AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.15: Site Development Standards: Residential Districts is hereby amended as follows:

Table 17.15.010: Residential Site Development Standards

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>Acres</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area for single family dwelling</td>
<td>10.0 ac</td>
<td>1.0 ac</td>
</tr>
<tr>
<td>Minimum lot area for the second dwelling unit after the first dwelling</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum lot size in conjunction with planned development subdivision</td>
<td>N/A</td>
<td>0.5 ac</td>
</tr>
</tbody>
</table>

DENSITY

| Maximum units per acre (unless noted “acres/unit” (ac/un)) | 10 ac/un | 1.0 | 1.0-5.5 | 1.0-7.0 | 1.0-11.0 | 1.0-14.0 | 1.0-32.0 | 1.0-7.0 |

MINIMUM LOT CONFIGURATIONS

| Maximum lot coverage (Footprints of buildings) | 25% | 25% | 35% | 35% | 40% | 40% | 50% | 35% |
| Minimum lot frontage, width in feet at the setback line | 300 | 100 | 70 | 60 | 60 | 60 | 60 | 60 |
| Minimum lot frontage, corner lot, street sides in feet at the setback | 300 | 100 | 90 | 75 | 75 | 75 | 75 | 70 |

Non-residential buildings approved with a use permit Site, footprint, square footage shall comply with underlying zones.

MINIMUM USABLE OPEN SPACE AREA REQUIREMENTS

| Per building or per individual single family home (square feet) | 1,386 | 1,386 | 1,386 | 1,386 | 1,386 | 1,386 | 1,386 | 1,386 |
| Each dwelling unit, square feet | 1,386 | 1,386 | 1,386 | 1,386 | 462 | 462 | 462 | 462 |
| Minimum usable open space in conjunction with planned development subdivision | N/A | 0.5 ac | 3,000 | 1,000 | 2,000 | N/A | N/A | N/A |

LANDSCAPING

| Plant units required per dwelling unit | N/R | | | | | | | |
| Parking lot/parking area type (Refer to Figure 17.39.120-B) | E | D | C | C | E | | | |
| Parking lot interior landscaping required | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

DESIGN REVIEW

| No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

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18. "ac" means "acres"; otherwise the number shown represents "square feet" of net land area.
19. Applies to mobile home parks only. Mobile home subdivisions are subject to the base zoning district regulations.
20. The additional area required for second unit only applies for duplex dwelling units. For triplex, fourplex or great 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.
21. N/A means "Not applicable."
22. Read the numbers as "A range from 1.0 to not more than 5.5 dwelling units per acre."
23. Except for Planned Developments, which may have a maximum lot coverage of 45%.
24. Flag lot width set by Planning Commission based on the project application and site review.
25. At least one of the street frontages shall be equal to or greater than the corner frontage width; the other frontage shall be equal to or greater than the standard street frontage width.
26. 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 is a total of 3,234 square feet of usable open space.
27. N/R means no requirement.
28. Street trees required for new subdivisions.
29. Single family attached housing: 60 plant units per dwelling unit.
30. Required for individual single family dwellings located above 4,250' elevation.
31. The Planning Commission may require design review of individual single family homes within a planned development subdivision if the subdivision lot configuration is less than the minimum depth or width established in this Table.
SECTION 2: Enactment of this Ordinance shall affect the numbering of all relevant subsequent footnotes contained in Title 17.

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH,  
THIS DAY OF April, 2010.

AYES: [Signatures]
NAYS: [Signatures]
ABSENT: [Signature]

Jay A. Monson, Chair

ATTEST:
Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 6th day of April, 2010.

Jay A. Monson, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 6th day of April, 2010.

Randy Watts, Mayor
CIVIL
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 30th day of March, A.D. 2010 personally appeared
before me Vicki C. Perry who being first being duly sworn, deposes and says that
she is the Classified Advertising Manager of the Cache Valley Publishing Co., publishers of The Herald Journal
a daily newspaper published in Logan City, Cache County Utah, and that the
Legal Notice, a copy of which is hereto attached was published in said
newspaper for 1 issue(s) and that said notice also published on utahlegals.com
on the same day(ies) as publication in said newspaper

Commencing on the following days:
03/30/2010

Vicki Perry
Classified Advertising Manager

Subscribed and sworn to before me on this 30th day of March, A.D. 2010

Cynthia K. Fulton
Notary Public
My Residence is Logan, Cache County, Utah
My Commission expires September 7, 2011
Civil

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 26th day of May, A.D. 2010 personally appeared
before me Vicki C. Perry who being first being duly sworn, deposes and says that
she is the Classified Advertising Manager of the Cache Valley Publishing Co., publishers of The Herald Journal
a daily newspaper published in Logan City, Cache County Utah, and that the
Legal Notice, a copy of which is hereto attached was published in said
newspaper for 1 issue(s) and that said notice also published on utahlegals.com
on the same days(s) as publication in said newspaper

Commencing on the following days:
05/27/2010

Vicki C. Perry
Classified Advertising Manager

Subscribed and sworn to before me on this 26th day of May, A.D. 2010

Cynthia K. Fulton
Notary Public

My Residence is Logan, Cache County, Utah
My Commission expires September 7, 2011

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE amending the Land
Development Code, passed by the Logan Municipal Council,
City of Logan, Utah, is as follows:

Section 17.15.010 "Residential Site Development Standards":
To amend the section referring to "Maximum Lot Coverage," by adding a footnote allowing lots in Planned Development
projects to have up to a maximum of 45% lot coverage.

This ordinance shall become effective upon publication. Full
text may be reviewed at the Office of the Logan City Recorder,
City Hall, 290 North 100 West, during regular business hours.

Teresa Harris, City Recorder
Publication Date: May 27, 2010