

CITY OF LOGAN, UTAH

ORDINANCE NO. 15-12

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

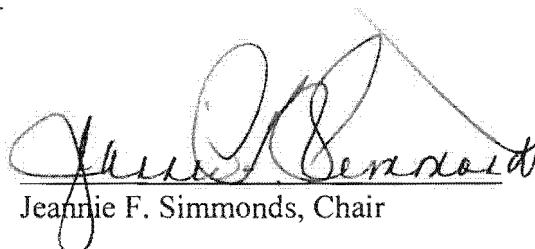
BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF UTAH AS FOLLOWS:

**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, 21  
THIS DAY OF April, 2015.

AYES: James, Simmonds, Ward  
NAYS: Needham  
ABSENT: Olson

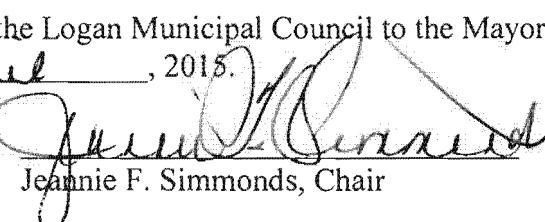
  
Jeannie F. Simmonds, Chair

ATTEST:

Teresa Harris  
Teresa Harris, City Recorder

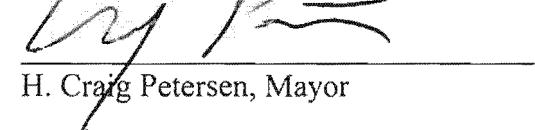
PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 21 day of April, 2015.

  
Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 1 day of April, 2015.

  
H. Craig Petersen, Mayor

1321

# **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

*Summary of Planning Commission Proceedings*

<i>Project Name:</i>	Mixed Residential (MR) Setbacks
<i>Request:</i>	Code Amendment
<i>Project Address:</i>	City-wide
<i>Recommendation of the Planning Commission:</i>	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

Nav: none

**Attachments:**

## Staff Report

Staff Report  
*Ordinance 15-012*

## *PC Meeting Minutes*



**Project #15-020  
Mixed Residential Setbacks  
Code Amendment**

**REPORT SUMMARY...**

<i>Project Name:</i>	Mixed Residential Development Standards - Setbacks
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	March 26, 2015
<i>Submitted By:</i>	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.

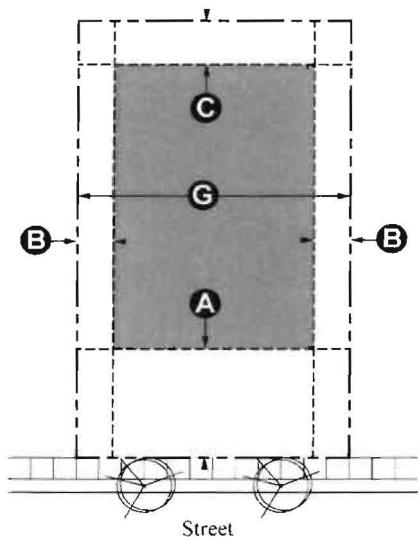
## RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

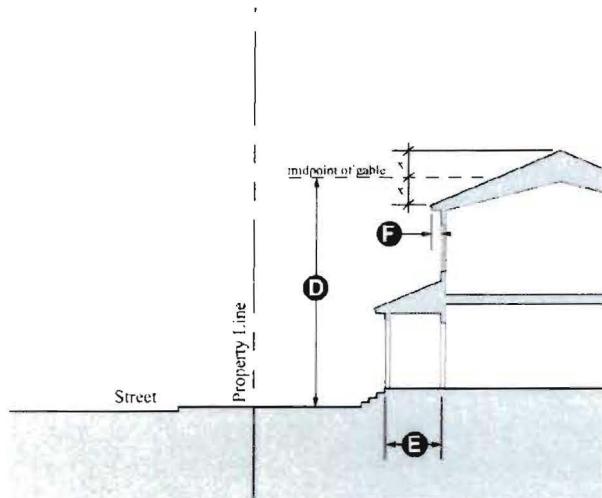
1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments clarify side yard setbacks 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.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

### §17.15.080 Mixed Residential (MR-9) Development Standards



Site Plan Diagram



Site Plan Diagram

#### Residential Density

Units/Acre (max)

9

#### Site

Min. Lot Size

4,000 sq ft<sup>2</sup>

G Lot Width (min. average/block)

40'

(Lot width average does not apply to flag lots and courtyard homes).

Lot Coverage (max bldg. footprint)

70%

#### Setbacks

A Front

15'

Corner

15'

B Side

58'

C 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 (side-entry garage - 15' setback)

10'

Detached garage distance from rear or side of primary structure

6'

#### Side/Rear Setbacks (accessory structure)

5'

Structures less than 120 ft<sup>2</sup>

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

D Primary Building (Max)

35'

Accessory Building (Max)

15'

#### Building Form

#### E Covered Front Stoop/Porch (min-max depth)

4'

Primary Roof Pitch

5:12

F 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.

**Façade Variation**

May not possess the same façade 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).

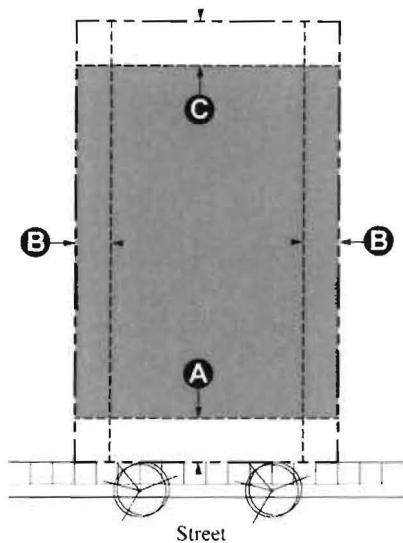
**Center Street/Historic District Overlay**

Subject to *Center Street Historic District Design Standards*.

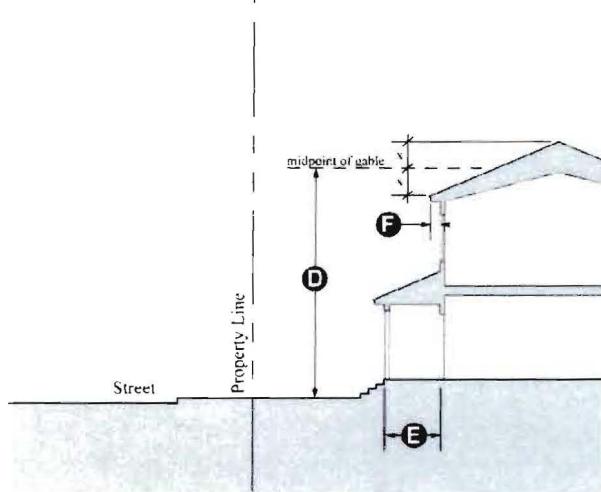
**Other****Compliance with Other Standards**

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

## 17.15: Specific Development Standards: Residential Zones

**§17.15.090 Mixed Residential Low (MR-12) Development Standards**

Site Plan Diagram



Site Plan Diagram

**Residential Density**

Units/Acre (min-max)

12

**Site**

Lot Coverage (max)

40%

Building Width at Frontage

20 %

% at front setback (min)

10%

**Setbacks****A** Front (min)

75%

Corner

75%

Front Opposite SFR (min)

75%

**B** Side – Common Wall (min)

75%

Side – Non Common Wall (min)

75%

Side – Adjacent to NR Zone

75%

**C** Rear (min)

75%

Rear – Adjacent to NR Zone

75%

**Parking****Parking Setbacks****Parking – Front (min)**

10'

*(setback measured from the longest portion of front wall plane of the primary structure)*

10'

**Parking – Side/Rear (min)**

10'

**Required Stalls**

10'

*(For alternative parking requirements, see Section 17.38)*

10'

**Driveway Width**

10'

*(max width within 15' of street ROW)*

10'

**Land Set Asides (17.35.020)**

Open Space

35'

Useable Outdoor Space

4'

**Building Form****Heights****D** Primary Building (max)

6'

Fences &amp; Walls – Front (max)

10'

Fences &amp; Walls – Side/Rear Yard

12'

**E** Front Stoop/Porch (min-max depth)

15'

**Roofs**

Roof Types

Flat or Sloped

*(Flat roof requires Track 2 approval)*

Sloped Roof Pitch (min)

5:12

**F** Roof Overhang (min)

1'

**Windows**

Window trim, including sills, shutter:

4"

and/or surround (min)

% 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')*

**§17.15.090 Mixed Residential Low - (MR-12)**

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**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.

**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).

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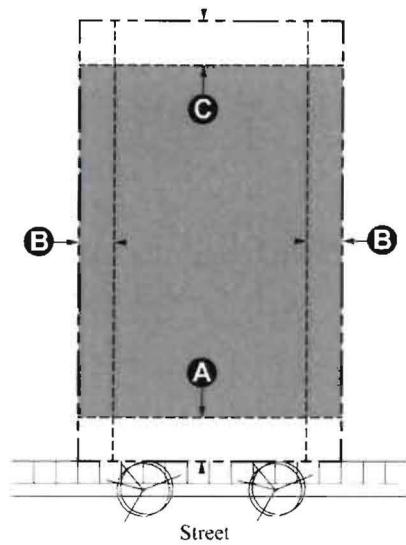
**Other****Compliance with Other Standards**

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

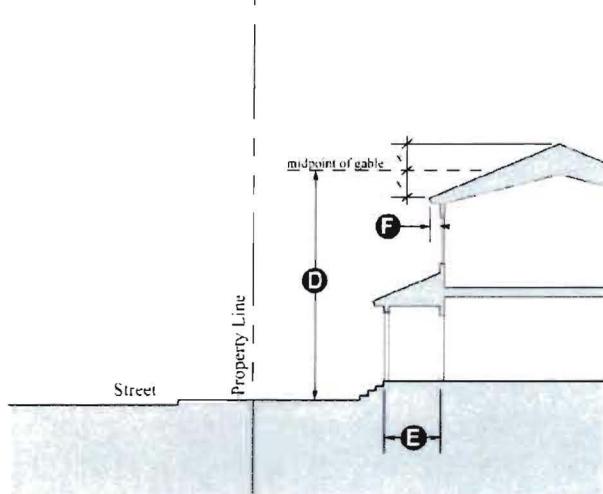
**Variety of Building Types**

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



Site Plan Diagram



Site Plan Diagram

#### 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)

Corner

Front Opposite SFR (min)

**B** Side – Common Wall (min)

Side – Non Common Wall (min)

Side – Adjacent to NR Zone

**C** Rear (min)

Rear – Adjacent to NR Zone

#### Parking

#### Parking Setbacks

**Parking – Front (min)**

(setback measured from the longest portion of front wall plane of the primary structure)

#### Land Set Asides (17.35.020)

Open Space

20 %

Useable Outdoor Space

10%

#### Building Form

##### Heights

**D** Primary Building (max)

45'

Fences &amp; Walls – Front (max)

4'

Fences &amp; Walls – Side/Rear Yard

6'

**E** Front Stoop/Porch (min-max depth)

4'-10'

##### Roofs

Roof Types

Flat or Sloped

(Flat roof requires Track 2 approval)

Sloped Roof Pitch (min)

5:12

**F** Roof Overhang (min)

1'

##### Windows

Window trim, including sills, shutter:

4"

and/or surround (min)

% 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).

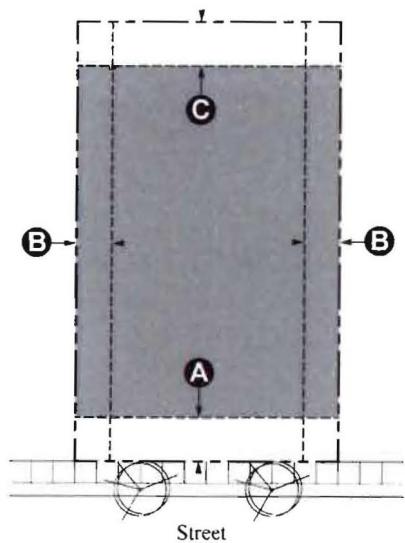
**Other****Compliance with Other Standards**

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

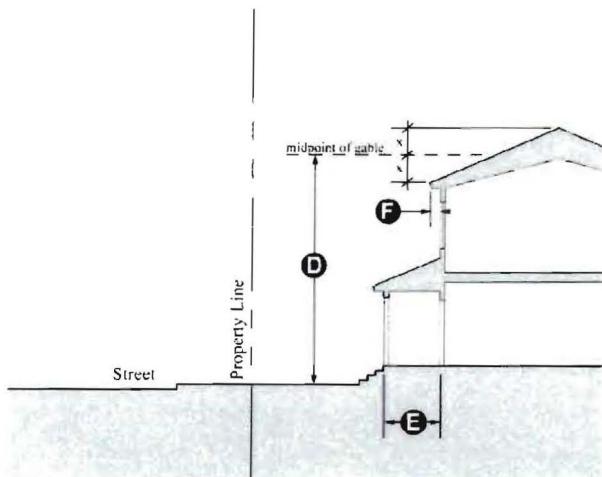
**Variety of Building Types**

MR-20 developments must provide at least two Neighborhood Residential Structure Types.

### §17.15.110 Mixed Residential High (MR-30) Development Standards



Site Plan Diagram



Site Plan Diagram

#### Residential Density

Units/Acre (min-max)

30

#### 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)

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)

10'

**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

**D** Primary Building (max)

55'

Fences &amp; Walls – Front (max)

4'

Fences &amp; Walls – Side/Rear Yard

6'

**E** Front Stoop/Porch (min-max depth)

4'-10'

##### Roofs

Roof Types

Flat or Sloped

(Flat roof requires Track 2 approval)

Sloped Roof Pitch (min)

5:12

**F** Roof Overhang (min)

1'

##### Windows

Window trim, including sills, shutter:

4"

and/or surround (min)

% 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')

**§17.15.110 Mixed Residential High - (MR-30)**

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**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 17.14.20.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.

**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.).

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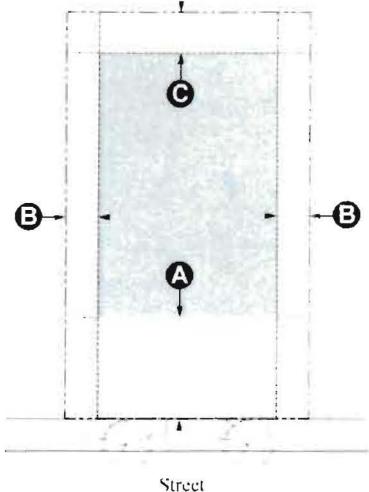
**Other****Compliance with Other Standards**

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

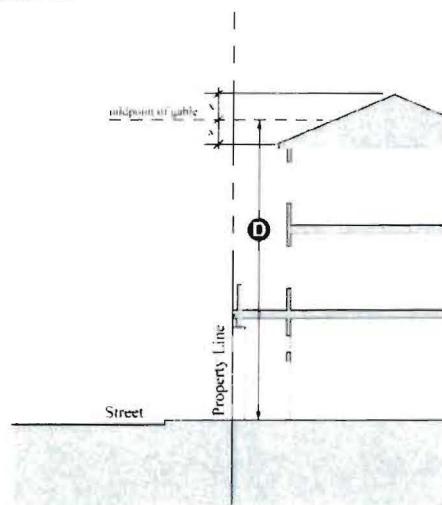
**Variety of Building Types**

MR-30 developments must provide at least two Neighborhood Residential Structure Types.

## §17.15.080120 Neighborhood Center (NC) Development Standards



Site Plan Diagram



Site Section Diagram

### Residential Density

Units/Acre

9

### Commercial Footprint Area

Per Parcel in a Neighborhood Center  
(C.U. Permit may allow up to 5,000 SF max.)

3,000 SF

### Site

#### Lot

Coverage (max)

60%

No Drive-Thru lane or window.

No Outside Storage.

#### Setbacks

##### A Front (min-max)

10'-25'

Corner

10'-25'

##### B Side (min)

8'

##### C Rear (min)

10'

#### Building Frontage

% at front setback (min)

75%

### Parking

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

### Landscaping

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

### Building Form

#### Heights

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

#### Roofs

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

#### Transparency

Ground Floor Frontages (street facing min)	50%
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#### 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**

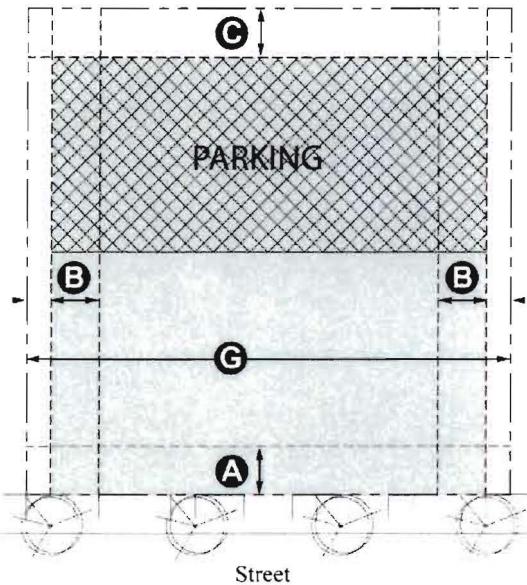
Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhangs).

**Building Materials**

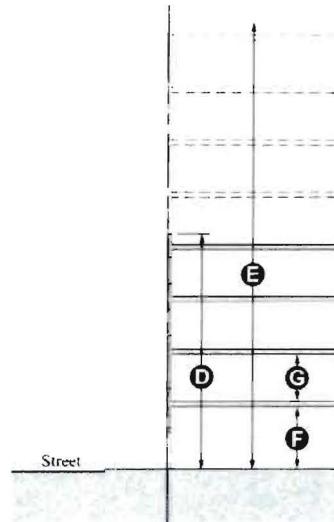
No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.) for street-facing elevations. See preferred materials. No vinyl or T1-11 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear. See Section 17.14.20.C.3.

**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**

Site Plan Diagram



Site Plan Diagram

**Residential Density**

Units/Acre (max)	40
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**Site****Lot**

Size (min)	6,000 ft <sup>2</sup>
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⑥ Lot Width (min)	60'
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Coverage (max)	60%
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**Setbacks**

④ Front (min)	10'
Front – Opposite NR Zones	25'
④ Side (min)	5'8"
Side Adjacent to NR Zones	25'
④ Rear (min)	10'
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	1 parking stall per occupant
(Unless an Alternative Parking Plan is approved)	

**Parking Setbacks**

<b>Parking – Front (min)</b> <i>(setback measured from the longest portion of front wall plane of the primary structure)</i>	10'
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<b>Parking – Side/Rear (min)</b>	5'
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**Land Set Asides (17.35.020)****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**

④ 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'
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**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	Rear or Side
---------	--------------

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.

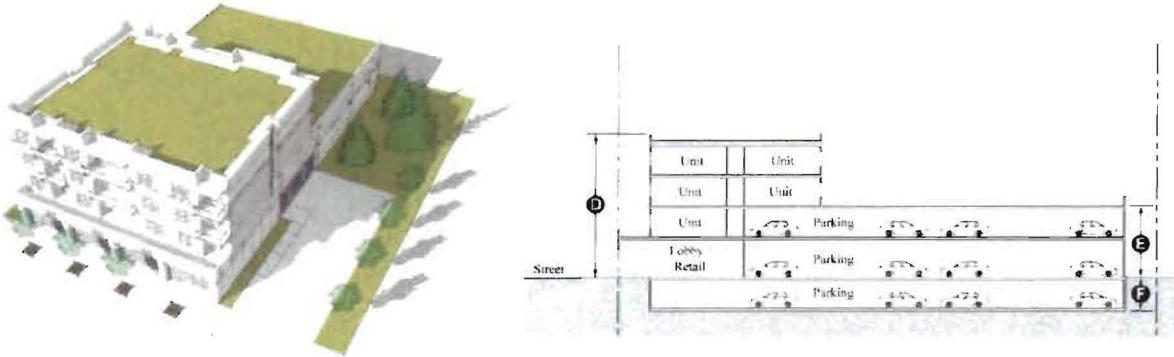
**Other****Compliance with Other Standards**

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

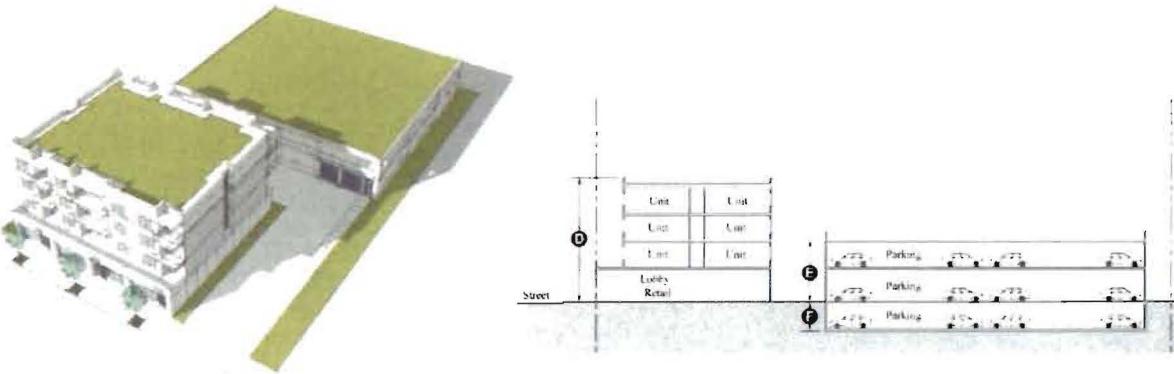
## 17.15: Specific Development Standards: Residential Zones

**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.

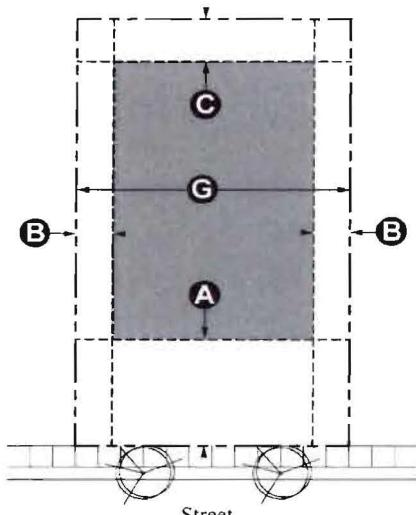


Example of parking location when attached as part of a building.

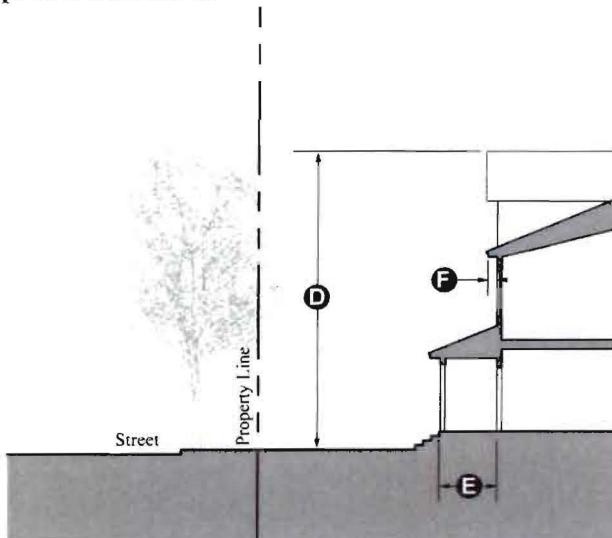


Example of parking location when detached from a building

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**§17.15.130-140 Resource Conservation (RC) Development Standards**

Site Plan Diagram



Site Plan Diagram

**Residential Density**

Units/Acre (min-max) (1 unit/40 ac)

**Site**

Lot Size (min.-max)	20,000
⑥ Lot Width (average/block)	140'
Lot Coverage (max bldg. footprint)	40%
*Lot width average does not apply to cluster homes on individual lots.	

**Setbacks**

⑦ Front	25'
Corner	20'
⑧ Side	8'
⑨ Rear	10'
Canal (recognized top bank)	15'
(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.

**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 (side-entry garage - 15' setback)	10'
Detached garage distance from rear or side of primary structure	6'

**Side/Rear Setbacks (accessory structure)**

Structures less than 120 ft <sup>2</sup>	1'
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**Driveway**

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

24'
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**Building Height**

⑩ Primary Building (Max)	35'
Accessory Building (Max)	15'

**Building Form**

⑪ Covered Front Stoop/Porch (min. depth)	4'
Primary Roof Pitch	5:12
⑫ Roof Overhang (min.)	1'

**§17.15.110140 Resource Conservation (RC)**

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**Appearance**

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**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.

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**Other**

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**Compliance with Other Standards**

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



# APPLICATION FOR PROJECT REVIEW

Planning Commission  Board of Adjustment  Board of Appeals  Other

Date Received <b>2-23-15</b>	Received By <b>-</b>	Receipt Number <b>N/A</b>	Zone <b>-</b>	Application Number <b>PC 15-020</b>
<b>Type of Application (Check all that apply):</b> <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
<b>PROJECT NAME</b> <b>TEXT AMENDMENT – LOGAN LAND DEVELOPMENT CODE</b>				
<b>PROJECT ADDRESS</b> <b>CITYWIDE – TEXT AMENDMENT.</b>		<b>COUNTY PLAT TAX ID #</b> <b>-- --</b>		
<b>AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)</b> <b>LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT</b>		<b>MAIN PHONE #</b> <b>(435) 716-9021</b>		
<b>MAILING ADDRESS</b> <b>290 NORTH 100 WEST</b>	<b>CITY</b> <b>LOGAN</b>	<b>STATE</b> <b>UTAH</b>	<b>ZIP</b> <b>84321</b>	
<b>EMAIL ADDRESS</b> <b>WWW.LOGANUTAH.ORG; MIKE.DESIMONE@LOGANUTAH.ORG</b>				
<b>PROPERTY OWNER OF RECORD (Must be listed)</b> <b>CITYWIDE</b>		<b>MAIN PHONE #</b>		
<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	
<b>EMAIL ADDRESS</b>				
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED</b> (Include as much detail as possible - attach a separate sheet if needed) <b>AMEND LOGAN LAND DEVELOPMENT CODE CHAPTERS 17.15 TO ADJUST</b> <b>THE MINIMUM SIDE YARD SETBACK IN THE MR ZONES FROM 8' TO 5'.</b>				
		<b>Size of Proposed New Building</b> (square feet)		
		<b>Number of Proposed New Units/Lots</b>		
<i>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.</i>	Signature of Property Owner's Authorized Agent			
<i>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.</i>	Signature of Property Owner			

- mc workshop: Apr. 7  
- mc hearing: Apr. 21



# CODE AMENDMENT

## PUBLIC HEARING PLANNING COMMISSION

THURSDAY  
March 26, 2015  
5:30 PM

MUNICIPAL COUNCIL CHAMBERS  
LOGAN CITY OFFICES  
290 North 100 West

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](http://www.loganutah.org) for more information.

publish in H.J. Sun 3/8/15

**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](http://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**

Civil  
**PROOF OF PUBLICATION**

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

Jaime A. Maw, Principal Legal Clerk

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

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



<p><b>LEGAL NOTICE</b> <b>LOGAN MUNICIPAL COUNCIL</b></p> <p><b>SUMMARY OF AN ORDINANCE</b> - The following amendment to the Land Development Code was adopted and approved by the Logan Municipal Council, Logan, Utah on April 21, 2015.</p> <p><b>ORD. 15-12</b> An ordinance amending Section 17.15 of the Land Development Code "Specific Development Standards: Residential Zones".</p> <p>This ordinance is effective immediately upon publication. Full text of the ordinance may be reviewed at the Office of the Logan City Recorder, City Hall, 290 North 100 West, Logan, Utah during regular business hours.</p> <p>Teresa Harris, City Recorder Publication Date: April 26, 2015</p>
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