



Project #21-043
Residential Development Standards
Land Development Code Amendment

REPORT SUMMARY...

Project Name: Residential Development Standards
Proponent/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: August 26, 2021
Submitted By: Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.07, 17.08, 17.09 and 17.62 of the Land Development Code.

REQUEST

This is a proposal for an amendment to the Land Development Code (LDC) eliminating many of the residential design standards contained in 17.07 & 17.09 as applied in the Neighborhood Residential zones. This code amendment is in response to HB 98 (10-9a-530) passed during the 2021 Utah State Legislative session removing a local governments ability to regulate design on single family residential dwellings, duplexes and townhomes. The proposed changes to 17.08 and 17.62 are clean up or minor amendments to add Community Services to the Residential Use Chart and eliminate unnecessary definitions.

New Utah State Code:

10-9a-530 Regulation of building design elements prohibited - Exceptions

1. *As used in this section, "building design element" means:*
 - a. *exterior color;*
 - b. *type or style of exterior cladding material;*
 - c. *style, dimensions, or materials of a roof structure, roof pitch, or porch;*
 - d. *exterior nonstructural architectural ornamentation;*
 - e. *location, design, placement, or architectural styling of a window or door;*
 - f. *location, design, placement, or architectural styling of a garage door, not including a rear-loading garage door;*
 - g. *number or type of rooms;*
 - h. *interior layout of a room;*
 - i. *minimum square footage over 1,000 square feet, not including a garage;*
 - j. *rear yard landscaping requirements;*
 - k. *minimum building dimensions; or*
 - l. *a requirement to install front yard fencing.*
2. ***Except as provided in Subsection (3), a municipality may not impose a requirement for a building design element on a one to two family dwelling or townhome.***
3. *Subsection (2) does not apply to:*
 - a. *a dwelling located within an area designated as a historic district in:*
 1. *the National Register of Historic Plans;*

2. *the state register as defined in Section 9-8-402; or*
3. *a local historic district or area, or a site designated as a local landmark, created by ordinance before January 1, 2021;*
- b. *an ordinance enacted as a condition for participation in the National Flood Insurance Program administered by the Federal Emergency Management Agency;*
- c. *an ordinance enacted to implement the requirements of the Utah Wildland Urban Interface Code adopted under Section 15A-2-103;*
- d. *building design elements agreed to under a development agreement;*
- e. *a dwelling located within an area that;*
 1. *is zoned primarily for residential use; and*
 2. *was substantially developed before calendar year 1950;*
- f. *an ordinance enacted to implement water efficient landscaping in a rear yard;*
- g. *an ordinance enacted to regulate type of cladding, in response to findings or evidence from the construction industry of;*
 1. *defects in the material of existing cladding; or*
 2. *consistent defects in the installation of existing cladding; or*
- h. *a land use regulation, including a planned unit development or overlay, that a property owner requests;*
 1. *the municipality to apply to the owner's property; and*
 2. *in exchange for an increase in density or other benefits not otherwise available as a permitted use in the zoning area or district.*

Proposed changes to Land Development Code

17.07: Specific Development Standards Residential Zones - Removed the referenced to a minimum covered front porch in the spec sheets (17.07.40 – 17.07.080, 17.07.130).

17.08: Neighborhood Residential Uses - Added Community Services to the Use Table in 17.08.040 and removed “unrelated” in the Use Table as it relates to occupancy due to changes made under HB82. The term “unrelated” was removed from the definition of single family limit. This will help eliminate confusion when we are considering the occupancy of a dwelling unit. Occupancy is allowed for either a family or three (3) individuals.

New Utah State Code:

10-9a-505.5. Limit on single family designation.

- (1) *As used in this section, "single-family limit" means the number of **unrelated** individuals allowed to occupy each residential unit that is recognized by a land use authority in a zone permitting occupancy by a single family.*
- (2) *A municipality may not adopt a single-family limit that is less than:*
 - (a) *three, if the municipality has within its boundary:*
 - (i) *a state university; or*
 - (ii) *a private university with a student population of at least 20,000; or*
 - (b) *four, for each other municipality.*

17.09: General Development Standards: Residential Zones - Eliminated all of the single family residential design requirements in Sections 17.09.02 & 17.09.03 applicable to single family dwellings and townhome projects. Also added language in 17.090.020.C.6 to clarify the road type applicable to each setback & landscaping alternative. Alternative A is applicable to local streets, alternative B is applicable to collector streets and alternative C is application to arterial streets. The formatting will be corrected once the final edits are made.

17.62: Definitions - Added a definition of “Occupancy” to clarify occupancy especially as it relates to long term guests (more than 30 days), included a definition of Accessory Dwelling Units (Internal) to follow up on the ADU LDC amendment, and removed certain definitions of specific types of sales or services businesses like barber, camera shop, etc. that are covered under the general sales and service category.

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the Land Development Code are generally minor in nature or cleanup amendments in response to changes made in State Law. The changes eliminating residential design standards are unfortunate as this will result in a reduced neighborhood aesthetic and only encourage a “cookie cutter” design approach. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments are minor in nature and are consistent with the General Plan.

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 7/31/21, posted on the City’s website and the Utah Public Meeting website on 8/2/21, and noticed in a quarter page ad on 7/24/21.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

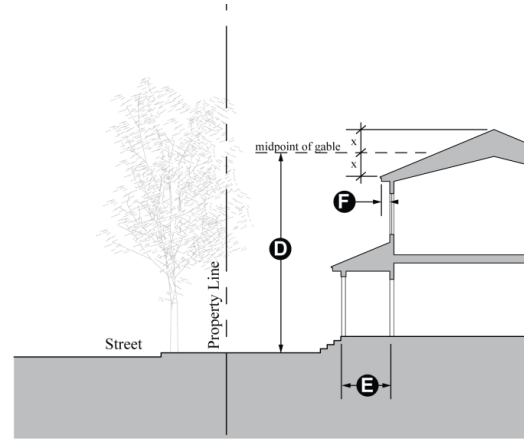
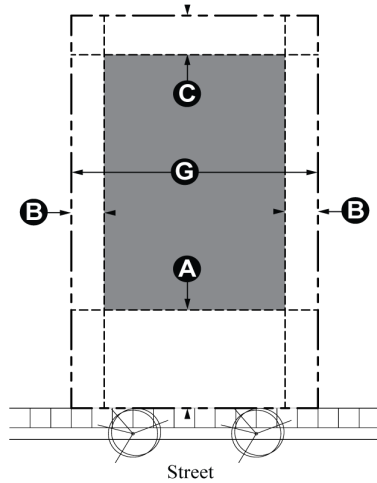
1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are minor in nature.

<small>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.</small>
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17.07: Specific Development Standards: Residential Zones

§17.07.040 Low Density Neighborhood Residential (NR-2) Development Standards

The purpose of this zone is to provide for single-family residential uses consistent with the form and character of Logan's neighborhoods typically located on the eastern bench areas. The predominant development pattern is one- to two-story single-family homes on larger lots, typically one or two units per acre.



Site Plan Diagram

Site Plan Diagram

Residential Density

Units/Acre (max) 2

Lot Size

Min. Lot Size 15,000 sq ft²

Lot Width

Ⓒ Minimum Lot Width 120'
(Lot width average does not apply to flag lots and courtyard homes).

Lot Coverage

Max. Lot Coverage 50%

Primary Structure Setbacks

Ⓐ Front 25'
Corner 20'
Ⓑ Side 8'
Ⓒ Rear 10'
Canal (recognized top bank) 15'
(Canal setback may be waived with written permission from appropriate canal company).

Building Height

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

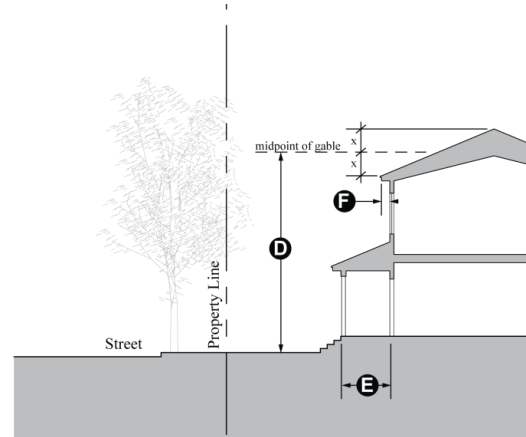
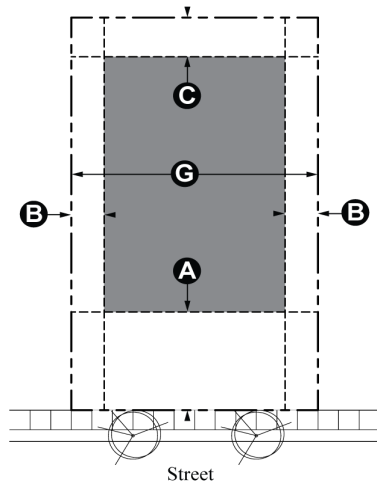
Building Form

Ⓔ ~~Covered Front Stoop/Porch (min. depth)~~ 4'

17.07: Specific Development Standards: Residential Zones

§17.07.050 Suburban Neighborhood Residential (NR-4) Development Standards

The purpose of this zone is to provide for single-family residential uses consistent with the form and character of Logan's suburban type of neighborhoods on the both the eastside and westside areas of Logan. The predominant development pattern is one- to two-story single-family homes on larger lots, typically three to four units per acre.



Site Plan Diagram

Site Plan Diagram

Residential Density

Units/Acre (max) 4

Lot Size

Min. Lot Size 10,000 sq ft²

Lot Width

E Minimum Lot Width 90'
(Lot width average does not apply to flag lots and courtyard homes).

Lot Coverage

Max. Lot Coverage 50%

Primary Structure Setbacks

A Front 25'
Corner 20'
B Side 8'
C Rear 10'
Canal (recognized top bank) 15'
(Canal setback may be waived with written permission from appropriate canal company).

Building Height

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

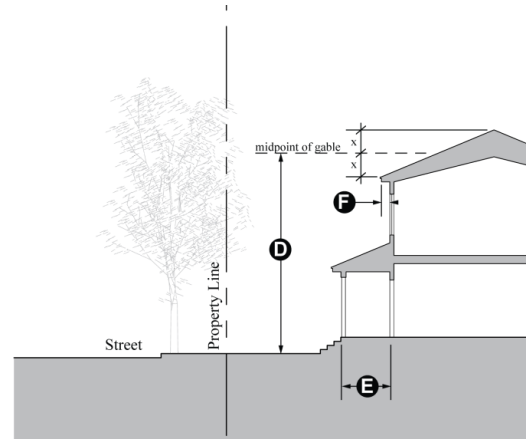
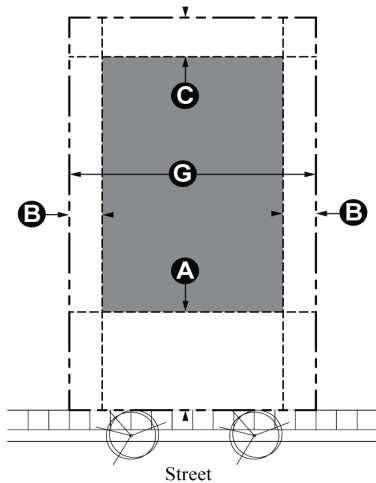
Building Form

E ~~Covered Front Stoop/Porch (min. depth)~~ 4'

17.07: Specific Development Standards: Residential Zones

§17.07.060 Traditional Neighborhood Residential (NR-6) Development Standards

This zone includes Logan's most established historic residential areas and their surrounding neighborhoods. The area is primarily comprised of small, single-family brick homes built between 1940 and 1980 with front stoops, exposed basements, single-car driveways and detached garages. The older neighborhoods largely reflect Logan's historic Plat of Zion. The square blocks, wide park strips and mature street trees are signature elements of this zone.



Site Plan Diagram

Site Plan Diagram

Residential Density

Units/Acre (max) 6

Lot Size

Min. Lot Size 6,000 sq ft²

Lot Width

G Minimum Lot Width 50'
(Lot width average does not apply to flag lots and courtyard homes).

Lot Coverage

Max. Lot Coverage 60%

Primary Structure Setbacks

A Front 25'
Corner 20'
B Side 8'
C Rear 10'
Canal (recognized top bank) 15'
(Canal setback may be waived with written permission from appropriate canal company).

Building Height

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

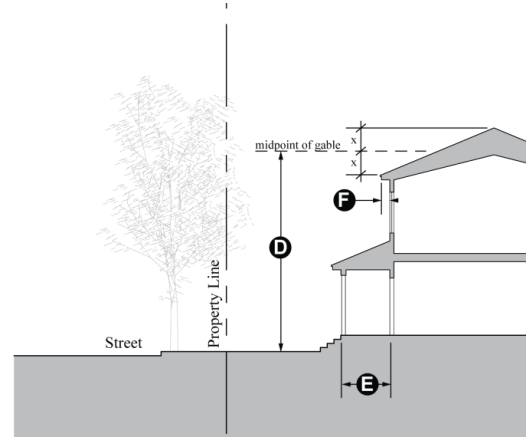
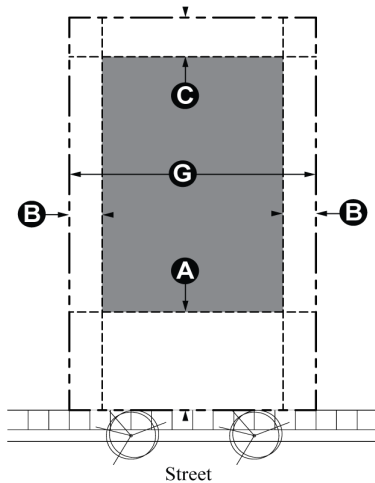
Building Form

E ~~Covered Front Stoop/Porch (min.-depth)~~ 4'

17.07: Specific Development Standards: Residential Zones

§17.07.070 Mixed Residential Transitional (MR-9) Development Standards

The purpose of this zone is to promote a dense pattern of both detached and certain styles of attached housing on smaller lots suitable for all stages of life and levels of income. The goal is to encourage stable neighborhoods at a level of density and design that promotes a sense of community, accessibility to various services, and walkability. This zone will provide a transition between denser multi-family residential or commercial areas and established single family residential neighborhoods.



Site Plan Diagram

Site Plan Diagram

Residential Density

Units/Acre (max) 9

Lot Size

Min. Lot Size for Single Family Detached House 4,000 sq ft²

Lot Coverage

Max. Lot Coverage 70%

% of Building Width at Front Setback (min) 50%

Lot Width

Ⓒ Minimum Lot Width for Single Family Detached House 40'

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

Primary Structure Setbacks

Ⓐ Front 15'

Corner 15'

Ⓑ Side 8'

Side – Common Wall 0'

Ⓒ Rear 10'

Canal (recognized top bank) 15'

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

Building Height

Ⓓ Primary Building (Max) 35'

Accessory Building (Max) 15'

Building Form

Ⓔ Covered Front Stoop/Porch (min. depth) (Not applicable for SFR) 4'

Land Set Asides

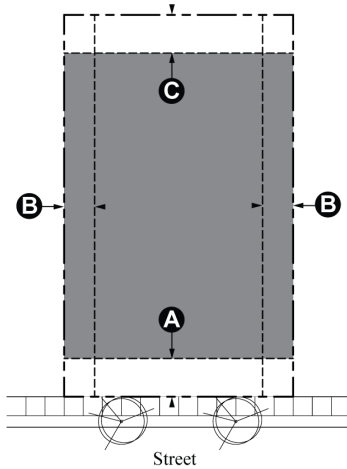
Open Space 20%

Useable Outdoor Space 10%

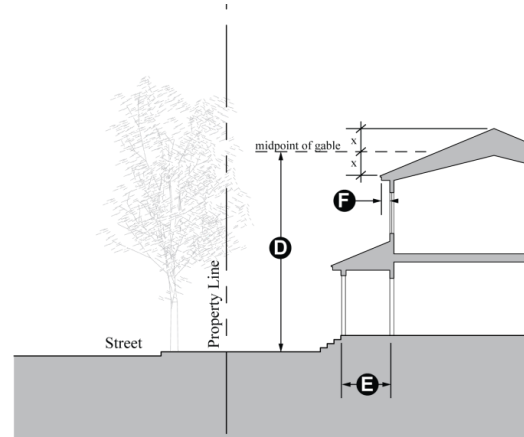
17.07: Specific Development Standards: Residential Zones

§17.07.080 Mixed Residential Low (MR-12) Development Standards

The purpose of the Mixed Residential Low Zone is to provide a range of housing options for all stages of life and levels of income—including students, single adults, both young and mature families, and senior citizens. New developments will include a diversity of housing types to meet these needs. MR-12 areas are located near employment centers and service areas allowing residents to be within walking distance of many services and/or jobs, and where transportation choices are (or will be) available. This density functions as an appropriate transition between established residential areas and commercial centers or higher density complexes.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre (max)	12
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Lot Coverage

Max. Lot Coverage	40%
% of Building Width at Front Setback	(min) 50%

Setbacks (minimum)

A Front	10'
Corner	10'
Front Opposite SFR	25'
B Side – Non-common Wall	8'
Side – Common Wall	0'
Side – Adjacent to NR Zone	25'
C Rear	10'
Rear – Adjacent to NR Zone	25'

Parking Setbacks (minimum)

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

Land Set Asides

Open Space	20%
Useable Outdoor Space	10%

Building Form**Heights**

D Primary Building	35'
E Front Stoop/Porch (min. depth)	4'-10'

Windows

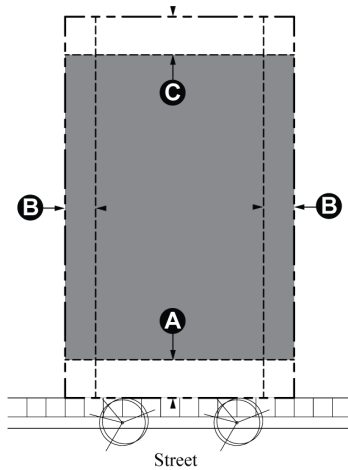
Window trim, including sills, shutters and/or surround (min)	4"
% of front facade coverage	15%

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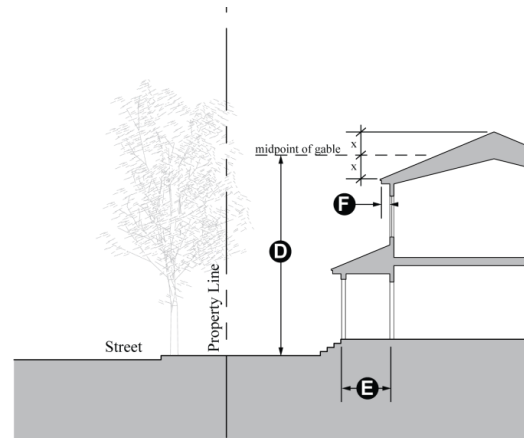
17.07: Specific Development Standards: Residential Zones

§17.07.090 Mixed Residential Medium (MR-20) Development Standards

The Mixed Residential Medium Zone provides a diversity and range of housing options for all stages of life and levels of income-including students, single adults, both young and mature families, and senior citizens. MR-20 areas are located near employment centers and service areas allowing residents to be within walking distance of many services and/or jobs, and where transportation choices are (or will be) available. Structures in this zone will include a mixture of housing types including a variety of townhouses, apartments and stacked housing developed at 20 dwelling units per acre



Site Plan Diagram



Site Plan Diagram

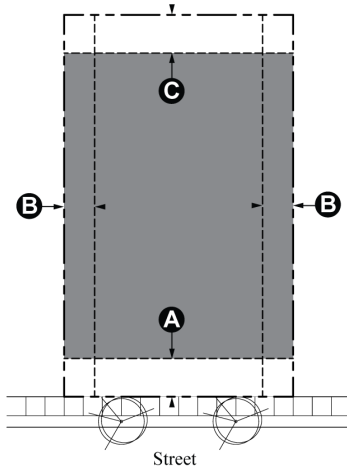
Residential Density	
Units/Acre (max)	20
Lot Coverage	
Max. Lot Coverage	60%
% of Building Width at Front Setback	(min) 60%
Setbacks (minimum)	
A Front	10'
Corner	10'
Front Opposite SFR	25'
B Side – Non-common Wall	8'
Side – Common Wall	0'
Side – Adjacent to NR Zone	25'
C Rear	10'
Rear – Adjacent to NR Zone	25'
Parking Setbacks (minimum)	
Parking - Front	10'
(setback measured from the longest portion of front wall plane of the primary structure)	
Parking – Side/Rear	5'
Land Set Asides	
Open Space	20%
Useable Outdoor Space	10%
Building Form	
Heights	

D Primary Building	45'
E Front Stoop/Porch (min. depth)	4'-10'
Windows	
Window trim, including sills, shutters and/or surround (min)	4"
% of front facade coverage	15%

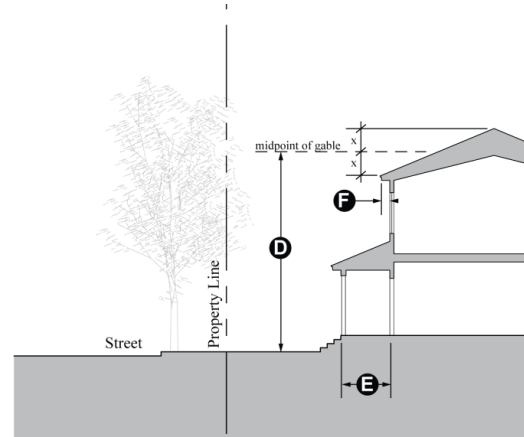
17.07: Specific Development Standards: Residential Zones

§17.07.100 Mixed Residential High (MR-30) Development Standards

The Mixed Residential High Zone provides a diversity and range of housing options for all stages of life and levels of income including students, single adults, young and mature families, and senior citizens. Traditional design features such as building entrances that face the street, screened parking, street trees, usable open space, site amenities and parking terraces will be emphasized to ensure neighborhood compatibility and guarantee lasting community value. Structures in this zone should include a mixture of housing types including a variety of townhouses, apartments and stacked housing developed at 30 dwelling units per acre.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre (max) 30

Lot Coverage

Max. Lot Coverage 60%

% of Building Width at Front Setback (min) 60%

Setbacks (minimum)

A Front	10'
Corner	10'
Front Opposite SFR	25'
B Side – Non-common Wall	8'
Side – Common Wall	0'
Side – Adjacent to NR Zone	25'
C Rear	10'
Rear – Adjacent to NR Zone	25'

Parking Setbacks (minimum)

Parking – Front 10'

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

Parking – Side/Rear 5'

Land Set Asides

Open Space 20%

Useable Outdoor Space 10%

Building Form**Heights**

D Primary Building	55'
E Front Stoop/Porch (min. depth)	4'-10"
F Roof Overhang (min)	1'

Windows

Window trim, including sills, shutters and/or surround (min)	4"
% of front facade coverage	15%

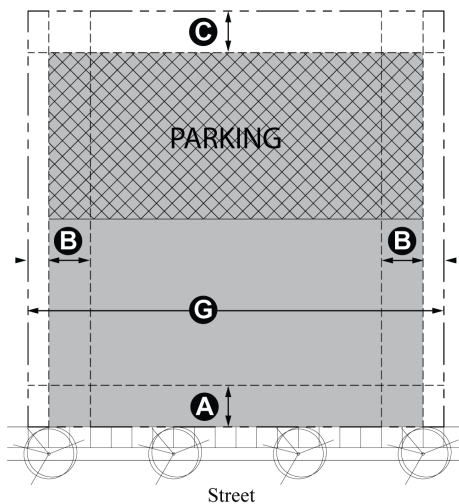
§17.07.110 Campus Residential (CR-40) Development Standards

The Campus Residential Zone is located adjacent to Utah State University and permits the highest residential density in the city. The intent of this zone is to consolidate student housing adjacent to the university to relieve student housing pressure on traditional single-family neighborhoods in the core areas.

Campus Residential developments may develop at a maximum density of 40 dwelling units per acre or may choose to develop at a maximum density of 240 occupants per acre with a Conditional Use Permit. Ground floor commercial uses serving the resident population is an important component of the Campus Residential zone, and is encouraged provided they do not have a negative impact on adjoining residential uses.

Residential projects choosing to develop based on an occupant per acre standard rather than the dwelling unit per acre standard shall:

- Obtain a Conditional Use Permit;
- Delineate the occupancy allocation per unit on the proposed development plan, including the submittal and approval of a floor plan during the CUP process;
- Meet a minimum size of 70 square feet per single occupant bedroom and a minimum size of 110 square feet per double occupant bedroom;
- Comply with Building Code requirements for habitable areas and minimum room sizes; and
- Comply with all other Land Development Code requirements.



Site Plan Diagram

Residential Density

Units/Acre (max)	40
Occupants/Acre (max) w/CUP	240

Lot Coverage

Max. Lot Coverage	60%
ⓐ % of Bld. Width at Front Setback	(min) 75%

Setbacks (minimum)

Ⓐ Front	10'
Corner	10'
Front Opposite SFR	25'
Ⓑ Side – Non-common Wall	8'
Side – Common Wall	0'
Side – Adjacent to NR Zone	25'
Ⓒ Rear	10'
Rear – Adjacent to NR Zone	25'

Parking Requirement

Parking – 1 Parking Stall per Occupant

Parking Setbacks (minimum)

Parking – Front	10'
Parking – Side/Rear	5'

Land Set Asides

Open Space	20%
Useable Outdoor Space	10%

Non-residential Uses in Campus Residential

17.07: Specific Development Standards: Residential Zones

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

Building Form**Heights**

- | | |
|----------------------------------|--------|
| ⓓ Primary Building | 55' |
| Bld. Height adjacent to NR Zone | 35' |
| ⓔ Front Stoop/Porch (min. depth) | 4'-10' |

Floor Height (Floor to ceiling)

- | | |
|---------------------------|-----|
| ⓕ Ground Floor Commercial | 12' |
|---------------------------|-----|

Transparency

Ground Floor Frontages (street facing min.)	25%
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Parking Location

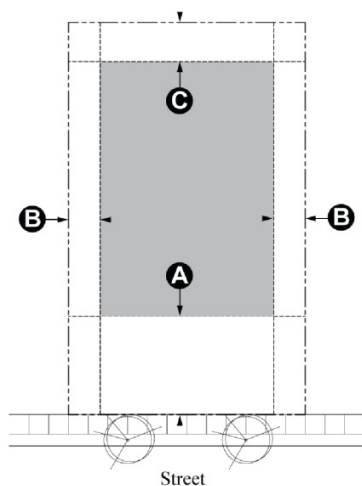
Rear or Side

Structure shall be located above, below or behind residential structure (See Figure 17.31.090.D)

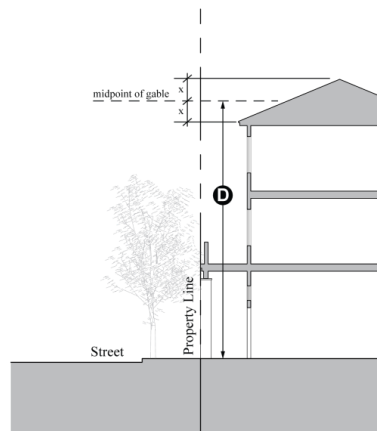
17.07: Specific Development Standards: Residential Zones

§17.07.120 Neighborhood Center (NC) Development Standards

The Neighborhood Center Zone is intended to provide a pedestrian oriented, modest level of convenience type commercial services to the surrounding neighborhoods. Neighborhood Centers are comprised of low-intensity retail and/or service related business, or mixed uses emphasizing the traditional neighborhood character while primarily serving residents and employees within a ten-minute walk. Neighborhood Center development may occur in, and adjacent to, residential areas so long as it is compatible with, and makes a smooth transition to, the surrounding neighborhood. Neighborhood Centers shall be located at least ¼ mile away from other Neighborhood Centers and commercially zoned properties. Pedestrian barriers conflicting with neighborhood walkability shall be exempt from the ¼ mile setback requirement. Qualifying historic non-residential buildings that are restored and zoned Historic Landmark Overlay in accordance with Chapter 17.19 will also be exempt from the ¼ mile setback. The ground floor building footprint of the commercial area in the NC district shall be limited to 3,000 square feet per parcel. The City may authorize up to 5,000 square feet per parcel within the NC district with a Conditional Use Permit.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre	9
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Commercial Footprint Area

Per Parcel in Neighborhood Center	3,000 SF
With a Conditional Use Permit	5,000 SF

Lot Coverage

Max. Lot Coverage	60%
% of Bld. Width at Front Setback	(min) 60%

Setbacks

A Front (min-max)	10'-25'
Corner	10'-25'
B Side (min)	8'
C Rear (min)	10'

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 17.31 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 17.32 Landscaping**).

Building Form**Heights**

D Primary Building (max)	35'
Accessory (max)	15'

Roofs

Roof Types	Flat or Sloped
Sloped Roof Pitch (min)	5:12
Roof Overhang	6"

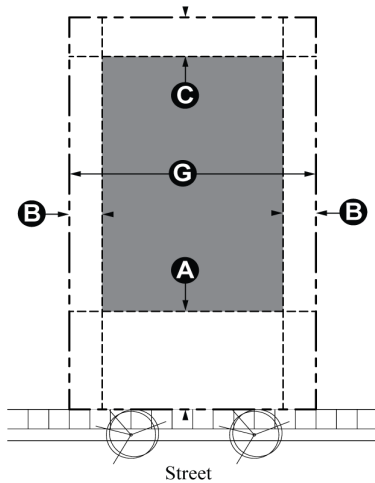
Transparency

Ground Floor Frontages (street facing min)	50%
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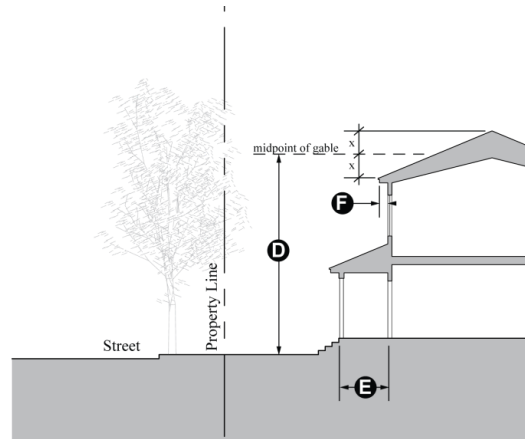
17.07: Specific Development Standards: Residential Zones

§17.07.130 Resource Conservation (RC) Development Standards

The Resource Conservation Zone includes lands protected from development such as highly productive agricultural lands, areas of high visual value (i.e. views and view corridors), and critical environmental resources. The RC includes land containing critical development hazards such as high liquefaction potential, high water table, floodplains, wetlands, etc. Much of the land within this zone is characterized by high value wetlands. They are lands that give a unique identity to the areas as well as lands that support natural functions essential to the sustainability, health, safety, and welfare of our community



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/Acre (max) 1/40 acres

Lot SizeMin. Lot Size 20,000 sq ft²**Lot Width****G** Minimum Lot Width 140'**Lot Coverage**

Max. Lot Coverage 40%

Primary Structure Setbacks**A** Front 25'

Corner 20'

B Side 8'**C** Rear 10'

Canal (recognized top bank) 15'

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

Building Height**D** Primary Building (Max) 35'

Accessory Building (Max) 15'

Building Form**E** ~~Covered Front Stoop/Porch (min. depth)~~ 4'~~Primary Roof Pitch~~

5:12

F ~~Roof Overhang (min.)~~

1'

§17.07.140 Mobile Home (MH)

The Mobile Home zoning district is intended to accommodate existing mobile home parks. Mobile home parks are developments in which the resident may own or rent the mobile home, but rents the land on which the mobile home is located. New mobile home parks are not permitted. Densities shall not exceed six (6) units per acre and the minimum lot size shall be 6,000 square feet. Site development shall be consistent with original project approvals.

Chapter 17.08: Neighborhood Residential Zone Uses

§17.08.010 Purpose

Chapter 17.08 sets forth the types of land uses permitted and conditionally permitted within Logan's Neighborhoods.

§17.08.020 Neighborhood Residential Land Use: Classification

- A. Primary Uses. Land use shall conform to the designations in Tables 17.08.030 (Structure Type) and Table 17.08.040 (Land Use). Land uses are designated as follows:
1. Permitted Uses. A "P" indicates that a use is allowed in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Development Code. Permitted uses requiring a public hearing are subject to the Procedures for Processing Applications contained in Chapter 17.48.
 2. Conditional Uses. A "C" indicates that a use is allowed as a Conditional Use in the respective zoning district and is subject to review and approval under the provisions of Chapter 17.42, Conditional Use Permits, and the Procedures for Processing Applications contained in Chapter 17.48.
 3. Uses Not Allowed. An "N" indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.
- B. Accessory Uses and Structures. An accessory use or structure may be permitted in compliance with the applicable provisions of the zone in which it is located. An accessory use shall not commence, and no accessory structure shall be constructed, without a primary use first being lawfully established on the subject site. Additional regulations apply to Home Occupations (See Chapter 17.36).
- C. Temporary Uses. Temporary uses may be permitted for a period not to exceed twelve (12) calendar months in compliance with the provisions of the zone in which it is located and the provisions of Chapter 17.53. The procedures for review and approval of a temporary use are the same as for a permanent use; however, the reviewing authority may waive certain Land Development Code standards, and impose conditions of approval on the temporary use, as it deems necessary, to promote compatibility between the proposed use and adjacent permitted uses.
- D. Non-Conforming Uses. Non-conforming uses and development are subject to the provisions of Chapter 17.52.

§17.13.030 Neighborhood Residential Structure Types

Table 17.08.030 lists the residential structure types allowed in Neighborhood Residential zones. The structure types listed in the table are defined in Chapter 17.55. A "P" means the structure type is permitted, "C" means the structure type is permitted with a conditional use permit, and "N" means the structure type is not permitted.

Table 17.08.030: Residential Structure Types Allowed in Residential Districts

17.08: Neighborhood Residential Zone Uses

Type of Residential Structure	Residential Zoning Districts									
	NR-2	NR-2	NR-6	MR-9	MR-12	MR-20	MR-30	CR	NC	RC
Courtyard house, attached	N	N	N	P	P	P	P	P	N	N
Courtyard house, detached	N	N	P	P	P	P	P	P	N	N
Front yard house, attached	N	N	N	P	P	P	P	P	N	N
Front yard house, detached	P	P	P	P	P	P	P	P	N	P
Live work	N	N	N	N	N	N	C	C	C	N
Multi-dwelling, attached	N	N	N	P	P	P	P	P	N	N
Multi-dwelling, stacked	N	N	N	N	N	P	P	P	N	N
Manufactured housing unit	C	C	C	C	C	C	C	C	N	C
Twinhome (Duplex)	N	N	N	P	P	P	P	P	N	N
Town House	N	N	N	P	P	P	P	P	N	N

17.08: Neighborhood Residential Zone Uses

§17.08.040 Neighborhood Residential Land Uses

The following regulations are intended to accommodate a variety of housing choices and neighborhood-oriented services. With the exception of the Manufactured Home (MH) district, Table 17.08.040 lists the land uses allowed in all neighborhood residential zones.

Table 17.08.040: Allowed Uses in Neighborhood Residential Zones

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30			RC
Residential Uses										
Assisted Living Center	N ¹	N ¹	N ¹	N ¹	P	P	P	N ¹	N ¹	N ¹
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	C	N	N
Nursing Home, Convalescent Home	N ¹	N ¹	N ¹	N ¹	P	P	P	N ¹	N ¹	N ¹
Residential Group Homes for individuals with disabilities	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹
Residential Group Homes (communal living exceeding occupancy limits)	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Residential Treatment Programs where care, training, or treatment is provided on site	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Residential occupancy of a dwelling unit by a family, or no more than three (3) unrelated individuals	P	P	P	P	P	P	P	P	P	P
Residential occupancy of a dwelling unit by no more than six (6) unrelated individuals and not to exceed two (2) persons per bedroom	N	N	N	N	N	N	N	P	N	N
<u>Accessory Dwelling Units (Internal)</u>										
Public/Institutional Uses										
Cemetery, Mausoleum	C	C	C	C	C	C	C	C	N	C
Clubs, Lodges, similar uses	N	N	N	N	C	C	C	C	N	N
Day Care/ Preschool (1-8 Clients)	P	P	P	P	P	P	P	P	N	C
Day Care/ Preschool (9-16 clients)	C	C	C	C	C	C	C	C	N	N
Day Care/ Preschool (Commercial) (17 or more clients)	N	N	N	N	N	N	N	C	N	N
Libraries, Museums, Community Centers	N	N	C	C	C	C	C	C	N	N
Parks, Neighborhood	P	P	P	P	P	P	P	P	N	P
Parks, Community/Regional	C	C	C	C	C	C	C	C	N	C
Public Safety Services (Police, Fire)	C	C	C	C	C	P	P	P	N	P
Religious Institutions	P	P	P	P	P	P	P	P	N	N
Schools, Public (K-12)	State law supersedes local zoning regulations.									
Schools, Private (K-12)	C	C	C	C	C	C	C	C	N	C
Community Services Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the	N	N	N	N	C	C	C	C	N	N

17.08: Neighborhood Residential Zone Uses

community										
Utility Uses										
Amateur radio towers	C	C	C	C	C	C	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	C	C	C	C	C	C
Radio, television, microwave towers	C	C	C	C	C	C	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P	P
Utilities, distribution network	C	C	C	C	C	C	C	C	C	C
Utilities, structures, physical facilities, (Regional Facilities)	C	C	C	C	C	C	C	C	C	C
Wireless Telecommunication Facilities	C	C	C	C	C	C	C	C	C	C
Neighborhood Serving Commercial Uses										
Bed & Breakfast	N	N	N	N	N	C	C	C	N	N
Food Services less than 3,000 square feet in size & no auto drive-through ³	N	N	N	N	N	N	N	C	P	N
Food Services less than 5,000 square feet in size & no auto drive-through ³	N	N	N	N	N	N	N	C	C	N
Food Service & Sales and Service comprising no more than 25% of the first floor area	N	N	N	N	N	N	N	C	N	N
Office – General business, government, professional, medical, or financial and less than 3,000 square feet in size	N	N	N	N	N	N	N	C	P	N
Office – General business, government, professional, medical, or financial and less than 5,000 square feet in size	N	N	N	N	N	N	N	C	C	N
Sales and Service less than 3,000 square feet in size ³	N	N	N	N	N	N	N	C	P	N
Sales and Service less than 5,000 square feet in size ³	N	N	N	N	N	N	N	C	C	N
Other Uses										
Agricultural Uses	P	P	N	N	N	N	N	N	N	P
Alternative or Post Incarceration Facilities	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Parking, Commercial	N	N	N	N	N	N	N	C	N	N

¹ Indicates use may be allowed where State or Federal law preempts local zoning. A Conditional Use Permit is required for a Group Home for Disabilities if the proposal exceeds the base occupancy of the underlying residential zone.

² Indicates use may be allowed where State or Federal law preempts local zoning. A Group Home for non-disabled individuals is only allowed where they do not exceed the base occupancy of the underlying residential zone unless otherwise allowed where State or Federal law preempts local zoning.

³ In the Campus Residential Zone, the total square footages of a proposed non-residential use may exceed the amounts listed in the use chart provided the total square footage of the proposed non-residential uses do not exceed 25% of the total first floor area and may only be located on the ground level floor.

Chapter 17.09: General Development Standards: Neighborhood Residential Zones

§17.09.010 Neighborhoods Residential General Development Standards

A. This Chapter provides uniform development standards for Logan neighborhoods, to promote streamlining of development review, and to ensure high quality site design and new construction.



This



Not This

B. This Chapter applies to all residential development proposals in Logan. Some Sections may not be applicable to certain types of development, as specified by this Code. Where an interpretation of applicability is required, the Director shall make the interpretation or elevate the decision to a decision-making body.

C. Design Review and Decision Criteria.

Development proposals which comply with the standards in this Chapter without any adjustment or modification to the standards shall be reviewed as Track 1 Design Review decisions. Development proposals which require adjustments or deviations from the standards identified in this Chapter, and/or include requests requiring a public hearing, shall be reviewed as Track 2 Design Review decisions.

§17.09.020 Single - Family Residential

A. ~~The purpose of this section is to create physical environments that are varied, aesthetic, and consistent with the character and walkability of Logan's neighborhoods.~~

B. The provisions of this section apply to all new residential construction ~~and new subdivisions~~ in the Neighborhood Residential zones.

C. Standards.

1. ~~Front/Street Facade Variation.~~

a. ~~For all new residential development, no two directly adjacent or opposite dwelling units may possess the same front elevation. This standard is met when all front elevations differ from one another by at least 4 of the following criteria:-~~

- 1) ~~Differing Mix of Materials (see Section 17.09.020.C.2);~~
- 2) ~~Articulation (see Section 17.09.020.C.3);~~



Single family developments should fit the character and quality of Logan's existing neighborhoods.

17.09: General Development Standards: Residential Zones



~~Variation in color, materials, and forms creates a diverse streetscape.~~

3) ~~Roof Elevation (changes in elevation and orientation of roof line, or use of projections such as~~

17.09: General Development Standards: Residential Zones

~~gables and dormers, that demonstrate variation over at least 20% of all front or street-facing elevations as applicable);~~

~~4) Entry/Porch (variation in placement and configuration of porches, stoops, covering, etc.);~~

~~5) Fenestration (variation in the arrangement and detailing of windows and other openings);~~

~~6) Architectural Style (variation in style; e.g., Craftsman, Prairie, Four Square, Colonial, Tudor, Ranch, or other styles as appropriate—see Figure 17.09.020.C.1);~~

~~7) Variation of Building Height and Stories; or~~

~~8) Color Variation.~~

b. ~~Repeated facades shall not comprise more than 25% of the single family units on the same block face.~~

Figure 17.09.020.C.1: Examples of Varied Architectural Styles



2. ~~Mix of Building Materials for Primary and Accessory Structures.~~

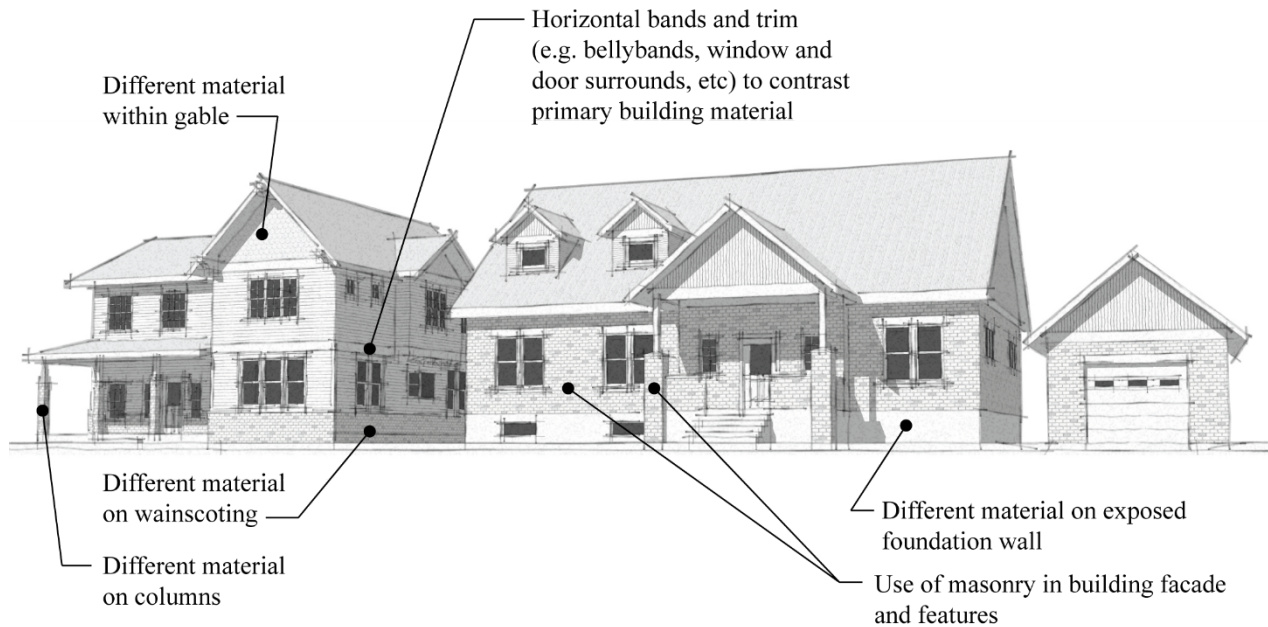
~~a. When a mix of building materials, excluding trim, is selected to satisfy the façade variation standards of this Section, choose from the following materials: brick, fiber cement siding, wood siding, board and batten, stucco, fiber cement panels, masonry, metal, vinyl, and shingles. Figure 17.09.020.C.2 illustrates suggested ways to mix building materials on any one structure.~~

~~b. The use of masonry materials is highly encouraged as a detailing material for all residential development. Masonry materials can be incorporated in the facade in several ways, such as on the whole facade, wainscoting, or on a partial building story.~~

~~c. Varying dimensions or spacing of wood or fiber cement siding may be used to create an appropriate building scale. For example, closer spacing or smaller dimensions of lap siding may be used around building entrances, dormers, gables and other elements, to accent those elements, while applying wider spacing or larger dimensions elsewhere.~~



~~Mixing materials between buildings can create façade variation between similar building forms.~~

Figure 17.09.020.C.2: Example of Mix of Building Materials**3. Articulation-**

When the front, side, or rear elevation of any structure facing a public roadway is more than 500 square feet in area, that elevation must be divided into distinct planes of 500 square feet or less. For the purpose of this standard, areas of wall planes that are entirely separated from other wall planes are those that result in a change in plane such as a recessed or projecting section of the structure that projects or recedes at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. Dormers, porch canopies, and other secondary roof forms are examples of acceptable changes in wall plane (see Figure 17.09.020.C.3).

4. 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 17.09.020.C.3).

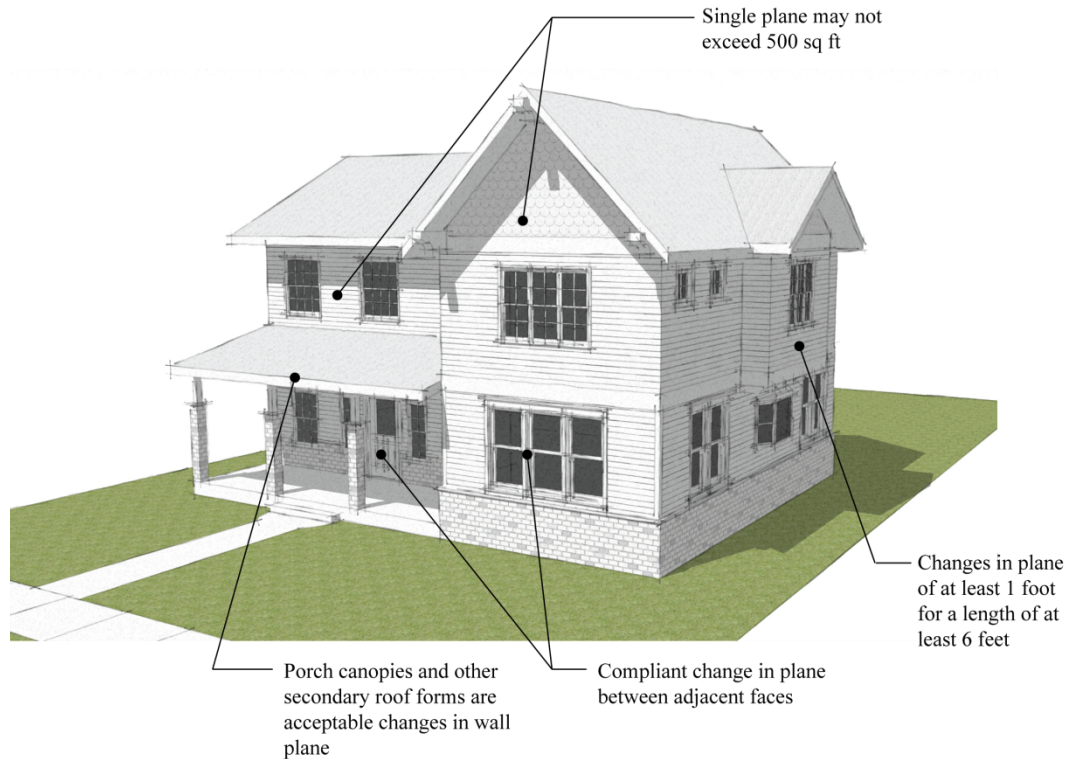
5. Roof Type and Roof Pitch-

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.

6. Building Placement and Orientation Standards.

17.09: General Development Standards: Residential Zones

- 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

Figure 17.09.020.C.3: Example of Compliance with Articulation Standard

the visual impact of side or rear facing facades and to create street frontages that are inviting and pleasant for residents and passersby.

- c. Buildings and their primary entrances shall be oriented to streets or common courtyards unless prohibited by unique site conditions (see Figures 17.09.020.C.4 and 17.09.020.C.5).
- d. Alternatives to these building orientation standards may be permitted for single family residential buildings fronting arterial streets, as illustrated in Figure 17.09.020.C.6. Alternative “A” is applicable to local streets; Alternative “B” is applicable to collector streets; Alternative “C” is applicable to arterial streets.



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Figure 17.09.020.C.4
Front Entry Oriented to Street



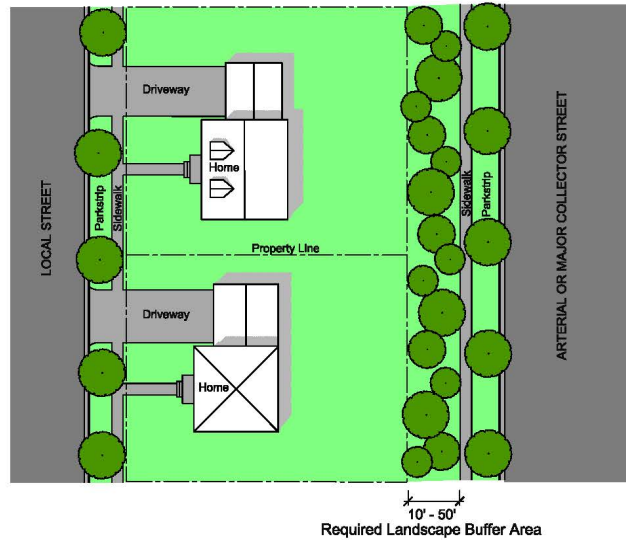
Figure 17.09.020.C.5
Front Entry Oriented to Common Courtyard



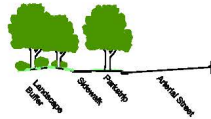
Figure 17.09.020.C.6: Building Orientation

17.09: General Development Standards: Residential Zones

REAR FACING

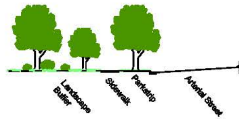


10' - 20' Wide Option



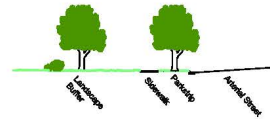
1. Street Trees Every 30 Feet On Center
2. Landscape Buffer Trees Every 20 Feet (Block Average)
3. Landscape Buffer Shrubs Every 10 Feet (Block Average)
4. 3 Foot Tall Minimum Berm

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)

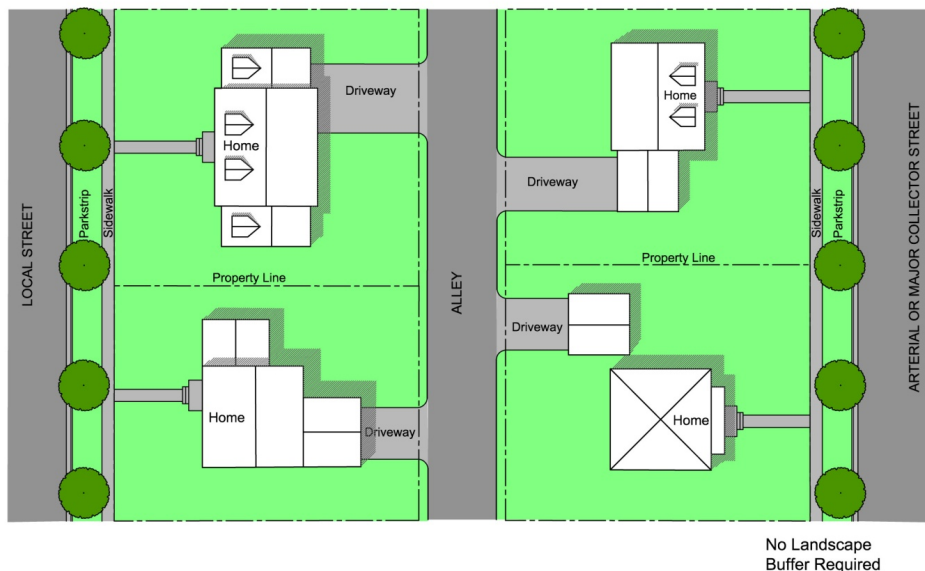
36' - 50' Wide Option



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)

Alternative AAlternative BAlternative CDefine applicability of these 3 options:

FRONT FACING WITH ALLEY ACCESS



§17.09.030 Garages, Parking, and Accessory Structures

~~A. This section provides standards for the placement, orientation, and design of garages, parking areas, and accessory structures. 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. The provisions of this section apply to all new ~~residential~~ accessory development in the residential zones.

C. Garage, Carport and Automobile Tent Standards.

~~1. Garages and other accessory structures located on the 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.

~~3. Detached garages and/or accessory structures shall be set back a minimum of 10 feet from the longest portion of the front/street-facing elevation of the primary structure (See Figure 17.09.030.C.1).~~

~~4. Attached front loading garages shall not extend more than 10 feet forward from the longest portion of the front/street-facing elevation of the primary structure.~~

~~Side-loaded garages attached to the primary structure shall not extend more than 15 feet from the longest portion of the front/street-facing elevation of the primary structure.~~

5. All detached accessory structures greater than two hundred (200) square feet in size shall require a building permit. No detached garage or other accessory structure shall be located within six (6) feet of another structure, except where a common wall is approved or as allowed in subsection 6 below.

6. Carports may be permitted provided they comply with the accessory structure setbacks. When used to cover an approved off-street parking space, carports equal to or less than two-hundred (200) square feet in size may be located less than six feet (6') from the primary structure.

~~7. Roof form for all garages and carports shall match the architectural style of the primary structure.~~

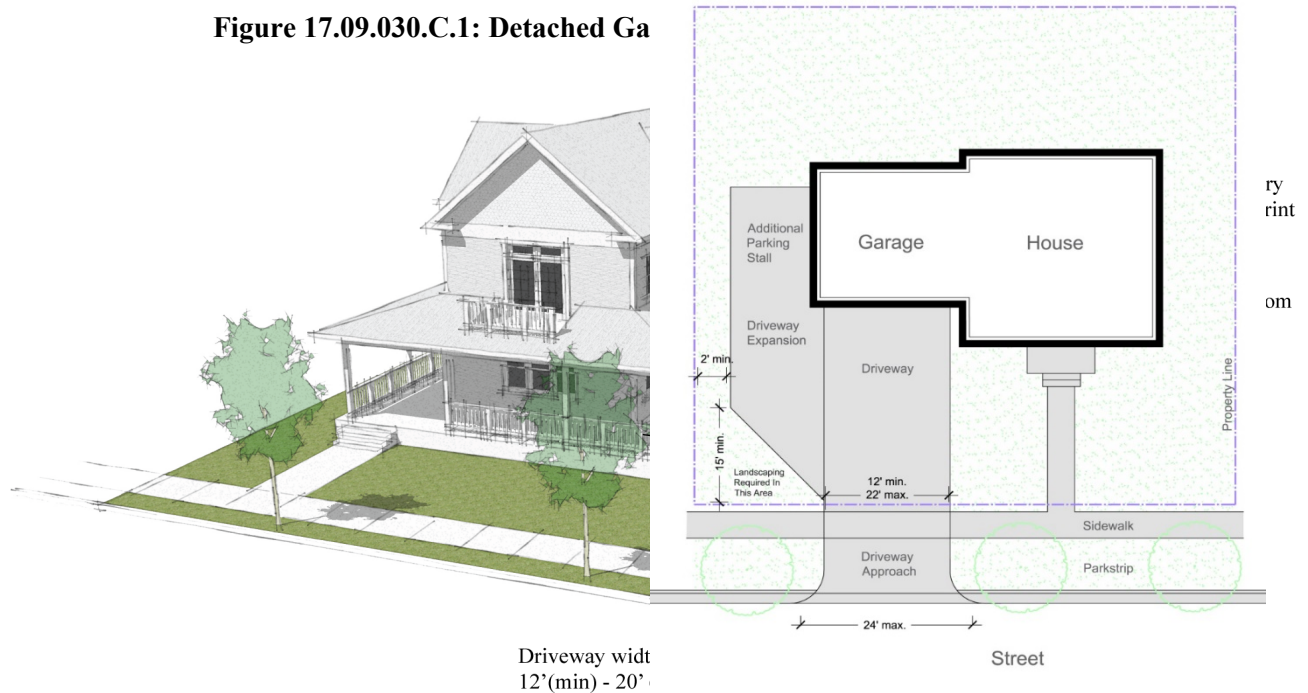
8. If an accessory structure is less than or equal to 120 square feet and less than or equal to 10 feet high at highest portion, one (1) foot side and rear setbacks are allowed. Otherwise, standard setbacks apply. If the side yard is adjacent to a street, the accessory structure must be a minimum of 20 feet away from the street side property line.

~~9. Building materials or colors for garages and carports shall be similar to the exterior finishes on the primary structure.~~



The garage is set back from the primary structure.

17.09: General Development Standards: Residential Zones

Figure 17.09.030.C.1: Detached Ga**D. Prohibited Accessory Structure.**

Shipping containers, semi-trailers, boxcars, or similar structures shall not be installed, stored nor maintained on residential properties.

E. Driveways & Parking.

1. The maximum width of the curb cut for private driveways is 24 feet. Within 15 feet of the right of way, the minimum width of a driveway shall be 12 feet while the maximum width of a driveway shall be 22 feet (See Figure 17.09.030.E.1).

10. No driveway shall be located closer than four (4) feet to another driveway (measured edge to edge) and no driveway shall be located closer to a side lot line than 2 feet. A shared driveway on two separate parcels is exempt from this provision; however, the width of a shared driveway shall not exceed 22'.

11. Corner lot driveways shall be located a minimum of 30 feet away from the corner, as measured from the corner or projected corner, of intersected property lines.

12. Only one driveway access is permitted by the Director consistent with Section 17.29.060.B.

13. No parking is permitted in the front setback, unless in a permitted driveway on private property.

14. The minimum length of a driveway leading to a garage shall be at least 20' in depth to accommodate vehicular parking outside of the public right-of-way, parkstrip, or sidewalk.

Figure 17.09.030.E.1: Detached Garage/Accessory Structure Standards

§17.09.040 Multi-Family Residential

A. The purpose of this section is to ensure create physical environments that are varied, aesthetic, and consistent with the character and walkability of Logan's neighborhoods.

B. The provisions of this section apply to all multi-family buildings and developments except townhome projects where the units are constructed on individual lots and individually owned.

C. Standards.

1. Façade Variation.

a. For new development, no two (2) multi-family buildings may possess the same street-facing elevation on a block face. No two façades may be the same as an adjacent or opposite building façade. This standard is met when the street facing elevations differ from another front facade by at least 4 of the following criteria:

- 1) Articulation (see Section 17.09.040.C.2);
- 2) Differing Mix of Materials (see Section 17.09.040.C.3);
- 3) Variation in Roof Elevation (changes in elevation and orientation of roof line, or use of projections such as gables and dormers, that demonstrate variation over at least 20% of all front or street-facing elevations);
- 4) Entry/Porch (variation in placement and configuration of porches, stoops, covering);
- 5) Fenestration (variation in the arrangement and detailing of windows and other openings);
- 6) Architectural Style (variation in style; e.g., Craftsman, Prairie, Four Square, Colonial, Tudor, Ranch, etc.);
- 7) Variation of Building Height and Stories; or
- 8) Color Variation.

2. Articulation.



Multi-family and mixed-use developments should fit the character and quality of Logan's existing neighborhoods.



The long façade of a multi-family building is articulated by using porches, projections, varied roof forms which help to express the individual dwelling units.

17.09: General Development Standards: Residential Zones



The vertical mass of the building is broken up by horizontal roof forms. Projecting gable roofs provide breaks proportionate to the roof form.

a. In multi-family buildings, individual units shall be accentuated using a variety of techniques that include plane changes, bays, variation in entrances, balconies, dormers, colors, columns, or other details defining the individual unit.

17.09: General Development Standards: Residential Zones

b. For structures less than 35' in height, the front, side or street facing elevation shall be divided into distinct planes of 500 square feet or less. For structures greater than 35' in height, the front, side or street facing elevation shall be divided into distinct planes of 1,000 square feet or less. For the purpose of this standard, areas of wall planes that are entirely separated from other wall planes are those that result in a change in plane such as a recessed or projecting section of the structure that projects or recedes at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. Bay windows, porch insets, dormers, porch canopies, and other secondary roof forms are examples of acceptable changes in wall plane.

c. All building elevations must be articulated along the vertical face for a minimum depth of 1 foot, for a length of at least 6 feet, for every dwelling unit or every 30 feet of horizontal wall plane, whichever is less. This may be accomplished through the use of recesses or extensions of floor area, decks, patios, or entrances (see Figure 17.09.040.C.1).

d. The vertical mass of buildings shall be broken up through the use of architectural features such as horizontal cornices, pediments, belt-courses, canopies (e.g., covered porches) and/or "bellybands" at least 12 inches in height across the length of the elevation.



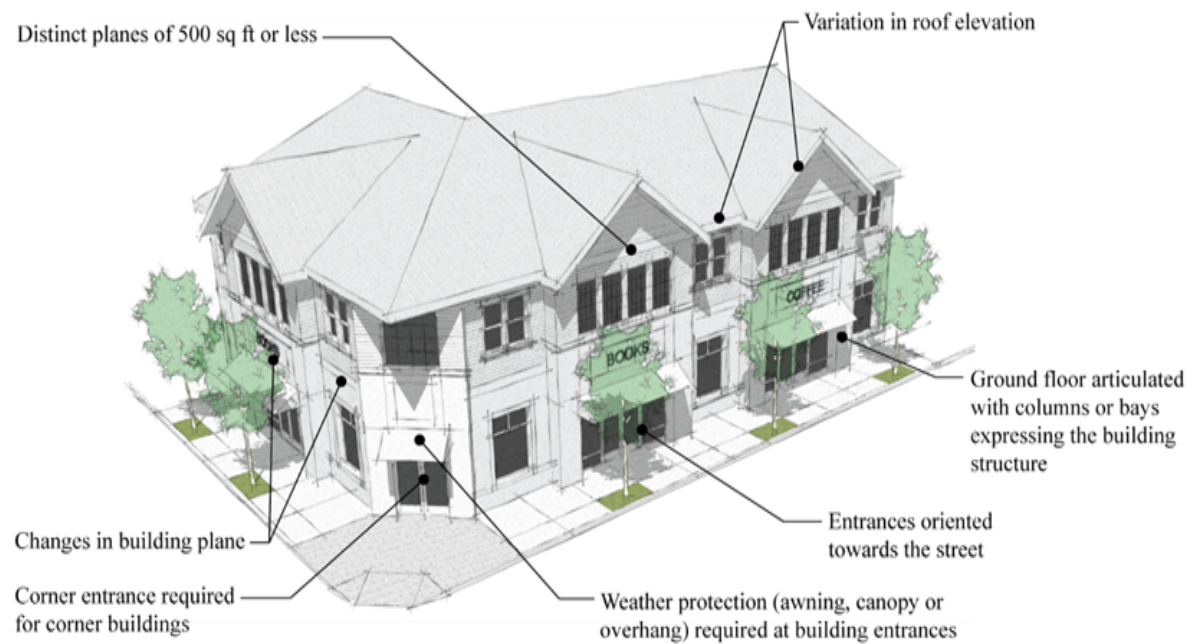
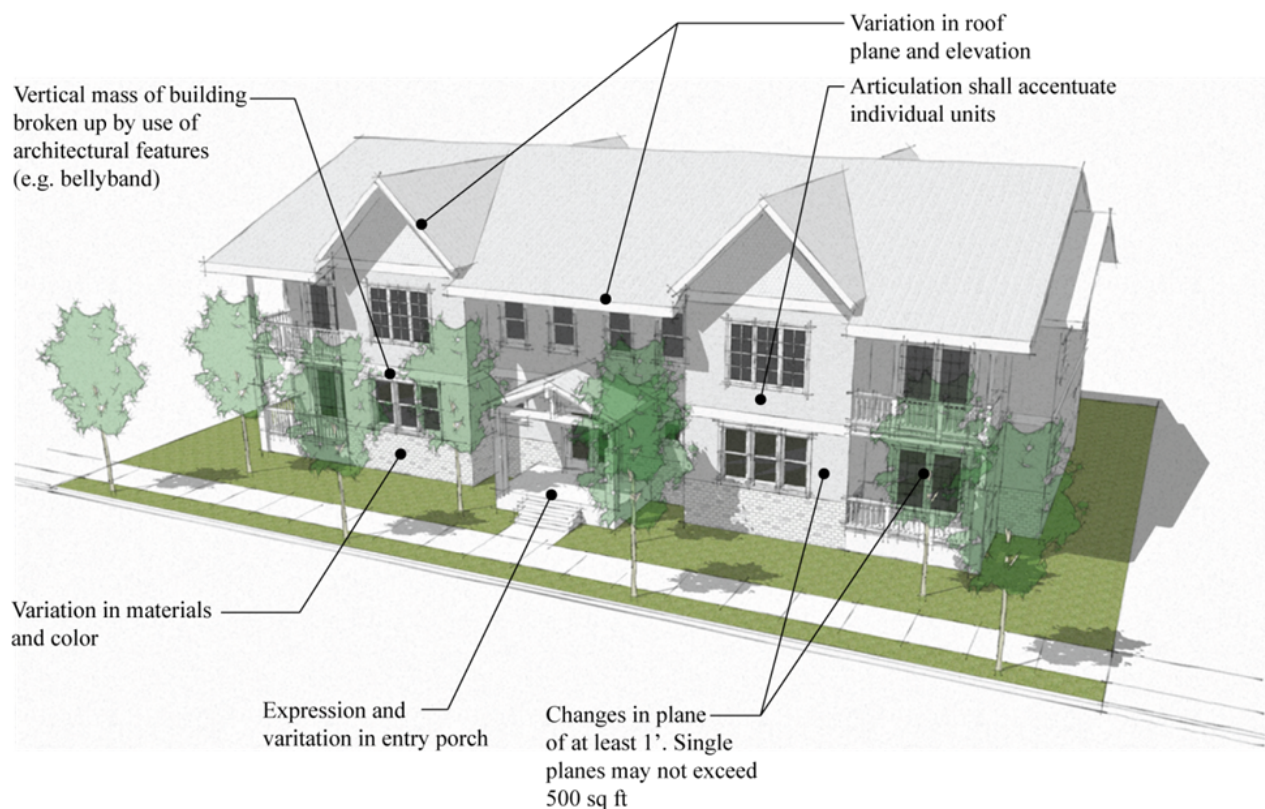
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Roofs
must

provide offsets or breaks proportionate to the roof form. Dormers, porch canopies, and other secondary roof forms are examples of acceptable breaks in roofline on sloped roofs. Where flat roofs are allowed, stepped parapets or cornices proportionate to the building elevation are required.

Figure 17.09.040.C.2: Mixed Use Façade Variation and Articulation**Figure 17.09.040.C.1: Multi-family Façade Variation & Articulation**

17.09: General Development Standards: Residential Zones

3. Mix of Building Materials for Primary and Accessory Structures.

- a. Changes in color or material shall occur where there are breaks in planes and where appropriate for trim and other details. Building materials shall include: masonry materials, fiber cement siding, wood siding, board and batten, stucco, fiber cement panels, metal, brick, native stone or similar regional materials, and shingles (see Figure 17.09.040.C.2 for conceptual illustration of suggested ways to mix materials over different building elements).
- b. The following materials shall each be limited to no more than 50% of an exterior wall surface visible from public rights-of-way (excluding alleys): architectural-grade veneer paneling, painted metal siding and vinyl. Metallic-finish siding (e.g., galvanized steel finish) may be allowed as an architectural accent consistent with an accepted style provided it does not comprise more than 20% of the surface area on any elevation.
- c. No more than three (3) materials shall be used on the street-facing elevations of a building. All material shall be used and applied uniformly on the street-facing elevations of a building. The materials used on the front or street-facing elevation shall be used on at least 50% of the surface area of the sides and rear of the building. Rear elevations of a building that do not abut a public right-of-way, park, or common open space area are exempt from this requirement.

4. Maximum Building Length.

- a. In order to contribute to a pedestrian oriented environment and ensure compatibility with adjoining residential areas, maximum building length needs to be proportionate to maximum building heights, while bigger projects with larger buildings need more substantial modulation features to break up the overall mass and add visual interest to the streetscape. The length of a building along a street frontage or a property boundary adjacent to a Neighborhood Residential Zone shall not exceed the following lengths in the specific zone:
 - 1) Mixed Residential (MR-9): 150'
 - 2) Mixed Residential Low (MR-12): 150'
 - 3) Mixed Residential Medium (MR-20): 175'
 - 4) Mixed Residential High (MR-30): 200'
 - 5) Campus Residential (CR): 200'
- b. For every 100' in building length along the street frontage or adjoining a Neighborhood Residential Zone, the design shall include at least one significant break in the vertical wall plane with a minimum depth of at least 8 feet, a minimum length of at least 20 feet, and running the full height of the building.
- c. The length of a building along the street frontage internal to the specific zone shall not exceed the following length:
 - 1) Mixed Residential (MR-9): 200'
 - 2) Mixed Residential Low (MR-12): 225'
 - 3) Mixed Residential Medium (MR-20): 250'
 - 4) Mixed Residential High (MR-30): 275'
 - 5) Campus Residential (CR): 300'
- d. For every 200' in building length along a street frontage internal to the specific zone shall include at least two significant breaks in the vertical wall plane with a minimum depth of at least 8 feet, a minimum length of at least 20 feet, and running the full height of the building.

17.09: General Development Standards: Residential Zones

- e. Buildings located internal to a block do not have a maximum building length. Interior buildings may be connected to those along the street frontage; however, the rear building shall be setback at least 75' from the façade of the primary building, while the open area shall be at least 30' in width and shall consist of useable plaza or courtyard space.
4. Building Placement and Orientation Standards.
- a. This section establishes building placement and orientation requirements for new multi-family residential buildings. It is intended to ensure that new development is pleasant and inviting to pedestrians by placing building closer to the street and where primary building entrances are 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, low-level screening and building variation 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.
 - c. Buildings and their primary entrances shall be oriented to streets or common courtyards unless prohibited by unique site conditions.

**§17.09.050 Commercial Uses in the Campus Residential Zone**

- A. Where commercial uses and buildings are allowed in the Campus Residential zone, such use and buildings shall conform to the following regulations:

1. The maximum allowable collective footprint for a Commercial use in the Campus Residential Zone is limited to no more than 25% of the first-floor area of the project and shall be fully integrated into the function and design of the building and project in which it is serving. The minimum interior height for new commercial construction in the Campus Residential zone shall be 12'.



The scale of commercial uses should be appropriate for the Neighborhood Zones.

5. Commercial uses shall be conducted entirely within a building conforming to the requirements of this Code, except that outdoor cafes and similar uses are allowed subject to Conditional Use Permit approval and applicable city licensing requirements for any use of a public right-of-way.



This



Not This

17.09: General Development Standards: Residential Zones

6. The review authority may establish reasonable conditions of approval for commercial uses to provide for compatibility with existing adjacent single family residential uses. Conditions imposed through Design Review may include, but are not limited to, restrictions on building setbacks, height, landscaping, screening, parking, trash collection and storage, and hours of operation.

§17.09.060 Building Height Transition Areas

A. The purpose of this section is to provide for a gradual transition between existing residential development and proposed taller structures as infill and redevelopment occurs in, and adjacent to, residential neighborhoods.

B. This section applies to all new commercial, mixed use and multi-family structures adjacent to, or within 150 feet of, any parcel zoned either NR-2, NR-4, NR-6 and MH, with the exception that this requirement does not apply to those parcels that only contain non-residential structures with a building footprint greater than 5,000 square feet.

C. Standards.

For all commercial, industrial, mixed use and multi-family development within 150 feet of any of the residential zones listed above (as measured from the residential zone boundary - see Figure 17.09.060.C.1), the maximum building height of the proposed structure is determined as follows:

1. Beginning at the minimum setback line of the subject property, the maximum height is equivalent to the maximum height of the adjoining residential zone, or 35 feet, whichever is less.
2. Additional height for the proposed structure may be added at a ratio of one additional (1) vertical foot of building height to two (2) horizontal feet of distance from the nearest setback line (see Figure 17.09.060.C.2).
3. The building height transition requirement ends 150' from the adjoining residential zones. At that point, the full building height allowed in the underlying zone may be attained.
4. This section does not waive or alter the maximum height requirements listed for each specific zone.

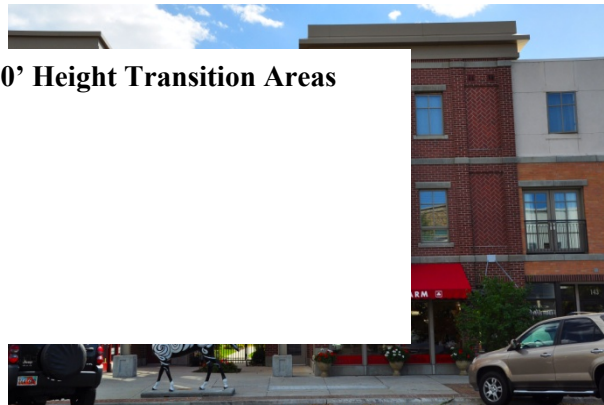
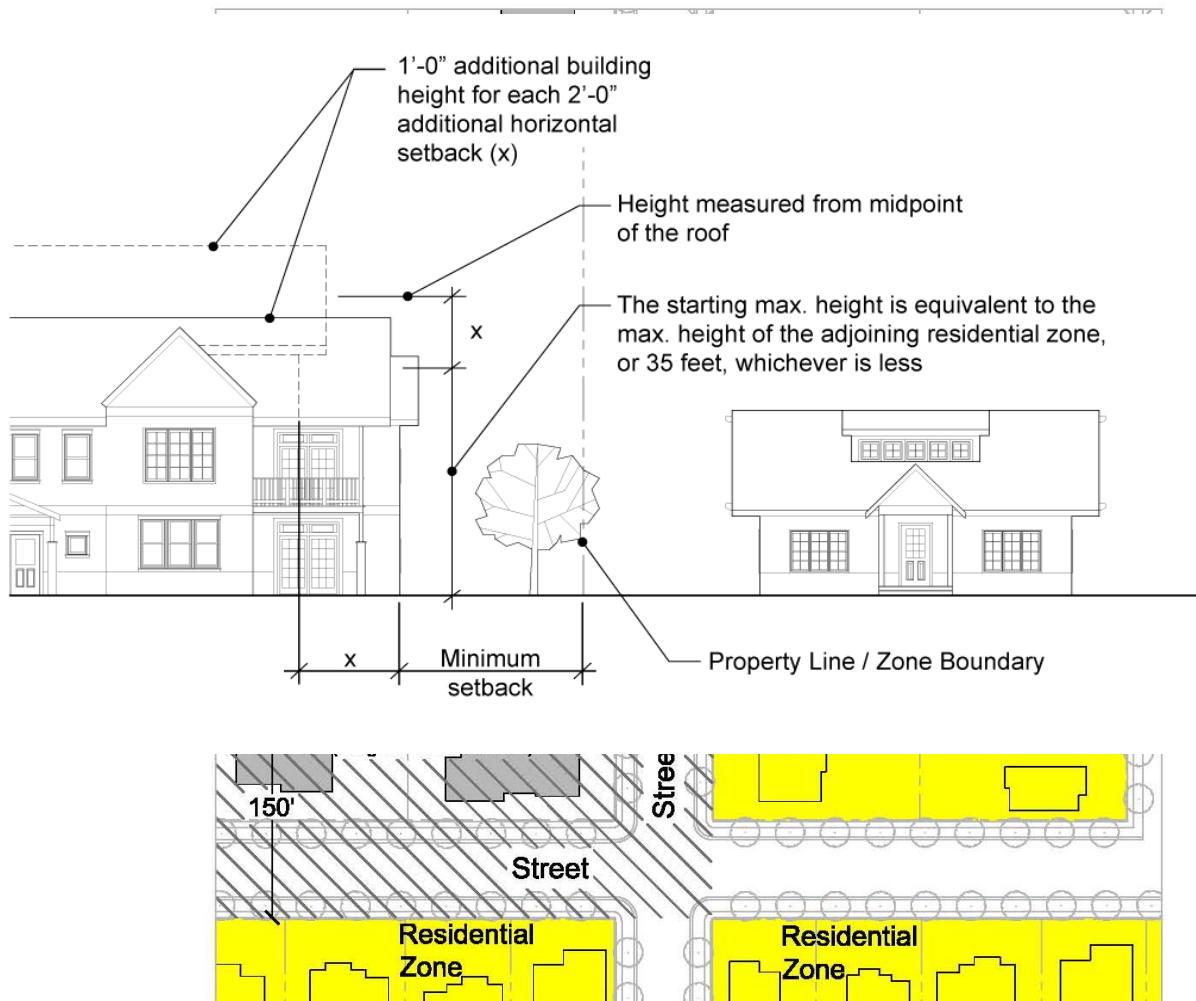


Figure 17.09.060.C.1: 150' Height Transition Areas

Figure 17.09.060.C.2: Building Height Transition**§17.09.070 Buildable Area Extensions in Residential Zones**

- A. This section allows certain encroachments into required setbacks and exempts certain architectural features from required lot coverage and structure height calculations. The intent is to provide flexibility in land use and building design where certain architectural features contribute aesthetically or functionally to a building without changing its floor area, occupancy, or intensity of use.
- B. This section applies to all buildings in all residential zones.
- C. Standards.
1. Eaves, balconies, stoops, overhangs, awnings, bay windows, and similar features may extend beyond the shown buildable area by up to 36 inches.
 2. Porches and stoops may extend into the front setback a maximum distance of 10 feet, but in no case, shall be closer than 10 feet from the front property line for single family residential construction and 5 feet from the front property line for multi-family residential construction. Unenclosed Porches may extend into a side setback by up to 36 inches and in no case shall be closer than 5 feet from the property line.

17.09: General Development Standards: Residential Zones

3. Unenclosed porches, balconies and similar structures extending not more than 30 inches above grade shall not be counted against maximum lot coverage.
4. Within residential neighborhoods, spires, cupolas, belfries and domes, and similar architectural features not used for human occupancy may exceed height restrictions through design review, except where prohibited by Federal Aviation Regulations, part 77.

Chapter 17.62: Definitions

The definitions of words in this chapter are established as specific meanings for this Title only. Words with specific meaning in the Land Development Code are as follows:

“Accessory Dwelling Unit (Internal)” means an accessory dwelling unit created within the footprint of a primary dwelling for the purpose of offering a long-term rental of 30 consecutive days or longer.

“Accessory Structure” means a structure that is subordinate to and serves a primary use or structure; is subordinate to the primary use or structure served; contributes to the comfort, convenience or necessity of occupants of the primary use or structure served; and is located on the same lot and in the same zoning district as the primary use.

“Accessory Use” means a use or activity that is a subordinate part of a primary use and clearly incidental to a primary use.

“Accommodations (Lodging)” means facilities offering transient lodging accommodations to the general public and which may include additional facilities, such as restaurants, meeting rooms, entertainment, personal services, and recreation facilities

“Adult-Oriented Business” See Section 5.29 of the Logan Municipal Code for definition.

“Aerobic Studio” means a business to which a class of participants attends on a periodic or regular basis for purposes of exercise, weight training, fitness training, and participation in related activities. An aerobic studio may also include the retail sales of products related to its services.

“Affordable Housing” means safe and decent housing with a sales price or rent that is within income limitations for households defined as low and moderate income by current Federal or State definitions.

“Agriculture” means the production, keeping, or maintenance, for sale, lease or personal use, of plants and animals useful to society, including and not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef, cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts, and berries; vegetables; nursery, floral, ornamental, and greenhouse products; or lands devoted to a soil conservation or forestry management program.

“Airport” means the Logan-Cache County Airport.

“Airport Board of Adjustment” means the City of Logan Land Use Appeal Board performing the duties prescribed in Utah Code §2-4-5.

“Airport Hazard” means any structure or use of land which potentially obstructs the airspace required for safe flight of air craft in landing or taking off at an airport.

“Airport Hazard Area” means any area of land upon which an airport hazard might be established.

“Airport Zoning Commission” means the City of Logan Planning Commission serving in the roles prescribed in Utah Code §2-4-5.

“Alternative or Post Incarceration Facility” means halfway houses, work release centers or any other domiciliary facilities for persons released from any penal or correctional facility but still in the custody of the city, county or public agency OR youth care centers or other facilities authorized to accept youth offenders.

“Amateur Radio Facility” means any tower or antenna owned and operated by an amateur radio operator licensed by the Federal Communications Commission.

“Amusement, commercial indoor” means a recreational facility conducted entirely indoors for commercial purposes, with or without seating for spectators, and providing accommodations for a variety or individual, organized or franchised sports, including wrestling, soccer, tennis, volleyball, racquetball, handball, bowling, skating, and ice skating. Such facility may also provide other regular organized or franchised events, such as children’s amusements, skateboard facilities, trampoline or gymnastics facilities, swimming pools, snack bar, restaurant, retail sales or related sports, health, or fitness items, and other support facilities.

“Animal Clinic (no outdoor pens)” means a facility where animals receive medical care and the indoor boarding of animals is limited to short-term care incidental to the hospital use.

“Animal Clinic (with outdoor pens)” means a facility where animals receive medical care and the indoor and/or outdoor boarding of animals is limited to short-term care incidental to the hospital use.

“Antenna” means a transmitting or receiving device used in telecommunications that radiates or receives radio signals

~~**“Antique Shop”** means a retail establishments engaged in the selling or rental of antiquated goods or merchandise.~~

“Appeal” means an administrative procedure that requests relief from a decision by a designated hearing officer, commission, committee, or board.

“Applicant” means the person making application for a project review. See also “proponent.”

“Application” means:

- A. **Application in General.** A submission of materials that is required to be received by the City prior to commencing any action that results in the issuance of a permit or the granting of an approval or conditional approval. The contents of an application are a combination of the materials that are required by statute, materials that are specified in this title, and materials that may be required as a part of the City’s administrative process. A “petition” is also an application.
- B. **Complete Application.** An application shall not be considered complete until all the required materials have been received and verified as to content. A complete application includes the submittal of required maps, drawings and materials and the payment of all required fees.

“Architect” means an architect licensed by the State.

~~**“Art Supply Store”** means a retail or wholesale establishments engaged in the selling or rental of art supplies~~

“Assisted Living Center” means residences that provide for semi-independent living. Such facilities may be: (1) equipped with studio or one bedroom apartments with limited kitchen facilities, generally designed for single occupancy; (2) contain central dining facilities where prepared meals are served to the

residents; (3) employ full time nursing or medical assistance and supervision; and (4) may provide other additional services to residents.

“Automobile Parts Sales (Indoor)” means an indoor area enclosed within a structure by walls and a roof overhead used for storage, display or sale of new or used vehicle parts.

“Automobile Parts Sales (Outdoor)” means an outdoor area on private property larger than 1,000 square feet used for storage, display or sale of new or used vehicles parts.

“Automobile and Equipment Sales” means an area, other than the right-of-way or public parking areas, used for display, sale, or rental of new or used vehicles and equipment in operable condition.

“Automobile Repair” means repair 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.

“Automobile Sales, Small Dealership” means a a business specializing in the sale of a limited number of new and/or used vehicles, with no more than three vehicles displayed outside at any one time and with no more than a total of eight vehicles stored on-site at any given time. A small dealership may be permitted as an accessory use to a related business on the same property and under the same ownership. All vehicles displayed shall be in operable condition.

“Automobile Service” means service to passenger vehicles, light and medium trucks and other motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer waits on-site while the service is being performed.

“Automobile Use Area” means an area used for the loading, circulation, access, storage or display of motor vehicles. Designated off-street parking spaces or spaces on public or private streets shall not be considered vehicular use areas.

“Back-Out Parking” means a parking configuration that requires vehicles to maneuver directly from the parking space onto a public street without a driveway.

~~**“Bakery”** means an establishment where products such as bread, cake, and pastries are baked or sold.~~

~~**“Barber or Beauty Shop”** means an establishment providing cosmetic treatment services for men and women. Other variations of this type of business include hair salons and spas.~~

“Basement” means a portion of a building partly below ground and not having more than half of its height above the level of the adjoining ground.

“Bed and Breakfast” or Bed and Breakfast Inn means an owner-occupied private single-family residence in which one to five rooms are rented for overnight lodging to travelers, and where breakfast is provided to guests only at no additional cost. The B&B operator must occupy the dwelling as their primary personal residence. The length of stay cannot exceed 30 consecutive days.

“Berm” means a linear earthen mound.

“Block” means a unit of land bounded by streets or a combination of streets, public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

“Block Frontage” means all of the property fronting on a street that is between intersecting streets, or that is between a street and a water feature, or end of a dead end street.

“Boarding House, Lodging House” means a dwelling unit or part thereof in which, for compensation, lodging and meals are provided. A lodging house is a boarding house in which meals are not provided. The length of stay in a boarding house or lodging house is 30 or more days.

“Boundary Line Adjustment” or **“Lot line adjustment”** means the relocation of the property boundary line between two adjoining lots with the consent of the owners of record.

“Brew Restaurant” means a business licensed to sell beer for on-premises consumption in connection with a bona fide restaurant where the revenue from the sale of beer is less than 50 percent of the gross dollar volume. A Brew Restaurant is also licensed to brew beer in batch sizes that provide enough beer for the sale and consumption on site in connection with the restaurant and has any licenses subject to the applicable provisions of DABC.

“Buildable Area” means that portion of an existing or proposed lot that is free of building restrictions. For the purpose of this ordinance, a buildable area does not contain any setback areas, easements, and similar building restrictions, and cannot contain any land specified in §17.24.010.

“Building Footprint” or **“Building Coverage”** means the portion of a site covered by buildings or other roofed structures, including eaves. “Building Coverage” also means “building footprint.”

“Building” means a structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or chattels.

“Building Line” means a line running parallel to a lot line that is the same distance from the lot line as the closest portion of a building on the site.

“Bus Passenger Station” means those facilities at selected points along transit routes for passenger pickup, drop-off, and waiting.

~~**“Cable Television Facilities”** means any cable television head end or hub towers and antennas used solely for cable television services.~~

~~**“Camera Shop”** means a retail or wholesale business engaged in selling or renting photography products.~~

“Caregiver” means a person, either paid or voluntary, who helps the elderly, disabled or otherwise incapacitated with the functions of daily living, health care, financial matters, guidance, companionship and social interaction. A caregiver can provide more than one aspect of care.

~~**“Carpet Sales (Retail and Wholesale)”** means a business selling and/or installing carpet and carpet supplies at a retail or wholesale value. The carpets have been manufactured at a different location than where they are sold.~~

“Cart Corral” means an area designated within a parking lot where persons place shopping carts, dollies, hand trucks, pallet jacks, and other similar equipment.

“Car Wash” means a building or premise used for washing motor vehicles.

“Certificate of Approval” means certification language as required by this title and Utah Code incorporated onto any deed or instrument creating a new lot by metes and bounds description or other such description.

“Chief Executive Officer” means the elected Mayor of the City of Logan.

~~**“Clothing or Apparel Store”** means a retail or wholesale engaged in selling clothing apparel.~~

~~**“Clear Trunk”** means the distance between the top of the root ball along the vertical trunk or trunks of a tree to the point at which lateral branching or fronds begin.~~

“Club (private)” means a building, or portion thereof, used by a group of people organized for recreational activities or to pursue common goals, interests, or other similar activities, usually characterized by certain membership qualifications and entry payment and/ or fees.

“Cluster Development” means a cluster or compact subdivision.

“Colleges” means an independent institution of higher learning offering general studies leading to a degree; a part of a university offering a specialized group of courses; or an institution offering instruction usually in a professional, vocational, or technical field.

“Commercial Day Care” means Day Care and preschool uses providing care, protection and supervision for 17 or more children or adults on a regular basis away from their primary residence for less than 24 hours per day. (See also Family Day Care and Family Group Day Care).

“Common Area” means lands, structures, infrastructure, or facilities within a project that is owned in undivided interest by the property owners, a condominium association, or other entity in common.

“Community Center” means a building used for recreation, social, educational, or cultural activities, open to the public or a designated part of the public, and generally owned and operated by a public or nonprofit group or agency.

“Community Service” means a use of a public, a nonprofit, or a charitable nature providing a local service to people of the community. Generally, the service is provided onsite or there are employees at the site on a regular basis. The service is always ongoing and not for special events. The use may provide special counseling, education, or training of a public, nonprofit or charitable nature. “Community service” does not include facilities or uses which house or serve adjudicated youth offenders, proctor homes, group homes serving as transitional facilities for criminally convicted persons, or other group homes as defined by State or Federal law or regulations (see “group home”).

“Condominium” means a building or group of buildings, in which dwelling units, offices, or floor area are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

~~**“Convenience Market (no gasoline)”** means a retail establishment of up to 5,000 square feet selling primarily food products, household items, newspapers and magazines, candy, and beverages, and limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption.~~

“Convenience StoreMarket (gasoline)” means a retail establishment of up to 5,000 square feet selling petroleum products as well as food products, household items, newspapers and magazines, candy, and

beverages, and limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption.

~~“Copy Center” means a facility established for the use of copying and/or scanning devices, typically for profit.~~

“Critical Lands” means an area shown on the Official Critical Lands Map and classified under 17.24.040.

“Dancehall or Nightclub” means a business selling liquor and meals and in which music, dancing, or entertainment is conducted.

“Daycare” means those 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, unless approved by Conditional Use Permit.

“Days” means calendar days, unless specifically stated as working days.

“Decision-Making Body” means a person or group authorized in the Land Development Code to conduct land use reviews and take action on the matter under review.

“Density” means the number of dwelling units per acre of land area. Density may also be expressed as the amount of land area per dwelling unit. Unless otherwise stated, any reference to density means “gross” density calculation. Density is calculated as a factor of number of units ÷ acreage. For example, a project containing 20 units located on 5 acres has a gross density of 4 units per acre ($20 \div 5 = 4$) (See also “Gross Buildable Acre”). In the Campus Residential zone, density may also be expressed as occupants per acre through an alternative review process (CUP) and in compliance with minimum standards in Section 17.07.110.

“Department” means the Department of Community Development. Other departments, divisions, or agencies are referenced by name.

~~“Department or Discount Store” means a single store, or group of stores, selling merchandise at lower than usual prices.~~

“Detention Facilities” means those types of facilities designed to detain incarcerated individuals who are awaiting trial but who were not granted the ability to bond out by the court, or who have been unable to meet bond requirements. Detention facilities may also be used for individuals who are ordered to serve certain types of shorter sentences.

“Development” means the alteration of the land surface by:

- A. Grading, filling, cutting or other earth-moving activity involving more than fifty cubic yards on any lot;
- B. The removal of three or more living trees of over six inch caliper or the removal of five percent of the total number of living (or dead) trees over six inch caliper, whichever is greater, on any lot within any one calendar year;
- C. Construction of a building, road, driveway, parking area, or other structure; or
- D. Culverting of any stream.

“Diameter Breast Height (DBH)” means the diameter of a tree measured at 4.5 feet above grade.

“Director” means the Director of Community Development of the City of Logan or the Director’s designee.

“Discretionary Approval” means an action of the City that may be approved, conditionally approved, or denied at the discretion of the decision-making body upon making appropriate findings or utilizing adopted standards or policies.

“Discretionary Permit” means a permit issued by the City when the City has the discretion to approve the permit as requested, approve it in a modified form with conditions or other changes generated by application review, or to deny the permit on the basis of reasons or findings of fact.

“Dormitories, Fraternities, Sororities” means a building used as group living quarters for a student body or religious order as an accessory use to a college, university, boarding school, convent, monastery or similar institutional use.

“Dripline” means the natural outside end of the branches of a tree or shrub projected vertically to the ground.

“Drought-Tolerant Vegetation” means trees, shrubs, groundcovers and other vegetation, excluding prohibited or controlled species, which is classified as very or moderately drought-tolerant in accepted horticultural or landscaping publications.

~~**“Dry Cleaner”** means a business of providing dry-cleaning services on the premises. Customers typically drop off their items to be dry-cleaned by the employees of the business.~~

“Dwelling Unit” means one or more rooms, designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of the occupants.

“Dwelling Unit, Primary” means a detached, single family dwelling that is occupied as the primary residence of the owner of record.

“Electric Fueling Facilities (no petroleum)” means a use where electric vehicles are able to be recharged either in conjunction with another primary use or as a stand-alone charging station.

“Entertainment Event, Major” means activities or structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature. A “major” event includes a structure with more than 10,000 square feet of assembly area or an anticipated attendance of more than 300 people.

“Entertainment Event, Minor” means activities or structures that draw large numbers of people to specific events or shows. A “minor” event includes a structure with less than 10,000 square feet of assembly area and/or an anticipated attendance of less than 300 people. Included in this category are reception centers, banquet halls, event centers, etc., containing less than 10,000 square feet of assembly area.

“Essential Views” means the critical visual land forms, including city ridgelines, views of Logan's many unique geologic and agricultural features, and the existing landscape fabric of the city's hillside areas.

“Engineer” when referring to a City decision maker, means the City Engineer.

“Family” means persons related by blood, adoption, or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants; or a number of unrelated adult persons, but not exceeding two and their children related by blood, adoption, or marriage, living and cooking together as a single housekeeping unit, shall be deemed to constitute a family. Students who are visiting a family for the purpose of attending grades kindergarten through high school are considered temporary family members and therefore part of a family even though they may or may not be related by blood, adoption, or marriage. Students must be actively attending a school grade K-12 and living with a family related by blood, adoption, or marriage.

“Family Daycare (1-8 Clients)” means those uses providing care, protection and supervision for 1 – 8 children or adults on a regular basis away from their primary residence for less than 24 hours per day, unless approved by Conditional Use Permit.

“Family Group Daycare (9-16 Clients)” means those uses providing care, protection and supervision for 9 – 16 children or adults on a regular basis away from their primary residence for less than 24 hours per day, unless approved by Conditional Use Permit.

“Fitness Center” means an establishment providing space for health and fitness activities, including but not limited to, aerobic exercises, running, jogging, exercise equipment, game courts, swimming facilities, yoga, saunas, showers, massage rooms, and lockers.

“Flood Hazard: Appeal” means a request for a review of the City engineer’s interpretation of any provisions of this chapter or a request for a variance.

“Flood Hazard: Area of Special Flood Hazard” means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

“Flood Hazard: Base Flood” means the flood having a one percent chance of being equaled or exceeded in any given year.

“Flood Hazard: Development” means any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

“Flood Hazard: Existing Manufactured Home Park or Manufactured Home Subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale for which the construction of facilities for servicing the lot on which the manufactured home is to be affixed (including at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed before the effective date of the ordinance codified in this chapter.

“Flood Hazard: Expansion to an Existing Manufactured Home Park or Manufactured Home Subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).

“Flood Hazard: Flood or Flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of ponds, lakes, streams, rivers or other watercourses onto adjacent lands.
- B. The unusual and rapid accumulation or runoff of surface waters from any source.

“Flood Hazard: Flood Insurance Rate Map (FIRM/Flood Insurance Study)” means the official map on which the federal emergency management agency has delineated both the areas of special flood hazards and the risk premium zoning districts applicable to the community and official report provided by the Federal Emergency Management Agency. It includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood.

“Flood Hazard: Floodway” means the channel of a river or other watercourse and the adjacent land areas that shall be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“Flood Hazard: Lowest Floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles building access or storage, in an area other than a basement area, is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.

“Flood Hazard: Manufactured Home” means a structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers unless the same are placed on a site for greater than one hundred eighty consecutive days.

“Flood Hazard: New Construction” means structures for which the start of construction commences on or after the effective date of the ordinance codified in this chapter.

“Flood Hazard: New Manufactured Home Park or Manufactured Home Subdivision” means a parcel (or contiguous parcels of land) divided into two or more manufactured home lots for rent or sale for which the construction of facilities for servicing the lot (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed on or after the effective date of the ordinance codified in this chapter.

“Flood Hazard: Start of Construction” means the first placement of permanent construction of a structure (other than a manufactured home) on a site, which as the pouring of slabs or footings or any work beyond the stage of excavation. Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure. For a structure (other than a manufactured home) without a basement or poured footings, the “start of construction” includes the first permanent construction, such as the pouring of slabs, pilings, footings, etc. For manufactured homes not within a manufactured home park or manufactured home subdivision, “start of construction” means the affixing of the manufactured home to its permanent site.

“Flood Hazard: Structure” means a walled and roofed building or manufactured home that is principally above ground.

“Flood Hazard: Substantial Improvement” means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure.

“Flood Hazard: Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter. Such variances are to be reported to the Federal Emergency Management Agency upon request.

“Floodway Channel” the area as defined in the Flood Insurance Rate Study for Logan City, published by the Federal Emergency Management Agency.

“Floor Area Ratio (FAR)” means the gross floor area of a primary building, divided by the lot area of the lot on which the building is placed.

“Floor Area, Gross” means the total square footage within a structure calculated by using the measurements from the exterior walls.

~~**“Florist Shop”** means an establishment providing the arrangement and sale of flowers and similar accessory products.~~

~~**“Furniture or Appliance Store”** means an establishment engaged in the selling of furniture and home good appliances at retail price, open to the general public.~~

“Garden Shop” means the growing, cultivation, storage, and sale of garden plants, flowers, trees, shrubs, and fertilizers, as well as the sale of garden tools and similar accessory and subsidiary products to the general public

“Garage” means a structure that is accessory to a residential building and that is used for the parking and storage of vehicles owned and operated by the residents of the residential building and is not a separate commercial enterprise available to the general public. *Note: A former garage that has been converted from an accessory building (example: the garage door has been removed or the building has been divided into rooms) is not considered a garage for purposes of this chapter.*

“Gasoline Service Station” means an establishment providing service to passenger vehicles, light and medium trucks and other motor vehicles such as motorcycles, boats and recreational vehicles, and includes a retail establishment of up to 5,000 square feet selling primarily petroleum products, vehicle related products and services, food products, household items, newspapers and magazines, candy, and beverages, and limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption.

“Gateway” means an entrance to the Logan area which transitions from generally rural, agricultural, or undeveloped areas into the urban City limits.

“General Plan” means a document adopted by the Municipal Council meeting the provisions of Utah Code Sections 10-9-301 and 10-9-302.

“Grade, Average Finished” means the average between the highest and lowest elevation of the ground abutting the street walls of a structure, existing, or as shown on the construction plans.

“Grandfathering” means a colloquial term used to refer to legally existing nonconformities.

“Grocery Store” means an establishment primarily retailing of food items.

“Gross Buildable Acre” means that portion of property, represented in terms of acreage, which contains no critical lands, building or development encumbrances, or any other natural, regulatory or legal restriction from development or placement of buildings or structures.

“Groundcover” means plants, generally not exceeding an average maximum height of 24 inches at maturity.

“Group Home” means the long term residential occupancy of a structure by a group of people who may be unrelated to one another and who together may otherwise exceed the maximum occupancy by unrelated individuals that is allowed in a dwelling unit and where a caregiver may or may not be on-site for purposes of providing medical and physical assistance due to age and/or disability of the tenant(s). A group home does not include a homeless shelter.

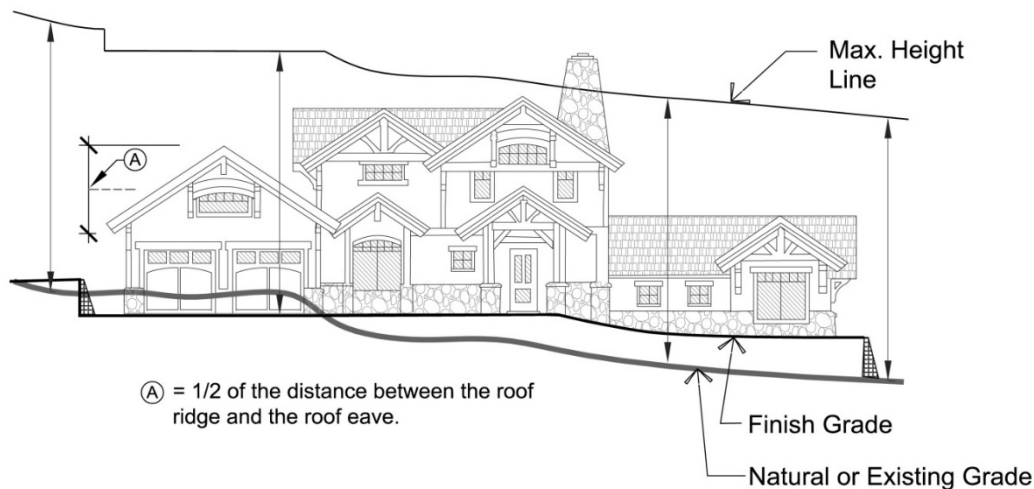
“Gully” means a drainage incision, commonly caused by erosion, which does not experience regular or seasonal stream flow, but does act as a channel for runoff during periods of high rainfall.

~~**“Handicraft and Art Object Sales”** means an event for the display and sale of handmade goods and art pieces.~~

~~**“Hardware Store”** means an establishment in the business of selling metal goods and utensils such as locks, hinges, latches, handles, wire, plumbing supplies, tools, and cutlery~~

“Hedge” means a landscape barrier consisting of a continuous, dense planting of shrubs.

“Height, Building” means the maximum vertical height of a building or structure at all points measured from natural or finished grade, whichever is lower, to a point $\frac{1}{2}$ of the distance between the roof ridge and the roof eave for a sloped roof, or the top of the parapet for a flat roof. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae, towers, or other similar elements, are not considered part of the height of a building. To measure the maximum allowed height of the structure, project that distance from natural or finished grade, whichever is lower, as shown. Figure 17.62.A shows how the maximum building height limitation applies in the single family residential zones. The same concept



“Height, Floor” means that portion of a building included between the upper surface of any floor and the upper surface of the floor immediately above, except that the topmost story shall mean that portion of a building included between the upper surface of the topmost floor and the ceiling above.

“Height, Structure (other than building)” means the vertical distance measured from “Average Finished Grade” to the highest point of the structure.

“Historic Preservation Committee” means the committee appointed by the Mayor for duties specified in Logan Municipal Code Chapter 2.32.

~~**“Hobby Shop”** means a place where recreational modeling and craft supplies are sold, in addition to collectibles, games, and other small items for the interest or activity to be not a main occupation~~

“Home Occupation” means any activity carried out for gain or requiring a business license by a resident and which is conducted as a customary, incidental, and accessory use in the resident’s dwelling unit. A home occupation is owned and run by a resident of the dwelling in which the business takes place.

“Homeless Person” means a person without permanent housing.

“Hospital” means an institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including as an integral part of the institution related facilities, such as laboratories, outpatient facilities, training facilities, medical offices, and staff residences.

“Hotel” means a facility offering transient sleeping rooms and providing additional services within the same building, such as restaurant(s), conference or meeting rooms, banquet facilities, and full guest services, such as room service or a gift shop.

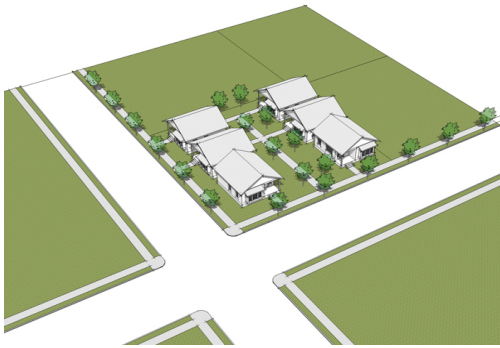
“Household” means a housekeeping unit living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

“Housing Types”

- A. **“Courtyard House (attached)”** means a group of attached dwelling units arranged to share one or more common courtyards. The dwelling units may be accessed from the street and/or the courtyard



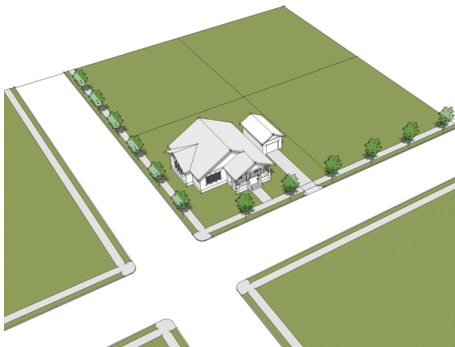
- B. **“Courtyard House (detached)”** means more than one detached house arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or street. Courtyard houses may be on individual lots or all units on the same lot.



- C. **“Front Yard House (attached)”** means a dwelling unit, located on its own lot that shares one or more common or abutting walls with one or more dwelling units, and is accessed through a front yard. An attached house does not share common floor/ceilings with other dwelling units. An attached house is also called a “townhouse” or “townhome.”



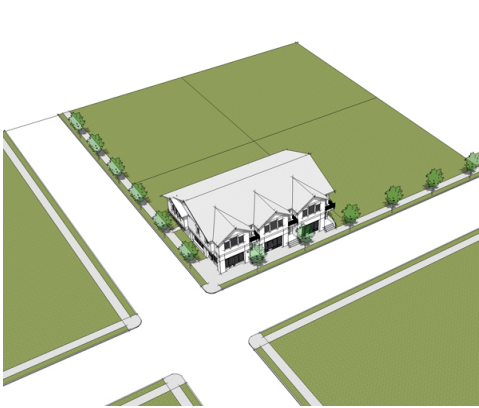
- D. **“Front Yard House (detached)”** means a dwelling unit located on its own lot that is not attached to any other dwelling unit. A front yard house is accessed through the front yard.



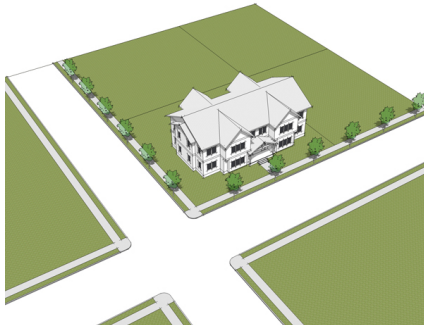
- E. **“Live-Work”** means an integrated dwelling unit and working space, occupied and utilized by a single household in a structure, either single or multi-dwelling that has been designed or structurally modified to accommodate joint residential occupancy and work activity at the ground floor.

F.

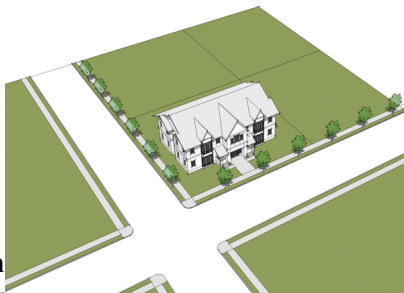
“Manufactured Housing Unit” means a dwelling unit constructed in accordance with federal manufactured housing construction and safety standards (HUD code) in effect after June 15, 1976.



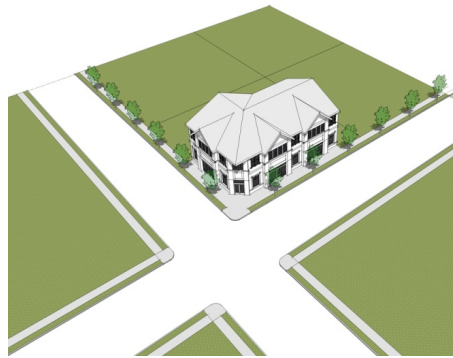
- G. **“Multi-Dwelling (attached)”** means a structure that contains two, three, or four dwelling units on one lot that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate lots. Multi-dwelling, attached is also commonly known as a duplex, triplex or Fourplex.



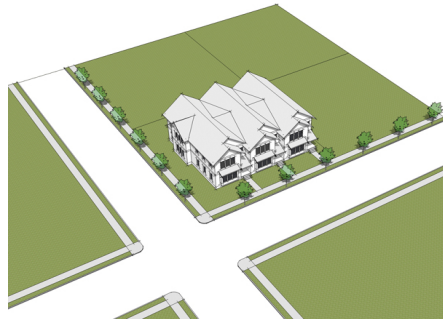
- H. **“Multi-Dwelling (stacked)”** means a structure that contains five or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate lots. Multi-dwellings include structures commonly called apartments and condominiums.



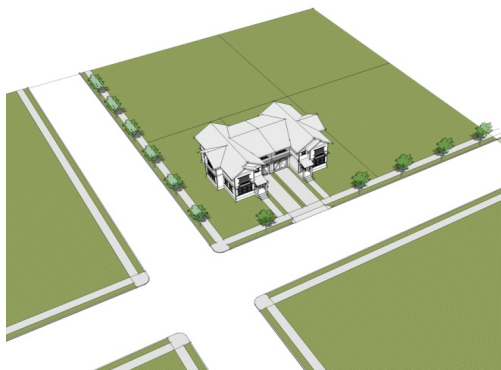
- I. **“Neighborhood Center”** means a building designed for neighborhood use, and/or office uses on the ground floor, with upper floors also configured for those uses or for dwelling units.



- J. **“Townhouse”** means a dwelling unit, located on its own lot that shares one or more common or abutting walls with one or more dwelling units, and is accessed through a front yard. A townhouse does not share common floor/ceilings with other dwelling units.



- K. **“Twin home”** means a structure that contains two dwelling units with common walls or abutting walls, each located on its own lot. Twin homes are often created by subdividing a single duplex into two separate lots, each of which contains one dwelling unit. A Twin home is an “Attached house.”



“Impound and Tow Lot” means a parcel of land or a building that is used for the temporary storage of motor vehicles usually awaiting insurance adjustment, transport to a repair shop, or to be claimed by

titleholders or their agents, and where motor vehicles are kept. Permanent storage of vehicles is not permitted with this use.

“Industrial Service” means those firms 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. Industrial Service includes:

- A. **“Contractor Supply Store”** means the retail or wholesale sale and distribution of goods supporting the contractor, construction or similar trade, with no outdoor storage, either temporary or permanent.
- B. **“Contractor Supply Store with Outdoor Storage”** means the retail or wholesale sale and distribution of goods supporting the contractor, construction or similar trade, with limited outdoor storage, either temporary or permanent.
- C. **“Industrial Machinery Storage, Sales and Repair”** means the repair or servicing of business or consumer machinery, equipment, products or by-products.
- D. **“Petroleum Products Storage”** means storage facilities either above or below ground containing one-hundred (100) gallons or more of petroleum product(s). Home heating petroleum storage is exempt.

“Infill Lot” means an undeveloped parcel located within an area where most of the surrounding parcels are already development.

“Inner Block Development” means development located in the interior portion of a block.

“Irrigation” means a system of to convey water to all landscaped or agricultural areas.

“Institutions of Higher Learning” means those facilities providing a level of education at the collegiate-level such as academies, universities, colleges, seminaries, institutes of technology, vocational schools, career colleges, and certain other collegiate-level institutes.

“Kennel” means a commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.

“Kennel, Daily Boarding” means a commercial establishment in which dogs or domesticated animals are kept daily with no overnight boarding for a fee.

“Land Area” means the total area of a lot lying within the lot lines and not including any portion of a street or right-of-way.

- A. **“Land Area, Gross”** means the size of a lot or parcel of land prior to subdivision or dedication of road rights-of-way, or other rights-of-way.
- B. **“Land Area, Net”** means that land available for development after the area allocated for roads or rights-of-way is deducted from the gross land area.

“Land, Critical” means any land that is mapped and recognized, by the City, to have physical, environmental, or aesthetic characteristics that provide a public benefit or health or safety hazard that overrides the right to develop that portion of property.

“Lands Set Aside” means an area of land, exclusive of critical land, that is intended for the use and enjoyment of the occupants of the property or if publicly owned, for the enjoyment and use by the citizens

of Logan. Set Asides are required as condition of approval on development specified herein and are intended to further the health, safety, welfare of the citizens of Logan, its visitors, and workers.

“Land Use Appeal Board” shall mean a three (3) person board appointed by the Mayor, with advice and consent of the City Council, to decide an appeal or request of a land use decision by a Land Use Authority including a request for a variance under Title 10, Chapter 9a, Part 7 of the Utah Code.

“Land Use Authority” shall mean the Planning Commission, the Historic Preservation Committee, the Community Development Director, or a staff member of the Community Development Department, when making any order, requirement, decision or determination in the enforcement of the Logan Land Development Code, the Logan Municipal Code, or any other land use related local or state regulation.

“Landscape Strip” means the area between the property side of the curb and the property line that is within the public street or right-of-way upon which landscaping, including groundcover and trees, is planted.

“Landscaping” are those areas that contain a combination of materials including, but not limited to, grass, groundcover, shrubs, vines, hedges, plants, or trees. Landscaping generally excludes sand, gravel, paved areas or other hardscapes unless approved as a component of a landscaping plan by Logan City.

~~**“Laundromat”** means an establishment providing washing, drying, or dry cleaning machines on the premises for a charged use to the general public.~~

“Lawn” means an area of maintained turf or grass.

“Light Manufacturing” are those manufacturing processes that do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property of noises above the ambient level.

“Liquor Store (Package)” means a store that sells alcoholic beverages for off-site consumption.

“Loading Area” means the area available for the maneuvering and standing of vehicles engaged in delivering and loading of passengers, freight, or other articles.

~~**“Locksmith”** means a place where locks and keys are made or repaired.~~

“Lodging” means a generic term for accommodations, such as motel or hotel (See “accommodations”).

“Lot” means property that has been legally subdivided with appropriate City approvals on which development may occur.

- A. **“Corner Lot”** is a lot abutting two or more streets at their intersection.
- B. **“Interior Lot”** is a lot other than a corner lot.
- C. **“Through Lot”** is a lot, other than a corner lot, having frontage on two parallel or approximately parallel streets.

“Lot Coverage” means the percentage of a lot covered by all building footprints.

“Lot Depth” means the horizontal distance between front and rear lot lines measured at the mid-point between the two side lot lines.

“Lot Lines” means the property lines delineating the boundaries of a lot as follows:

- A. **“Corner Lot Line”** is any lot lines that abut a street on a corner lot. Street lot line does not include lot lines that abut an alley. On a corner lot, there are two (or more) street lot lines. Street lot line may include front lot lines and street side lot lines.
- B. **“Front Lot Line”** is a lot line that abuts a street. On a corner lot, the front line is the property line from which the main entrance to the structure is located. If two or more street lot lines are of equal length, then the applicant or property owner may choose which lot line is to be the front. However, a through lot has two front lot lines regardless of whether the street lot lines are of equal or unequal length.
- C. **“Interior Side Lot Line”** is any lot line except a front or rear lot line. On a corner lot, the longer lot line that abuts a street, is a street side lot line.
- D. **“Rear Lot Line”** is any lot line that is opposite a front lot line. A triangular lot has two side lot lines but no rear lot line. For other irregularly shaped lots, the rear lot line is all lot lines that are most nearly opposite the front lot line.
- E. **“Street Side Lot Line”** is a lot line that is both a side lot line and a street lot line.
- F. **“Street Lot Line”** is a lot that abuts a street. Street lot line does not include lot lines that abut an alley. On a corner lot, there are two (or more) street lot lines. Street lot line may include front lot lines and side lot lines.

“Lot of Record” means a lot that was legally created before any amendment to the Land Development Code.

“Lot Width” is the distance between two side lot lines as measured at the midpoint between the front and rear lot lines.

- A. **“Average Lot Width”** is the average horizontal distance between side lot lines
- B. **“Minimum Lot Width”** is the narrowest point between side lot lines.

“Machine or Welding Shop” means a workshop where tools are used to for making, finishing, cutting, and connecting products or parts

“Maintenance for Buildings” means the practice of fixing mechanical, structural, or electrical problems and performing routine actions which keep a building in good condition and working order. Grounds keeping and maintenance may be included as secondary to this service

“Manufacturing, Assembly or Production” are those firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, manmade, 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 by 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.

~~**“Medical Supplies”** means the business of selling or installing medical equipment.~~

“Mineral Resource Production, Processing & Storage (Mining)” is the extraction of minerals, including solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gases.

“Mixed-Use” means the combination on a site of residential uses with commercial or industrial uses.

“Mobile Home Sales” means an area, other than the right-of-way or public parking areas, used for display, sale, or rental of new or used mobile or manufactured homes.

“Monopole” means a single, self-supporting, cylindrical pole, constructed without guy wires or ground anchors that acts as the support structure for antennas.

“Mortuary” means a place for the storage of human bodies prior to autopsy, burial, or release to survivors.

“Motel” means an establishment providing sleeping accommodations and limited support services, such as no room service, no in-facility eating establishment, and limited amenities. Motels tend to be no more than three stories high, but may be higher (See also §17.62 “Accommodations” and §17.62 “Hotel”).

“Mulch” means nonliving organic material customarily used in landscape design to retard erosion and retain moisture.

“Multi-Family” means two or more attached residential dwelling units on a single parcel of land.

~~**“Music Store”** means retail establishments engaged in the selling or rental of music records and/or supplies~~

“Neighborhood Character” means an area of the community with characteristics that distinguish it from other areas and that may include distinct ethnic or economic characteristics, housing types, schools, or boundaries defined by physical barriers, such as major highways and railroads or natural features, such as a river or canal.

“Nonconforming Lot” is defined as follows:

- A. **“Legally Existing Nonconforming Lot”** is a lot or parcel that was lawful and conforming to regulations prior to the adoption, revision, or amendment of Logan Municipal Code Titles 16 and 17 prior to the adoption, revision, or amendment of this Title, and by reason of the adoption, revision, or amendment does not comply with the regulations of the zoning district in which it is located. A legally existing lot shall also have been divided or subdivided in conformance with the provisions of the Utah Municipal Land Management and Development Act or Title 16 of the Logan Municipal Code.
- B. **“Illegally Existing Lot”** is a lot or parcel that was created without compliance with requirements of the Utah Municipal Land Management and Development Act or Title 16 of the Logan Municipal Code, or lots created without compliance with Title 17 of the Logan Municipal Code.

“Nonconforming Sign” is defined as follows:

- A. **“Legally Existing Nonconforming Sign”** is a sign that was lawful and conforming to regulations prior to the adoption, revision, or amendment of this Title, and by reason of the adoption, revision, or amendment does not comply with the use regulations of the zoning district in which it is located.
- B. **“Illegally Existing Sign”** is a sign that was established without compliance with regulations in effect at the time it was erected or was erected without a permit.

“Nonconforming Structure”

- A. **“Legally Existing Nonconforming Structure or Building”** is a building or structure, the size, dimensions, or location of which was lawful and conforming to regulations prior to the adoption, revision, or amendment of this Title, and by reason of the adoption revision, or amendment does not comply with the use regulations of the zoning district in which it is located.
- B. **“Illegally Existing Building or Structure”** is a building, structure, or sign that was not in compliance with zoning, building, or planning regulations in effect at the time it was constructed or erected.

“Nonconforming Use”

- A. **“Legally Existing Nonconforming Use”** is an activity located on any land, or within building or structure that was lawful and conforming to regulations prior to the adoption, revision, or amendment of this Title, and by reason of the adoption revision, or amendment does not comply with the use regulations of the zoning district in which it is located.
- B. **“Illegally Existing Use”** is the use of any building or structure for which no permit was obtained, which has not complied with the use regulations of the zoning district in which it is located, or was not established in conformance with regulations of the City at the time the use was established.

“Nonconformity” means a use, sign, structure, lot, or other situation that does not comply with currently applicable regulations of Title 17 of the Logan Municipal Code. A nonconformity may be legally existing or illegally existing as further defined in this section.

“Nursing Home, Convalescent Home” means a long-term facility or a distinct part of a facility licensed or approved as a nursing home or convalescent home, infirmary unit of a home for the aged, or a governmental medical institution.

“Occupancy” means the use of a dwelling unit or any portion thereof for living and sleeping purposes by a person or family acting in any of the following capacities:

- A. as the owner of the unit;
- B. as a tenant under an express or implied lease or sublease of the unit or of any portion thereof; or
- C. as a guest or invitee of the owner, property manager, lessee or sublessee of the unit, if such guest or invitee stays overnight at the unit for a total of thirty (30) or more days within any twelve-month period of time.

“Official Map” is defined as follows:

- A. **“Official Transportation Map”** includes the street and transportation maps within the General Plan, the street maps within the City of Logan “Transportation Master Plan,” and the street maps within any plans prepared by the Cache Metropolitan Transportation Organization. This map of proposed streets also has the legal effect of prohibiting development of the property until the municipality develops the proposed street.
- B. **“Official Zoning Map”** is the map enacted by the Municipal Council identifying the location of all zoning districts as applied to lands within the City of Logan.

“Office (General Business, Government, Professional Medical or Financial Services)” is a building, or portion of a building, used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment. The following are types of office uses:

- A. **“Bank, savings and loans, or credit union”** is a financial institution that accepts deposits and channels money into lending activities.
- B. **“Clinic, medical, dental, or optical”** is a business wherein services are performed for the diagnosis and treatment of human and animal patients, with a moderate to high level of client interaction and traffic generated by employees and/ or clients. A medical office does not include an overnight care facility for humans.
- C. **“Laboratory, scientific or research”** is a workplace for the conduct of scientific research which offers opportunities for observation, practice, and experimentation.
- D. **“Wholesale office”** is an area used for conducting the affairs of a business in the sale of goods in large quantities, as for resale by a retailer.

“Off-Site Improvements” means the construction of public facilities or public improvements that are not located on the parcel under development.

“On-Site Improvements” means the construction of public facilities or public improvements and access within the boundaries of a lot proposed for development.

“Open Space” is an area of land or water that may be used for passive or active recreation, agriculture, conservation, landscaped areas, preserves of the natural environment, scenic land, and/or other use that is of a suitable size, topography, location, and shape to permit the activities for which it is intended as determined by the Planning Commission.

~~**“Paint Sales”** means retail or wholesale establishments engaged in the selling or rental of paint supplies.~~

“Parcel” same as “Lot.”

“Parking Area” means any public or private area, under, above, or outside a building or structure, designed and used for parking motor vehicles. Driveways, private garages, parking lots, private driveways may be part of parking areas.

“Parking Bridge” means a structure typically spanning an irrigation gutter or similar feature allowing vehicles to travel from the pavement of a street onto a parking area or private property.

“Parking, Commercial” is a privately-owned area that provides temporary storage of motor vehicles where a fee is charged. Private parking is provided off-street and the primary use of the property is commercial parking not accessory to a primary use. The surface of a commercial parking facility is paved with a bituminous or concrete surface. Commercial parking may be at ground level or within a multi-level structure.

- A. **“Recreational vehicle and vehicle storage”** means a vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and is primarily designed for recreational and camping purposes.
- B. **“Truck Storage (outdoor)”** means any lot or parcel of land upon which an outdoor site is located, established, or maintained for occupancy by an automotive vehicle suitable for hauling.

“Parking Space” means a hard-surfaced area for short-term storage of vehicles.

“Parks” means areas consisting mainly of vegetative landscaping, outdoor recreation, community gardens, public squares, pathways, recreational facilities, or natural areas.

“Passenger Terminals” are designated area where transfers between modes of transportation take place.

“Air Passenger Terminal” means facilities designed for the landing and takeoff of flying equipment, arrival and departure of vehicles, including loading and unloading areas for passengers, cargo, or freight.

“Paved Area” means an uncovered hard surfaced area or an area covered with a perforated hard surface (such as “grasscrete”) that may withstand vehicular traffic or other heavy impact uses. Gravel covered areas are not considered paved areas.

“Pawn Shop” means an establishment in the business of offering secured loans to people, with items of personal property used as collateral. The business may also sell items that have been sold outright by customers to the pawnbroker or secondhand dealer.

“Performance Standard” means a regulation, quantity, timing requirement, or other requirement of this Title for which the code identifies an objective or measure to be achieved or accomplished but allows the decision-makers or project applicant the flexibility to propose the means by which the requirement will be successfully achieved.

“Person” means any person, partnership, association, limited liability corporation, or corporation.

“Personal Custom Services (Tailor, Milliner)” means an establishment providing services such as to alter and repair made-to-measure clothing, dresses, coats, hats, shoes, and other garments.

“Pet Services” means an establishment in the business of sales, grooming, training, play, or pet day care services of small domesticated animals including dogs, cats, birds, reptiles, rodents or similarly sized animals for the purpose of being household pets. Does not include overnight boarding or animal breeding.

~~**“Pharmacy or “Drug Store”** means a store where the primary business is the preparation and dispensing of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines, but where nonmedical products may be sold as well.~~

“Planning Commission” means the seven member body appointed by the Mayor as authorized in Logan Municipal Code Chapter 2.40.

“Plat” means the official map approved by the City, prepared for recordation showing the boundaries of the subdivision, the location of lots, easements, streets, common areas, and upon which are affixed required signatures, notes, and other such inscriptions as required by conditions of project approval.

~~**“Plumbing Shop”** means an establishment in the business of offering sales and service of products relating to residential and commercial plumbing equipment.~~

“Preliminary Plat” means a draft or proposed map of a subdivision presented to the City for review and action.

“Prescriptive Standards” means a regulation, quantity, timing requirement, or other requirement of this Title for which the code specifies or prescribes what must be accomplished or achieved.

“Primary Structure” means a structure or combination of structures of chief importance or function on a site. Usually, the primary use of the site is carried out in a primary structure. The difference between a primary and accessory structure is determined by comparing the size, placement, similarity of design, use of common building materials and the orientation of the structures on a site. Garages are an accessory use.

“Primary Use” means an activity or combination of activities of chief importance on the site. A “Primary Use” is one of the main purposes for which the land or structures are intended, designed, or ordinarily used. A site may have more than one primary use.

“Project” means any application, petition, or request for an action by the City that results in the issuance of a permit, approval or conditional approval of a development entitlement, or authorization by a City official, board, commission, committee, or council. Project also means the development on a particular area of land.

“Proponent” means a person who advocates on behalf of a project. A proponent may be the owner of the property or their representative such as a builder, developer, optional purchaser, consultant, or architect.

“Property Owner for Purposes of Mailed Notice” means the person who is shown on the County’s rolls as the record owner of a lot or parcel in the City of Logan. The “record property owner on the latest County rolls” means the person shown as an owner of record as of the time the property rolls were finalized for setting property tax bills. Generally, this means the property owner as of January first of a calendar year.

“Radio or Television Transmitting Station” means an establishment engaged in transmitting oral and visual programs to the public and which may consist of a studio, transmitter, tower, and antenna(s).

“Rail Lines” means railroad tracks used for the movement of trains or light-rail passenger cars.

“Recreation and Entertainment (Outdoor Facilities)” means those large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. Generally located outdoors, the uses are designed and equipped for the conduct of sports and leisure-time activities, and may include the following:

- A. **“Golf Course”** means a tract of land laid out and designed for the game of golf that may include a clubhouse, dining and snack bars, pro shop, and practice facilities.
- B. **“RV Park”** means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes, for a period not to exceed thirty (30) days.
- C. **“Non-vehicle Camping (Tents) in RV Park”** means a designated area within a Recreational Vehicle Park specifically established for occupancy by people with tents for sleeping and vacation purposes.
- D. **“Tent Campground”** means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by people with tents for a fee for temporary vacation and recreational purposes.
- E. **“Miniature Golf Course and Accessory Recreation”** means a facility or tract of land designed for a miniature version of the sport of golf. This may include a dining establishment and snack bars or other subordinate features.

~~**“Recreational Sporting Goods Sales”** means an establishment providing sale, rental or repair of sporting goods and products for the purpose of outdoor/indoor recreation.~~

“Religious Institutions” means a structure or place that primarily provides a meeting area for religious activities and where worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held; a church, synagogue, temple, mosque, or other facility that is used for prayer by persons of similar beliefs; a special-purpose building that is architecturally designed and particularly adapted for the primary use of conducting formal religious services on a regular basis.

“Residential Facilities for the Elderly” means the City adopts the standards and definitions within the Utah Code.

“Residential Treatment Program” means a nonprofit or for-profit group home for the sheltered care of persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation.

“Restaurant” includes the following:

- A. **“Cafeteria”** means a restaurant in which patrons wait on themselves, food is displayed and served from counters, where it is then taken to their tables.
- B. **“Fast Food”** means a quick service restaurant characterized by its inexpensive food and minimal table service.

- C. **“General”** means an establishment where food and drinks are prepared, served, and consumed, mostly within the principal building.

“Retail Food Establishment (Mobile)” means a vehicle, normally and not limited to, a van, truck, towed trailer, or push cart from which food or beverages are sold.

“Retail Sales” means businesses or other establishments engaged in selling goods of merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

“Retail Sales Establishment” means a business location engaged in retail sales which result in activities intended to attract the general public to buy including receiving and reselling goods, including process or manufacture of products, such as baked goods or jewelry, provided that the two-thirds or more of the sales volume of the process or manufacture goods is sold on premises.

“Retail Sales (Outdoor)” means the display and sales of products or services primarily outside of a building or structure including vehicles, building materials, garden supplies, gas, food and beverages, boats and aircraft, farm equipment, recreation vehicles, building and landscape materials, and lumber yards.

“Retail Services” means an establishment providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places, hotels and motels, finance, real estate, insurance, personal service, motion pictures or video, amusement and recreation services, health, educational, and special services, museums, and galleries.

“Review Body” means a person or group authorized in the Land Development Code to conduct land use reviews and to act in an advisory capacity.

“Right-of-Way Access Permit” means a permit issued by the Department of Public Works to allow a private party revocable permission to work within or access from private property into the public right-of-way.

“Right-of-Way Parking Permit” means a permit issued by the Department of Public Works to allow a private party revocable permission to maintain parking spaces within the public right-of-way.

“Riparian” means an area associated with a natural water course including its wildlife and vegetation.

“Roof Line” means for those buildings with a pitched roof, the ridgeline of the roof. On buildings without a pitched roof, the roof line shall mean the top of the exterior wall elevation.

“Safety Service” means those 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.

“Sales and Service” means those 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.

“Sales and Service (Large Footprint)” means those retail sales establishments in freestanding industrial-style buildings, typically one story, with floor areas greater than 100,000 square feet.

“Satellite Facilities” means any device designed for over-the-air reception of television broadcast signals, multi-channel multipoint distribution service or direct satellite service.

“School” means any building or part thereof which is designed, constructed, or used for education or instruction in any branch of knowledge. This definition is all encompassing and includes all types of schools, whether public, private, parochial, nonprofit, or for-profit.

- A. **“Elementary School”** means any school licensed by the State that meets the state requirements for elementary education.
- B. **“Parochial School”** means a school supported and controlled by a church or religious organization.
- C. **“Private School”** means any building or group of buildings, the use of which meets state requirements for elementary, secondary, or higher education and which does not secure the major part of its funding from any governmental agency.
- D. **“Public School”** means any building or group of buildings, the use of which meets state requirements for elementary, secondary, or higher education and which does secure the major part of its funding from taxes or any governmental agency.
- E. **“Secondary School”** means any school licensed by the state and that is authorized to award diplomas for secondary education.
- F. **“Vocational School”** means a secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade and meeting the state requirements as a vocational facility.

“Setback” means the distance that is required by the Land Development Code to be maintained in an undeveloped state between a structure and the property line of the lot on which the structure is located. The term “setback” refers to a required minimum distance while the term “yard” refers to the actual open area. Refer to Figures 17.62.B and 17.62.C.

- A. **“Corner Setback”** means the distance from the street side property line not designated as a “front setback” to the closest distance a structure may be located from the property line.
- B. **“Front Setback”** means the distance from the front property line to the closest point a structure can be constructed to the front property line.
- C. **“Side Setback (Interior)”** means the distance from the interior side property lines to the closest distance a structure may be located from the property line.
- D. **“Rear Setback”** the distance from the rear property to the closest distance a structure may be located from the property line.

“Shade tree” means a hardwood tree that reaches a mature height of at least 15 feet at maturity, provides relief from direct sunlight and is included in the permitted species list.

“Shed” means a permanent or temporary structure that is less than one hundred and twenty square feet in gross floor area, has no electricity or plumbing, and does not require a building permit. Any structure with electricity or plumbing requires a building permit and is defined as a structure. Any shed over 120 square feet is also defined as a structure.

“Shelter” means a building serving as a residence for designated persons or special classes of persons such as a homeless shelter or a transitional shelter, or a building serving as a temporary refuge such as an emergency shelter.

“Shrub” means a bushy, woody plant usually with several permanent stems, and usually not over ten (10) feet high at maturity and not less than eighteen (18) inches upon installation.

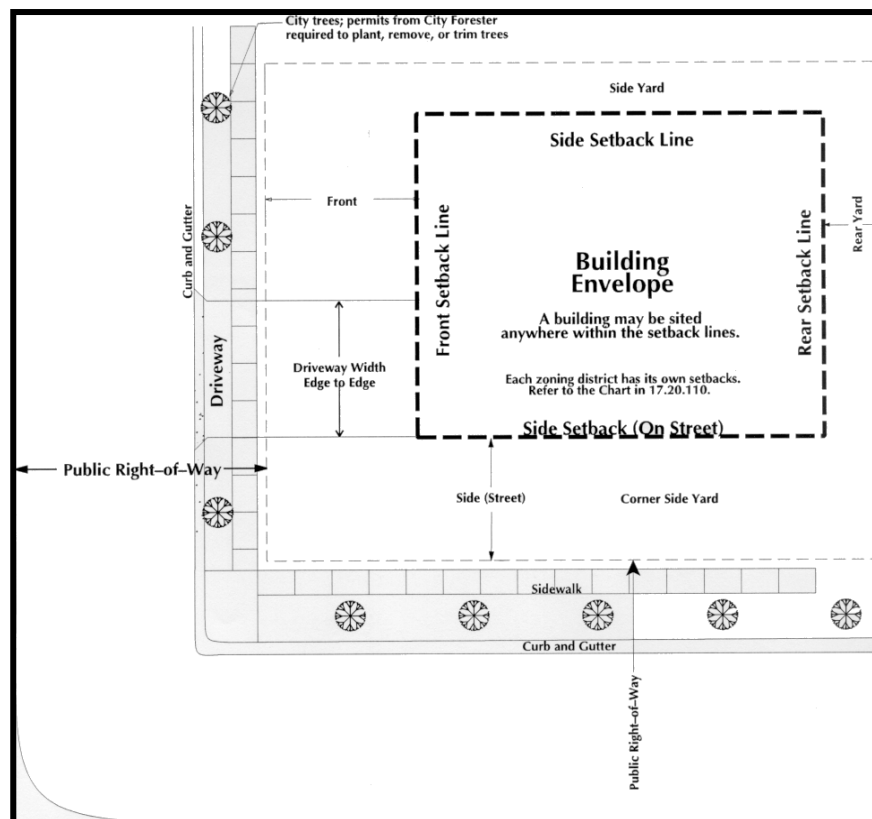
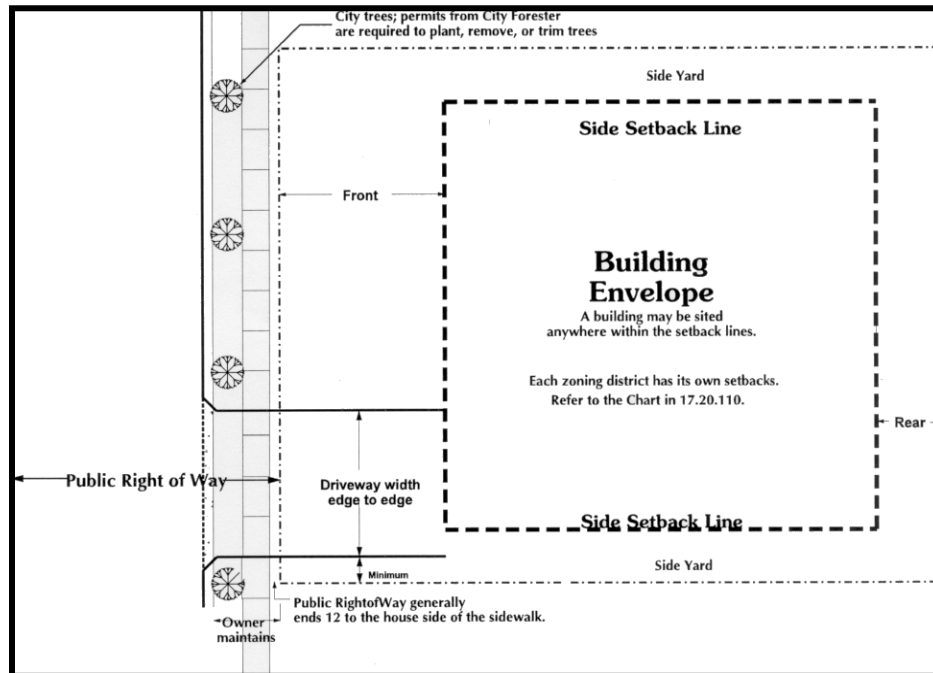
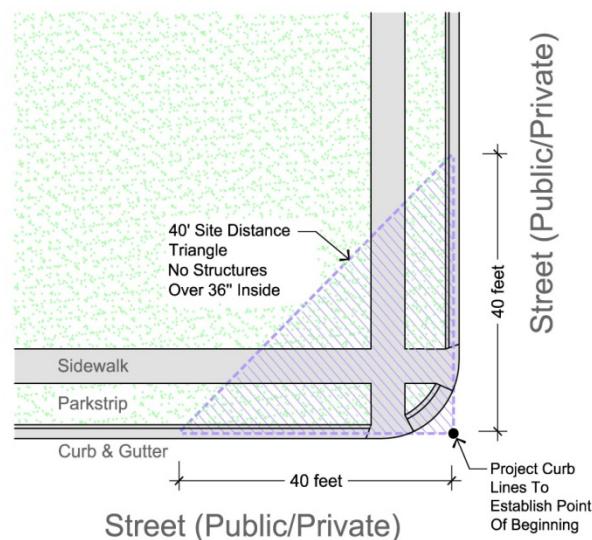
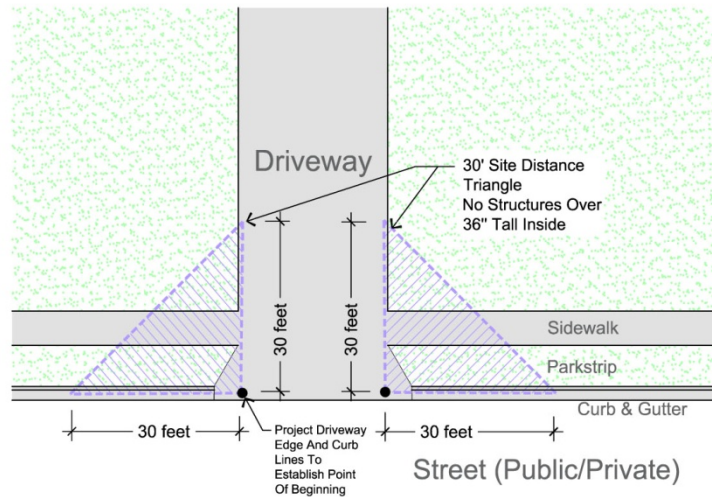
Figure 17.62.B: Location of Building Setbacks on Corner Lots

Figure 17.62.C: Location of Building Setbacks and Examples, Traditionally Situated Lot

“Sight Distance Triangle” means the distance along public or private right-of-way as measured from the intersection of the curb (or where a curb would be located if there were a curb) to a distance along each street forty feet from the intersection as shown in Figure 17.62.D.1. A “Sight Distance Triangle” is also established for driveways and means the distance along a street and a driveway entrance as measured from the curb cut to a distance along both the street and the driveway for thirty feet as shown in Figure 17.62.D.2.

FIGURE 17.62.D.1: 40’ Sight Distance Triangle (Road)**FIGURE 17.62.D.2: 30’ Sight Distance Triangle (Driveway)**



“Sign” means any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

“Sign (Animated or Moving)” means any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation. Electronic message centers and visual broadcast centers are not classified as animated or moving signs.

“Sign Area” means the entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure (see also §17.33).

“Sign (Attention-Getting Device)” means attention-getting devices, including pennants, whirly-gigs, streamers, and other similar devices broadly defined to include triangular plastic flags attached to wires, ropes and strung between products, poles, light standards, or the ground. Whirly-gigs are generally plastic or wood devices that move in the wind or air currents. Other attention getting devices include streamers or colorful materials attached to buildings, vehicles, vehicle antennas, furniture, large products, light standards, or other supports.

“Sign (Awning, Canopy, or Marquee)” means a sign that is mounted, painted, or attached to an awning, canopy, or marquee that is otherwise permitted by ordinance.

“Sign (Banner)” means a sign constructed on a soft, pliable, or flexible fabric or other material, generally cloth or vinyl, upon which the sign message is applied. Generally, banners are mounted by means of temporary supports, such as ropes or wires, through grommets or holes in the fabric material.

1. **“Commercial Banner”** means a banner that is erected by a business for purposes of attracting attention to products, services, activities, promotions, or events occurring on or at the location of the business.
2. **“Non-Commercial Banner”** means a banner that is erected by the City, a nonprofit organization, bona fide service club, school, religious institution, or bona fide club for purposes of promoting a specific event or activity open to the public.

“Sign (Bench)” means a sign painted, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a Public place or roadway.

“Sign (Billboard)” means a sign, land use, vehicle, trailer, or structure that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

“Sign (Building or Wall)” means sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and that does not project more than twelve inches from such building or structure.

“Sign (Bulletin Board)” means a sign that identifies an institution or organization on the premises of which it is located, and that contains the name of the institution or organization, the names of individuals connected with it, and general announcements of events or activities occurring at the institution or similar messages.

“Sign (Business)” means a sign that directs attention to a business or profession conducted, or to a commodity or service sold, offered, or manufactured, or to an entertainment offered on the premises where the sign is located.

“Sign (Cabinet)” means a sign enclosed and supported by a frame that is attached to a wall.

“Sign (Construction)” means a temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.

“Sign (Directional)” means signs limited to directional messages, principally for pedestrian or vehicular traffic, such as “one-way,” “entrance,” and “exit” or a sign commonly associated with, and not limited to, information and directions necessary or convenient for visitors coming on the property, including parking areas, circulation direction, rest rooms, and pickup and delivery areas.

“Sign (Directory)” means a sign listing the tenants or occupants of a building or group of buildings or project and that may indicate their respective professions or business activities.

“Sign (Face)” means the area or display surface used for the message.

“Sign (Freestanding)” means any permanent, immovable sign not affixed to a building.

“Sign (Governmental)” means a sign erected and maintained pursuant to and in discharge of any governmental functions or required by law, ordinance, or other governmental regulation.

“Sign (Holiday Decoration)” means temporary signs, in the nature of decorations, clearly incidental to and customarily and commonly associated with a national, local, or religious holiday.

“Sign (Home Occupation)” means a sign containing only the name and occupation of an appropriately licensed permitted home occupation.

“Sign (Illuminated)” means a sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.

“Sign (Inflatable)” means any display greater than six feet in height, including any tethering material, capable of being expanded by air or other gas and used on a permanent or temporary basis to advertise a product or event. A display of six feet or less in height is defined as a balloon.

“Sign (Memorial)” means a sign, tablet, or plaque memorializing a person, event, structure, or site.

“Sign (Menu Board)” means a sign that displays items for sale at a drive-through window.

“Sign (Message)”

1. **“Commercial Message”** means any message proposing a commercial transaction or related to the economic interests of the speaker and its audience.
2. **“Non-Commercial Message”** means any message which is intended for the purpose of supporting or opposing a candidate, proposition or other measure at an election or for any other noncommercial expression not related to the advertisement or promotion of any product, service or the identification of any business.

“Sign (Electronic Message Center)” means signs with alphabetic, pictographic, or symbolic information content can be changed or altered on a fixed display surface composed of electrically illuminated and changeable segments. Signs with informational content that can be changed or altered by means of computer driven or electronically created impulses.

“Sign (Manual Message Center)” means signs with alphabetic, pictographic, or symbolic information content can be changed or altered on a fixed display surface changed by manual means, such as and not limited to removing and replacing messages by changing individual letters. **“Sign (Monument)”** means any sign, other than a pole sign, in which the entire bottom is in contact with or is close to the ground and is independent of any other structure.

“Sign (Painted)” means a sign that is painted directly onto the wall of a building or structure without a physical structure or frame and does not meet the definition of “wall art” (Refer to “Wall Art”).

“Sign (Pole)” means a sign that is mounted on a freestanding pole or other support.

“Sign (Political)” means a temporary sign announcing or supporting political candidates or issues in connection with any national, state, or local election.

“Sign (Portable)” means a sign that is not permanent, affixed to a building, structure, or the ground.

“Sign (Perpendicular)” means a sign that is wholly or partly dependent upon a building for support and that projects more than twelve inches from such building.

“Sign (Reader Board)” See “Sign (Manual Message Center).”

“Sign (Real Estate)” means a sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

“Sign (Roof)” means a sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.

“Sign (Temporary)” means a sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and designed or intended to be displayed for a short period of time.

“Sign (Vehicle)” means a sign on a vehicle not customarily and regularly used to transport persons or properties.

“Sign (Window)” means logos, graphics, or advertising copy attached to or painted on a window.

“Single Family” means one family as defined in this chapter (Refer to §17.62“Family”).

“Site Plan” means a development plan or drawing which contains information required by the City intended to show existing and proposed site conditions, and other information necessary to obtain a permit or other approval.

“Sketch Plan” means a draft, rough, or conceptual drawing that expresses the general location of site development features, buildings, or other changes to the site that is prepared in order to obtain preliminary comments or address issues associated with the proposed development of a site. Sketch plans are prepared in advance of the expense required to prepare a full site plan.

“Storage (Outdoor)” means the use of open areas of the lot (except the front yard) for storage of items used for non-retail or industrial trade, merchandise inventory, bulk materials such as sand, gravel, building materials, and landscaping materials. Outdoor storage shall also include contractors’ yards or recycling areas.

“Storage (Commercial or Self-Service)” means uses providing 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.

“Storage Warehouse” means a building used primarily for the storage of goods and materials.

“Story” means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it then the space between such floor and the ceiling next above it; not including cellar or basement.

“Story (Half)” means a story under a gable or hip or gambrel roof the wall plates of which, on at least two opposite exterior walls, are not more than two feet above the floor of such story.

“Street” means public right-of-way, including highways, avenues, boulevards, parkways, roads, lanes walks, alleys, viaducts, subways, tunnels, bridges, public easements, and other ways. The public right-of-way shall also include the planting strip, sidewalk, curb, and gutter.

“Structure” has the meaning as defined in the current adopted edition of the International Building Code.

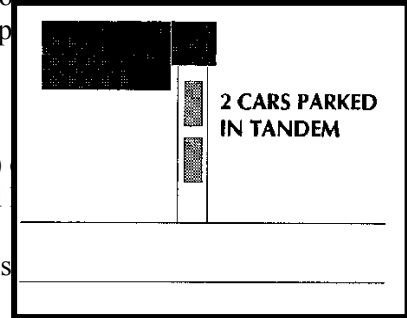
“Studio” means an establishment where an artist, sculptor, photographer, craftsperson, or musician works, trains, or teaches others.

“Subdivision” means any land that is divided, re-subdivided, or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purposes, whether immediately or future, for offer, sale, ground lease, or development either on the installment plan or upon any and all other plans, terms, and conditions, including for purposes of securing financing:

A. Subdivision Includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; or

2. Divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes, or
3. The creation of condominiums, townhomes, planned developments, and any other project that results in individual ownership in fee title, airspace, or coop
4. Stock cooperatives.
- B. **“Simple Subdivision”** means “subdivision”.
- C. **“Major Subdivision”** means “subdivision”.
- D. **“Minor Subdivision”** means the division of land into three (3) construction of a new roadway necessary to serve the proposed
- E. **“Lot Split”** means subdivision.
- F. When counting lots in a subdivision, the lot that exists prior to s



“Subdivision Ordinance” is incorporated within the Logan Land Development Code in the Logan Municipal Code.

“Tandem Parking” means a parking design in which one car parks behind another car in a single width driveway lane or single width parking space.

Figure 17.62.E Tandem Parking

“Tavern” means an establishment in which alcoholic beverages are served, primarily by the drink, and where food or packaged liquors may also be served or sold.

“Technical Advisory Committee” means a committee that may be established as needed at the discretion of the Mayor to provide technical support or recommendations to the Mayor or other Commissions or Boards.

“Telecommunication Facilities” includes all devices, equipment, machinery, structures or supporting elements necessary to produce non-ionizing 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, co-located with existing facilities, or mounted on rooftops, poles, light posts, power poles, buildings or other structures. Facilities may also include interconnection translators, connections from over-the-air to cable, fiber-optic, or other landline transmission system. Telecommunication Facilities includes such uses as Amateur Radio, Microwave, Television, Radio and Wireless Communication Device Towers and their supporting facilities.

~~**“Tennis or Swim Club”** means a facility which requires a membership or fee to enter the premises, primarily for the game of tennis or swimming, and other ancillary activities or services~~

“Theaters” means a building or part of a building used to show motion pictures or live performances in drama, dance, musical, or other similar entertainments.

~~**“Townhome”** means a dwelling unit that is attached to an adjoining dwelling unit, in which the ground and building are owned in fee title.~~

“Trailer Sales” means an area, other than the right-of-way or public parking areas, used for display, sale, or rental of new or used trailers or recreation vehicles in operable condition.

“Tree” means any self-supporting woody perennial plant which has a trunk diameter of 3 inches or more when measured at a point 4.5 feet above grade and which normally attains an overall height of at least 15

feet at maturity, usually with one main stem or trunk and many branches. Trees may appear to have several stems or trunks, as in several varieties of oaks.

“Tree Canopy” means the upper portion of a tree consisting of limbs, branches and leaves.

“Tree Removal” means to change the location of, or any action or inaction which will cause a tree to die within a period of 9 months. Tree removal also includes any action to any part of a tree which will cause a tree to become so undesirable as to warrant the total removal of the tree, e.g., improper pruning so as to destroy the natural shape or which causes infection, infestation, rot or decay; application of herbicidal or other lethal chemicals; paving over the root system, etc.

“Triplex” means a residence consisting of three attached dwelling units.

“Truck Stop” means a retail establishment with larger site development areas compared to gasoline service stations and of up to 7,000 square feet selling primarily petroleum products, vehicle related products and services, food products, household items, newspapers and magazines, candy, and beverages, and limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption.

~~**“Twin Home”** means a residence consisting of two attached units that are individually owned and occupied.~~

“Useable Outdoor Space” means land areas within a lot or parcel that are used in conjunction with a primary use designed and intended for the use or enjoyment of the residents and their guests of the development, and shall include improvements as necessary and appropriate for use as useable outdoor space. Open space may include accessory structures that enhance its use and enjoyment. Useable outdoor space shall be generally landscaped and may include patios, decks, shade structures, play equipment, play courts, walkways, and landscaped plazas. Useable outdoor space shall not include required parking areas and/or driveways. Stormwater facilities qualify as useable outdoor space if the physical characteristics are functional as useable areas for the intended purpose of useable outdoor space.

“Utilities” are characterized as follows:

- A. **“Basic service delivery and laterals”** means utility services that are located in or adjacent to the area where service is provided.
- B. **“Distribution network”** means the utility distribution network that generally serves a neighborhood or area.
- C. **“Structures, physical facilities”** means regional, intra-city, inter-city, or interstate distribution lines serving broad areas. These types of structures include above ground power lines of 120 kilovolts or more, power distribution by a non-franchised 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; municipal water well, reservoir, or storage tank.

“Use” means the purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.

“Vegetation, Native” means any plant species which is indigenous to all or a part of northern Utah or the northern Rocky Mountain and Great Basin ecosystems. Plant species which have been introduced by humans are not classified as native species.

“Vines” means plants which normally require support to reach mature form.

“Wall Art” means a graphic representation that has no advertising or promotional content, no signage, no logos, or other commercial content or graphics.

“Warehouse, Freight Movement” means firms 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.

“Waste Related Use” means uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material.

“When Feasible” means when all attendant circumstances are considered, the benefit to the community outweighs the cost and burden to the proponent or developer.

“Wholesale Sales and Service” means a firm involved in the sale, lease, or rent of products primarily intended for retailers, industrial, institutional, commercial, or professional business users. 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.

“Wildfire” means an area subject to potential damage from fire cause by combustion of native vegetation, commonly referred to as forest fire or brush fire.

“Wireless Telecommunications Facility” are those telecommunications facilities including all devices, equipment, machinery, structures or supporting elements necessary to produce non-ionizing 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, co-located with existing facilities, or mounted on rooftops, poles, light posts, power poles, buildings or other structures. Facilities may also include interconnection translators, connections from over-the-air to cable, fiber-optic, or other landline transmission system.

“Wireless Telecommunications Facility Stealth Design” means improvements or treatments added to a wireless telecommunication facility in order to camouflage or blend the facility with surrounding land uses, natural features, landforms, structures or architecture. The purpose is to minimize the aesthetic and visual impact on adjacent properties. Examples of stealth design include, but are not limited to, the design and construction of a tower disguised as a flagpole, tree, or structure, the incorporation of colors and design features that help to camouflage or blend the facility with nearby structures or landforms, or the incorporations and/or placement of facilities onto new or existing buildings and structures. Site placement and site context are also elements that could be incorporated into a stealth design. Because of unique circumstances associated with each site, a facility may be considered stealth design in one location and not a stealth design in another location.

“Wrecking or Salvage Yard (Enclosed)” means any completely enclosed, roofed, building for storing, collection, processing, selling, dismantling, shredding, compressing, or salvaging scrap, discarded material, vehicles, or equipment.

“Wrecking or Salvage Yard (Open)” means any lot, land, parcel, or area for storing, collection, processing, selling, dismantling, shredding, compressing, or salvaging scrap, discarded material, vehicles, or equipment.

“Yard” means the actual undeveloped open space that exists or that is proposed between a structure and the lot lines of the lot on which the structure is located (see “Setback”).

“Yard (Vehicle Impound)” means any lot, land, parcel, or area for temporary storage (less than 90 days) of impounded vehicles where no work is conducted on these vehicles unless required for safe transport or storage purposes.

“Zoning Amendment” means an application or petition to change either the Official Zoning Map, or the regulations, provisions, standards, specifications, or text of the Land Development Code.

“Zoning District” means the separate areas defined within the City to which a specific zoning district or land use classification is assigned.

- A. **“Base Zoning District”** means a zoning district that establishes the primary permitted uses, conditional uses, and development standards for a parcel of land.
- B. **“Overlay Zone”** means a zoning district in the Land Development Code which is applied to a parcel of land to add special or additional development requirements in addition to or in place of the requirements of the base zoning district (also referred to as a “Combining Zone”).

“Zoning Ordinance” means all those ordinances enacted by the Municipal Council for the City of Logan codified in Title 17 of the Logan Municipal Code or within the Land Development Code.



APPLICATION FOR PROJECT REVIEW

For Staff Only <input type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 7/2/21	Received By	Scheduled Meeting Date Aug. 12	Zone	Application Number PC 21-043
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input checked="" type="checkbox"/> XX Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Land Development Code Amendments – 17.07, 17.08, 17.09, 17.63Z				
PROJECT ADDRESS			COUNTY PLAT TAX ID #	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Mike DeSimone			PHONE # 435 716 9022	
MAILING ADDRESS LOGAN CITY HALL 290 NORTH 100 WEST LOGAN UTAH 84321		CITY	STATE	ZIP
EMAIL ADDRESS MIKE.DESIMONE@LOGANUTAH.ORG				
PROPERTY OWNER OF RECORD			PHONE #	
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) AMEND CHAPTER 17.07 "SPECIFIC DEVELOPMENT STANDARDS: RESIDENTIAL ZONES"; CHAPTER 17.08 "NEIGHBORHOOD RESIDENTIAL USES"; CHAPTER 17.09 "GENERAL DEVELOPMENT STANDARDS; RESIDENTIAL ZONES" AND CHAPTER 17.63 "DEFINITIONS" TO REFLECT CHANGES IN UTAH STATE CODE REGARDING SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS.			Total Lot Size (acres)	
			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 permit on behalf of the property owner.		Signature of Property Owner's Authorized Project Representative		
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		

CITY Council : WORKSHOP - 9/7/21
HEARING - 9/21/21