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 17.14.020: “General Development Standards: Residential Zones” is hereby amended
as attached hereto as Exhibit A.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, 3

AYES:

NAYS: Here

ABSENT: Daines

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 3 day of January, 2017.

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 3 day of January, 2017.

H. Craig Petersen, Mayor
EXHIBIT A
5. Front Porches/Stoops.
New single family residential construction requires either a covered front porch or covered stoop at least four (4) feet in depth sufficient to provide adequate protection from weather and to add building variation (see Figure 17.14.020.C.3).

6. Roof Type and Roof Pitch.
New single family residential construction requires a sloped roof with at least a 5:12 pitch and a minimum of one (1) foot of roof overhang.

   a. It is intended to ensure that new development is pleasant and inviting to pedestrians by placing buildings closer to the street and by making primary building entrances more visually prominent and easily accessible.
   b. In cases where it is not practical to orient buildings to streets, the intent of these standards is to use a combination of setbacks and low-level screening to soften the visual impact of side or rear facing facades and to create street frontages that are inviting and pleasant for residents and passersby.
17.14: General Development Standards: Residential Zones

c. Buildings and their primary entrances shall be oriented to streets or common courtyards unless prohibited by unique site conditions (see Figures 17.14.020.C.5-4 and 17.14.020.C.5).
d. Alternatives to these building orientation standards may be permitted for single family residential buildings fronting arterial streets, as illustrated in Figure 17.14.020.C.6.

Figure 17.14.020.C.4
Front Entry Oriented to Street

Figure 17.14.020.C.5
Front Entry Oriented to Common Courtyard
Figure 17.14.020.C.6: Building Orientation

Front Facing (standard)
1. Front entry facing primary street
2. Privacy enclosure in rear yard
3. Increased front setback to 10' (min).
4. Public or private alley to meet city standard.

Frontage Road Facing
1. Front entry facing secondary frontage road.
2. Secondary frontage road may be public or private. If private, must be built to meet city standards.
3. Access limited to primary street
4. Standard front yard setback.

Rear Facing
1. 30' (min) wide landscaped screen adjacent to street
2. Barriers, tied or undulating grade within landscape screen
3. Pedestrian connection on sidewalk of primary street.
4. Solid masonry screen wall with articulated wall planes at property line with 3' minimum offset
5. 20' (min) rear yard setback
6. Homeowners association to maintain landscaping, walls and pedestrian walkway.
Replace the above graphic with the 2 following graphics

REAR FACING

Required Landscape Buffer Area

10'- 20' Wide Option
1. Street Trees Every 30 Feet On Center
2. Landscape Buffer Trees Every 20 Feet (Block Average)
3. Landscape Buffer Shrubs Every 10 Feet (Block Average)
4. 2 Foot Tall Minimum Berm

21' - 35' Wide Option
1. Street Trees Every 30 Feet On Center
2. Landscape Buffer Trees Every 30 Feet (Block Average)
3. Landscape Buffer Shrubs Every 20 Feet (Block Average)

36' - 50' Wide Option
1. Street Trees Every 30 Feet On Center
2. Landscape Buffer Trees Every 40 Feet (Block Average)
3. Landscape Buffer Shrubs Every 30 Feet (Block Average)
§17.14.030 Garages, Parking, and Accessory Structures

A. Purpose.

Section 17.14.030 provides standards for the placement, orientation, and design of garages, parking areas, and accessory structures in Residential zones. It is intended to ensure that new development and street frontages are consistent with a traditional pattern of neighborhood development, in which garages, driveways, parking lots, and accessory structures are visually subordinate to primary uses, front yard setbacks are free of vehicle storage, and streetscapes are inviting to pedestrians.

B. Applicability.

The provisions of Section 17.14.030 apply to all new residential development.

C. Garage, Carport and Automobile Tent Standards.

1. Garages and other accessory structures located within the front half of a lot (street frontage) shall not exceed 50% of the total building front/street-facing elevation.

2. No individual garage or other accessory structure shall exceed 100% of the primary structure's ground floor gross floor area.

The garage is set back from the primary structure.
RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for the following amendments to the Land Development Code (LDC): Section 17.14 (General Development Standards: Residential Zones).

REQUEST
The Land Development Code states that buildings and their primary entrances shall be oriented to streets; however, in certain conditions, this may not be feasible or practical. The proposed modification to Section 17.14.020 (Building Orientation) of the Land Development Code replaces the existing figures in 17.14.020.C.6 with new figures specifying the conditions under which an alternative building orientation would be permitted. The option for using alley’s (rear fed) with front facing structures has not changed. The option to create a frontage street along an arterial or major collector has been eliminated. Conditions permitting a rear facing orientation have been replaced with specific performance standards based on the anticipated landscape buffer area an applicant chooses. The proposed figures are as follows:
GENERAL PLAN
The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. These proposed amendments help clarify the overall code and simplify its administration and implementation. The proposed amendments 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 October 27, 2016, posted on the City's website and the Utah Public Meeting website on November 3, 2016, and noticed in a quarter page ad on October 23, 2016.

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 are minor in nature and clarify alternative building orientation standards. These amendments do not alter the preferred street facing building orientation requirement.
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.
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: December 6, 2016
FROM: Mike DeSimone, Director
SUBJECT: Ordinance 16-040 (LDC Amendment – Building Placement & Orientation Standards)

Summary of Planning Commission Proceedings
Project Name: Building Placement & Orientation Standards
Request: Code Amendment
Project Address: City-wide
Recommendation of the Planning Commission: Approval

On November 10, 2016, the Planning Commission recommended that the Municipal Council approve the amendment to the Land Development Code (LDC) Section 17.14 clarifying the placement and orientation standards for subdivision design & residential construction.

Planning Commissioners vote (5 - 1):
Motion for Recommendation: D. Newman
Second: E. Ortiz

Attachments:
Staff Report (PC)
Ordinance 16-040
PC Meeting Minutes
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 16-039 LDC Amendment – CR Zone Refinement 17.14 & 17.15** [Code Amendment] Logan City requests an amendment to the Land Development Code (LDC) Chapters 17.14 & 17.15 to refine the maximum height, maximum building lengths and minimum parking requirements in the Campus Residential (CR) zone.

The Municipal Council is tentatively scheduled to hold a workshop on **Tuesday, Oct. 4, 2016** and a public hearing on **Tuesday, Oct. 18, 2016**. 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](http://www.loganutah.org) for more information.
STATE OF UTAH
COUNTY OF CACHE, ss

Civil
PROOF OF PUBLICATION

On this 16th day of January, A.D. 2017 personally appeared
before me DESTINEE MUNSON 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 day(s) as publication in said newspaper

Commencing on the following days:
01/08/2017

[Signature]
Principal Legal Clerk

Subscribed and sworn to before me on this 16th day of January, A.D. 2017

[Signature]
Notary Public
Commissioned in the State of Utah
My Commission expires 10/18/2019

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE - The following ordinances were adopted and approved by the Logan Municipal Council,

ORD. 16-39 An ordinance amending the Land Development
Code Section 17.36 to clarify above ground versus below
ground utilities.

ORD. 16-40 An ordinance amending the Land Development
Code Section 17.14 to clarify building orientation standards
and requirements.

ORD. 16-41 An ordinance amending the Land Development
Code Sections 17.31, 17.50 & 17.62 to create development
standards for new development above 4,850.

ORD. 16-42 An ordinance approving a rezone of residential
properties from NR-6 to NR-4 in a number of developed and
undeveloped areas that are more conducive to the NR-4
zoning designation. This rezone includes approximately 80
acres in the Hillcrest Neighborhood, 480 acres in the Wilson
Neighborhood and approximately 190 acres in the Woodruff
Neighborhood.

These ordinances are effective immediately upon publication.
Full texts of the ordinances can be reviewed at the office of the
Logan City Recorder, City Hall, 200 North 100 West,
Logan, Utah during regular business hours.

Teresa Harris, City Recorder