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: "Specific Development Standards: Residential Zones" is hereby amended as attached hereto as Exhibit A, respectively:

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, this day of April, 2015.

AYES: Gaines, Simmonds, Ward
NAYS: Houlden
ABSENT: Olsen

Jeannie F. Simmonds, 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 31st day of April, 2015.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 31st day of April, 2015.

H. Craig Petersen, Mayor
EXHIBIT A
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: April 7, 2015
FROM: Mike DeSimone, Director
SUBJECT: LDC Text Amendment – Mixed Residential (MR) Setbacks

Summary of Planning Commission Proceedings

Project Name: Mixed Residential (MR) Setbacks
Request: Code Amendment
Project Address: City-wide
Recommendation of the Planning Commission: Approval with modification

On March 26, 2015, the Planning Commission recommended that the Municipal Council deny a request to amend the Land Development Code Chapter 17.15 (Specific Development Standards: Residential Zones) to modify the side yard setback requirement in the MR-12, MR-20, & MR-30 zones from 8' to 5'.

The Planning Commission instead recommended that the Municipal Council amend the Land Development Chapter 17.15 to modify the side yard setback requirement in the MR-9 and the CR zones from 5' to 8' in order to make the setbacks within all of the multi-family residential zones consistent.

Planning Commissioners vote (4 - 0):
Motion for Recommendation: R. Price
Second: M. Romero
Yea: R. Price, S. Sinclair, M. Romero, A. Davis
Nay: none

Attachments:
Staff Report
Ordinance 15-012
PC Meeting Minutes
REPORT SUMMARY...
Project Name: Mixed Residential Development Standards - Setbacks
Proponent/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: March 26, 2015
Submitted By: Mike DeSimone, Director

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for the following amendments to the Land Development Code (LDC): Sections 17.15 (Mixed Residential Development Standards - Setbacks).

REQUEST
This proposed amendments to Section 17.15 (Mixed Residential Development Standards) of the Land Development Code are to modify side yard setbacks within the Mixed Residential zones from 8' to 5'.

Currently, the MR-9 and the CR zones have a 5' side yard setback while the MR-12, MR-20 and the MR-30 have an 8' side yard setback. This proposed amendment will ensure a consistent setback standard for all of the multi-family zones when locating development adjacent to other multi-family zones. It is important to note that with the exception of the MR-9 zone, all of the multi-family zones have enhanced setbacks when adjacent to the NR (single-family) zones. The side yard setback adjacent to single family zones is 25'.

GENERAL PLAN
The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. These proposed amendments clarify development patterns within the multi-family zones and are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY
Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS
As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on March 12, 2015, posted on the City’s website and the Utah Public Meeting website on March 16, 2015, and noticed in a quarter page ad on March 8, 2015.

AGENCY AND CITY DEPARTMENT COMMENTS
No comments have been received.
RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments clarify side yard setbacks throughout the Mixed Residential zones with the intended purpose of promoting consistency in rule applicability among similar development types.
4. The provisions of these amendments are consistent with the overall goals and objectives of the Logan General Plan.
5. No public comment has been received regarding the proposed amendment.
§17.15.080 Mixed Residential (MR-9) Development Standards

Residential Density
Units/Acre (max) 9

Site
Min. Lot Size 4,000 sq ft
Lot Width (min. average/block) 40'
Lot Coverage (max bldg. footprint) 70%

Setbacks
Front 15'
Corner 15'
Side 58'
Rear 10'
Canal (recognized top bank) 15'

Parking
Required Stalls 2.0 / Unit

Land Set Asides (17.35.020)
Open Space 20%
Useable Outdoor Space 10%

Attached Garage
Garages with street facing garage door(s) shall not extend more than 10' beyond the front plane of the primary structure (side entry garages-15' setback).
Maximum width of street facing garage doors shall not exceed 50% percent of the overall width of the primary structure.

Accessory Structures/Detached Garages
Building footprint shall not exceed 100% of the primary structure footprint.
Maximum width of street facing garage doors shall not exceed 50% percent of the overall width of the primary structure.

Detached Garage Setback
From front plane of Primary Structure 10'
(side-entry garage - 15' setback)
Detached garage distance from rear or side of primary structure 6'

Side/Rear Setbacks (accessory structure) 5'
Structures less than 120 ft 1'

Driveway
Driveway Width (min-max) (max width within 15' of street ROW) 12'-22'
Driveway Setback from side property line (shared driveway exempt) 2'
Driveway Access Curb Cut Width (max) (driveways shall lead to parking stalls located outside of building setbacks) 24'

Building Height
Primary Building (Max) 35'
Accessory Building (Max) 15'

Building Form
Covered Front Stoop/Porch (min-max depth) 4'
Primary Roof Pitch 5:12
Roof Overhang (min) 1'
§17.15.080  Mixed Residential - (MR-9)

Appearance

Entrances
Principal door must be oriented to the street. Porches/stoops required. Garage is secondary to the primary structure.

Building Materials
No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.). See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear. See Section 17.14.20.C.3.

Building Design
Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.040.C.1.

Facade Variation
May not possess the same facade as adjacent units as per Section 17.14.040.

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

Open Space
20% open space and 10% useable outdoor space required. May be aggregated in common exterior open space (courtyards, parks, pools, etc).

Center Street/Historic District Overlay
Subject to Center Street Historic District Design Standards.

Other

Compliance with Other Standards
Compliance with all other applicable sections of the Logan Land Development Code is required.
§17.15.090  Mixed Residential Low (MR-12) Development Standards

Residential Density
Units/Acre (min-max)  12

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

Setbacks
A Front (min)  10'
Corner  10'
Front Opposite SFR (min)  25'
B Side – Common Wall (min)  0'
Side – Non Common Wall (min)  8'
Side – Adjacent to NR Zone  25'
C Rear (min)  10'
Rear – Adjacent to NR Zone  25'

Parking
Parking Setbacks
Parking – Front (min)  10'
(setback measured from the longest portion of front wall plane of the primary structure)
Parking – Side/Rear (min)  5'
Required Stalls  2/Unit
(For alternative parking requirements, see Section 17.38)
Driveway Width  24'
(max width within 15' of street ROW)

Land Set Asides (17.35.020)

Open Space  20%
Useable Outdoor Space  10%

Building Form

Heights
Primary Building (max)  35'
Fences & Walls – Front (max)  4'
Fences & Walls – Side/Rear Yard  6'

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

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

Front Overhang (min)  1'

Walls
Window trim, including sills, shutter and/or surround (min)  4'
% of front facade coverage  15%

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

Parking Location
Location  Rear or Side
(If located to the side, garage shall be set back from the front plane of the house by a minimum of 10')
§17.15.090  Mixed Residential Low - (MR-12)

Appearance

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

Building Materials
No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.). See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear. See Section 17.14.020.C.3.

Building Design
Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.040.C.1.

Facade Variation
May not possess the same facade as adjacent units as per Section 17.14.040.

Open Space
20% open space and 10% useable outdoor space required. May be aggregated in common exterior open space (courtyards, parks, pools, etc).

Other

Compliance with Other Standards
Compliance with all other applicable sections of the Logan Land Development Code is required.

Variety of Building Types
MR-12 developments must provide at least two Neighborhood Residential Structure Types. For MR-12 projects exceeding 80 units, at least three Neighborhood Residential Structure Types shall be provided. For MR-12 projects exceeding 120 units, at least 20% of the use and structure type shall be Front Yard House-detached housing structure type.
§17.15.100 Mixed Residential Medium (MR-20) Development Standards

### Residential Density
- Units/Acre (min-max): 20

### Site
- Lot Coverage (max): 60%
- Building Width at Frontage:
  - % at front setback (min): 75%

### Setbacks
- **A** Front (min): 10'
- Corner: 10'
- Front Opposite SFR (min): 25'
- **B** Side – Common Wall (min): 0'
- Side – Non Common Wall (min): 8'
- Side – Adjacent to NR Zone: 25'
- **C** Rear (min):
  - Corner: 10'
  - Rear – Adjacent to NR Zone: 25'

### Parking

#### Parking Setbacks
- Parking – Front (min):
  - 10'
  - (setback measured from the longest portion of front wall plane of the primary structure)
- Parking – Side/Rear (min): 5'
- Required Stalls: 2/Unit

#### Driveway Width:
- max width within 15' of street ROW: 24'

### Land Set Asides (17.35.020)

#### Open Space
- 20 %

#### Useable Outdoor Space
- 10 %

### Building Form

#### Heights
- **D** Primary Building (max): 45'
- Fences & Walls – Front (max): 4'
- Fences & Walls – Side/Rear Yard: 6'

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

### Roofs

#### Roof Types
- Flat or Sloped
- (Flat roof requires Track 2 approval)

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

#### Roof Overhang (min): 1'

### Windows

#### Window trim, including sills, shutters:
- and/or surround (min): 4''

#### % of front facade coverage: 15%

### Facades

See Section 17.14.030

### Pedestrian Access

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

#### Parking Location
- Location: Rear or Side
  - (If located to the side, garage shall be set back from the front plane of the house by a minimum of 10')
§17.15.100 Mixed Residential Medium - (MR-20)

**Appearance**

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

**Building Materials**
No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.). See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear. See Section 17.14.020.C.3.

**Building Design**
For buildings less than 35’ in height, front, side and street facing elevations must be divided into distinct planes of 500 square feet or less. For building greater than 35’ in height, front, side and street facing elevations must be divided into distinct planes of 1,000 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.040.C.1.

**Façade Variation**
May not possess the same façade as adjacent units as per Section 17.14.040.

**Open Space**
20% open space and 10% useable outdoor space required. May be aggregated in common exterior open space (courtyards, parks, pools, etc).

**Other**

**Compliance with Other Standards**
Compliance with all other applicable sections of the Logan Land Development Code is required.

**Variety of Building Types**
MR-20 developments must provide at least two Neighborhood Residential Structure Types.
§17.15.110  Mixed Residential High (MR-30) Development Standards

**Residential Density**

| Units/Acre (min-max) | 30 |

**Site**

| Lot Coverage (max) | 60% |
| Building Width at Frontage | 75% |
| % at front setback (min) | |

**Setbacks**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Front (min)</td>
<td>10'</td>
</tr>
<tr>
<td>Corner</td>
<td>10'</td>
</tr>
<tr>
<td>Front Opposite SFR (min)</td>
<td>25'</td>
</tr>
<tr>
<td><strong>B</strong> Side – Common Wall (min)</td>
<td>0'</td>
</tr>
<tr>
<td>Side – Non Common Wall (min)</td>
<td>8'</td>
</tr>
<tr>
<td>Side – Adjacent to NR Zone</td>
<td>25'</td>
</tr>
<tr>
<td><strong>C</strong> Rear (min)</td>
<td>10'</td>
</tr>
<tr>
<td>Rear – Adjacent to NR Zone</td>
<td>25'</td>
</tr>
</tbody>
</table>

**Parking**

**Parking Setbacks**

| Parking – Front (min) | 10' (setback measured from the longest portion of front wall plane of the primary structure) |
| Parking – Side/Rear (min) | 5' |

| Required Stalls | 2/Unit (For alternative parking requirements, see Section 17.38) |

**Driveway Width**

| max width within 15' of street ROW | 24' |

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**Land Set Asides (17.35.020)**

<table>
<thead>
<tr>
<th>Component</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>20%</td>
</tr>
<tr>
<td>Useable Outdoor Space</td>
<td>10%</td>
</tr>
</tbody>
</table>

**Building Form**

<table>
<thead>
<tr>
<th>Component</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Building (max)</td>
<td>55'</td>
</tr>
<tr>
<td>Fences &amp; Walls – Front (max)</td>
<td>4'</td>
</tr>
<tr>
<td>Fences &amp; Walls – Side/Rear Yard</td>
<td>6'</td>
</tr>
<tr>
<td><strong>E</strong> Front Stoop/Porch (min-max depth)</td>
<td>4'–10'</td>
</tr>
</tbody>
</table>

**Roofs**

<table>
<thead>
<tr>
<th>Component</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Types</td>
<td>Flat or Sloped</td>
</tr>
<tr>
<td>(Flat roof requires Track 2 approval)</td>
<td></td>
</tr>
<tr>
<td>Sloped Roof Pitch (min)</td>
<td>5:12</td>
</tr>
<tr>
<td><strong>F</strong> Roof Overhang (min)</td>
<td>1'</td>
</tr>
</tbody>
</table>

**Windows**

<table>
<thead>
<tr>
<th>Component</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window trim, including sills, shutter: and/or surround (min)</td>
<td>4&quot;</td>
</tr>
<tr>
<td>% of front facade coverage</td>
<td>15%</td>
</tr>
</tbody>
</table>

**Facades**

See Section 17.14.030

**Pedestrian Access**

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

**Parking Location**

<table>
<thead>
<tr>
<th>Location</th>
<th>Rear or Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>(If located to the side, garage shall be set back from the front plane of the house by a minimum of 10')</td>
<td></td>
</tr>
</tbody>
</table>
§17.15.110 Mixed Residential High - (MR-30)

Appearance

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

Building Materials
No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.). See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/secondary. See Section 17.14.20.C.3.

Building Design
For buildings less than 35' in height, front, side and street facing elevations must be divided into distinct planes of 500 square feet or less. For building greater than 35' in height, front, side and street facing elevations must be divided into distinct planes of 1,000 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.040.C.1.

Facade Variation
May not possess the same facade as adjacent units as per Section 17.14.040.

Open Space
20% open space and 10% usable outdoor space required. May be aggregated in common exterior open space (courtyards, parks, pools, etc).

Other

Compliance with Other Standards
Compliance with all other applicable sections of the Logan Land Development Code is required.

Variety of Building Types
MR-30 developments must provide at least two Neighborhood Residential Structure Types.
§17.15.080120 Neighborhood Center (NC) Development Standards

Residential Density
- Units/Acre: 9

Commercial Footprint Area
- Per Parcel in a Neighborhood Center: 3,000 SF
  (C.U. Permit may allow up to 5,000 SF max)

Site
- Lot Coverage (max): 60%
- No Drive-Thru lane or window.
- No Outside Storage.

Setbacks
- Front (min-max): 10'-25'
- Corner: 10'-25'
- Side (min): 8'
- Rear (min): 10'

Building Frontage
- % at front setback (min): 75%

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

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

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

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

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

Elevations
- Front, side, and rear elevations shall be divided into distinct planes of 500 sq. ft. or less. Changes in wall plane shall project or recess at least 1 ft for a length of at least 6 ft.
§17.15.080120 Neighborhood Center (NC)

Appearance

Entrances
Principal door must be oriented to the street. Porches/stoops required. Buildings with two (2) frontages shall have an angled entrance at the corner(s). Commercial entrances required every 40’ (min) on center.

Building Design
Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.040.C.1.

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

Building Materials
No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.) for street-facing elevations. See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear. See Section 17.14.20.C.3.

Other

Compliance with Other Standards
Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.
§17.15.120130 Campus Residential (CR) Development Standards

Residential Density

| Units/Acre (max) | 40 |

Site

| Lot Size (min) | 6,000 ft² |
| Lot Width (min) | 60' |
| Coverage (max) | 60% |

Setbacks

| A: Front (min) | 10' |
| B: Side (min) | 5' |
| C: Rear (min) | 10' |

Setbacks for Side Adjacent to NR Zones: 25'
Setbacks for Rear Adjacent to NR Zones: 25'

See Section 17.14.050 for additional setback requirements if adjacent to a residential zone.

Building Frontage

| % at front setback (min) | 50% |
| % at side setback | NA |

Parking

| Residential Parking | 1 parking stall per occupant |

(Unless an Alternative Parking Plan is approved)

Parking Setbacks

| Parking - Front (min) | 10' |
| Parking - Side/Rear (min) | 5' |

Open Space

| 20% |

Useable Outdoor Space

| 10% |

Non-residential Uses in CR

Non-residential uses shall not exceed 25% of total first floor square footage and shall be located on ground floor only (see use table).

Building Form

Heights

| Primary Building Height | 55' |
| Fences - Front (max) | 4' |
| Fences - Side/Rear (max) | 6' |

Stoop / Porch (min-max)

| 2'-4' |

Floor Height (floor to ceiling)

Commercial use on ground floor

| 12' |

Roofs

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

Parking Location

Location

| Rear or Side |
| Structure | Above/ Below/ Behind |

(See Parking Location Figure 17.15.090)

Surface

| 50% max. surface parking |

See Section 17.38.080.B.4
§17.15.120130 Campus Residential (CR)

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

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

Building Materials
No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.) for street-facing elevations. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear. See Section 17.14.020.C.3.

Building Design
For buildings less than 35’ in height, front, side and street facing elevations must be divided into distinct planes of 500 square feet or less. For buildings greater than 35’ in height, front, side and street facing elevations must be divided into distinct planes of 1,000 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.040.C.1.

Open Space
20% open space and 10% useable outdoor space required. May be aggregated in common exterior open space (courtyards, parks, pools, etc).

Pedestrian Entrances
A functioning pedestrian entrance is required along each frontage. Buildings with two frontages may substitute an angled entrance at the corner.

Building Mass
A Building shall not exceed 120 feet in length. There shall be a minimum separation between buildings of at least 20 feet to provide for common open space or pedestrian access.

Other
Compliance with Other Standards
Compliance with all other applicable sections of the Logan Land Development Code is required.
17.15: Specific Development Standards: Residential Zones

Figure 17.15.120130  Parking Structure Standards – Campus Residential

Structured parking in the Campus Residential Zones is required to be above, below, or behind the building.

Example of parking location when attached as part of a building.

Example of parking location when detached from a building.
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§17.15.130-140 Resource Conservation (RC) Development Standards

**Residential Density**

<table>
<thead>
<tr>
<th>Units/Acre (min-max)</th>
<th>(1 unit/40 ac)</th>
</tr>
</thead>
</table>

**Site**

<table>
<thead>
<tr>
<th>Lot Size (min.-max)</th>
<th>20,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width (average/block)</td>
<td>140'</td>
</tr>
<tr>
<td>Lot Coverage (max bldg. footprint)</td>
<td>40%</td>
</tr>
</tbody>
</table>

*Lot width average does not apply to cluster homes on individual lots.

**Setbacks**

<table>
<thead>
<tr>
<th>Front</th>
<th>25'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corner</td>
<td>20'</td>
</tr>
<tr>
<td>Side</td>
<td>8'</td>
</tr>
<tr>
<td>Rear</td>
<td>10'</td>
</tr>
<tr>
<td>Canal (recognized top bank)</td>
<td>15'</td>
</tr>
</tbody>
</table>

(Canal setback may be waived with written permission from appropriate canal company).

**Open Space**

Not Required

**Parking**

Required Stalls | 2.0 / Unit

**Attached Garage**

Garages with street facing garage door(s) shall not extend more than 10' beyond the front plane of the primary structure (side entry garages-15' setback).

Maximum width of street facing garage doors shall not exceed 50% percent of the overall width of the primary structure.

**Detached Garage Setback**

From front plane of Primary Structure (side-entry garage - 15' setback)

Detached garage distance from rear or side of primary structure | 6' |

**Side/Rear Setbacks (accessory structure)** | 5' |

Structures less than 120 ft² | 1' |

**Driveway**

Driveway Width (min-max) (max width within 15' of street ROW) | 12'-24' |

Driveway Setback from side property line (shared driveway exempt) | 2' |

Driveway Access Curb Cut Width (max) (driveways shall lead to parking stalls located outside of building setbacks) | 24' |

**Building Height**

| Primary Building (Max) | 35' |
| Accessory Building (Max) | 15' |

**Building Form**

| Covered Front Stoop/Porch (min. depth) | 4' |
| Primary Roof Pitch | 5:12 |
| Roof Overhang (min) | 1' |
§17.15.0140 Resource Conservation (RC)

Appearance

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

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

Façade Variation
May not possess the same façade as adjacent units as per Section 17.14.040.C.1.

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

Other

Compliance with Other Standards
Compliance with all other applicable sections of the Logan Land Development Code is required.
**APPLICATION FOR PROJECT REVIEW**

**X Planning Commission  □ Board of Adjustment  □ Board of Appeals  □ Other**

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**Type of Application (Check all that apply):**
- Design Review
- Conditional Use
- Subdivision
- Zone Change
- Boundary Line Adjustment
- Code Amendment
- Appeal
- Variance
- 4950' Design Review
- Other

**PROJECT NAME**

**TEXT AMENDMENT – LOGAN LAND DEVELOPMENT CODE**

**PROJECT ADDRESS**

**CITYWIDE – TEXT AMENDMENT.**

**AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)**

**LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT**

**MAILING ADDRESS**

**CITY**

**STATE**

**ZIP**

**MAILING ADDRESS**

**CITY**

**STATE**

**ZIP**

**EMAIL ADDRESS**

**WWW.LOGANUTAH.ORG; MIKE.DE SIMONE@LOGANUTAH.ORG**

**PROPERTY OWNER OF RECORD (Must be listed)**

**CITYWIDE**

**MAILING ADDRESS**

**CITY**

**STATE**

**ZIP**

**EMAIL ADDRESS**

**DESCRIPTION OF THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED**

(Include as much detail as possible - attach a separate sheet if needed)

**AMEND LOGAN LAND DEVELOPMENT CODE CHAPTERS 17.15 TO ADJUST THE MINIMUM SIDE YARD SETBACK IN THE MR ZONES FROM 8' TO 5'.**

**Size of Proposed New Building (square feet)**

**Number of Proposed New Units/Lots**

**I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.**

**Signature of Property Owner's Authorized Agent**

**I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.**

**Signature of Property Owner**

- **mc workshop: Apr. 7**
- **mc hearing: Apr. 21**
The Logan City Planning Commission will hold a public hearing to receive input on the following:

PC 15-020 LDC Amendment – 17.15 Side Setback [Code Amendment] Logan City requests to amend the Land Development Code §17.15 to adjust the minimum side yard setback in the Mixed Residential (MR) zones from 8' to 5'.

The Municipal Council is tentatively scheduled to hold a workshop on these items on Tuesday, April 7, 2015 and a public hearing on Tuesday, April 21, 2015. Both meetings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 pm. Contact the Department of Community Development at 716-9021 or www.loganutah.org for more information.
LEGAL NOTICE
Logan Municipal Council
April 7 & 21, 2015

The following public hearings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 p.m. Contact 716-9021 or www.loganutah.org for further info.

Workshop items for April 7 and public hearing on April 21:

**PC 15-020 LDC Amendment – 17.15 Side Setback** [Code Amendment] Logan City requests to amend the Land Development Code §17.15 to adjust the minimum side yard setback in the Mixed Residential (MR) zones from 8' to 5'.

Publication date: Tues. Mar 24, 2015
STATE OF UTAH
COUNTY OF CACHE, ss

On this 27th day of April, A.D. 2015 personally appeared before me JAIME MAW who being first being duly sworn, deposes and says that (s)he is the Principal Legal 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 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:
04/26/2015

______________________, Principal Legal Clerk

Subscribed and sworn to before me on this 27th day of April, A.D. 2015

______________________, Notary Public
Commissioned in the State of Utah
My Commission expires 10/18/2015