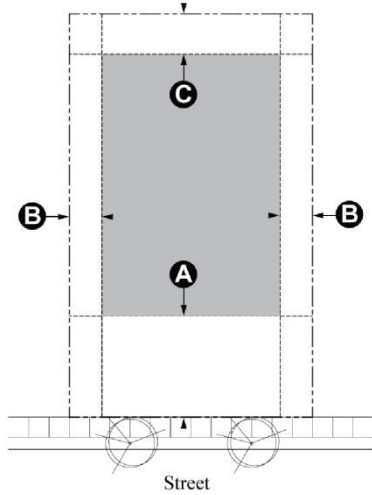
20% usable open space per unit. May be aggregated in common exterior open space (courtyards, parks, pools, etc).

Other

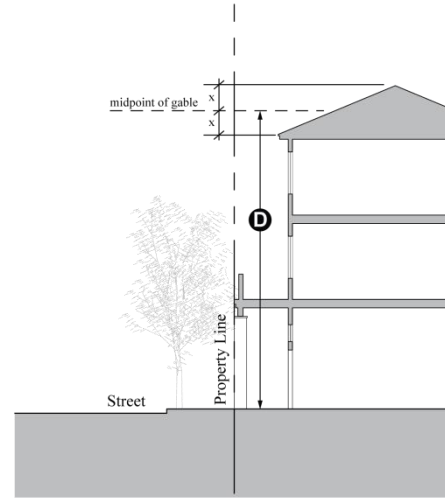
Compliance with Other Standards

Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

§17.15.080 Neighborhood Center (NC) Development Standards



Site Plan Diagram



Site Section Diagram

| Residential Density | |
|--|----------|
| Units/Acre | 9 |
| Commercial Footprint Area | |
| Per Neighborhood Center (C.U. Permit may allow up to 5,000 SF max.) | 3,000 SF |
| Site | |
| Lot | |
| Coverage (max) | 60% |
| No Drive-Thru lane or window. | |
| No Outside Storage. | |
| Setbacks | |
| A Front (min-max) | 10'-25' |
| Corner | 10'-25' |
| B Side (min) | 8' |
| C Rear (min) | 10' |
| Building Frontage | |
| % at front setback (min) | 75% |
| Parking | |

Parking is not permitted between the structure and the street in the NC zone. The NC zone is intended for neighborhood traffic and shall be designed at pedestrian scale. See Chapter 17.38 Parking Regulations.

Landscaping

Landscape buffers shall be provided between parking areas and adjacent residential properties. Additional landscaping may be required as per the Design Review process to buffer adjacent residential properties. See Chapter 17.39 Landscaping.

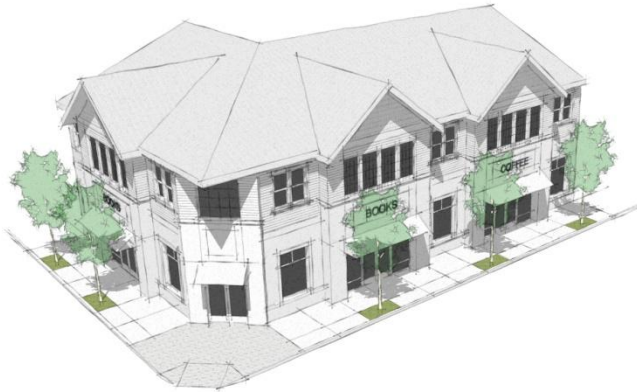
Building Form

| Heights | |
|---------------------------------|-----|
| D Primary Building (max) | 35' |
| Accessory (max) | 15' |
| Fences & Walls – Front (max) | 4' |
| Fences & Walls – Side/Rear Yard | 6' |

| Roofs | |
|--|----------------|
| Roof Types | Flat or Sloped |
| (Flat roof requires Track 2 approval) | |
| (Parapets are required for flat roofs – min 3 feet) | |
| Sloped Roof Pitch (min) | 5:12 |
| Roof Overhang | 6" |

| Transparency | |
|--|-----|
| Ground Floor Frontages (street facing min) | 50% |

Elevations
Front, side and rear elevations shall be divided into distinct planes of 500 sq. ft. or less. Changes in wall plane shall project or recess at least 1 ft for a length of at least 6 ft.

§17.15.080 Neighborhood Center (NC)**Entrances**

Principal door must be oriented to the street.
Porches/stoops required. Buildings with two

(2) frontages shall have an angled entrance at the corner(s). Commercial entrances required every 40' (min) on center.

Building Design

Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.030.C2.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhangs).

Building Materials

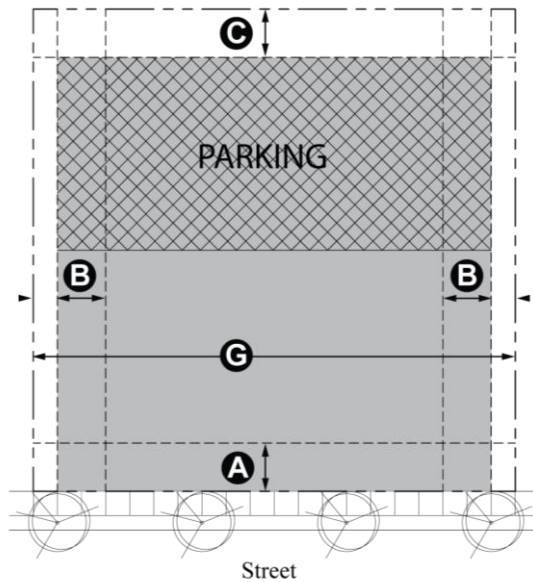
See Section 17.14.030 (C)(3).

No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.) for street-facing elevations. See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear.

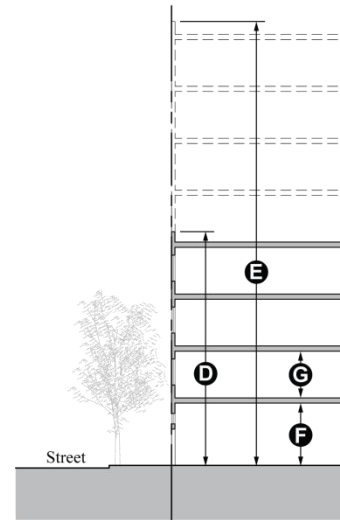
Other**Compliance with Other Standards**

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§17.15.090 Campus Residential (CR) Development Standards



Site Plan Diagram



Site Plan Diagram

| Residential Density | |
|------------------------------------|---|
| Units/Acre (min-max) | 15-40 |
| Units/Acre (max w/ bonus) | 80 |
| Site | |
| Lot | |
| Size (min) | 6,000 ft ² |
| G Lot Width (min) | 60' |
| Coverage (max) | 60% |
| Coverage (max with bonus) | 80% |
| Setbacks | |
| A Front (min-max) | 0'-10' |
| Front (w/ open space) | Track 2 |
| B Side (min-max) | 5'-15' |
| C Rear (min) | 10' |
| Parking | 10' |
| Building Frontage | |
| % at front setback (min) | 75% |
| % at side setback | NA |
| Parking | |
| Residential (min-max) | 0.5 – <u>6/ unit</u> <u>(0.5 – 2/ bedroom)</u> |
| Commercial (min) | See §17.38.040 |
| Land Set Asides (17.35.020) | |
| Open Space | 20 % |
| Useable Outdoor Space | 10% |

| Building Form | |
|---------------------------------------|---|
| Heights | |
| Stories (min) | 3 |
| D Height (min-max) | 38-68' |
| Height with bonus (max) | 88' |
| Fences – Front (max) | 4' |
| Fences – Side/Rear (max) | 6' |
| Stoop / Porch (min-max) | 2'-4' |
| Roofs | |
| Roof Types | Flat or Sloped |
| Sloped Roof Pitch (min) | 5:12 |
| (Flat roof requires Track 2 approval) | |
| Roof Overhang | 1' |
| Parking Location | |
| Location | Rear or Side |
| Structure | Above/ Below/ Behind |
| | (See Parking Location- Structures Diagrams |
| Surface | Rear or Side |
| 50% max. surface parking. | |
| See header in Table 17.38.040 | |

§17.15.090 Campus Residential (CR)**Appearance****Elevations**

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g., recess, and/or changes in color or material).

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhangs).

Building Materials

See Section 17.14.030 (C)(3).

No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.) for street-facing elevations. See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear.

Building Design

Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.030.C2.

Open Space

200 ft² (common or private) per dwelling units.

Entrances

1 per 80' of frontage. A functioning entrance is required along each frontage. Buildings with two frontages may substitute an angled entrance at the corner.

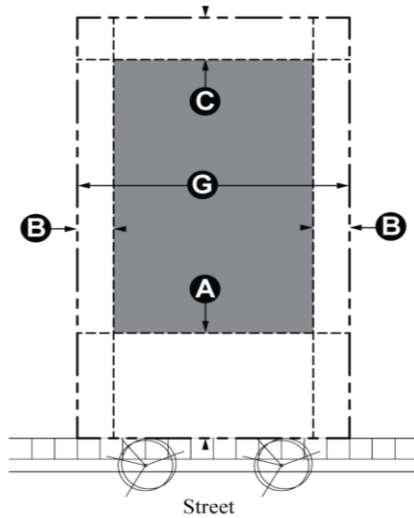
Pedestrian Access

Buildings shall not exceed 120 feet in horizontal distance without minimum 20-foot breaks between buildings providing pedestrian access or common open space.

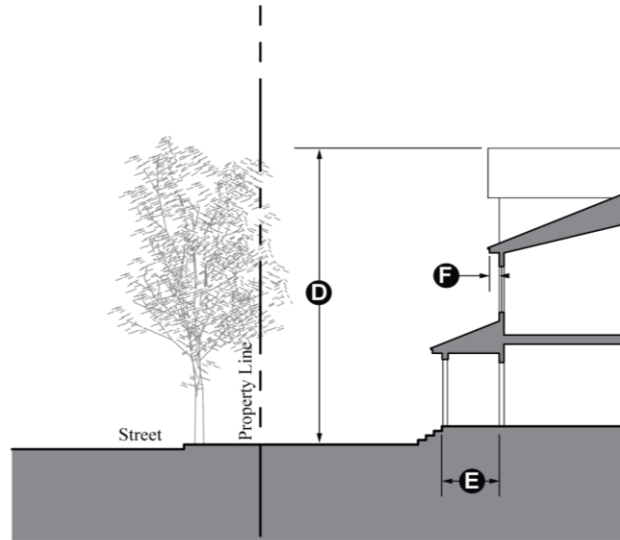
Other**Compliance with Other Standards**

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§17.15.100 Rural Reserve (RR) Development Standards



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre (min-max) .05 (1unit/20 ac.)
 *bonuses not allowed

Site

Lot Size (min.-max) 10K-20K sq.ft
G Lot Width (average/block) 80'
 Lot Coverage (max bldg. footprint) 40%
 *Lot width average does not apply to cluster homes on individual lots.

Setbacks

A Front (min) 35'
 CS (T.B.D. with Certificate of Appropriateness)
B Side – Primary (min) 8'
 Side – Accessory (min) 5'
 Structures less than 120 ft² 1'
C Rear (min) 10'
 Structures less than 120 ft² 1'

Parking

Garage Setback
 From front plane of Primary Structure 10'
 (except side-entry garage)
 Detached garage distance from rear or side of primary structure 6'
Side/Rear Setbacks (accessory structure) 5'
Required Stalls 2.0 / Unit
Driveway Width 20'
 (max width within 25° of street ROW)

Open Space 80 %
 Useable Outdoor Space 10%
 *no substitutions for open space

Building Form

Height

D Primary Building (Max) 35'
 Accessory Building (Max) 25'
 Fences & Walls
 Within Front Setback (max) 4'
 Side/Rear Setbacks 6'

E Front Stoop/Porch (min-max depth) 4-10'

Roofs

Roof Type
 Sloped Roof Pitch (min) Sloped 5:12

F Roof Overhang (min) 1'

Windows

Window trim, including sills, shutters and/or surround (min) NA

Accessory Building

Cannot exceed 70% of primary bldg. footprint area except for agricultural buildings supporting agricultural uses on adjacent land.
 When facing street, width cannot exceed 50% of the front façade width of the primary structure.

Land Set Asides (17.35.020)

§17.15.100 Rural Reserve (RR)**Appearance****Entrances**

Principal door must be oriented to the street. Porches/stoops required.

Building Materials

No more than three (3) materials shall be used, excluding materials for fascia, soffit, and window trim. Materials shall be used uniformly on all four (4) facades.

Façade Variation

May not possess the same façade as adjacent units, per Section 17.14.020.

Accessory Structures

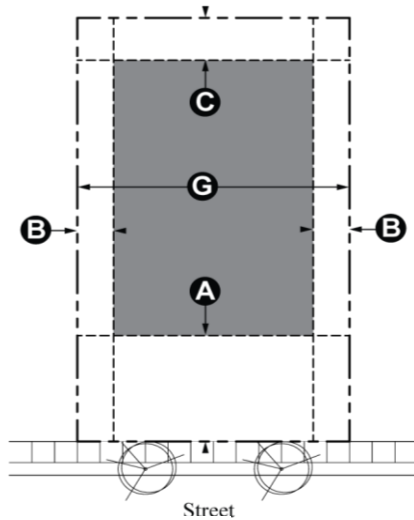
Shall be architecturally consistent with the principal structure in materials, color, roof pitch and detailing, unless use of structure is a functional agricultural building.

Other**Compliance with Other Standards**

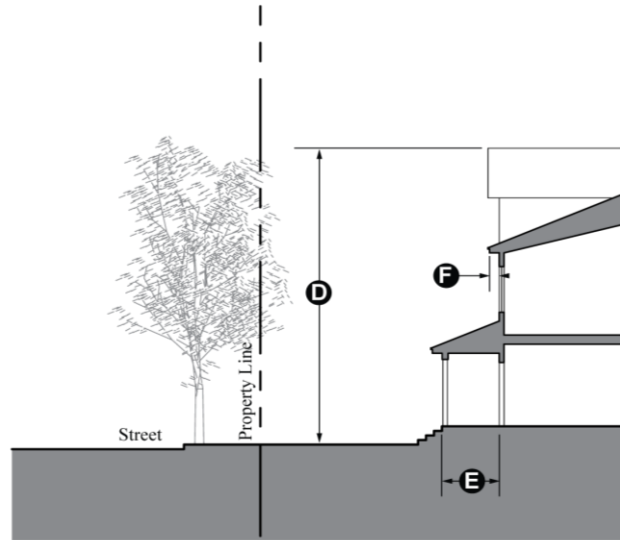
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17.15: Specific Development Standards: Neighborhood Zones

§17.15.110 Resource Conservation (RC) Development Standards



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre (min-max) .025 (1unit/40 ac.
*bonuses not allowed

Site

Lot Size (min.-max) 10K-20K sq.ft.

- G** Lot Width (average/block) 80'
- Lot Coverage (max bldg. footprint) 40%
- *Lot width average does not apply to cluster homes on individual lots.

Setbacks

- A** Front (min) 35'
CS (T.B.D. with Certificate of Appropriateness)
- B** Side – Primary (min) 8'
- Side – Accessory (min) 5'
- Structures less than 120 ft² 1'
- C** Rear (min) 10'
- Structures less than 120 ft² 1'

Parking

- Garage Setback**
- From front plane of Primary Structure 10'
- (except side-entry garage)
- Detached garage distance from rear or side of primary structure 6'
- Side/Rear Setbacks (accessory structure)** 5'
- Required Stalls** 2.0 / Unit
- Driveway Width** 20'

(max width within 25' of street ROW)

Land Set Asides (17.35.020)

Open Space (17.35) 90 %
Useable Outdoor Space (17.35) 10%
*no substitutions for open space

Building Form

Height

- D** Primary Building (Max) 35'
- Accessory Building (Max) 25'
- Fences & Walls
- Within Front Setback (max) 4'
- Side/Rear Setbacks 6'

E Front Stoop/Porch (min-max depth) 4-10'

Roofs

Roof Type
Sloped Roof Pitch (min) Sloped 5:12

F Roof Overhang (min) 1'

Windows

Window trim, including sills, shutters and/or surround (min) NA

Accessory Building

Cannot exceed 70% of primary bldg. footprint area.
When facing street, width cannot exceed 50% of the front façade width of the primary structure.

§17.15.110 Resource Conservation (RC)**Appearance****Entrances**

Principal door must be oriented to the street. Porches/stoops required.

Building Materials

No more than three (3) materials shall be used, excluding materials for fascia, soffit, and window trim. Materials shall be used uniformly on all four (4) facades.

Façade Variation

May not possess the same façade as adjacent units, per Section 17.14.020.

Accessory Structures

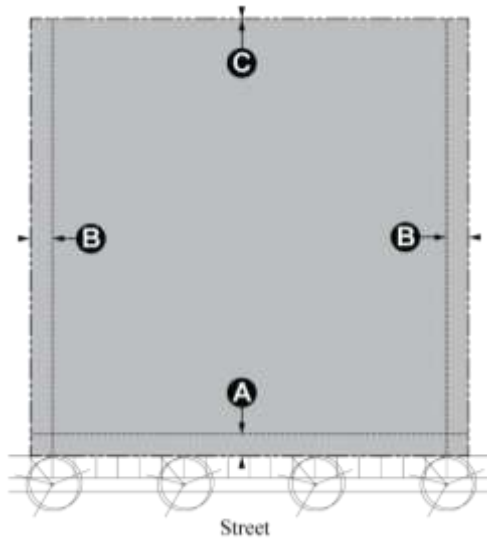
Shall be architecturally consistent with the principal structure in materials, color, roof pitch and detailing, unless use of structure is a functional agricultural building.

Other**Compliance with Other Standards**

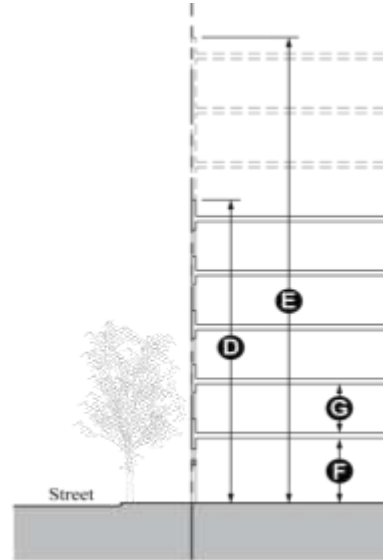
Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

17.19: Specific Development Standards: District and Corridor Zones

17.19.060: Town Center (TC) Development Standards



Site Plan Diagram



Site Section Diagram

Residential Density

| | |
|---------------------------|----|
| Units/acre (max) | 30 |
| Units/acre (max w/ bonus) | 60 |

Site

| | |
|--------------------|------|
| Lot coverage (max) | 100% |
|--------------------|------|

Building Frontage

| | |
|--------------------------------|------|
| % at front setback (min) – TC– | 100% |
|--------------------------------|------|

MS

| | |
|--------------------------------|--|
| % at front setback (min) – TC– | |
|--------------------------------|--|

Other

| | |
|-------------------|-----|
| % at side setback | 75% |
| | 40% |

Setbacks

| | |
|--------------------------|---------|
| A Front (min-max) | 0'-5' |
| Civic space exception | Track 2 |
| B Side (min) | 0'-5' |
| C Rear (min) | 0' |
| Parking (min) | 10' |

Parking

| | |
|---|---------------------------------|
| Residential (min-max) | 0.5/unit-2/unit |
| Commercial (min) | Varies by use See §17.38.040 |
| Commercial (max) | §17.38.050 |
| Location | Rear |
| 50% max. surface parking . See notes in header of Table 17.38.040 | |

Land Set Asides (17.35.020)

| | |
|-----------------------|--------------|
| Open Space | Not required |
| Useable Outdoor Space | Not required |

Building Form

D Building Heights

| | |
|-----------------------------|---------|
| <i>Main Street Frontage</i> | |
| Stories (min) | 3 |
| Height (min-max) | 38'-68' |
| Height with bonus (max) | 88' |
| <i>Side Street Frontage</i> | |
| Height (max) | 40' |

Floor Heights (floor to ceiling)

| | |
|---------------------------------|---------|
| F Ground Floor (min-max) | 12'-20' |
| G Upper Floors (min) | 9' |

Transparency

| | |
|-------------------------|-----|
| Ground Floor (frontage) | 60% |
| Upper Floors (frontage) | 20% |

Entrances

1 per 40 linear feet of frontage. A functioning entrance, open during business hours, is required along each frontage. Buildings with two frontages may substitute an angled entrance at the corner. See also Section 17.18.030, Building Orientation and Entries.

Town Center (TC) Development Standards**Building Form (Continued)****Elevations**

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang).

Building Design

See Section 17.18.020, Building Design.

All properties within the Center Street National Historic District must comply with the Center Street National Historic District Design Standards.

Accessory Structures

Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

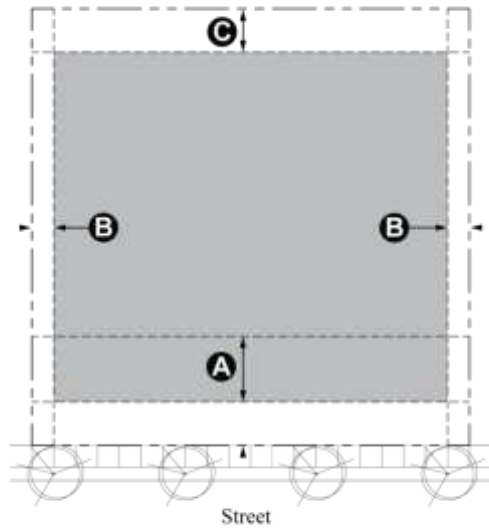
Other**Compliance with Other Standards**

Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

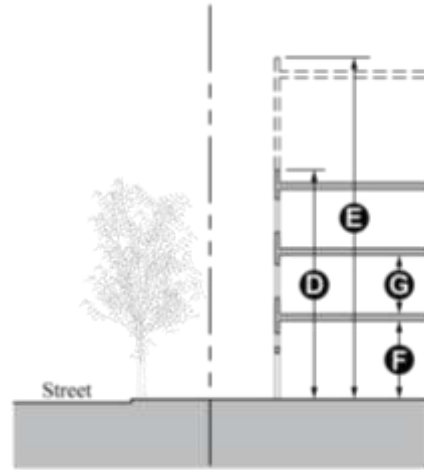
Center Street National Historic District

See Center Street National Historic District Design Standards.

17.19.070: Commercial (COM) Development Standards



Site Plan Diagram



Site Section Diagram

| Residential Density | |
|------------------------------------|---------------------------------|
| Units/acre (max) | 30 |
| Units/acre (max w/ bonus) | 60 |
| Site | |
| Lot coverage (max) | 60% |
| Building Frontage | |
| % at front setback (min) | 50% |
| Setbacks | |
| A Front (min-max) | 10'-25' |
| B Side (min-max) | 5' |
| C Rear (min) | 10' |
| Parking (min) | 15' |
| Parking | |
| Residential (min-max) | 1/Unit - 2/Unit |
| Commercial (min) | Varies by use See §17.38.040 |
| Commercial (max) | See §17.38.050 |
| Location | Rear or Side |
| Land Set Asides (17.35.020) | |
| Open Space | 10% |
| Useable Outdoor Space | 10% |

| Building Form | |
|--|-----------|
| Building Heights | |
| Stories (min) | NA |
| D Height (min - max) | 28' - 38' |
| E Height with/bonus (max) | 58' |
| Floor Heights (floor to ceiling) | |
| F Ground Floor (min) | 12' |
| G Upper Floors (min) | 9' |
| Transparency | |
| Ground Floor (frontage) | 30% |
| Ground Floor (exposed sides) | 30% |
| Upper Floors (frontage) | 20% |
| Entrances | |
| A functioning entrance, open during business hours, is required along each frontage. Buildings with two frontages may substitute an angled entrance at the corner. See also Section 17.18.030, Building Orientation and Entries. | |

Commercial (COM) Development Standards



Building Form (Continued)

Elevations

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang)

Building Design

See Section 17.18.020, Building Design

Accessory Structures

Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

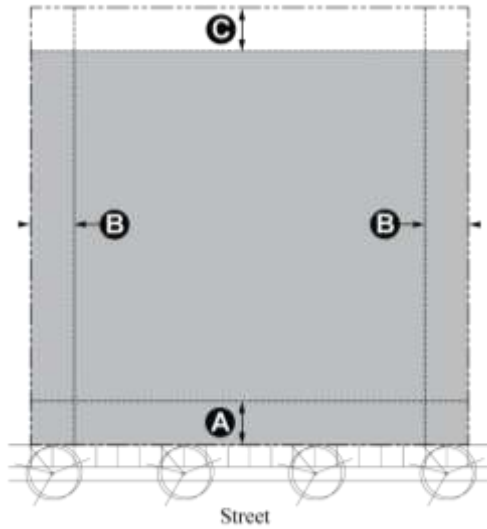
Other

Compliance with Other Standards

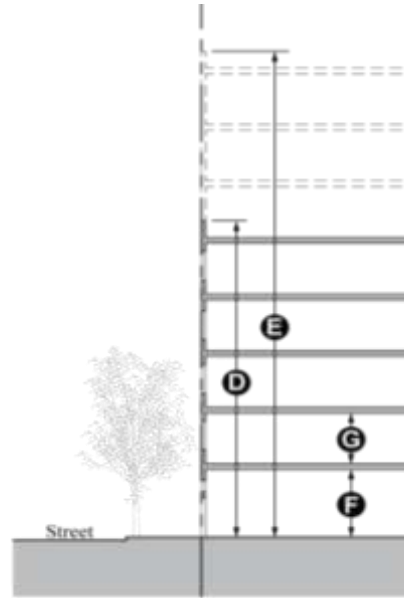
Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

17.19: Specific Development Standards: District and Corridor Zones

17.19.080: Mixed Use (MU) Development Standards



Site Plan Diagram



Site Section Diagram

Residential Density

| | |
|-----------------------------|------|
| Units/acre (min-max) | 4-30 |
| Units/acre (max with bonus) | 60 |

Site

| | |
|---------------------------|-----|
| Coverage (max) | 60% |
| Coverage (max with bonus) | 80% |

Building Frontage

| | |
|--------------------------|-----|
| % at front setback (min) | 60% |
| % at side setback | 30% |

Setbacks

| | |
|--------------------------|---------|
| A Front (min-max) | 0'-10' |
| Civic space exception | Track 2 |
| B Side (min) | 0'-15' |
| C Rear (min) | 10' |
| Parking (min) | 10' |

Parking

| | |
|-----------------------|---------------------------------|
| Residential (min-max) | 0.5/unit-2/unit |
| Commercial (min) | Varies by use See §17.38.040 |
| Commercial (max) | See §17.38.050 |
| Location | Rear or Side |

Land Set Asides (17.35.020)

| | |
|-----------------------|-----|
| Open Space | 10% |
| Useable Outdoor Space | 10% |

Building Form

Building Heights

| | |
|----------------------------------|---------|
| Stories (min) | 2 |
| D Height (min-max) | 28'-68' |
| E Height with bonus (max) | 88' |

Floor Heights (floor to ceiling)

| | |
|-----------------------------|-----|
| F Ground Floor (min) | 12' |
| G Upper Floors (min) | 9' |

Transparency

| | |
|------------------------------|-----|
| Ground Floor (frontage) | 60% |
| Ground Floor (exposed sides) | 20% |
| Upper Floors (frontage) | |

Entrances

1 per 40 linear feet of frontage.
A functioning entrance open during business hours is required along each frontage. Buildings with two frontages may substitute an angled entrance at the corner.

Mixed Use (MU) Development Standards**Building Form (Continued)****Elevations**

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang)

Building Design

See Section 17.18.020, Building Design

Accessory Structures

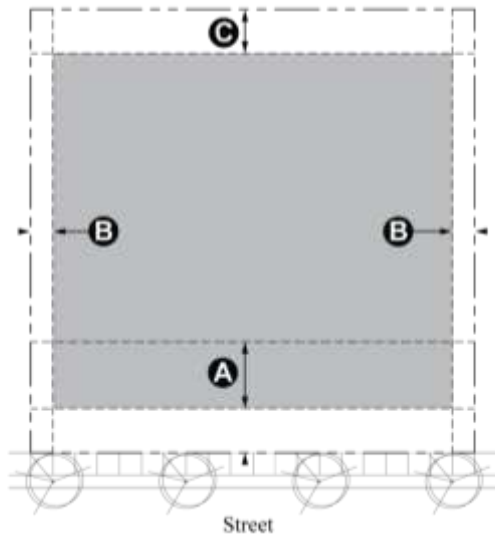
Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

Other**Compliance with Other Standards**

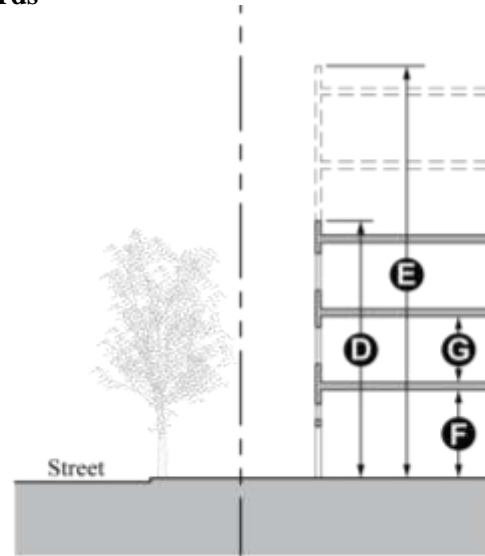
Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

17.19: Specific Development Standards: District and Corridor Zones

17.19.090: University Corridor (UC) Development Standards



Site Plan Diagram



Site Section Diagram

Residential Density

| | |
|---------------------------|--------|
| Units/acre (min - max) | 4 - 15 |
| Units/acre (max w/ bonus) | 30 |

Site

| | |
|--------------------|-----|
| Lot coverage (max) | 60% |
|--------------------|-----|

Building Frontage

| | |
|--------------------------|-----|
| % at front setback (min) | 50% |
|--------------------------|-----|

Setbacks

| | |
|--------------------------|---------|
| A Front (min-max) | 10'-25' |
| B Side (min-max) | 5' |
| C Rear (min) | 10' |
| Parking (min) | 15' |

Parking

| | |
|-----------------------|---------------------------------|
| Residential (min-max) | 1/Unit - 2/Unit |
| Commercial (min) | Varies by use See §17.38.040 |
| Commercial (max) | See §17.38.050 |
| Location | Rear or Side |

Land Set Asides (17.35.020)

| | |
|-----------------------|-----|
| Open Space | 10% |
| Useable Outdoor Space | 10% |

Building Form

Building Heights

| | |
|----------------------------------|-----------|
| Stories (min) | 2 |
| D Height (min - max) | 28' - 38' |
| E Height with bonus (max) | 58 |

Floor Heights (floor to ceiling)

| | |
|-----------------------------|-----|
| F Ground Floor (min) | 12' |
| G Upper Floors (min) | 9' |

Transparency

| | |
|------------------------------|-----|
| Ground Floor (frontage) | 30% |
| Ground Floor (exposed sides) | 30% |
| Upper Floors (frontage) | 20% |

Entrances

1 per 40 linear feet of frontage. A functioning entrance, open during business hours, is required along each frontage. Buildings with two frontages may substitute an angled entrance at the corner. See also Section 17.18.030, Building Orientation and Entries.

University Corridor (UC) Development Standards**Building Form (Continued)****Elevations**

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang)

Building Design

See Section 17.18.020, Building Design

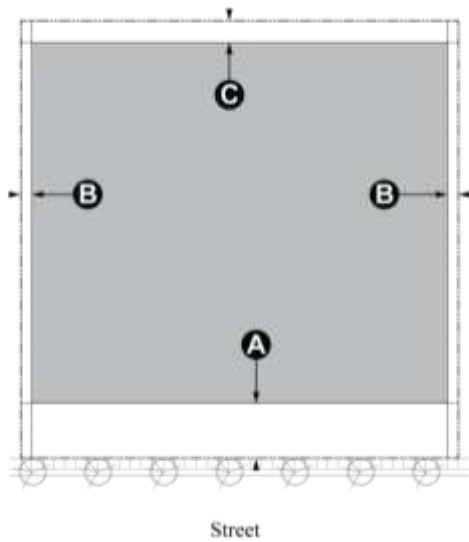
Accessory Structures

Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

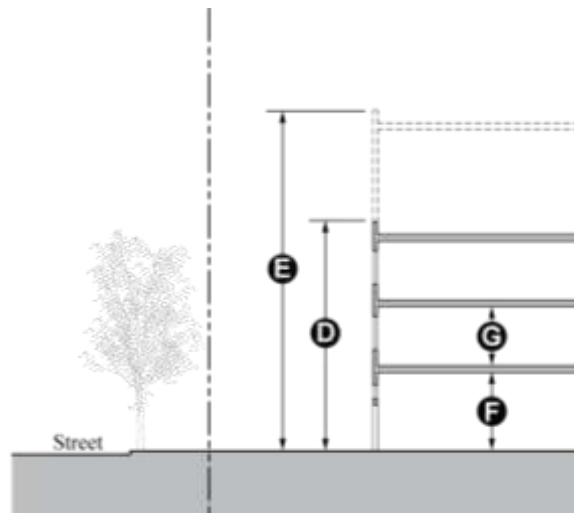
Other**Compliance with Other Standards**

Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

17.19.100: Gateway (GW) Development Standards



Site Plan Diagram



Site Section Diagram

| Residential Density | |
|----------------------------|---------------------------------|
| Units/acre (max) | 30 |
| Site | |
| Lot coverage (max) | 50% |
| Setbacks | |
| A Front (min) | 25' |
| B Side (min) | 5' |
| C Rear (min) | 10' |
| Parking (min) | 15' |
| Parking | |
| Residential (min-max) | 1 Unit – 2/Unit |
| Commercial (min) | Varies by use See §17.38.040 |
| Commercial (max) | See §17.38.050 |
| Location | Rear or Side |

| Land Set Asides (17.35.020) | |
|---|-----|
| Open Space | 20% |
| Useable Outdoor Space | 10% |
| Building Form | |
| Building Heights | |
| Stories (min) | Na |
| D Height (max) | 38' |
| E Height with bonus (max) | 58' |
| Floor Heights (floor to ceiling) | |
| F Ground Floor (min) | 12' |
| G Upper Floors (min) | 9' |
| Transparency | |
| Ground Floor (frontage) | 30% |
| Ground Floor (exposed sides) | 30% |
| Upper Floors (frontage) | 20% |

Gateway (GW) Development Standards



Building Form (Continued)

Elevations

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang)

Entrances

Public pedestrian entrances shall face a public street.

Building Design

See Section 17.18.020, Building Design.

Accessory Structures

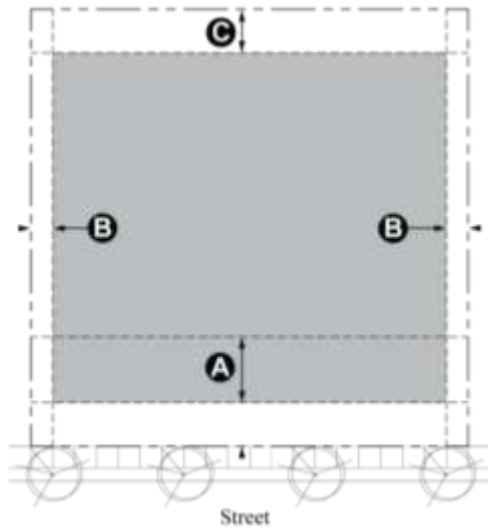
Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

Other

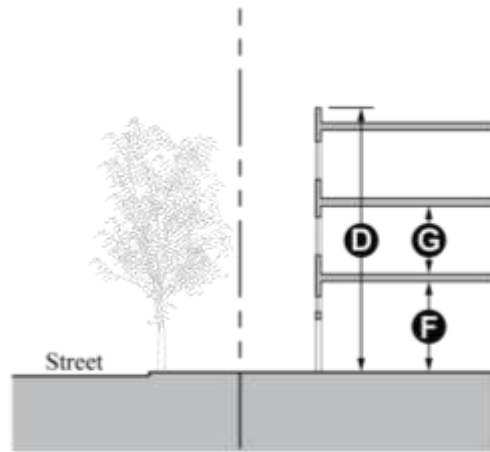
Compliance with Other Standards

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17.19.110: Commercial Services (CS) Development Standards



Site Plan Diagram



Site Section Diagram

| Site | |
|--------------------------|----------------|
| Lot coverage (max) | 60% |
| Setbacks | |
| A Front (min-max) | 10'-25' |
| B Side (min-max) | 5' |
| C Rear (min) | 10' |
| Parking (min) | 15' |
| Parking | |
| Commercial (min) | Varies by use |
| | See §17.38.040 |
| Commercial (max) | See §17.38.050 |

| Land Set Asides (17.35.020) | |
|----------------------------------|-----|
| Open Space | 10% |
| Useable Outdoor Space | 10% |
| Building Form | |
| Building Heights | |
| Stories (min) | NA |
| D Height (max) | 38' |
| Height additional w/ bonus) | NA |
| Floor Heights (floor to ceiling) | |
| F Ground Floor (min) | 12' |
| G Upper Floors (min) | 9' |
| Transparency | |
| Ground Floor (frontage) | 30% |
| Ground Floor (exposed sides) | 30% |
| Upper Floors (frontage) | 20% |

Commercial Services (CS) Development Standards**Building Form (Continued)****Elevations**

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang).

Entrances

Public pedestrian entrances shall face a public street.

Building Design

See Section 17.18.020, Building Design

Accessory Structures

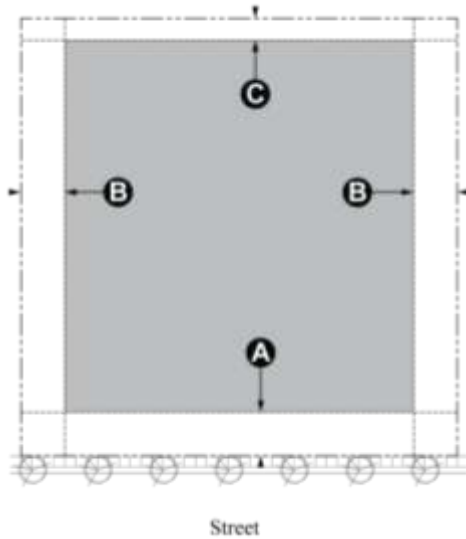
Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

Other**Compliance with Other Standards**

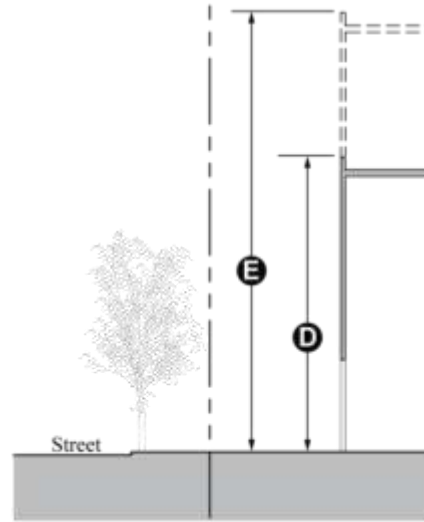
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17.19: Specific Development Standards: District and Corridor Zones

17.19.120: Industrial Park (IP) Development Standards



Site Plan Diagram



Site Section Diagram

| Site | |
|----------------------|---------------------------------|
| Lot coverage (max) | 50% |
| Setbacks | |
| A Front (min) | 20' |
| B Side (min) | 20' |
| C Rear (min) | 10' |
| Parking (min) | 30' |
| Parking | |
| Commercial (min) | Varies by use See §17.38.040 |
| Commercial (max) | See §17.38.050 |
| Location | Rear or Side |

| Land Set Asides (17.35.020) | |
|---|-----|
| Open Space | 10% |
| Useable Outdoor Space | 10% |
| Building Form | |
| Building Heights | |
| Stories (min) | NA |
| D Height (max) | 48' |
| E Height with bonus (max) | 68' |
| Floor Heights | |
| Ground Floor (min) | NA |
| Upper Floors (min) | NA |
| Transparency | |
| Ground Floor (street facing elevations) | 30% |
| Other Elevations | NA |

Industrial Park (IP) Development Standards**Building Form (Continued)****Elevations**

Blank lengths of wall exceeding 40 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang)

Entrances

Public pedestrian entrances shall face a public street.

Building and Site Design

See Section 17.18.080, Industrial Park Development Standards.

Accessory Structures

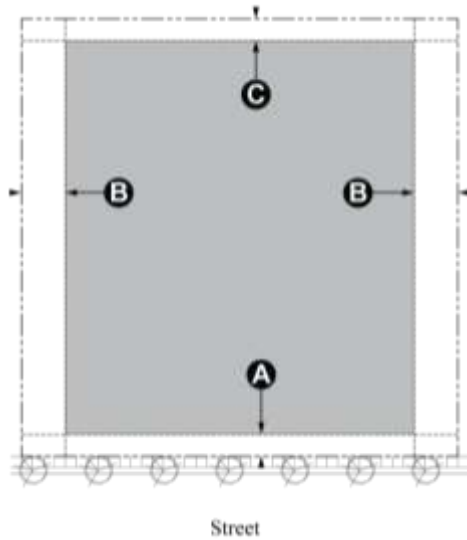
Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

Other**Compliance with Other Standards**

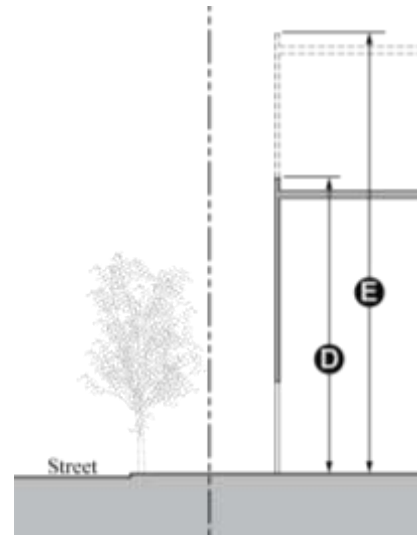
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17.19: Specific Development Standards: District and Corridor Zones

17.19.130: Airport (AP) Development Standards



Site Plan Diagram



Site Section Diagram

Site

Setbacks

| | | |
|----------|---------------|-----|
| A | Front (min) | 10' |
| B | Side (min) | 20' |
| C | Rear (min) | 10' |
| | Parking (min) | 30' |

Parking

| | |
|------------------|----------------|
| Commercial (min) | Varies by use |
| | See §17.38.040 |
| Commercial (max) | See §17.38.050 |

Land Set Asides (17.35.020)

| | |
|-----------------------|-----|
| Open Space | 10% |
| Useable Outdoor Space | 10% |

Building Form

Building Heights

| | |
|----------------------------------|-----|
| Stories (min) | NA |
| D Height (max) | 48' |
| E Height with bonus (max) | 68' |

Heights must comply with the Airport Master Plan

Floor Heights

| | |
|--------------------|----|
| Ground Floor (min) | NA |
| Upper Floors (min) | NA |

Transparency

| | |
|---|-----|
| Ground Floor (street facing elevations) | 30% |
| Other Elevations | NA |

Airport (AP) Development Standards



Building Form (Continued)

Elevations

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang)

Entrances

Public pedestrian entrances shall face a public street.

Building Design

See Section 17.18.020, Building Design.

Accessory Structures

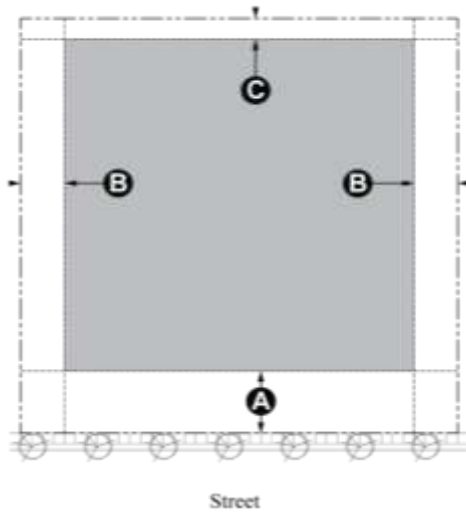
Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

Other

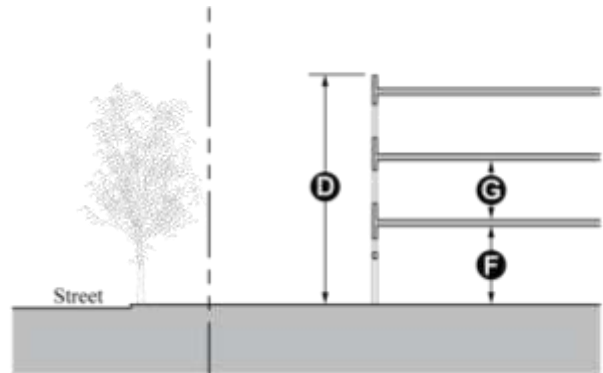
Compliance with Other Standards

Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

§17.22.070. Public Zone and Recreation Zone Development Standards



Site Plan Diagram



Site Section Diagram

| Residential Density | |
|--|--------------|
| Units/acre (max) | NA |
| Site | |
| Lot coverage (max) | 50% |
| Setbacks | |
| A Front (min) | 30' |
| B Side (min) | 20' |
| C Rear (min) | 10' |
| Parking (min) | 30' |
| Outdoor Activities Facilities (see Other Standards below) | |
| Parking | |
| See Chapter 17.38 | |
| Location | Rear or Side |

| Land Set Asides (17.35.020) | |
|---|-----|
| Not Applicable. Open Space is established during Design Review. | |
| Building Form | |
| Building Heights | |
| Stories (min) | NA |
| D Height (max) | 35' |
| See Other Standards for height exceptions. | |
| Floor Heights | |
| F Ground Floor (min) | 12' |
| G Upper Floors (min) | 9' |
| Transparency | |
| Ground Floor (frontage) | 30% |
| Ground Floor (exposed sides) | 30% |
| Upper Floors (frontage) | 20% |

Building Form (Continued)

Elevations

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang)

§17.22.070. Public Zone and Recreation Zone Development Standards**Building Form (Continued)****Entrances**

For public buildings within the perimeter or adjoining the TC, COM, MU, UC zones, entrances shall be as required in §17.18.030. For all other entrances a public pedestrian entrance shall face a public street.

Building Design

See Section 17.18.020, Building Design.

Accessory Structures

Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

Other**Compliance with Other Standards**

Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

Outdoor Activity Setbacks

Outdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back 50 feet from abutting R-zoned properties. Playground facilities must be set back 25 feet from abutting neighborhood and corridor zoned properties if not illuminated, and 50 feet if illuminated. Where the outdoor activity facility abuts an adjacent outdoor activity in another zone (e.g. a school yard in an abutting Neighborhood zone) the required setback is reduced to 10 feet.

Height Exceptions

The maximum height standards of Section 17.22.070 apply to all primary and accessory uses allowed within Public zones, except that the following may exceed the stated height limits by ten (10) feet:: water towers; utility poles; solar collectors, louvers, and reflectors; penthouse structures for elevators, stairways, HVAC facilities, or; skylights; steeples; flagpoles; chimneys; silos and barns. Utility poles and public safety facilities may exceed height limits with a Conditional Use Permit.