CITY OF LOGAN
ORDINANCE NO. 00-62

AN ORDINANCE AMENDING TITLE 17 OF THE LOGAN MUNICIPAL CODE, 1989

WHEREAS, the Municipal Council of the City of Logan has been revising its land development regulations to create a new Land Development Code; and

WHEREAS, the Planning Commission did hold a public hearing on June 8, 2000 and unanimously recommended that the Municipal Council adopt Chapters 17.05-17.15 of the Logan Municipal Code; and

WHEREAS, the Municipal Council did hold public workshops on June 24, 2000, July 12, 2000, July 19, 2000, September 6, 2000 and September 15, 2000 to discuss the content of the Code; and

WHEREAS, the Municipal Council did hold a duly noticed public hearing on July 5, 2000, to accept public testimony about the content of the chapters;

NOW THEREFORE, BE IT ORDAINED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH that following chapters are hereby added to the Logan Municipal Code, 1989, to read as more fully set forth in the attached ordinance:

17.05 Establishment of Zoning Districts
17.06 Use Categories
17.07 Residential Use Categories
17.08 Commercial Use Categories
17.09 Industrial Use Categories
17.10 Institutional and Civic Use Categories
17.11 Other Use Categories
17.12 Reserved
17.13 Residential Zoning Districts
17.14 Residential Zoning District Uses
17.15 Site Development Standards: Residential Districts

EFFECTIVE DATE: This ordinance shall become effective immediately upon publication.

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS 4th DAY OF October, 2000, by the following vote:

AYES: Perry, S. Thompson, Ken
NAYS: Alfred Borg
ABSENT: None

ATTEST: Lois Price, City Recorder

Janice Pearce, Chairman
PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 11th day of October, 2000.

Janice Pearce, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 11th day of October, 2000.

Douglas E. Thompson, Mayor
Residential, Districts and Categories
Council Code Review
17.05-17.15
LAND DEVELOPMENT CODE
October 4, 2000

Changes made after the Council workshop on September 15, 2000.

Minor changes have been made on the following pages:
19, 20, 21, 26, 27, 30, 35, 52, 53, 54, 55, 56, 61, 62, 63, 64
Chapter 17.05: Establishment of Zoning Districts

§17.05.010. Base zoning districts
The following base zoning districts are established:

A. Residential zoning districts
   1. SFL, Single-Family Low Density
   2. SFT, Single-Family Traditional
   3. SFR, Single-Family Residential
   4. MFM, Multi-Family Medium Density
   5. MFH, Multi-Family High Density
   6. MFV, Multi-Family Very High Density
   7. MH, Mobile Home
   8. AG, Agricultural

B. Economic Development zoning districts
   1. CN, Commercial Neighborhood
   2. CG, Commercial General
   3. CC, Commercial Central
   4. CE, Commercial Entranceway
   5. IND, Industrial

C. Special Purpose zoning districts
   1. PUB, Public
   2. REC, Recreation

§17.05.020. Combining Zoning Districts
The following combining zoning districts are established:

A. AL, Airport Limitation combining zoning district
B. AP, Aquifer Protection combining zoning district
C. HD, Historic district combining zoning district
D. FH, Flood Hazard combining zoning district
E. PD, Planned Development combining zoning district
F. RM, Recycling Market Development combining zoning district
G. RP, Redevelopment Project Area combining zoning district
H. SL, Sensitive Lands combining zoning district
I. USU, Utah State University property combining zoning district
J. X, Existing lot size combining zoning district
K. Density limitation combining zoning district
Chapter 17.06: Use Categories

§17.06.010. Purpose
Use categories classify land uses and activities into use categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate zoning districts.

§17.06.020. Primary Use Characteristics
Primary uses are assigned to the category that most closely describes the nature of the primary use. The "Characteristics" subsection of each use category describes the common characteristics of each primary use.

A. Considerations Used in Categorizing Primary Uses
The following considerations are used to determine what category a use is in and whether the activities are to be considered primary or accessory uses:
1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category;
2. The relative amount of site area or floor space and equipment devoted to the activity;
3. Relative amounts of sales from each activity;
4. The customer type for each activity;
5. The relative number of employees in each activity;
6. Hours of operation;
7. Building and site arrangement;
8. Vehicles used with the activity;
9. The relative number of vehicle trips generated by the activity;
10. Signs;
11. How the use advertises itself; and
12. Whether the activity is likely to be found independent of the other activities on the site.

B. Developments with Multiple Primary Uses
When all primary uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a coffee shop, bookstore and bakery, for example, shall be classified in the Sales and Service category because all of the development’s primary uses are in that category. When the primary uses of a development fall within different use categories, each primary use is classified in the applicable category and each use is subject to all applicable regulations for that category.
§17.06.030. Accessory Uses
Accessory uses are permitted uses in conjunction with a primary use unless otherwise stated in the regulations. Also, unless otherwise stated, accessory uses are subject to the same regulations as the primary use. Common accessory uses are listed as examples in the use category descriptions.

§17.06.040. Use of Examples
The "Examples" subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself "Wholesale Warehouse" but that sells mostly to consumers, is included in the Sales and Service category rather than the Wholesale Sales and Service category. This is because the actual activity on the site matches the description of the Sales and Service category.

§17.06.050. Identified uses
The base zoning districts have use tables that identify whether a use is permitted, conditional, or not permitted (Residential zoning districts are shown in Table 17.14.020; Economic Development zoning districts are shown in Table 17.17.020; Public and Recreation zoning districts are shown in Table 17.20.040). Within each zoning district use table there are listings of both the use categories and specific identified uses. If a desired primary use is not listed as a specific use on the use chart, the system established in this Chapter shall be used to determine whether the use is permitted as being consistent with a use category.
Chapter 17.07: Residential Use Categories

§17.07.010. Group Living
A. Characteristics
Group Living is characterized by the residential occupancy of a structure by a group of people who do not meet the specifications established for the category of Household Living (§17.07.020). The size of the group shall be larger than the average size of a household. Tenancy is arranged on a monthly or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Sales and Service and Community Service categories). Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment, as long as the care givers also reside at the site.

B. Accessory Uses
Accessory uses commonly associated with Group Living are recreational facilities and parking of vehicles for occupants and staff, carports, garages, storage buildings, and communal gardens.

C. Examples
Examples of Group Living include dormitories; communes; fraternities and sororities; seminaries with boarding, monasteries, and convents; nursing and convalescent homes; assisted living centers with densities compatible with the base zoning district; and some group homes for the physically disabled, mentally retarded, or emotionally disturbed.

D. Exceptions
1. Lodging where tenancy may be arranged for periods of less than 30 days is considered a hotel or motel use and is classified in the Sales and Service category.
2. Lodging where the residents meet the definition of Household and where tenancy is arranged on a month-to-month basis, or for a longer period, is classified as Household Living.
3. Facilities for people who are under judicial detainment and under the supervision of sworn officers are included in the Detention Facilities category.

§17.07.020. Household Living
A. Characteristics
Household Living is characterized by the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Sales and Service and Community Service categories).
B. Accessory Uses
Accessory uses commonly associated with Household Living are recreational activities, raising of pets, hobbies and parking of the occupants' vehicles; garage or carport; storage buildings of not more than 500 square feet; accessory buildings for home hobbies; and vegetable gardens. Home occupations and accessory dwelling units are accessory uses that are subject to additional regulations.

C. Examples
Uses include living in houses, duplexes, triplexes, fourplexes and other multi-dwelling structures, retirement center apartments, manufactured housing and other structures with self-contained dwelling units.

D. Exceptions
Lodging in a dwelling unit or where less than two thirds of the units are rented on a monthly or longer basis is considered a hotel or motel use and is classified in the Sales and Service category.
Chapter 17.08: Commercial Use Categories

§17.08.010. Entertainment Event, Major
A. Characteristics
Major Entertainment Event uses are characterized by activities and structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature.
B. Accessory Uses
Accessory uses may include restaurants, drinking establishments, concessions, parking and maintenance facilities.
C. Examples
Examples include stadiums, sports arenas, coliseums, auditoriums, exhibition and meeting areas and fairgrounds.
D. Exceptions
1. Exhibition and meeting areas with less than 20,000 square feet of total event area are classified as Sales and Service.
2. Banquet halls that are part of hotels or restaurants are accessory to those uses, which are included in the Sales and Service category.
3. Theaters, including drive-in theaters, are classified as Sales and Service.
4. Recreation or entertainment uses conducted on a continuous basis are classified as Outdoor Recreation and Entertainment or Sales and Service uses.

§17.08.020. Office
A. Characteristics
Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.
B. Accessory Uses
Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
C. Examples
Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government offices and public utility offices; TV and radio studios; medical and dental clinics, and medical and dental labs; and blood-collection facilities.
D. Exceptions
1. Offices that are part of and located with a primary use in another category are considered accessory to the firm’s primary activity.
Chapter 17.8 * COMMERCIAL USE CATEGORIES

Headquarters offices, when in conjunction with or adjacent to a primary use in another category, are considered part of the other category.

2. Contractors and others who perform services off-site are included in the Office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

§17.08.030. Recreation and Entertainment, Outdoor

A. Characteristics
Outdoor Recreation and Entertainment uses are large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. They primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting.

B. Accessory Uses
Accessory uses may include concessions, restaurants, parking, caretaker’s quarters and maintenance facilities.

C. Examples
Examples include amusement parks, theme parks, golf driving ranges, miniature golf facilities and zoos.

D. Exceptions
Uses that draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Entertainment Events.

§17.08.040. Sales and Service

A. Characteristics
Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.

B. Accessory Uses
Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale and parking.

C. Examples
Examples include uses from the four following groups:
1. Sales-Oriented: Stores selling, leasing, or renting consumer goods, home and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationary and videos; food sales and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks and other recreational vehicles.
2. Personal Service-Oriented: Branch banks; emergency medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning and personal care services; business, martial arts and other trade schools; dance or music classes; taxidermists; mortuaries; veterinarians; and animal grooming.
3. Entertainment-Oriented: Restaurants, cafes, delicatessens, bars and taverns; indoor continuous entertainment activities such as bowling
Chapter 17.8 • COMMERCIAL USE CATEGORIES

§17.08.050. Storage, Self-Service

A. Characteristics
Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property.

B. Accessory Uses
Accessory uses may include living quarters for a resident manager or security and leasing offices. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Service Storage use. The rental of trucks or equipment is also not considered accessory to a Self-Service Storage use.

C. Examples
Examples include facilities that provide individual storage areas for rent. These uses are also called mini-warehouses.

D. Exceptions
A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the Warehouse and Freight Movement category.

§17.08.060. Storage, Outdoor

A. Characteristics
The use of open areas of the lot (except the front yard) for storage of items used for non-retail or industrial trade, the storage of merchandise inventory, and the storage of bulk materials such as sand, gravel, and other building materials. Outdoor storage shall also include contractors’ yards and salvage or recycling areas.
§17.08.070. Vehicle Repair

A. Characteristics
Vehicle Repair firms service passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed.

B. Accessory Uses
Accessory uses may include offices, sales of parts and vehicle storage.

C. Examples
Examples include vehicle repair, transmission or muffler shop, auto body shop, alignment shop, auto upholstery shop, auto detailing and tire sales and mounting.

D. Exceptions
Repair and service of industrial vehicles and equipment and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as Industrial Service.

§17.08.080. Vehicle Service

A. Characteristics
Vehicle Service uses provide direct services to motor vehicles where the driver or passengers generally waits in the car or nearby while the service is performed.

B. Accessory Uses
Accessory uses may include auto repair and tire sales.

C. Examples
Examples include full-service, mini-service and self-service gas stations; car washes; and quick lubrication services.

D. Exceptions
1. Truck stops are classified as Industrial Service.
2. Refueling facilities for vehicles that belong to a specific use (fleet vehicles) are considered accessory uses if they are located on the site of the primary use.
Chapter 17.09: Industrial Use Categories

§17.09.010. Industrial Service
A. Characteristics
Industrial Service firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

B. Accessory Uses
Accessory activities may include offices, parking and storage.

C. Examples
Examples include welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; sales, repair, storage, salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing and repair; tire retreading or recapping; truck stops; building, heating, plumbing or electrical contractors; printing, publishing and lithography; exterminators; recycling operations; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; research and development laboratories; laundry, dry-cleaning and carpet cleaning plants; and photo finishing laboratories.

D. Exceptions
1. Contractors and others who perform services off-site are included in the Office category, if major equipment and materials are not stored at the site and fabrication, or similar work is not carried on at the site.
2. Hotels, restaurants and other services which are part of a truck stop are considered accessory to the truck stop.

§17.09.020. Manufacturing and Production
A. Characteristics
Manufacturing and Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.
B. Accessory Uses
Accessory activities may include offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets and caretaker’s quarters.

C. Examples
Examples include processing of food and related products; catering establishments; slaughter houses and meat packing; weaving or production of textiles or apparel; lumber mills, pulp and paper mills and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; movie production facilities; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items and other electrical items; production of artwork and toys; sign making; and production of prefabricated structures, including mobile homes.

D. Exceptions
1. Manufacturing of goods to be sold primarily on-site and to the general public are classified as Sales and Service.
2. Manufacture and production of goods from composting organic material is classified as Waste-Related uses.

§17.09.030. Warehouse and Freight Movement

A. Characteristics
Warehouse and Freight Movement firms are involved in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

B. Accessory Uses
Accessory uses may include offices, truck fleet parking and maintenance areas.

C. Examples
Examples include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials.

D. Exceptions
1. Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related uses.
2. Mini-warehouses are classified as Self-Service Storage uses.
§17.09.040. Wholesale Sales and Service

A. Characteristics
Wholesale Sales and Service firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

B. Accessory Uses
Accessory uses may include offices, product repair, warehouses, parking, minor fabrication services and repackaging of goods.

C. Examples
Examples include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware.

D. Exceptions
1. Firms that engage primarily in sales to the general public or on a membership basis are classified as Sales and Service.
2. Firms that are primarily storing goods with little on-site business activity are classified as Warehouse and Freight Movement.
Chapter 17.10: Institutional and Civic Use Categories

§17.10.010. Universities, Colleges, Applied Technology Centers
A. Characteristics
This category includes colleges and other institutions of higher learning which offer courses of general or specialized study leading to a degree. Colleges tend to be in campus-like settings or on multiple blocks.

B. Accessory Uses
Accessory uses include offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities and support commercial.

C. Examples
Examples include universities, liberal arts colleges, community colleges, nursing and medical schools not accessory to a hospital and seminaries.

D. Exceptions
Business and trade schools are classified as Sales and Service.

§17.10.020. Community Services
A. Characteristics
Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide special counseling, education, or training of a public, nonprofit or charitable nature.

B. Accessory Uses
Accessory uses may include offices; meeting areas; food preparation areas; parking, health and therapy areas; and athletic facilities.

C. Examples
Examples include libraries, museums, senior centers, community centers, publicly owned swimming pools, youth club facilities, hospices, social service facilities, emergency shelter¹, vocational training for persons with physical or mental disabilities, temporary shelters and services for victims of domestic violence, crematoriums, columbaria and mausoleums.

¹ Emergency shelters for purposes of relocating persons in the event of a local emergency as determined by the Mayor shall not require permit approvals.
D. Exceptions
1. Private lodges, clubs and private or commercial athletic or health clubs are classified as Sales and Service. Commercial museums are classified as Sales and Service.
2. Parks are classified as Parks and Open Areas.
3. Uses where tenancy is arranged on a month-to-month basis, or for a longer period are residential and are classified as Household.

§17.10.030. Day Care
A. Characteristics
Day Care uses provide care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day.
B. Accessory Uses
Accessory uses include offices, food preparation, recreation areas and parking.
C. Examples
Examples include preschools, child care centers, nursery schools, latch key programs and adult day care programs.
D. Exceptions
Day Care does not include public or private schools or facilities operated in connection with an employment use, shopping center or other primary use, where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity.

§17.10.040. Hospitals
A. Characteristics
Hospitals include uses providing medical or surgical care to patients and offering overnight care.
B. Accessory Uses
Accessory uses include out-patient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities and housing facilities for staff or trainees.
C. Examples
Examples include medical centers and hospitals.
D. Exceptions
1. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living category.
2. Medical clinics that provide care where patients are generally not kept overnight.
3. Emergency medical clinics are classified as Sales and Service.

§17.10.050. Parks and Open Areas
A. Characteristics
Parks and Open Areas are uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures.
B. Accessory Uses
Accessory uses may include club houses, maintenance facilities, concessions, caretaker’s quarters and parking.

C. Examples
Examples include parks, golf courses, cemeteries, public squares, plazas, recreational trails, botanical gardens, nature preserves and land used for grazing that is not part of a farm or ranch.

§17.10.060. Religious Institutions
A. Characteristics
Religious Institutions primarily provide meeting areas for religious activities.

B. Accessory Uses
Accessory uses include Sunday school facilities, parking, caretaker’s housing and group living facilities such as convents, monasteries, or seminaries.

C. Examples
Examples include churches, temples, synagogues and mosques.

§17.10.070. Safety Services
A. Characteristics
Safety Services are uses that provide public safety and emergency response services. They often need to be located in or near the area where the service is provided. Employees are regularly present on-site.

B. Accessory Uses
Accessory uses include offices and parking.

C. Examples
Examples include fire stations, police stations and emergency medical and ambulance stations.

§17.10.080. Schools
A. Characteristics
This category includes public and private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education.

B. Accessory Uses
Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums and before- or after-school day care.

C. Examples
Examples include public and private daytime schools, boarding schools and military academies.

D. Exceptions
1. Preschools are classified as Day Care uses.
2. Business and trade schools are classified as Sales and Service.
§17.10.090. Utilities, Basic

A. Characteristics
Basic Utilities are infrastructure services that need to be located in or near the area where the service is provided. Basic Utility uses generally do not regularly have employees at the site. Services may be public or privately provided.

B. Accessory Uses
Accessory uses may include parking and control, monitoring, data or transmission equipment.

C. Examples
Examples include water and sewage pump stations; electrical substations; water towers and reservoirs; stormwater retention and detention facilities; telephone exchanges; and park-and-ride facilities for mass transit.

D. Exceptions
1. Services where people are generally present are classified as Community Services, Offices, or Safety Services.
2. Utility offices where employees or customers are generally present are classified as Offices.
3. Bus barns are classified as Warehouse and Freight Movement.

§17.10.100. Telecommunications facilities

A. Characteristics
Telecommunications facilities includes all devices, equipment, machinery, structures or supporting elements necessary to produce nonionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Facilities may be self supporting, guyed, mounted on poles, other structures, light posts, power poles, or buildings. Facilities may also include interconnection translators, connections from over-the-air to cable, fiber-optic, or other landline transmission system.

B. Accessory Uses
Accessory use may include transmitter facility buildings.

C. Examples
Examples include broadcast towers, communication towers and point-to-point microwave towers.

D. Exceptions
1. Receive-only antennas are not included in this category.
2. Radio and television studios are classified in the Office category.
3. Radio and television broadcast facilities that are public safety facilities are classified as Basic Utilities.
Chapter 17.11: Other Use Categories

§17.11.010. Agriculture
   A. Characteristics
      Agriculture includes activities in which the primary use involves raising,
      producing or keeping plants or animals.
   B. Accessory Uses
      Accessory uses include dwellings for proprietors and employees of the use
      and animal training.
   C. Examples
      Examples include breeding or raising of fowl or other animals; dairy farms;
      stables; riding academies; breeding of domestic animals; farming, truck
      gardening, forestry and tree farming; and wholesale plant nurseries.
   D. Exceptions
      1. Processing of animal or plant products, including milk and feed lots, are
         classified as Manufacturing and Production.
      2. Livestock auctions are classified as Wholesale Sales and Service.
      3. Plant nurseries that are oriented to retail sales are classified as Sales
         and Service.
Chapter 17.12: Reserved
Article III: Base Zoning Districts
Chapter 17.13: Residential zoning districts

§17.13.010. General
This chapter contains regulations for base residential zoning districts. It includes a list of base residential districts; a brief explanation of each district's purpose; tables of allowed uses and structure types and standards governing development within the residential districts. The provisions of this chapter are supplemented by other regulations of the Land Development Code that apply to particular uses and development types and to development within certain combining districts.

§17.13.020. Residential Zoning Districts Established
The following districts are base residential zoning districts:
A. SFL, Single-Family Low Density
B. SFT, Single-Family Traditional
C. SFR, Single-Family Residential
D. MFM, Multi-Family Medium Density
E. MFH, Multi-Family High Density
F. MFV, Multi-Family Very High Density
G. MH, Mobile Home
H. AG, Agricultural

§17.13.030. Residential districts
Residential zoning districts are intended to accommodate residential uses and other uses as determined in Table 17.14.020. Density ranges are indicated within each zoning district. The City shall have the discretion to determine the actual project density as supported in findings based upon site development standards, site design and layout, and other development factors specified in this Land Development Code and the General Plan. Conditional uses are evaluated on the basis of the standards for review contained in Chapter 17.49. Conditional uses which may be considered within a residential zone are listed with a "C" in Table 17.14.020 in Chapter 17.14.020.

§17.13.040. SFL, Single-Family Low Density District
SFL, Single-Family Low Density, district is intended for detached houses on estate or large-size parcels. The Single Family Low classification may also be applied to the upper benches, in rural areas as a separation between urban areas and unincorporated areas, and in locations where flood or other natural hazards require the use of larger parcel sizes to protect the public health and safety. Explanation 17.13.040 provides examples of development patterns possible in the SFL zoning district. The SFL zoning district corresponds to the SFL land use classification of the General Plan.
A. Lot size and development density
   1. Minimum area for new lots: As established in Table 17.15.010, as adopted by the Planning Commission.
   2. Maximum density in number of units per acre of net land area for new lots: As established in Table 17.15.010, as adopted by the Planning Commission, and not exceeding the maximum density. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title.

B. Requirements for planned developments
   Dwelling units with planned development approval may be placed on parcels of not less than one half acre, provided that there is the equivalent of at least one-half acre of dedicated usable common area open space or an equivalent for each dwelling unit.

Explanation 17.13.040: Development Examples, SFL zoning district
1. On 10 acres of net land area, 10 single family homes could be built, each on a 1 acre lot.
2. On 10 acres of net land area, 10 single family homes could be built, each on a ½ acre lot if 5 acres of dedicated common open space were provided as a part of the development.
3. On 10 acres of net land area, 10 single family homes could be built, 9 on a ½ acre lot and 1 on a 5.5 acre lot, provided that the properties were included in the SFL-X zoning district.

C. Site development considerations
   1. Design review: Required for planned developments, subdivisions, and for individual residences above the visual sensitivity area established in the Land Use Element.
   2. Onsite Usable Open Space: In conjunction with planned development standards there shall be at least 1,386 square feet of usable open space on each lot or as a part of overall open space requirements as adopted in design review of the project. In the SFL zoning district, there is no reduction for additional units.
   3. Accessory dwellings: Requires a public hearing and issuance of a conditional use permit (Refer to Chapter 17.49). Special regulations apply (Refer to Chapter 17.42).

D. Maximum occupancy, vehicle limitation
   1. One family unit or not more than three unrelated adults.
   2. Family unit occupancy—Section Reserved.
   3. Parking shall conform to code (Parking 17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking or parking for which a right-of-way parking permit has been issued pursuant to the Logan Municipal Code.
§17.13.050. SFT, Single-Family Traditional District

The SFT, Single-Family Traditional, district is intended to accommodate household living in detached houses. The SFT district corresponds to the SFT land use classification of the General Plan. Explanation 17.13.050 provides examples of development patterns possible in the SFT zoning district.

A. Lot size and development density

1. Minimum area for new lots: As established in Table 17.15.010, as adopted by the Planning Commission.

2. Maximum density in number of units per acre of net land area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission, and not exceeding the maximum density. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title.

Explanation 17.13.050: Development Examples, SFT zoning district

1. On 2 acres of net land area, a maximum of 11 single family homes could be built, each on a 8,000 square foot lot, if approved by the Planning Commission.

2. On 2 acres of net land area, a maximum of 11 single family homes, each on an 6,000 square foot lot if 21,120 square feet of dedicated common open space was provided, and if approved by the Planning Commission.

3. On 3.67 acres of net land area, a planned development subdivision may be constructed with
   a. 20 units on 5,000 square foot lots,
   b. 60,000 square feet of usable open space — playfields, gazebo, swimming pool, for example, and other common area, such as a landscape buffer around the subdivision, medians in the main roads, or common landscaped areas, as approved by the Planning Commission.

B. Requirements for planned developments

1. Planned development subdivisions comprised of twenty or more Dwelling units with planned development approval may be placed on parcels of not less than 5,000 square feet, provided that there is at least 3,000 square feet of usable dedicated common area open space or equivalent for each dwelling unit.

2. For dwelling units, the Planning Commission may reduce the ratio of usable open space to not less than 2,000 square feet per unit, provided that there is other common area comprising the balance of the 6,000 square feet per dwelling.

C. Site development considerations

1. Onsite Usable Open Space: In conjunction with planned development standards, there shall be at least 1,386 square feet of usable open space on each lot or as a part of overall open space requirements as adopted in design review of the project. In the SFT zoning district, there is no reduction for additional units.
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2. Design review: Required for planned developments and subdivisions, but not for individual residences unless located within the Visual Sensitive Area.

3. Accessory dwellings: Requires a public hearing and issuance of a conditional use permit (Refer to Chapter 17.49). Special regulations apply (Refer to Chapter 17.42).

D. Maximum occupancy, vehicle limitation
   1. One family unit or not more than three unrelated adults.
   2. Family unit occupancy—Section Reserved.
   3. Parking shall conform to code (Parking 17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking or parking for which a right-of-way parking permit has been issued pursuant to the Logan Municipal Code.

§17.13.060. SFR, Single-Family Residential District

The SFR, Single-Family Residential, district is intended to accommodate household living in conventional single family detached houses. The SFR district corresponds to the SFR land use classification of the General Plan. Explanation 17.13.060 provides examples of development patterns possible in the SFR zoning district.

Explanation 17.13.060: Development Examples, SFR zoning district

1. On 1 acre of net land area, 7 detached single family homes could be built, each on an 6,000 square foot lot, if approved by the Planning Commission.

2. On 1 acre of net land area, 7 detached single family homes could be built, each on a 5,000 square foot lot, with 7,000 square feet of usable common area, if approved by the Planning Commission.

A. Lot size and development density
   1. Minimum area for new lots: As established in Table 17.15.010, as adopted by the Planning Commission.
   2. Maximum density in number of units per acre of net land area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission, and not exceeding the maximum density. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title.

B. Requirements for planned unit developments
   Permitted and encouraged, but subject to review and rezoning into the PD combining zoning district.

C. Site development considerations
   1. Onsite Usable Open Space:
      Single family dwellings, detached: 1,386 square feet of usable open space for each dwelling.
   2. Design review: Required for planned developments, subdivisions, and in-fill, but not for other individual residences, unless located within the Visual Sensitive Area.
3. Accessory dwellings: Requires a public hearing and issuance of a conditional use permit (Refer to Chapter 17.49). Special regulations apply (Refer to Chapter 17.42).

D. Maximum occupancy, vehicle limitation
1. One family unit or not more than three unrelated adults.
2. Family unit occupancy—Section Reserved.
3. Parking shall conform to code (Parking 17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking or parking for which a right-of-way parking permit has been issued pursuant to the Logan Municipal Code.

§17.13.070. MFM, Multi-Family Medium Density District
The MFM, Multi-Family Medium Density, district is primarily intended to accommodate household living in attached houses, detached houses, twinhomes, and duplexes. The MFM district corresponds to the MFM land use classification of the General Plan. If units are to be developed as investment property for rental occupancy, a duplex is the largest structure that may be constructed. If units are to be made available for individual sale, the type of residential structure shall be determined through the design review or subdivision process. Explanation 17.13.080 provides examples of development patterns possible in the MFM zoning district.

A. Lot size and development density
1. Minimum area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission.
2. Number of units per acre of net land area: As established in Table 17.15.010, as adopted by the Planning Commission. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title. Final density to be determined through the design review process and with approval of the Planning Commission.

B. Requirements for planned developments
1. Permitted, subject to review as a subdivision.
2. Planned developments do not have minimum land areas per units so that the building footprint may be the “lot.”
Explanation 17.13.070: Development Examples, MFM zoning district

1. On 1 acre of net land area, 7 detached single family homes could be built, each on a 6,000 square foot lot.

2. On 2 acres of net land 11 duplexes (22 units) could be built, each duplex on an 8,000 square foot lot. This is the equivalent of 11 units per acre.

Open space: A complex with 4 duplexes would require 1,386 square feet of usable open space for each building and 462 square feet of usable open space for each unit in the buildings, a total of 9,240 square feet of usable open space. A townhouse with 4 attached individually owned units would require 3,234 sq. ft.

C. Site development considerations

1. Design review: Required for planned developments, subdivisions, and duplexes, but not for individual residence unless located within the Visual Sensitive Area.

2. Onsite Usable Open Space: 1,386 square feet for each structure and 462 square feet for each dwelling unit. Design review shall determine whether or not it shall be contiguous or in clusters.
   a. Onsite usable open space shall be usable for recreation or play.
   b. Design review shall determine whether or not it shall be contiguous or in clusters.

3. Accessory dwellings: Not permitted.

4. Units not constructed for individual ownership shall be limited to a duplex or single detached dwelling configuration.

D. Maximum occupancy, vehicle limitation

1. One family unit or not more than three unrelated adults.

2. Family unit occupancy—Section Reserved.

3. Parking shall conform to code (Parking 17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking or parking for which a right-of-way parking permit has been issued pursuant to the Logan Municipal Code.

§17.13.080. MFH, Multi-Family High Density District

The MFH, Multi-Family High Density, district is intended to accommodate household living in attached houses, detached houses, and multi dwelling structures. The MFH district corresponds to the MFH land use classification of the General Plan. Explanation 17.13.080 provides examples of development patterns possible in the MFH zoning district.

A. Lot size and development density

1. Minimum area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission.

2. Number of units per acre of net land area: As established in Table 17.15.010, as approved by the Planning Commission. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title. Final density to be determined through the design review process and with approval of the Planning Commission.
B. Requirements for planned developments
   1. Permitted and encouraged.
   2. Subject to review as subdivision.

**Explanation 17.13.080: Development Examples, MFH zoning district**

1. On 1 acre of net land area, 7 detached single family homes could be built, each on a 6,000 square foot lot.

2. On 1 acre of net land area, 14 units of multi-family housing could be built. Unless a planned unit development had been approved.

3. Each duplex would require an 8,000 square foot lot, a triplex would require a 10,000 square foot lot, and a fourplex would require a 12,000 square foot lot.

4. A five-plex could be built on a 15,000 square foot lot and a six-plex could be built on an 18,000 square foot lot.

**Open space:** A complex with 2 fourplexes would require 1,386 square feet of usable open space for the building and 462 square feet of usable open space for each of the 4 units in the structure, a total of 3,234 square feet of usable open space per building. 2 fourplexes would require 6,46 sq. ft; a single building with 8 units would require 5,082 sq. ft.

C. Site development considerations
   1. Onsite Usable Open Space: 1,386 square feet for each structure and 462 square feet for each dwelling unit.
      a. Onsite usable open space shall be usable for recreation or play.
      b. Design review shall determine whether or not it shall be contiguous or in clusters.
   2. Design review: Required for planned developments, subdivisions, and multi dwelling structures, but not for individual residences unless located in the visually sensitive area as defined in the General Plan.
   3. Accessory dwellings: Not permitted.

D. Maximum occupancy, vehicle limitation
   1. One family unit or not more than three unrelated adults.
   2. Family unit occupancy—Section Reserved.
   3. Parking shall conform to code (Parking 17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking.

§17.13.090. MFV, Multi-Family Very High Density District
The MFV, Multi-Family Very High, district is primarily intended to accommodate household living in multi-dwelling structures. The MFV district corresponds to the MFV land use classification of the General Plan. Explanation 17.13.090 provides examples of development patterns possible in the MFV zoning district.

A. Lot size and development density
   1. Minimum area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission.
   2. Number of units per acre of net land area: As established in Table 17.15.010, as adopted by the Planning Commission. Maximum density may be reduced at the discretion of the Planning Commission based on
Chapter 17.13 • RESIDENTIAL ZONING DISTRICTS

the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title. Final density to be determined through the design review process and with approval of the Planning Commission.

B. Requirements for planned developments
Permitted and encouraged, but subject to review.

C. Site development considerations
1. Onsite Usable Open Space: 1,386 square feet for each structure and 462 square feet for each dwelling unit.
   a. Onsite usable open space shall be usable for recreation or play.
   b. Design review shall determine whether or not it shall be contiguous or in clusters.
2. Design review: Required for planned developments, subdivisions, and all multi-dwelling structures, but not for individual residences unless located in the visually sensitive area as defined in the General Plan.
3. Accessory dwellings: Not permitted.

Explanation 17.13.090: Development Examples: MFV zoning district

1. On 1 acre of net land area, 7 detached single family homes could be built, each on a 6,000 square foot lot.

2. After design review and with approval of the Planning Commission, a 32 unit multi-story apartment could be built on 1 acre.

Open space: A complex with 2 fourplexes would require 1,386 square feet of usable open space for each building and 462 square feet of usable open space for each of the 4 units in the structure, a total of 3,234 square feet of usable open space per building. 2 fourplexes would require 6,468 sq. ft; a single building with 8 units would require 5,082 sq. ft.

D. Maximum occupancy, vehicle limitation
1. One family unit or not more than two unrelated adults per bedroom, not to exceed six unrelated adults per dwelling unit.2
2. Family unit occupancy—Section Reserved.
3. Parking shall conform to code (Parking 17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking.

§17.13.100. MH, Mobile Home District
The MH, Mobile Home, district is intended to accommodate mobile home parks.3 The MH district corresponds to the MH land use classification of the

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2 Apartments within the MFV district which were developed in conformance with Title 17, Logan Municipal Code, Land Development and contain more than four bedrooms may have one person per bedroom provided that there is a conforming parking space for each resident or that the apartment complex is managed so that there is a parking permit system to ensure that one conforming parking space is available for each resident who has a vehicle parked at the complex.

3 Mobile home parks are developments in which the resident may own or rent a mobile home, but rents the land on which the mobile home is located. A mobile home subdivision – where both the mobile home and the land are purchased – is treated as conventional subdivision and evaluated under the criteria of the single or multi-family zoning district in which it is located.
General Plan. Explanation 17.13.100 provides examples of development patterns possible in the MH zoning district.

A. Lot size and development density
   1. Minimum lot area within mobile home parks: As established in Table 17.15.010, as approved by the Planning Commission.
   2. Number of units per acre of net land area: As established in Table 17.15.010, as adopted by the Planning Commission. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title. Final density to be determined through the design review process and with approval of the Planning Commission.

Explanation 17.13.100: Development Example, MH zoning district
A mobile home park on 5 acres may be proposed with a maximum of 36 mobile home pads for lease or rent and usable open space in the amount of 1,386 square feet for each 4 mobile homes and 462 square feet of usable open space for each mobile home. A mobile home subdivision is reviewed as a conventional subdivision subject to standard setbacks, development standards, and densities assigned in the base zoning district.

B. Requirements for planned developments
   Permitted and encouraged, and subject to review as a subdivision.

C. Site development considerations
   1. Onsite Usable Open Space: 1,386 square feet for every four dwelling units and 462 square feet for each dwelling unit.
      a. Onsite usable open space shall be usable for recreation or play.
      b. Design review shall determine whether or not it shall be contiguous or in clusters.
   2. Design review: Required for the mobile home park, but not for individual mobile home residences unless located in the visually sensitive area as defined in the General Plan.
   3. Accessory dwellings: Not permitted.

D. Maximum occupancy, vehicle limitation
   1. One family unit or not more than two unrelated adults in a single wide. A double-wide mobile home with a minimum of three bedrooms may be occupied by a maximum of three unrelated adults.
   2. Family unit occupancy—Section Reserved.
   3. Parking shall conform to code (Parking 17.38.080). No more than two vehicles per mobile home space unless otherwise allowed in the permit for the mobile home park.

§17.13.110. AG, Agricultural District
The AG, Agricultural, district is intended to (1) accommodate agricultural land uses; (2) protect environmentally sensitive areas of the community; (3) provide an interim zoning classification for lands annexed into the City; or (4) accommodate household living uses in detached houses. The AG district corresponds to the AG land use classification of the General Plan. Explanation 17.13.110 provides examples of development patterns possible in the AG zoning district.
Chapter 17.13 • RESIDENTIAL ZONING DISTRICTS

A. Lot size and development density
1. Minimum area for new lots or parcels after subdivision: As established in Table 17.15.010, as adopted by the Planning Commission.
2. Maximum density in number of units per acre of net land area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title.

B. Requirements for planned developments
Dwelling units with planned development approval may be placed on parcels of not less than two and one-half acres, provided that:
1. There is the equivalent of at least two and one-half acres of usable common area open space or an equivalent for each dwelling unit.
2. The use of clustering and density transfer are permitted provided that the overall land area calculation is one dwelling unit per ten acres, even though some parcels may be smaller than ten acres. The difference shall be comprised of unsubdivided common area.

C. Site development considerations
1. Design review: Required for planned developments and subdivisions, and for individual residences above the visual sensitivity area established in the Land Use Element.
2. Onsite Usable Open Space: In conjunction with planned development requirements, there shall be at least 1,386 square feet of usable open space on each lot or as a part of overall open space requirements as adopted in design review of the project. In the zoning district, there is no reduction for additional units.
3. Accessory dwellings: Conditionally permitted after public hearing and issuance of a special use permit and subject to all ordinance provisions.

D. Maximum occupancy, vehicle limitation
1. One family unit or not more than three unrelated adults.
2. Family unit occupancy—Section Reserved.
3. Parking shall conform to code (Parking 17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking.

Explanation 17.13:110: Development Examples, AG Zoning District

1. On 20 acres of net land area, 2 single-family homes could be built, each on a 10 acre lot.
2. On 20 acres of net land area, 2 single-family homes could be built, each on a 2 1/2 acre lot if 15 acres of dedicated common open space was provided.
Chapter 17.14: Residential zoning district uses

§17.14.010. Purpose
The purpose of this Chapter is to define the types of scope of uses permitted and conditionally permitted within Residential zoning districts. This chapter is intended to define the categories of uses that are compatible with the Residential zones and to list common uses that are permitted or conditionally permitted within Residential zoning districts.

§17.14.020. Primary uses in residential zoning district
Table 17.14.020 lists the primary uses permitted within residential zoning districts. All of the use categories listed in the table are defined in Chapters 17.06, 17.07, 17.08, 17.09, 17.10, 17.11.

A. Uses Permitted By Right
A "P" indicates that a use type is allowed in the respective zoning district. These permitted uses are subject to all other applicable regulations of the Land Development Code, including the Supplemental Use and Development Regulations of Article V.

B. Conditional Uses
A "C" indicates that a use type is allowed only if reviewed and approved as a Conditional Use, in accordance with the Conditional Use review procedures of Chapter 17.49. Conditional Uses are subject to all other applicable regulations of the Land Development Code, including the Supplemental Use and Development Regulations of Article V.

C. Uses Not Allowed
A "No" indicates that a use type is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of the Land Development Code.
### Table 17.14.020: Residential Zoning District Uses

<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
<td>AG</td>
</tr>
<tr>
<td>Group Living</td>
<td>Residential occupancy of a structure by a group of people who do not meet the definition of a family</td>
<td>No</td>
</tr>
<tr>
<td>Refer to §17.070.010</td>
<td>Assisted Living Center&lt;sup&gt;5&lt;/sup&gt;</td>
<td>No</td>
</tr>
<tr>
<td>Household Living</td>
<td>Residential occupancy of a dwelling unit by a family</td>
<td>C</td>
</tr>
<tr>
<td>Refer to §17.070.020</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Institutional Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>College, University, Technical</td>
<td>Colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree</td>
<td>No</td>
</tr>
<tr>
<td>Refer to §17.10.010</td>
<td>Trade, vocational, or commercial schools</td>
<td>No</td>
</tr>
<tr>
<td>Community Services</td>
<td>Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community</td>
<td>C</td>
</tr>
<tr>
<td>Refer to §17.10.020</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<sup>4</sup> Except for group living uses for which State or Federal preemption required such approval in this district.

<sup>5</sup> Density for assisted living centers is determined on the basis of population for the facility. Using current census data, the number of units per acre is multiplied by the City of Logan person per household number to determine the maximum population per acre. In the SFR district, 5.5 units per acre would be multiplied by 3.25 persons for a population of 17 persons per acre. An assisted living center would be able to propose a population of clients less than or equal to 17 persons per acre in SFR.
<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Day Care&lt;sup&gt;6&lt;/sup&gt;</td>
<td>Uses providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. For more than 24 hour care, a use permit is required for both categories</td>
<td>P P P P P P P</td>
</tr>
<tr>
<td>Family Group Care&lt;sup&gt;7&lt;/sup&gt;</td>
<td>No further description provided</td>
<td>C C C C C C C</td>
</tr>
<tr>
<td>Commercial Day Care</td>
<td>17 or more clients</td>
<td>No No No C C C C</td>
</tr>
<tr>
<td>Hospital</td>
<td>Uses providing medical or surgical care to patients and offering overnight care</td>
<td>No No No C C C No</td>
</tr>
<tr>
<td>Parks and Open Areas</td>
<td>Uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares</td>
<td>No P P P P P P P</td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>Uses providing meeting areas for religious activities</td>
<td>No P P P P P P P</td>
</tr>
<tr>
<td>Safety Service</td>
<td>Uses that provide public safety and emergency response services</td>
<td>No C C C C C C C</td>
</tr>
<tr>
<td>Schools</td>
<td>Public schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education</td>
<td>State law supercedes local zoning regulations</td>
</tr>
<tr>
<td></td>
<td>Private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education</td>
<td>No C C C C C C No</td>
</tr>
</tbody>
</table>

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<sup>6</sup> "Family Caregiver" as defined by State law and administrative regulations. The maximum number of clients (children or elder) in a family daycare care as established by the State. In 2000, the number was eight (with no more than two being under the age of 2). If State regulations change this number, this code is to reflect current State law or regulations.

<sup>7</sup> Family Group Day Care as defined by State law and administrative regulations. In 2000, the maximum number of clients was sixteen persons (no more than four under the age of 2) with two caregivers onsite. This category, however, in this Title does not establish a maximum number of clients. The maximum is to be determined as a part of the Use Permit review process.
<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities, basic service delivery and laterals&lt;sup&gt;8&lt;/sup&gt;</td>
<td>Infrastructure services that need to be located in or near the area where the service is provided; physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint.</td>
<td>C  P  P  P  P  P  P  P</td>
</tr>
<tr>
<td>Utilities, distribution network</td>
<td>Neighborhood or area distribution network, above ground power lines of less than 120 kilovolts.</td>
<td>C  C  C  C  C  C  C  C</td>
</tr>
<tr>
<td>Utilities, structures, physical facilities</td>
<td>Regional, intracity, intercity, or interstate distribution lines; above ground power of 120 kilovolts or more; power distribution by nonfranchised power company; physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint.</td>
<td>C  C  C  C  C  C  C  C</td>
</tr>
<tr>
<td>Radio, television, or microwave towers</td>
<td></td>
<td>C  C  C  C  C  C  C  C</td>
</tr>
<tr>
<td>Ham radio towers of 50' or less in height above the average elevation of the subject property</td>
<td></td>
<td>C  P&lt;sup&gt;9&lt;/sup&gt;  P&lt;sup&gt;9&lt;/sup&gt;  P&lt;sup&gt;9&lt;/sup&gt;  P&lt;sup&gt;9&lt;/sup&gt;  P&lt;sup&gt;9&lt;/sup&gt;  P&lt;sup&gt;9&lt;/sup&gt;  P&lt;sup&gt;9&lt;/sup&gt;</td>
</tr>
<tr>
<td>Municipal water well, reservoir, or storage tank</td>
<td></td>
<td>C  C  C  C  C  C  C  C</td>
</tr>
<tr>
<td>Telecommunication Facilities</td>
<td>Devices, equipment, machinery, structures or supporting elements necessary to produce nonionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message</td>
<td>C  C  C  C  C  C  C  C</td>
</tr>
</tbody>
</table>

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<sup>8</sup> Ham radio towers of more than 50' (retracted height for retractable antenna) above average elevation of the subject property require a conditional use permit.

<sup>9</sup> Above and below ground facilities or lines to connect to and from the distribution system for individual development.
### Commercial Uses

<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Office</strong>&lt;br&gt;Refer to §17.08.020</td>
<td>Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services</td>
<td>AG</td>
</tr>
<tr>
<td></td>
<td>Bank or savings and loans, credit union</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Clinic, medical or dental</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Laboratory, scientific or research</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Wholesale Office</td>
<td>No</td>
</tr>
<tr>
<td><strong>Accommodations, lodging, bed and breakfast</strong></td>
<td>Bed and Breakfast: ten or fewer rooms and meal service limited to guests. Sleeping accommodations for transient occupancy</td>
<td>No&lt;sup&gt;12&lt;/sup&gt;</td>
</tr>
<tr>
<td></td>
<td>Hotel, Motel</td>
<td>No</td>
</tr>
<tr>
<td><strong>Parking, Commercial</strong></td>
<td>Facilities providing parking that is not accessory to a specific use; public or private</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Recreational vehicle and vehicle storage parking</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Truck storage, outdoor</td>
<td>No</td>
</tr>
<tr>
<td><strong>Recreation and Entertainment</strong>&lt;br&gt;Outdoor facility&lt;br&gt;Refer to §17.08.030</td>
<td>Generally commercial uses that provide recreation or entertainment-oriented activities, primarily takes place outdoors</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Golf course</td>
<td>C</td>
</tr>
<tr>
<td></td>
<td>R.V. Parks and Campgrounds</td>
<td>No</td>
</tr>
</tbody>
</table>

<sup>10</sup> Limited to medical offices and facilities; pharmacy may be included provided that it does not exceed twenty percent of the gross floor area of the medical complex. Lot coverage limitations follow the base zone and not commercial zones.

<sup>11</sup> The number of guest rooms for bed and breakfast shall be dictated by available conforming parking, or parking as otherwise approved in the conditional use permit.

<sup>12</sup> Bed and breakfast inn exclusively; no other types of accommodations or lodging.
<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales and Service</td>
<td>Firms involved in the sale, lease or rent of new or used products to the general public...they may also provide personal services or entertainment, or provide product repair or services for consumer and business goods</td>
<td>AG</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Sales and Service, large, footprint greater than 100,000 sq. ft.</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Adult oriented business</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Amusement, commercial indoor facility</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Animal clinic or pet hospital, no outdoor pens</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Animal clinic or pet hospital, with outdoor pens</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Antique or collectible shop</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Art supply store</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Barber or beauty shop</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Bakery or confectionery shop, retail sales</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Camera shop</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Carwash</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Clothing or similar light manufacturing processes</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Club, private</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Convenience store</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Dairy products or ice cream plant</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Dancehall or nightclub</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Department or discount store</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Drug store or pharmacy</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Dry cleaning</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Florist shop</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Furniture or appliance store</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Garden shop, plant sales, nursery</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>

12 Refer to definition in 17.62.050
<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales and Service</td>
<td>Grocery store</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Handicraft and art object sale</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Hardware store</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Hobby shop</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Kennel</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Laundry mat</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Lithographer or print shop</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Locksmith or keyshop</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Maintenance or repair service for buildings</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Medical appliance fitting or sales</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Mortuary</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Music store</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Package liquor store</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Paint sales</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Pawn shop</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Personal custom services such as milliner, tailor, etc.</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Pet shop for small animals, birds, fish</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Plumbing shop</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Provisioning and recreational sporting goods sales</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Radio or television transmitting stations, commercial</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Railroad or bus passenger station</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Repair of appliances, TV, radios</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Restaurant or cafeteria</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Shoe, boot, saddle, or other leather goods sale and repair</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Storage warehouse</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Studio, decorator, and display</td>
<td>AG: No</td>
</tr>
<tr>
<td></td>
<td>Studio, health, exercise, massage, reducing or similar service</td>
<td>AG: No</td>
</tr>
</tbody>
</table>
### Table: Residential Zoning District Uses

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales and Service</td>
<td>Studio, photographer, artist, music, dance, and drama</td>
<td>AG</td>
</tr>
<tr>
<td>Refer to §17.08.040(Continued)</td>
<td>Tavern</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Tennis or swim club, private</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Theaters</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Trailer and mobile home sales</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Vehicle parts sales, new or reconditioned, indoor</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Vehicle parts sales, used or reconditioned, outdoor</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Vehicle sales</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Welding or machine shop</td>
<td>No</td>
</tr>
<tr>
<td>Storage, Self-Service</td>
<td>Uses providing separate storage areas for individual or business uses</td>
<td>No</td>
</tr>
<tr>
<td>Refer to §17.08.050</td>
<td>Commercial storage unit</td>
<td>No</td>
</tr>
<tr>
<td>Storage, Outdoor</td>
<td>Non-retail or industrial trade, the storage of merchandise inventory, and the storage of bulk materials such as sand, gravel, and other building materials</td>
<td>No</td>
</tr>
<tr>
<td>Refer to §17.08.060</td>
<td>Vehicle Repair</td>
<td>No</td>
</tr>
<tr>
<td>Refer to §17.08.070</td>
<td>Service to passenger vehicles, light and medium trucks and other motor vehicles such as motorcycles, boats and recreational vehicles...generally, the customer does not wait at the site while the service or repair is being performed</td>
<td>No</td>
</tr>
<tr>
<td>Vehicle Service, Limited</td>
<td>Services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed</td>
<td>No</td>
</tr>
<tr>
<td>Refer to §17.08.080</td>
<td>Gasoline service station</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)</td>
<td>No</td>
</tr>
</tbody>
</table>

---

*Outdoor storage of agriculture materials, and equipment is allowed except in the front yard, when associated agricultural uses of same property.*
## Chapter 17.14 • RESIDENTIAL ZONING DISTRICT USES

### Industrial Uses

<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Industrial Service</strong></td>
<td>Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products</td>
<td>AG</td>
</tr>
<tr>
<td>Refer to §17.09.010</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td><strong>Manufacturing, Assembly, or Production</strong></td>
<td>Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods</td>
<td>AG</td>
</tr>
<tr>
<td>Refer to §17.09.020</td>
<td>Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property above the ambient level</td>
<td>No</td>
</tr>
<tr>
<td><strong>Warehouse, Freight Movement</strong></td>
<td>Firms involved in the storage, or movement of goods for themselves, or other firms</td>
<td>AG</td>
</tr>
<tr>
<td>Refer to §17.09.030</td>
<td>Contractors storage yard of heavy equipment</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Lumberyard</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Storage of sand, gravel, earth or stone</td>
<td>No</td>
</tr>
<tr>
<td><strong>Waste Management</strong></td>
<td>Uses that receive solid or liquid wastes from others for disposal on the site, or for transfer to another location, or uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material</td>
<td>AG</td>
</tr>
<tr>
<td></td>
<td>Recycling drop off containers</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Wrecking or salvage yard</td>
<td>No</td>
</tr>
<tr>
<td><strong>Wholesale Sales and Service</strong></td>
<td>Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses</td>
<td>AG</td>
</tr>
<tr>
<td>Refer to §17.09.040</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>
### RESIDENTIAL ZONING DISTRICT USES

<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Other Uses</strong></td>
<td></td>
<td>AG</td>
</tr>
<tr>
<td>Agriculture</td>
<td>Activities that primarily involve raising, producing or keeping crops or animals</td>
<td>P</td>
</tr>
<tr>
<td>Gardening</td>
<td>The cultivation or care of fruits, vegetables or flowers for non-commercial purposes</td>
<td>P</td>
</tr>
<tr>
<td><strong>Animal slaughtering or chicken killing</strong></td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Passenger Terminals</td>
<td>Facilities for the landing and takeoff of flying equipment, arrival and departure of vehicles, including loading and unloading areas for passengers, cargo, or freight</td>
<td>No</td>
</tr>
<tr>
<td>Detention Facilities</td>
<td>Facilities for the judicially required detention or incarceration of people</td>
<td>No</td>
</tr>
<tr>
<td>Residential Programs for Drug &amp; Alcohol Treatment</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Alternative or Post Incarceration Facilities</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Mineral Resource Production, Processing, Storage</td>
<td>Mining or extraction of mineral or aggregate resources from the ground for off-site use</td>
<td>No</td>
</tr>
<tr>
<td>Rail Lines</td>
<td>Railroad tracks and lines for the movement of trains</td>
<td>C</td>
</tr>
</tbody>
</table>

---

15 Legally existing nonconforming agricultural uses are permitted to continue under the provisions of Chapter 17.59.

Accessory uses and structures shall be permitted within residential districts in compliance with the Site Development Standards of §17.15.010. Accessory uses shall not be permitted to be constructed or occupied before the establishment of the primary use. Additional regulations apply to Accessory Dwelling Units and Home Occupations (See Chapters 17.42 and 17.43).

§17.14.040. Temporary Uses: Residential zoning districts

Temporary uses shall be permitted within residential districts for a period not to exceed twelve calendar months in compliance with the provisions of this Chapter and Site Development Standards of §17.15.010. Additional regulations apply to home occupations. Accessory Dwelling Units shall not be permitted as temporary uses.

§17.14.050. Residential Structure Types

Table 17.14.050 lists the residential structure types allowed in residential zoning districts. All of the structure types listed in the table are defined in Chapter 17.62. These regulations are intended to help maintain the visual character of residential neighborhoods. At the same time, however, they are intended to allow a variety of housing choices and promote affordable housing. Structure types are permitted only in conjunction with an allowed use.

Table 17.14.050: Residential Structure Types Allowed in Residential Districts

<table>
<thead>
<tr>
<th>Type of residential structure</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AG</td>
</tr>
<tr>
<td>House, Detached</td>
<td>P</td>
</tr>
<tr>
<td>House, Attached</td>
<td>No</td>
</tr>
<tr>
<td>Twinhome</td>
<td>No</td>
</tr>
<tr>
<td>Duplex</td>
<td>No</td>
</tr>
<tr>
<td>Multi-dwelling structures: 3 or more</td>
<td>No</td>
</tr>
<tr>
<td>units</td>
<td></td>
</tr>
<tr>
<td>Manufactured Housing Unit</td>
<td>P</td>
</tr>
<tr>
<td>Group Living Structure</td>
<td></td>
</tr>
<tr>
<td>Only as identified in Table 17.14.020</td>
<td></td>
</tr>
<tr>
<td>Mobile Home Park</td>
<td>No</td>
</tr>
</tbody>
</table>

P means the residential structure type is permitted in the zoning district.

15 With the exception of the MH zoning district, all manufactured homes shall be certified as a Utah Class A manufactured home and installed on a permanent foundation in conformance with applicable building codes and state law.
Chapter 17.15: Site Development Standards: Residential Districts

§17.15.010. Residential site development standards

Table 17.15.010 lists the site development standards that apply within residential zoning districts. These are "base" standards, not entitlements. Other regulations of the Land Development Code, and the Supplemental Regulations of Article IV, may impose other development standards.

Table 17.15.010: Residential Site Development Standards

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>AG</th>
<th>SFL</th>
<th>SFT</th>
<th>SFR</th>
<th>MFM</th>
<th>MFH</th>
<th>MFV</th>
<th>MH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area for single family dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum lot area for the second dwelling unit after the first dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum lot size in conjunction with planned development subdivision</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DENSITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

17 "ac" means "acres"; otherwise the number shown represents "square feet" of net land area.

18 Applies to mobile home parks only. Mobile home subdivisions are subject to the base zoning district regulations.

19 The additional acreage only applies for duplex dwelling units. For triplex, fourplex or greater numbers of units, the density is based on the number of units per acre. The site must have the square footage for the first and second units to be considered for any additional units' development.

20 N/A means "Not applicable."

21 Read the numbers as "A range from 1.0 to not more than 5.5 dwelling units per acre."
Chaplof 17.15 • SITE DEVELOPMENT STANDARDS: RESIDENTIAL DISTRICTS

Residential Site Development Standards

### MINIMUM LOT CONFIGURATIONS

- **Maximum lot coverage (Footprints of buildings)**
- **Minimum lot frontage, width in feet at the setback**
- **Minimum lot frontage, corner lot, street sides in feet at the setback**
- **Non-residential buildings approved with a use permit**

### MINIMUM USEABLE OPEN SPACE AREA REQUIREMENTS

- **For each building or per individual single family home (square feet)**
- **Each dwelling unit, square feet**
- **Minimum usable open space in conjunction with planned development subdivision**

### LANDSCAPING

- **Plant units required per dwelling unit**
- **Street trees**
- **Marking lot/parking area type (Refer to Figure 17.3920-F Parking Separation)**
- **Parking lot interior landscaping required**

### DESIGN REVIEW

<table>
<thead>
<tr>
<th>SFR</th>
<th>MFH</th>
<th>MFV</th>
</tr>
</thead>
<tbody>
<tr>
<td>360</td>
<td>70</td>
<td>600</td>
</tr>
</tbody>
</table>

- **Size, footprint, square footage shall comply with underlying regulations**
- **Total area per dwelling unit**
- **0.5 ac | 3,000 | 1,000 | 2,000**
- **60 60 60**
- **462 462 462**
- **N/R**
- **Yes Yes**
- **Yes Yes**
- **Yes Yes**
- **Yes**

**Flag lot width set by planning commission based on the project application and site review.**

At least one of the street frontages shall be equal to or greater than the standard street frontage width.

For multi-dwelling structures, add the square footage for the building and the square footage for each dwelling unit. A four unit multi-dwelling structure would require 1,386 square feet for the building and 462 square feet for each of the four dwelling units. This would result in a total of 3,234 square feet of usable open space.

**N/R means no requirement.**

Street trees required for new subdivisions.

Single family attached housing: 60 plant units per dwelling unit.

Required for individual single family dwellings located above 4,950' elevation.

The Planning Commission may require design review of individual single family homes within a planned development subdivision if the Planning Commission determines that the home does not comply with the standards and guidelines established in this Table.

**Residential Site Development Standards**

Residential Site Development Standards: Residential Districts

September 29, 2000 • Page 60
### Residential Site Development Standards

<table>
<thead>
<tr>
<th>LOT SETBACK</th>
<th>AG</th>
<th>SFL</th>
<th>SFT</th>
<th>SFR</th>
<th>MFM</th>
<th>MFH</th>
<th>MFV</th>
<th>MH</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal uses</strong>&lt;sup&gt;31&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard, feet from property line</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>20</td>
</tr>
<tr>
<td>Lots with multiple street frontage other than a declared &quot;front&quot;</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>If garage is set back 35', front plane of house may be (in feet)&lt;sup&gt;32&lt;/sup&gt;</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Front porches</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>20</td>
<td>10</td>
<td>10</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>10</td>
</tr>
<tr>
<td>Side yard (porches, decks, overhangs-setback are 5')</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>B&lt;sup&gt;13&lt;/sup&gt;</td>
<td>B&lt;sup&gt;14&lt;/sup&gt;</td>
</tr>
<tr>
<td>Rear yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Distance between two residential structures on same lot</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>0&lt;sup&gt;14&lt;/sup&gt;</td>
<td>0&lt;sup&gt;17&lt;/sup&gt;</td>
<td>0&lt;sup&gt;17&lt;/sup&gt;</td>
<td>16&lt;sup&gt;24&lt;/sup&gt;</td>
</tr>
</tbody>
</table>

### Accessory Uses Distances shown in feet from property line unless noted

<table>
<thead>
<tr>
<th>Principal uses</th>
<th>AG</th>
<th>SFL</th>
<th>SFT</th>
<th>SFR</th>
<th>MFM</th>
<th>MFH</th>
<th>MFV</th>
<th>MH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 feet behind deepest portion of front plane of primary structure</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side yard if at least 10' from primary structure and 65' from street</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If ≤ 120 sq. ft. and ≤ 8' total height at highest portion, 3' setback permitted&lt;sup&gt;33&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Distance between accessory structure and primary structure</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10&lt;sup&gt;24&lt;/sup&gt;</td>
</tr>
<tr>
<td>Driveway setback from side property line (in feet from property line)&lt;sup&gt;36&lt;/sup&gt;</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

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<sup>31</sup> Standard setbacks apply to the perimeter lot boundaries prior to subdivision for planned development. The interior setbacks on lots within planned developments shall be as approved by the Planning Commission on the approved site plan. Standard setbacks shall apply to public roads within planned developments. The Planning Commission may allow other than standard setbacks if it substantiates a finding that the road is classified as a "local street" and is not a through road.

<sup>32</sup> Applies only to new construction.

<sup>33</sup> For a multi-family structures side yard and rear yard setbacks, when adjoining Single Family zoning districts, the setback is increased to one-half the actual height to the peak of the roofline of the multi-family structure with a minimum of 12' for two story structures.

<sup>34</sup> Attached housing has no separation requirement; detached housing is 16'.

<sup>35</sup> If the structure is more than 120 square feet or the height of the highest portion of the accessory building is equal to or greater than 8', standard setbacks apply. If the 3 foot setback is permitted, structure must be removable.

<sup>36</sup> Driveway setback may be 2 feet at the front setback line and beyond.
### Residential Site Development Standards

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th>AG</th>
<th>SFL</th>
<th>SFT</th>
<th>SFR</th>
<th>MFM</th>
<th>MFH</th>
<th>MFV</th>
<th>MH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal structures, feet, Maximum</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Accessory structures, feet, Maximum</td>
<td>35</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>FENCES AND WALLS</td>
<td>Height shown in feet measured from the low point of grade</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard, feet (within minimum setback)</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Lots with side and rear street frontage, feet (within minimum setback)</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Sight distance triangle along any side of property</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Lots with side and rear street frontage, feet, &gt;12' from right-of-way</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Rear yard</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Side yard (25 ft. front setback excluded)</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Adjoining arterial and major collector streets, 3' from property line</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Fences for privacy and security between property and setback</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Fences for privacy and security within setback lines</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Fences constructed on retaining walls within front setback</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

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37 All heights measured at mid gable.
38 Maximum height of a building in the MFV district is determined by the design review process.
39 Agricultural uses, such as silos, grain storage, and other agriculture buildings may be higher than 35' with the approval of the Chief Building Official and Fire Chief.
40 Maximum fence height in feet from lowest side of the fence ground surface; and also subject to the standard of 17.44.020.
41 Fences over 4' high may be constructed three feet back from the property line adjoining streets classified in this code as "major arterial," "minor arterial," or "major collector." All other fences adjoining streets are limited to a maximum height of 4' feet. Approval of the Director of Community Development required for 6 foot high fences adjoining major arterial, minor arterials, or major collectors that are to be placed at the three foot line. Landscaping shall be planted between the fence and the right-of-way line.
42 Fences over 6' high require a building permit.
43 Fences surrounding tennis courts may be ten feet high with approval of a design review permit.
44 Height measured from the low side of the retaining wall.
§17.15.020. Density
The maximum density standards of Table 17.15.010 (expressed in units per acre of net land area [U/A] when density permits one or more units per acre; density is expressed either in number of acres per unit when more than one acre is required for one dwelling unit, or as a fraction of a dwelling unit per acre) apply to all residential uses, including planned developments.

§17.15.030. Lot Size
A. Area
In order to develop a use other than one single family dwelling, the subject property shall be at least equal to the minimum lot size defined in Table 17.15.010.
B. Width
The minimum lot width standards of Table 17.15.010 apply to all uses allowed within the residential districts, except planned developments which are subject to the regulations of Chapter 17.28.
C. Exception
A single detached house may be built upon an official lot of record that does not comply with the minimum size standards of Table 17.15.010 without the need for a variance. Development on a lot of record shall comply with all other applicable site development standards.

§17.15.040. On-Site Usable Open Space
A. The minimum on-site space standards of Table 17.15.010 apply only to residential uses allowed within the residential districts. Required on-site open space shall be provided on the same lot as the residential use it is intended to serve. It may be provided on or above the ground. It may be covered with a roof structure, but it cannot be fully enclosed, unless approved by the Planning Commission as a commonly owned recreation center or public recreation facility owned and operated by the City.
B. When a project is developed with combined open space areas, the open space shall be held in common undivided ownership and shall be managed through the property owner or homeowner association.
C. Usable open space is not intended to be a defined size, but the majority of usable open space must be sited and sized in such a manner to provide practical and useful purposes for the residents of the development. The Director of Community Development may call upon the Director of Parks and Recreation for assistance in determining whether proposed “usable” open space is of a size and nature that can be utilized by the property owners and residents.

§17.15.050. Setbacks
The minimum setback standards of Table 17.15.010 apply to all uses allowed within the residential districts, except planned developments which are subject to the regulations of Chapter 17.28.
§17.15.060. **Height**

The maximum height standards of Table 17.15.0104–3 apply to all primary, accessory uses and structures, fences, and walls, allowed within residential districts, except that the following may exceed the stated limits: water towers; radio, microwave and television towers; utility poles; public safety facilities; solar collectors, louveres and reflectors; penthouse structures for elevators, stairways, HVAC facilities or similar equipment; skylights; steeples; flagpoles; chimneys; silos; barns; or other similar structures.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 19th day of October, 2000, A.D., before me, personally appeared Jean Willmore, who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal, a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

LEGAL NOTICE

a copy of which is hereeto attached, was published in said newspaper for One (1) issue commencing October 19, 2000 and ending October 19, 2000.

Signed,

Subscribed and sworn to before me the day and year above written.


Notary Public

CYNTHIA K. FULTON
330 West 1300 North
Logan, Utah 84341
My Commission Expires September 7, 2003
State of Utah

LEGAL NOTICE
SUMMARY OF AN ORDINANCE passed by the Logan Municipal Council is as follows:
ORD. 00-62 An ordinance amending Title 17 of the Logan Municipal Code, 1989, was adopted October 4, 2000 and approved October 11, 2000, adding chapters dealing with "Residential, Districts, and Categories" to the Land Use Code, as follows:
17.05 Establishment of Zoning Districts
17.06 Use Categories
17.07 Residential Use Categories
17.08 Commercial Use Categories
17.09 Industrial Use Categories
17.10 Institutional and Civic Use Categories
17.12 Other Use Categories
17.13 Residential Zoning Districts
17.14 Residential Zoning District Uses
17.15 Site Development Standards: Residential Districts.

Full text of the ordinances may be reviewed at the Office of the Logan City Recorder, City Hall, 255 North Main. Lois Price, Recorder
Publication Date: October 19, 2000.