



**Project #23-006
Residential & Commercial
Development Standards
Land Development Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Residential & Commercial Development Standards
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	February 23, 2023
<i>Submitted By:</i>	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, and 17.10 of the Land Development Code.

REQUEST

This is a proposal to update the Residential and Commercial spec sheets (Development Standards) to make them consistent with the changes to open space, useable outdoor space & landscaping requirements (see also PC 23-007), update general code language to make more consistent throughout the document, update the allowable structure types in the Neighborhood Center (NC) zone, and update the development standards in the NC zone.

This proposed LDC amendment includes additional changes to the Town Center (TC-1) Zoning District design standards encompassing a minimum lot coverage, minimum building heights, minimum building stories, increased transparency requirements, enhanced building and site design requirements, and a proposed reduction in commercial parking requirements.

SUMMARY OF CHANGES

The proposed LDC changes are attached and summarized below:

17.07.040 - 060 Single Family Zones – updated Building Setbacks and Maximum Building Height language and removed the maximum height for accessory buildings.

17.07.070 - 110 Multi-Family Zones – updated Building Setbacks and Maximum Building Height language; eliminated maximum heights for accessory buildings; updated landscaping and useable outdoor space language; added fenestration requirements; added a minimum lot width (40') and lot size (4,000 sf) in the MR-12 zone; and changed the maximum lot coverage in MR-12 from 40% to 60%.

17.07.120 Neighborhood Center Zone – updated the NC development standards.

17.08.030 Residential Structure Types – updated permitted structure types in the NC zone.

17.10.060 - 140 Commercial & Industrial Zones – updated landscaping and useable outdoor space language.

17.10.060 Town Center (TC-1 Development Standards – proposed changes as follows:

- Require a Minimum Lot Coverage of 50% for lots fronting Main Street or Fourth North
- Require a Minimum Building Height along any street front of 27.5'
- Require a Buildings to be comprised of at least two floor/levels/stories
- Spell out the four sided architecture is mandatory, a pedestrian entry/connection to the street is required, and architectural features are considered accessory or appurtenant to the main building
- Drive thru lanes, drive up windows and outside storage are prohibited
- Provide for a 50% reduction in the commercial parking requirements for lots fronting onto Main Street or Fourth North
- Update the Landscaping/Outdoor Space provisions

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the LDC Chapters identified above help to clarify the City's regulations and further define the overall vision and intent of the TC-1 zoning district. The changes to the Neighborhood Center development standards are a result of the last project the City reviewed in the NC which pointed out a number of deficiencies in the current NC language.

GENERAL PLAN

The proposed amendments continue to implement the vision of the General and are consistent with the General Plan.

PUBLIC COMMENTS

As of the writing of this report, there has not been any public comment. Public comments received prior to the preparation of this report will be included as an attachment. Any other comments will be forwarded to the Planning Commission.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/11/23, posted on the City's website and the Utah Public Meeting website on 2/13/23, and noticed in a quarter page ad on 2/11/23.

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 to the Residential and Commercial Development Standards are relatively minor in nature.
5. The proposed Town Center Code Amendments articulate the vision and purpose of the Town Center Zone.
6. No public comment has been received regarding the proposed amendments.

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.



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 12/1/22	Received By	Scheduled Meeting Date Feb. 23	Zone	Application Number PC 23-006 (UPDATED)
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, 17.10 (Residential and Commercial Standards)				
PROJECT ADDRESS			COUNTY PLAT TAX ID #	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Mike DeSimone			PHONE # 435 716 9022	
MAILING ADDRESS		CITY	STATE	ZIP
LOGAN CITY HALL 290 NORTH 100 WEST LOGAN UTAH 84321				
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" TO INCLUDE TRANSPARENCY, USEABLE OUTDOOR SPACE, OPEN SPACE& LANDSCAPING REQUIREMENTS, & MIN LOT SIZE IN MR-12; AMEND CHAPTER 17.08 "NEIGHBORHOOD RESIDENTIAL ZONE USES" TO CLARIFY PERMITTED RESIDENTIAL STRUCTURE TYPES IN NC ZONE; AND AMEND CHAPTER 17.10 "SPECIFIC DEVELOPMENT STANDARDS; DISTRICT AND CORRIDOR ZONES" TO UPDATED USEABLE OUTDOOR SPACE, OPEN SPACE AND LANDSCAPING REQUIREMENTS, AND INCLUDE MIN. BLD. HEIGHTS, MIN. LOT COVERAGE, ELIMINATE DRIVETHRU'S, AND MODIFY COMMERCIAL PARKING REQUIREMENTS IN TC ZONE.			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		

Chapter 17.07: Specific Development Standards: Residential Zones

§17.07.010 Purpose

The Neighborhood Residential Zone regulations are intended to implement the applicable goals, policies, directives, and actions of the General Plan. More specifically, this Chapter seeks to implement the following neighborhood policies:

- Maintain, preserve or enhance neighborhood integrity, identity, and architectural character to make neighborhoods more desirable and help stabilize and improve property values.
- Encourage new neighborhoods which mimic the positive visual qualities of the city's traditional neighborhoods.
- Support preserving and restoring the character and architecture of Logan's neighborhoods, particularly older neighborhoods.
- Foster traditional community building principles of interconnected roads, pedestrian sidewalks, parkstrips with street trees, and square or rectilinear blocks surrounded by public streets in new growth and development.
- Allow for neighborhood-oriented institutional uses, such as schools, parks, religious institutions and similar uses.
- Promote transportation efficiency by encouraging small-scale, neighborhood-serving commercial services in designated areas and where appropriate.



§17.07.020 Neighborhood Residential Zones Established

Neighborhood Residential zones are established to implement the land use categories of the General Plan's Future Land Use Plan. Table 17.07.020 lists the Future Land Use Plan categories and corresponding Neighborhood Residential zones.

§17.07.030 Neighborhood Zone Specific Development Standards

The development standards contained in this Chapter are intended to ensure that development is consistent with a neighborhood's building placement patterns. ~~The development standards may be adjusted or modified only insofar as this Title authorizes modifications to development standards under Chapter 17.43 Design Review or Chapter 17.46 Variances.~~

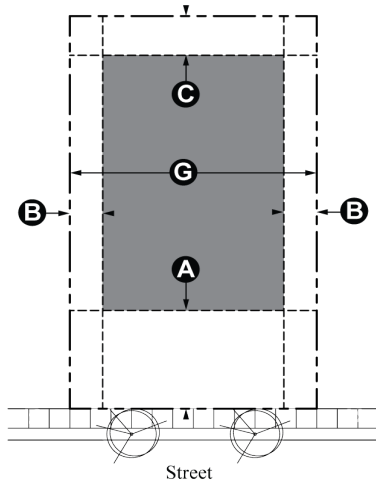
**Table 17.07.020: Future Land Use Plan Categories and
Corresponding Neighborhood Residential Zones**

General Plan Land Use Categories	Neighborhood Zone
Detached Residential (DR)	Low Density Neighborhood Residential (NR-2) Suburban Neighborhood Residential (NR-4) Traditional Neighborhood Residential (NR-6) Mobile Home (MH)
Mixed Residential (MR)	Mixed Residential Transitional (MR-9) Mixed Residential Low (MR-12) Mixed Residential Medium (MR-20) Mixed Residential High (MR-30)
Neighborhood Center (NC)	Neighborhood Center (NC)
Campus Residential (CR)	Campus Residential (CR)
Rural Reserve Area (RRA)	
Resource Conservation Area (RCA)	Resource Conservation (RC)

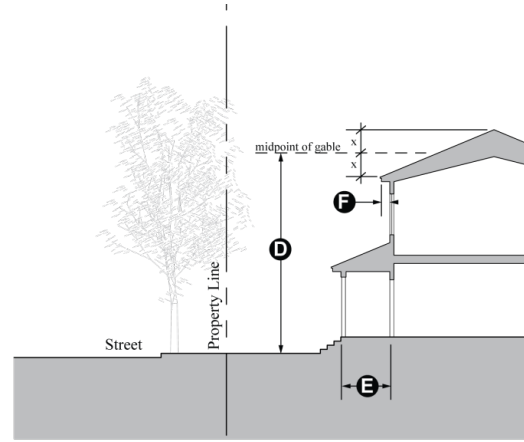
§17.07.040 Low Density Neighborhood Residential (NR-2) Development Standards

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

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

Lot Coverage

Max. Lot Coverage 50%

~~Primary Structure~~ Building 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 (Maximum)

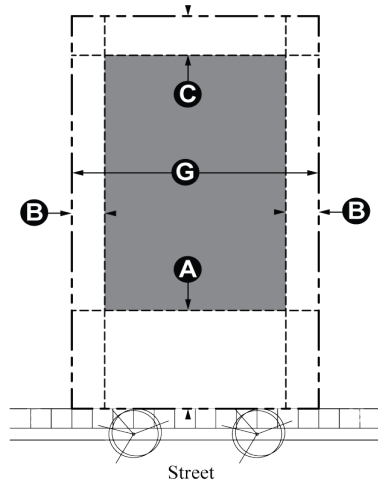
D ~~Primary Building (Max)~~ 35'
~~Accessory Building (Max)~~ 15'

Building Form

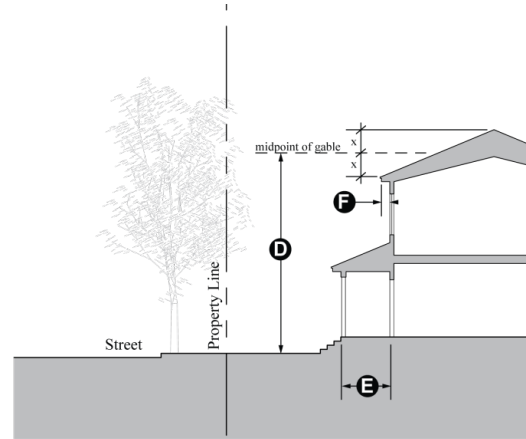
E Covered Front Stoop/Porch

§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

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

Lot Coverage

Max. Lot Coverage 50%

~~Primary Structure~~ Building 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 (Maximum)

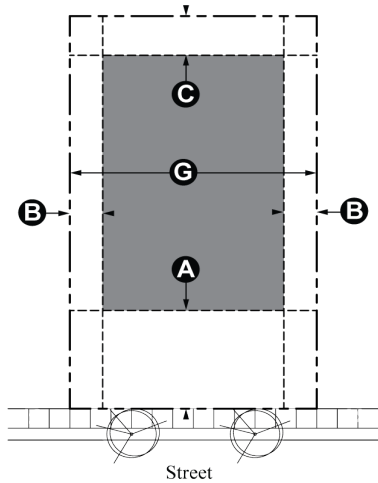
D ~~Primary Building (Max)~~ 35'
~~Accessory Building (Max)~~ 15'

Building Form

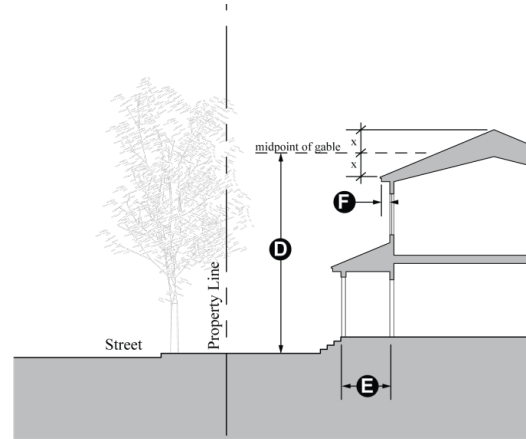
E Covered Front Stoop/Porch →

§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~~ Building 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 (Maximum)

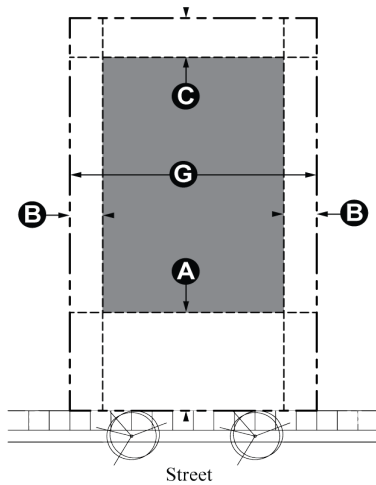
D ~~Primary Building (Max)~~ 35'
~~Accessory Building (Max)~~ 15'

Building Form

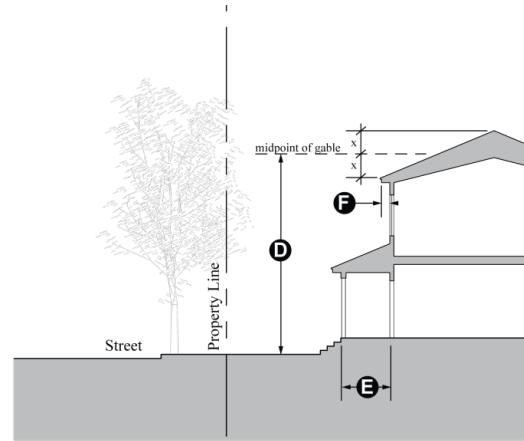
E Covered Front Stoop/Porch

§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

G Minimum Lot Width for Single Family Detached House 40'

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

Primary Structure Building Setbacks

A Front 15'

Corner 15'

B Side 8'

Side – Common Wall 0'

C Rear 10'

Canal (recognized top bank) 15'

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

Building Height (Maximum)

D ~~Primary Building (Max)~~ 35'

~~Accessory Building (Max)~~

~~15'~~

Building Form

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

Transparency (Fenestration)

Front Façade Coverage 25%

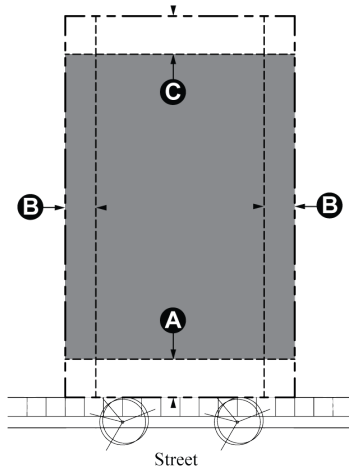
Landscaping & Outdoor Space Set Asides

~~Open Space~~ Landscaping 20%

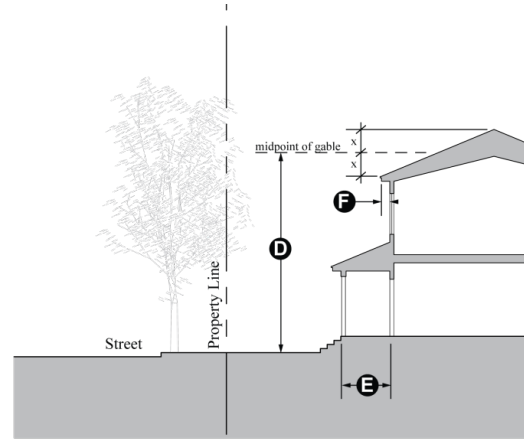
Useable Outdoor Space 10%

§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

Lot Size

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

Lot Coverage

Max. Lot Coverage 40% ~~60%~~

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

Lot Width

G Minimum Lot Width for Single Family Detached House 40'

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

Building 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'

Landscaping Set Asides and Outdoor Space

Open Space Landscaping 20%

Useable Outdoor Space 10%

Building Form**Building Heights Maximum**

D Primary Building 35'

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

Transparency (Fenestration)

Front Façade Coverage 25%

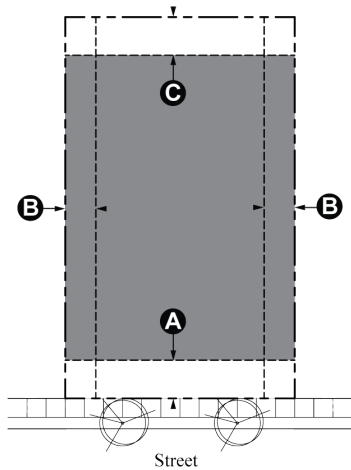
Windows

Window trim, including sills, shutters and/or surround (min) 4"

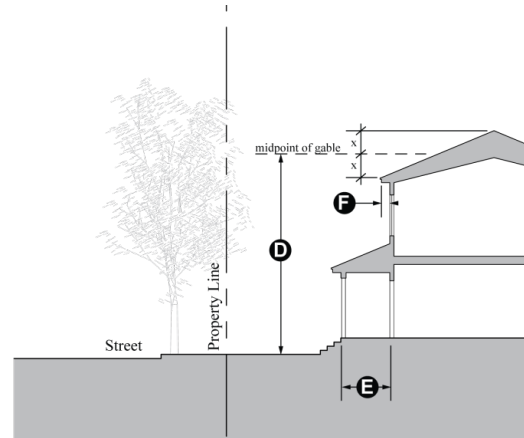
% of front facade coverage 15%

§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%

Building 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'

Landscaping and Outdoor Space Set Asides

Open Space Landscaping	20%
Useable Outdoor Space	10%

Building Form**Building Heights Maximum**

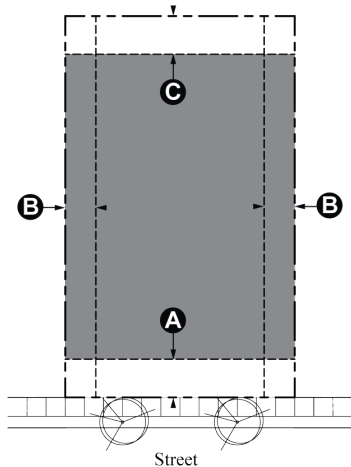
D Primary Building	45'
E Front Stoop/Porch (min. depth)	4'-10'

Transparency (Fenestration)

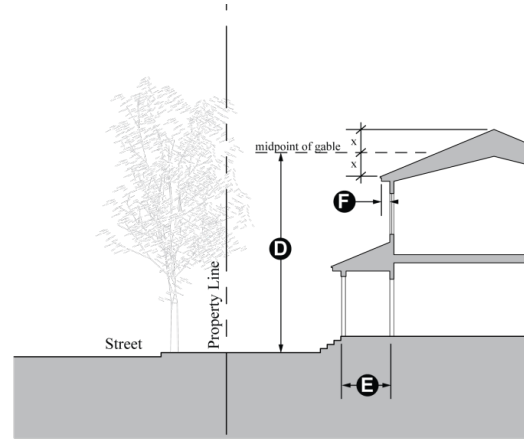
Front Façade Coverage	25%
Windows	
Window trim, including sills, shutters and/or surround (min)	4"
% of front facade coverage	15%

§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%

Building 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'

Landscaping and Outdoor Space-Set Asides

Open Space Landscaping	20%
Useable Outdoor Space	10%

Building Form**Building Heights Maximum**

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

Transparency (Fenestration)

<u>Front Façade Coverage</u>	<u>25%</u>
Windows	
Window trim, including sills, shutters and/or surround (min)	4"
% of front facade coverage	15%

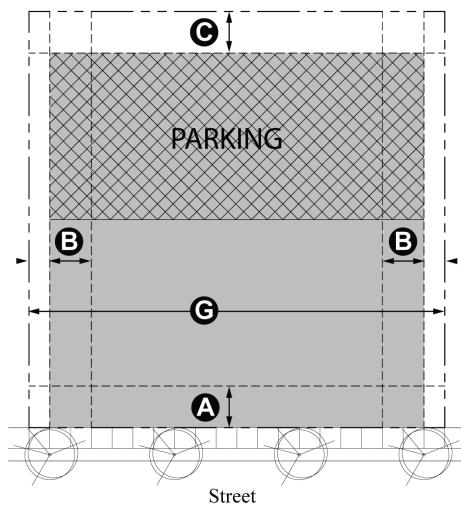
§17.07.110 Campus Residential (CR-40) Development Standards

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.

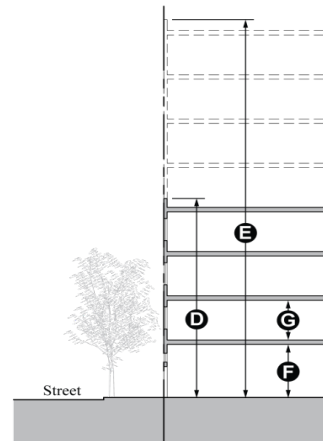
Campus Residential developments may develop at a maximum density of 40 dwelling units per acre or may choose to develop at a maximum density of 240 occupants per acre with a Conditional Use Permit. Ground floor commercial uses serving the resident population is an important component of the Campus Residential 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



Site Plan Diagram

Residential Density

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

Lot Coverage

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

Building 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'

17.07: Specific Development Standards: Residential Zones

Ⓒ 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'

Landscaping and Outdoor Space ~~Set Asides~~

Open Space Landscaping	20%
Useable Outdoor Space	10%

Non-residential Uses in Campus Residential

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

Building Form**Building Heights (Maximum)**

Ⓓ 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 (Fenestration)

Ground Floor Frontages (street facing min.)	25%
---	-----

Parking Location

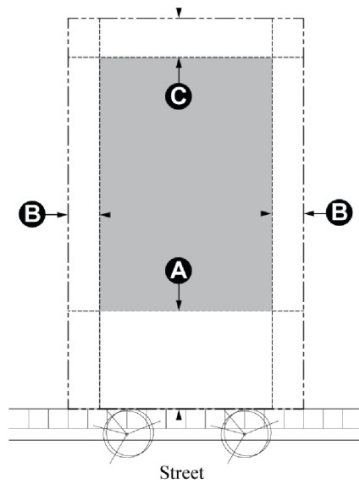
Rear or Side

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

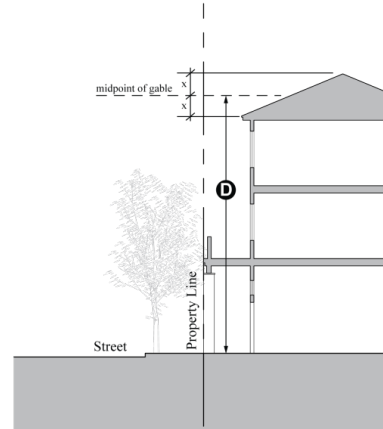
17.07: Specific Development Standards: Residential Zones

§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

Residential Design Standards~~Stand along residential projects are not permitted.~~**Commercial Footprint (Maximum) Area**Per Parcel ~~in Neighborhood Center~~ 3,000 SF

With a Conditional Use Permit 5,000 SF

Lot Coverage

Max. Lot Coverage 60%

Building Frontage (Minimum)% of Bld. Width at Front Setback ~~(min)~~ 60%**Building Setbacks**

A Front (min-max) 10'-25'
 Corner 10'-25'

B Side (min) 8'

C Rear (min) 10'

Building Form**Building Height Maximum**

D Building 35'

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

Transparency (Fenestration)

Ground Floor Frontages (street facing min.) 50%

Parking

Location Side/Rear

Front Parking Setback 10'

Side/Rear Parking Setback 5'

Residential Parking Requirements:

Studio/One Bedroom Units – 1.5 parking stalls/unit

Two Bedroom or larger Units – 2 parking stalls/unit

Commercial Parking Requirements: Minimum

number of stalls based on use type

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 and Outdoor Space

Landscaping 10%

Usable Outdoor Space 10%

~~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

17.07: Specific Development Standards: Residential Zones

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%

Site

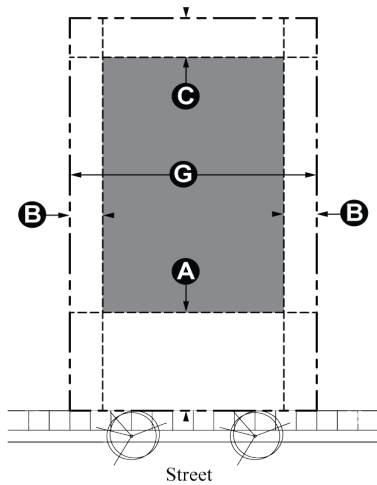
No Drive-Thru Lane or Windows Permitted

No Outside Storage Permitted

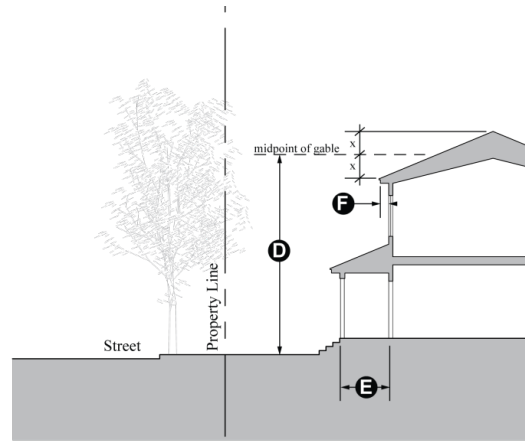
17.07: Specific Development Standards: Residential Zones

§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 Building 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 Maximum**D** ~~Primary Building (Max)~~~~Accessory Building (Max)~~

§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

Proposed LDC Changes:

§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

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	NP	N
Courtyard house, detached	N	N	P	P	P	P	P	P	NP	N
Front yard house, attached	N	N	N	P	P	P	P	P	NP	N
Front yard house, detached	P	P	P	P	P	P	P	P	NP	P
Live work	N	N	N	N	N	N	C	C	C	N
Multi-dwelling, attached	N	N	N	P	P	P	P	P	NC	N
Multi-dwelling, stacked	N	N	N	N	N	P	P	P	NC	N
Manufactured housing unit	C	C	C	C	C	C	C	C	NC	C
Twinhome (Duplex)	N	N	N	P	P	P	P	P	NC	N
Town House	N	N	N	P	P	P	P	P	NC	N

Chapter 17.10: Specific Development Standards: District and Corridor Zones

§17.10.010. Overall Purpose

The purpose of this Chapter is to implement the applicable commercial, industrial, and mixed-use goals, policies, directives and actions contained in Logan General Plan. “Districts” are commercial or mixed-use centers whereas “Corridors” are commercial or mixed-use areas aligned along major transportation routes. The development standards contained in this Chapter are intended to ensure that development is consistent with existing characteristics and building placement patterns.

§17.10.020. Districts and Corridors Zones Established

District and Corridor zones are established to implement the land use categories of the Logan General Plan’s Future Land Use Plan. Table 17.10.020 lists the Future Land Use Plan categories and corresponding zones.

Table 17.10.020 General Plan Land Use Districts and Implementing Districts and Corridors Zones

General Plan Designation	Zone Designation
Town Center (TC)	Town Center 1 (TC-1) Town Center 2 (TC-2)
Commercial (COM)	Commercial (COM) Community Commercial (CC)
Mixed Use Center (MUC)	Mixed Use (MU)
Gateway (GW)	Gateway Overlay (GW)
Commercial Service (CS)	Commercial Service (CS)
Industrial Park (IP)	Industrial (I)
Airport (AP)	Airport (AP)

§17.10.030. Siting

Siting standards provide for consistent setbacks along street frontages, provide for light penetration between buildings, and provide for adequate vehicular parking while efficiently using land resources.

- A. **Setbacks:** Setback standards frame streets spatially and encourage a consistent building wall along street edges. Parking setbacks enhance pedestrian safety and comfort while reducing the visual prominence of automobiles as viewed from streets, building entrances and sidewalks.
- B. **Building frontage:** Building frontage requirements enhance pedestrian safety, comfort and convenience by ensuring that street fronts in urban settings are framed by buildings for a minimum length of lots.
- C. **Parking:** Minimum parking standards accommodate vehicular access and provide for an adequate supply of parking. Maximum parking standards encourage compact development and efficient use of urban land, while encouraging the use of alternative modes of transportation.
- D. **Land Set Asides:** Land set aside requirements establish minimum standards for providing both open space and useable outdoor space, and ensure that all development projects are designed with functional exterior space to promote the health, safety, enjoyment, and livability for residents, visitors, shoppers, and workers.

§17.10.040. Building Form

Building form standards are intended to provide predictable and economically viable requirements for building form that implement the design aesthetic of the Code.

- A. Building Heights: Buildings should provide a sense of street enclosure for pedestrians in more urban environments. New commercial buildings adjacent to existing neighborhoods shall step-down in height to help minimize the visual impact to residential areas.
- B. Floor Heights: The intent of minimum ground floor and upper floor heights is to provide commercially viable spaces at the ground-level and adequate working and/or living spaces above. In the Town Center zone, floor height requirements are necessary to match historic floor levels consistent with historic preservation standards.
- C. Transparency: Where applicable, the intent of transparency standards is to promote economic activity by creating active street walls and visual interest for pedestrians at the ground-level. They also serve to promote personal and property safety by introducing more “eyes on the street” or natural surveillance of the public right-of-way and building interiors.
- D. Entrances: The intent of entrance standards is to provide direct and comfortable access to businesses for pedestrians. Entrances on public streets are particularly important to promote pedestrian traffic and activities on the sidewalks.

§17.10.050. Appearance

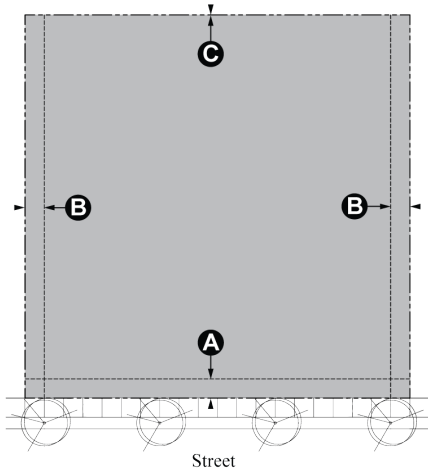
Appearance standards ensure that new commercial development is of high quality and helps to create an environment that is human-scaled, pleasant and safe for pedestrians, and consistent with the purpose of each zone.

- A. Elevations: These requirements help to ensure that buildings attract customers/pedestrians, reduce the negative impact of blank walls, and improve the vitality of businesses.
- B. Materials: The intent of these requirements is to promote the use of high quality construction materials and to foster visual continuity on the publicly viewed sides of buildings.

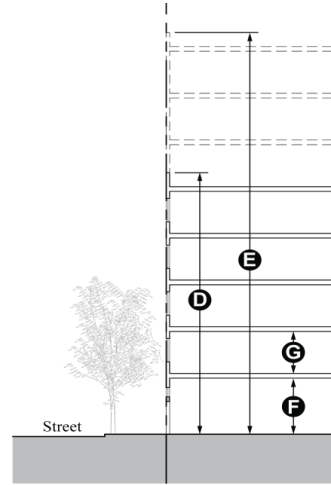
17.10: Specific Development Standards: District and Corridor Zones

17.10.060: Town Center 1 (TC-1) Development Standards

The Town Center 1 Zoning District (TC-1) is established to encourage a mix of retail, office, commercial, entertainment, residential, and civic uses within a compact, walkable urban form focused along Main Street or Fourth North, and consistent with The Downtown Logan Specific Plan. The TC-1 zone is distinguished from the TC-2 zone in terms of scale, use and intensity of new development along Main Street and Fourth North, and is considered the inner core of downtown Logan.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/acre (max)	70
------------------	----

Lot Coverage (Maximum)

Lot coverage	100%
--------------	------

Lot Coverage (Minimum)

<u>Lot coverage – lots fronting Main Street or Fourth North</u>	<u>50%</u>
---	------------

Building Frontage (Minimum)

Main Street - % at Front Setback	75%
Fourth North - % at Front Setback	75%
Other Streets - % at Front Setback	50%

Ground Floor Commercial Required

At least 75% of all buildings fronting either Main Street or Fourth North shall contain street-facing commercial space on the ground floor with a minimum depth of 50'. Stand-alone and ground floor residential development is prohibited on all buildings fronting either Main Street or Fourth North.

Commercial Building Setbacks

A Front (min-max)	0'-5'
B Side (min)	0'
C Rear (min)	5'

Residential Building Setbacks

A Front (min)	0'-10'
B Side (min)	8'
Side Common Wall	0'
C Rear (min)	10'

Note: The maximum setback applies unless the Review Authority finds that a reduction within the

specified range results in a better design due to design flexibility, building placement, or compatibility with adjoining structures.

Building Heights (Maximum)

B Maximum Building Height along any street frontage is 55' with a step up to 80' using a height transition standard equal to 1' vertical for 2' horizontal

Building Heights (Minimum)

B Minimum Building Height along any street frontage is 27.5'.

Building Stories (Minimum)-

In addition to meeting the minimum building height prescribed above, all buildings shall be constructed with at least two stories.

Ground Floor Height (Minimum)

F Commercial/Mixed Use Ground Floor Height	12'
---	-----

Height/Setback Transitions

Projects adjacent to a NR Zone shall comply with the height & setback transition standards in Section 17.12.040.

Commercial Transparency (Fenestration)

Ground Floor Frontage (min)	60%
<u>Ground Floor Non-frontage (min)</u>	<u>40%</u>
Upper Floors Frontage (min)	<u>≥30%</u>
<u>Upper Floors Non-frontage (min)</u>	<u>20%</u>
Residential All Floors (min)	20%

Building Design

17.10: Specific Development Standards: District and Corridor Zones

Four sided architecture is Mandatory. The front, back and side building elevations, regardless of the building's internal functional elements, shall have a consistent architectural design with architectural elements, colors, materials, and fenestration applied on all building facades. This may be waived where a proposed building will abut an existing building, alleyway, or some other unique feature.

All building frontages shall have a pedestrian entry directly facing and accessible to the street.

Unless integrated into the structural design of a building, architectural features such as covered walkways, porticos, colonnades, patio covers, or other similar features are only considered accessory to the main building and are not included in the required lot coverage or lot frontage calculations.

Site Design

No drive-thru lanes or drive up windows are permitted. No outside storage is permitted.

Parking

Location

Side/Rear

Front Parking Setback

10'

Side/Rear Parking Setback

5'

Residential Parking Requirements:

Studio/One Bedroom Units – 1.5 parking stalls/unit

Two Bedroom or larger Units – 2 parking stalls/unit

Visitor Parking – 1 parking stall/10 units

Commercial Parking Requirements: Minimum number of stalls based on use type

Commercial Parking Requirement Reduction: For lots fronting on Main Street or Fourth North with the 50% lot coverage requirement, the minimum number of commercial parking stalls may be reduced by up to 50%.

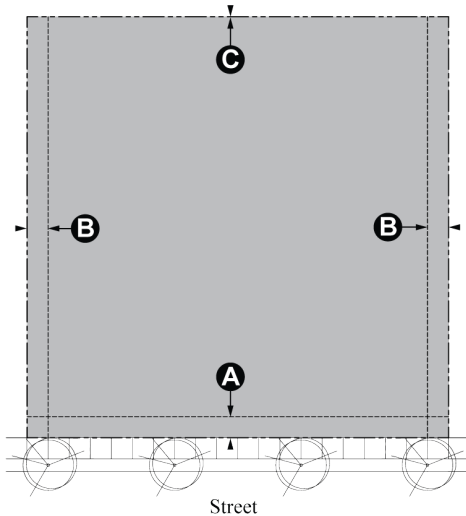
Landscaping and Outdoor Space-Set Asides~~Landscaping~~Open Space/Useable

Not required

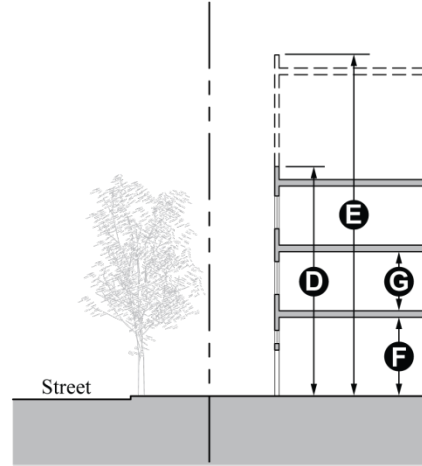
Outdoor Space

17.10.070: Town Center 2 (TC-2) Development Standards

The Town Center 2 Zoning District (TC-2) is established to encourage dense residential development in the downtown area within a compact, walkable urban form. A mixture of uses is encouraged but not required. Ground floor commercial is not required. The TC-2 Zone is distinguished from the TC-1 Zone in terms of the scale, use and intensity of new development in the blocks immediately West or East of Main Street and is considered the outer core of downtown Logan.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/acre (max)	30
------------------	----

Lot Coverage (Maximum)

Lot Coverage	80%
--------------	-----

Building Frontage (Minimum)

% at Front Setback	50%
--------------------	-----

Commercial Building Setbacks

A Front (min-max)	0'-10'
B Side (min)	0'-8'
Side Common Wall	0'
C Rear (min)	5'

Residential Building Setbacks

A Front (min)	0'-10'
B Side (min)	8'
Side Common Wall	0'
C Rear (min)	10'

Note: The maximum setback applies unless the Review Authority finds that a reduction within the specified range results in a better design due to design flexibility, building placement, or compatibility with adjoining structures.

Building Heights (Maximum)

E Maximum Building Height	45'
----------------------------------	-----

Height/Setback Transitions

Projects adjacent to a NR Zone shall comply with the height & setback transition standards in Section 17.12.040.

Commercial Transparency (Fenestration)

Ground Floor Frontage (min)	60%
Ground Floor (exposed sides)	30%
Upper Floors (frontage)	20%
Residential All Floors (min)	20%

Residential Design Standards

Residential projects shall comply with the residential design standards in Chapter 17.09.

Parking

Location	Side/Rear
Front Parking Setback	10'
Side/Rear Parking Setback	5'

Residential Parking Requirements:

Studio/One Bedroom Units – 1.5 parking stalls/unit
Two Bedroom or larger Units – 2 parking stalls/unit
Visitor Parking – 1 parking stall/10 units

Commercial Parking Requirements: Minimum number of stalls based on use type.

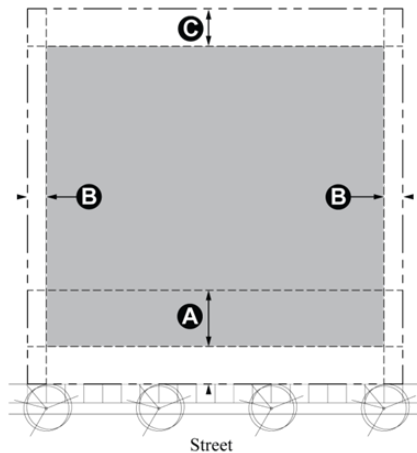
Landscaping and Outdoor Space-Set Asides

Open Space Landscaping	10%
Useable Outdoor Space	10%

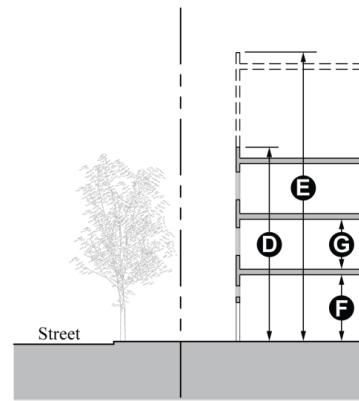
17.10: Specific Development Standards: District and Corridor Zones

17.10.080: Commercial (COM) Development Standards

The Commercial Zoning District (COM) is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Commercial uses are located on high capacity roads and are served by mass transit. Residential development is encouraged in the Commercial zone when it is designed as an integral part of a larger project involving a mixture of both commercial and residential uses in a vertical use type of project. Free standing residential development is not permitted in the Commercial Zone.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/acre (max)	30
------------------	----

Residential Development & Residential Uses

Residential units in the Commercial Zone are only permitted in vertical mixed-use projects and are prohibited on the ground floor. Accessory residential uses including, but not limited to, lobby, mail room, mechanical, storage, bike areas, lounge, fitness area, pool, sauna, etc., shall not comprise more than 20% of the building footprint on the ground floor.

Commercial Uses Ground Floor Area – Mixed Use Project

In a mixed-use project that includes residential uses, no less than 80% of the building footprint on the ground floor shall be devoted to commercial uses within a finished commercial space. Enclosed parking on the ground floor of the structure is not permitted to be included in the 80% commercial threshold.

Lot Coverage (Maximum)

Lot Coverage	60%
--------------	-----

Building Frontage (Minimum)

% at Front Setback	50%
--------------------	-----

Building Setbacks (Minimum)

A Front (Bld. Height 0' – 40')	10'
A Front (Bld. Height 41' – 55')	40'
B Side	8'
Side Common Wall	0'
C Rear	10'

Building Heights (Maximum)

E Building Height*	40'
---------------------------	-----

*The Maximum building height along a street frontage may be increased up to 55' with an increased front yard setback of 40' or by stepping the building up in height from 40' using a height transition ratio of 2' horizontal/1' vertical.

Ground Floor Height (Minimum)

F Ground floor height	12'
------------------------------	-----

Height/Setback Transitions

Projects adjacent to a NR Zone shall comply with the height & setback transition standards in Section 17.12.040.

Transparency (Fenestration)

Ground Floor (frontage)	30%
Ground Floor (exposed sides)	30%
Upper Floors (frontage)	20%

Residential Design Standards

Residential projects shall comply with the residential design standards in Chapter 17.09.

Parking

Location	Side/Rear
Front Parking Setback*	10'
Side/Rear Parking Setback	5'

*The Planning Commission may authorize the placement of up to 50% of the required parking stalls in the front of a building with a Conditional Use Permit (CUP) if findings can be made demonstrating the proposed site layout is compatible with adjoining properties, is consistent with surrounding land use and development patterns, provides enhanced pedestrian functionality and walkability in relationship to the adjoining street, will not

17.10: Specific Development Standards: District and Corridor Zones

compromise future projects or design, and includes substantial landscaping adjacent to the parking areas.

Commercial Parking Requirements: Minimum number of stalls based on use type.

Residential Parking Requirements:

Studio/One Bedroom Units – 1.5 parking stalls/unit

Two Bedroom or larger Units – 2 parking stalls/unit

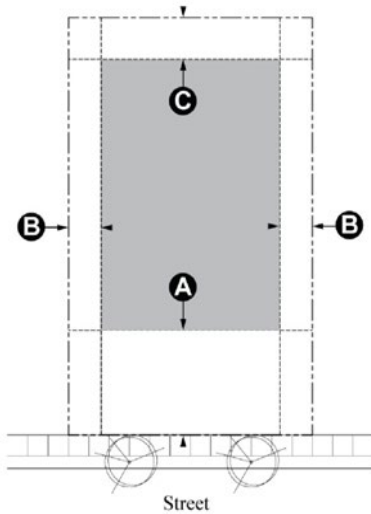
Landscaping and Outdoor Space Set Asides

~~Open Space~~ Landscaping 10%

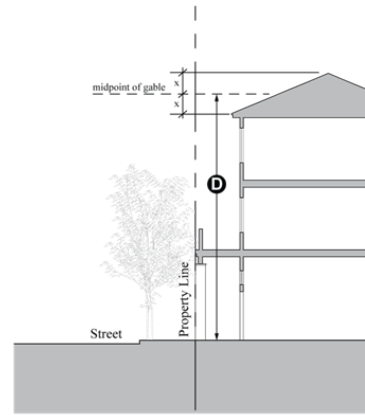
Useable Outdoor Space 10%

17.10.090: Community Commercial (CC) Development Standards

The Community Commercial Zoning District (CC) is intended for small retail and professional offices to be located around the edges of the downtown area or even within existing buildings elsewhere in the City. These areas currently contain several small businesses located in converted residences or other buildings and are intertwined with the residential fabric of the neighborhood. This zone also contemplates the limited expansion of commercial activity within a variety of areas provided it is done at a scale appropriate to the immediate neighborhood. This zone will typically serve a population beyond just those in the immediate neighborhood. New Community Commercial projects will have parking areas to the side or rear of the building with landscaping sufficient to adequately screen the parking areas from adjoining residential properties, or will utilize shared parking areas to meet parking demands.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/acre (max) 12

Commercial Footprint (Maximum)

Per Parcel 10,000 SF

Lot Coverage (Maximum)

Lot Coverage 60%

Building Frontage (Minimum)

% at Front Setback 50%

Building Setbacks**A** Front (min-max) 10' – 25'**B** Side (min) 8'

Side Common Wall 0'

C Rear (min) 10'**Building Heights (Maximum)****D** Primary Building Height 35'**Transparency (Fenestration)**

Ground Floor (frontage) 30%

Ground Floor (exposed sides) 30%

Upper Floors (frontage) 20%

Residential Design Standards

Multi-family residential projects shall comply with residential design standards in Section 17.09

Parking

Location Side/Rear

Front Parking Setback 10'

Side/Rear Parking Setback 5'

Commercial Parking Requirements: Minimum number of stalls based on use type**Residential Parking Requirements:** 2 per unit**Landscaping and Outdoor Space-Set Asides**~~Open Space~~ Landscaping 10%

Useable Outdoor Space 10%

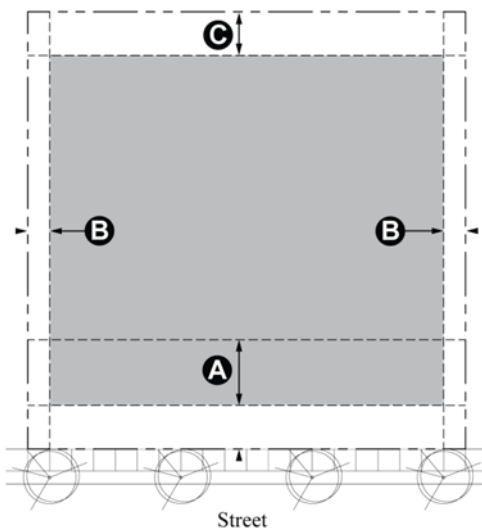
Site

No Drive-Thru Lane or Windows Permitted

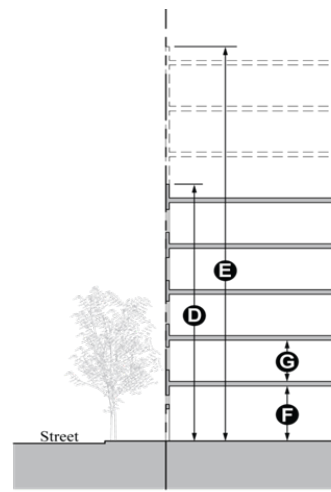
No Outside Storage Permitted

17.10.100: Mixed Use (MU) Development Standards

The intent of the Mixed-Use Zoning District (MU) is to facilitate the integration of a variety of compatible uses with the goal of creating a community that offers “live, work, and play” opportunities within convenient walking distance of each other as well as with the existing neighborhood. Mixed use developments shall have both residential and commercial elements scaled to ensure compatibility with surrounding neighborhoods while promoting a pedestrian friendly environment and a more compact design. All mixed use developments should be designed at the human scale emphasizing people rather than cars and exhibit the following characteristics: complete streets with an emphasis on bike & pedestrian mobility, wide sidewalks, street trees, thoughtful and integrated landscaping and green areas, urban furniture, community gathering spaces, shared parking, integrated public transit (where available and/or anticipated), innovative and distinctive building architecture, a variety of commercial uses & activities, and a thoughtful and integrated mixture of differing housing types.



Site Plan Diagram



Site Plan Diagram

Residential Density

Base Density: Units/acre	20
Minimum Density:	5
Density Bonus: Units/acre	30

Minimum Residential Density Requirements

A mixed use project shall include at least 5 residential dwelling units per acre.

Commercial Uses Required on Ground Floor

All buildings, or portions thereof, fronting onto an existing or planned arterial or collector street, as designated on the Logan City Transportation Master Plan, shall have at least 50% of the ground floor designed and built for commercial uses.

Freestanding Commercial Buildings

Free standing commercial buildings are permitted along all street facing locations regardless of street Classification.

Freestanding Residential Buildings

Freestanding residential buildings are not permitted on an existing or planned arterial or collector street.

Minimum Commercial Building Area Requirements

A mixed-use project shall include a minimum amount of commercial building area as follows:

Overall Project Size	Minimum Commercial Building Area Required
Up to 3 Acres	3,500 square feet
3 – 5 Acres	6,500 square feet
5 – 7.5 Acres	9,500 square feet
7.5 – 10 Acres	12,000 square feet
10 – 15 Acres	20,000 square feet
15 – 20 Acres	30,000 square feet
	40,000 square feet plus
20+ Acres	1,000 sf/acre for projects larger than 20 acres

Residential Uses in Vertical Mixed Use Buildings

Residential dwelling units and residential accessory uses including, but not limited to, lobby, mail room, bike areas, mechanical, storage, lounge, fitness area, pool, sauna, etc., are permitted on the ground floor of a

17.10: Specific Development Standards: District and Corridor Zones

vertical mixed use building outside of the minimum required ground floor commercial area. Enclosed parking on the ground floor of a mixed use structure, regardless of the intended users, is not considered commercial space and shall not be included in the minimum ground floor commercial area.

Land Use Activities Required to Develop as a Mixed Use Development

A Mixed Use Development is characterized as a blending of residential and commercial uses on the same site in either a vertical or horizontal fashion. The uses listed in the Residential, Commercial, and Sale/Service Use Categories (17.11.030) are required to be developed in a mixed use project. The uses listed in the Public, Institutional, Utility, and Other Use categories in the District and Corridor Use Categories can be developed as standalone projects (see explanation below).

Useable Outdoor Space in Lieu of Commercial Space

The Planning Commission may permit the substitution of useable outdoor space at a ratio of 1/1 for up to 50% of the required commercial area provided the proposed useable outdoor space is integrated into the overall design of the project and provides functional public gathering areas. Public gathering areas include plazas, parks, public squares, sidewalks in front of small businesses, courtyards with seating, or any other area that provides outdoor seating (chairs or benches), are visually prominent and are easily accessible (See Chapter 17.28).

Ratio of Residential Construction to Commercial Construction

If the project is to be constructed in phases, each phase shall include an amount of commercial area proportionately scaled to the amount of residential development under construction. For example, if phase 1 is approximately 3 acres in size, at least 3,000 square feet of commercial building area shall be constructed during the same phase. No phase shall consist solely of residential, unless at least 50% of the required commercial area has been built in previous phases. The Planning Commission may approve a deviation from this requirement with an approved phasing plan and if the applicant can demonstrate that adherence to this requirement is impractical. In no case shall a project be permitted to build more than 50% of the approved residential units without starting construction on the required commercial buildings.

Mixture of Residential Structure Types Required

Mixed use projects shall contain a variety of residential structure types as follows:

Overall Project Size	Number of Required Residential Structure Types
----------------------	--

Up to 3 Acres	One
3 – 10 Acres	Two
Over 10 Acres	Three

Note: Where more than one residential structure type is required, a single residential structure type shall not comprise less than 10% of the total residential units nor more than 60% of the total residential units (Refer to 17.08.030 & 17.62 for Residential Structure Types).

Performance Based Residential Density Bonus Options

A residential density bonus of up to an additional 30 units per acre may be granted by the Planning Commission for the following project enhancements subject to Chapter 17.34:

Project Enhancements

Structured Parking	20
Additional Useable Outdoor Space	20
Vertical Mixed Use	15
Complete Streets Design	15
Additional Commercial Area	15
Affordable Housing Units	5

Note: The potential 30 du/ac density bonus is cumulative for a project meaning a project could incorporate a mixture of project enhancements to achieve the maximum density bonus available in the Mixed Use zone.

Lot Coverage (Maximum)

Lot Coverage	60%
--------------	-----

Building Frontage (Minimum)

% at Front Setback	60%
--------------------	-----

Building Setbacks

A Commercial Front	0'-10'
A Residential Front	0'-20'
B Side (min)	8'
Side Common Wall	0'
C Rear (min)	10'

Note: The maximum setback applies unless the Review Authority finds that a modification within the specified range results in a better design due to design flexibility, building placement, or better compatibility with adjoining structures or features.

Building Heights (Maximum)

E Primary Building Height	58' – 70'
----------------------------------	-----------

Height/Setback Transition

Projects adjacent to an NR zone shall comply with the height and setback transition standards in Section 17.12.040.

Ground Floor Height (Minimum)

F Commercial/Mixed Use Ground Floor Height	12'
---	-----

Transparency (Fenestration)

Ground Floor (Frontage)	50%
Ground Floor (Exposed Sides)	20%
Upper Floors (Frontage)	20%

17.10: Specific Development Standards: District and Corridor Zones

Residential Design Standards

Free-standing multi-family residential buildings shall comply with the residential design standards in Section 17.09.

Parking

Location	Side/Rear
Front Parking Setback	10'
Side/Rear Parking Setback	5'

Commercial Parking Requirements: Minimum number of stalls based on use type.

Residential Parking Requirements:

Studio/One Bedroom Units – 1.5 parking stalls/unit

Two Bedroom or larger Units – 2 parking stalls/unit

Parking Reductions: Parking requirements may be reduced by up to 25% for vertical mixed use projects with the approval of an alternative parking plan demonstrating how the overall project design is able to accommodate its intended uses and how the proposal will not shift the private parking burden onto the public

or adjoining property owners. The alternative parking plan shall identify the range of compatible uses intended for the project, the anticipated parking demands of all residential and commercial uses, the specific parking management strategies to be implemented, and adequately demonstrate how pedestrian and alternative methods of transportation will be integrated into overall project design. The approval of a parking reduction is discretionary by the Planning Commission.

Commercial Sidewalk Standards

Sidewalks in front of a commercial area shall be at least 15' in width.

Landscaping Set Asides and Outdoor Space

~~Open Space~~ Landscaping 10%

Useable Outdoor Space 10%

Public Gathering Areas shall comprise at least 40% of the minimum Useable Outdoor Space set aside.

Note:

Public Gathering Areas are included in the minimum useable outdoor space set aside calculations (Chapter 17.28) and are generally defined as shared public spaces where people can comfortably congregate and socialize. Within a Mixed Use Project, public gathering areas generally include plazas, parks, public squares, sidewalks in front of small businesses, courtyards with seating, or any other area that provides outdoor seating (chairs or benches), are visually prominent, and are easily accessible.

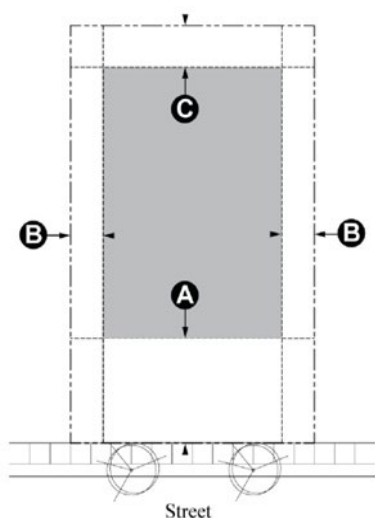
Complete streets are streets designed to ensure that the safety, accessibility, and convenience of all transportation users, pedestrians, bicyclists, bus/transit riders, and motorists, is accommodated. The characteristics of a Complete Street include wider sidewalks, narrow travel lanes, bike lanes, crosswalks, refuge medians, bus pullouts, bulb-outs, strategic on-street parking, lower speeds, functional street furniture, additional landscaping, and any other element that increases safety and enhances the environment for those who walk and bike.

The definition of a Mixed Use Development is the blending of residential and commercial uses on the same site and in a vertical or horizontal fashion. The uses that are required to be included in the mixed use concept are uses identified in the Residential, Commercial, and Sales/Service Use categories in the District and Corridors Use Table (17.11.030). The uses identified as either Permitted or Conditionally Permitted in the Institutional, Public, Utility, and Other Use categories in the District and Corridors Use Table (17.11.030) are allowed in the Mixed Use Zone, can be designed and constructed as standalone projects, and are not required to be designed and located within a mixed use project type. Projects and uses under these categories are required to meet all of the development standards in 17.10.100 with the exception of the minimum residential density requirement, the minimum commercial building area requirement, and the requirement to locate commercial uses on the ground floor.

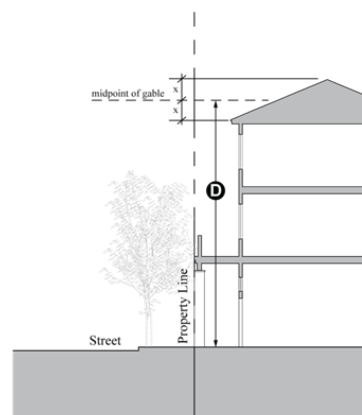
17.10: Specific Development Standards: District and Corridor Zones

17.10.110: Gateway (GW) Development Standards

The purpose of the Gateway Zoning District (GW) to develop and protect aesthetically pleasing, high quality, and economically functional entrances to the City. The Gateway Overlay zones focus on appropriate uses as well as form, design and site layout. While a wide range of uses may be found within the Gateway areas, certain uses are not compatible with creating an attractive, high quality entrance and are specifically prohibited. Enhanced building setbacks, enhanced landscaping, height limitations, increased frontage requirements, and a continual emphasis on high quality site and building design are the keys to the gateway areas. Gateways to the City are identified at all major highway entrances and are further refined by the Gateway Overlay Zones in Chapter 17.21.



Site Plan Diagram



Site Plan Diagram

Residential Density

Units/acre (max) 1

Lot Coverage (Maximum)

Lot Coverage 50%

Building Setbacks (Minimum)**A** Front 35'**B** Side 15'

Side Common Wall 0'

C Rear 15'**Building Heights (Maximum)****D** Primary Building Height 38'**Transparency (Fenestration)**

Ground Floor (frontage) 30%

Ground Floor (exposed sides) 30%

Upper Floors (frontage) 20%

Parking

Location Side/Rear

Front Parking Setback 15'

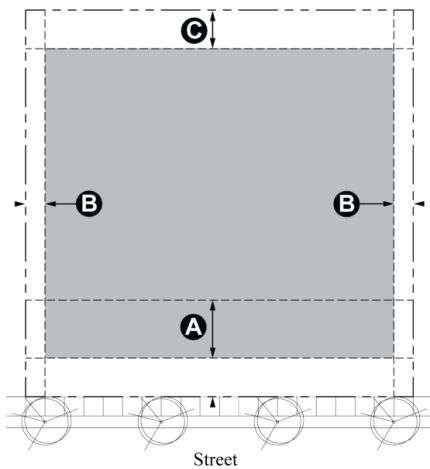
Side/Rear Parking Setback 15'

Commercial Parking Requirements: Minimum number of stalls based on use type**Residential Parking Requirements:** 2 per unit**~~Landscaping and Outdoor Space-Set Asides~~**~~Open Space~~Landscaping 20%

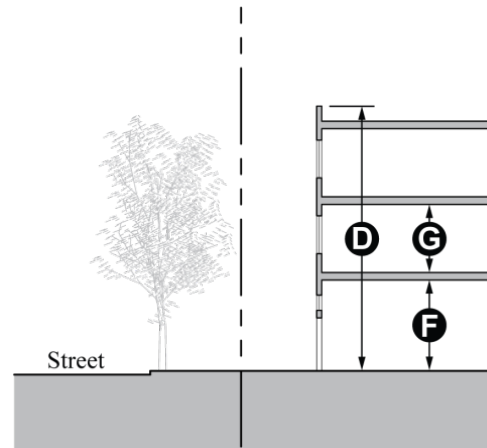
Useable Outdoor Space 10%

17.10.120: Commercial Services (CS) Development Standards

The Commercial Service (CS) designation fills a need between industrial and commercial land uses. Commercial Service areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The Commercial Service district will have the same quality design standards as commercial and industrial projects with an emphasis on higher quality site and building design, and will have an increased requirement for landscaping. Commercial Service areas are not intended for residential uses nor are they intended for heavy industrial types of uses.



Site Plan Diagram



Site Plan Diagram

Lot Coverage (Maximum)

Lot Coverage	60%
--------------	-----

Building Setbacks (Minimum)

A Front	10'
B Side	5'
Side Common Wall	0'
C Rear	10'

Building Heights (Maximum)

D Primary Building Height	38'
F Ground Floor Height	12'

Transparency (Fenestration)

Ground Floor (frontage)	30%
Ground Floor (exposed sides)	30%
Upper Floors (frontage)	20%

Parking

Location	Side/Rear
Front Parking Setback	15'
Side/Rear Parking Setback	5'

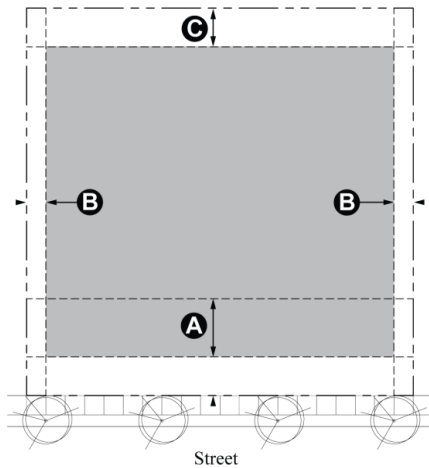
Commercial Parking Requirements: Minimum number of stalls based on use type

Landscaping Set Asides and Outdoor Space

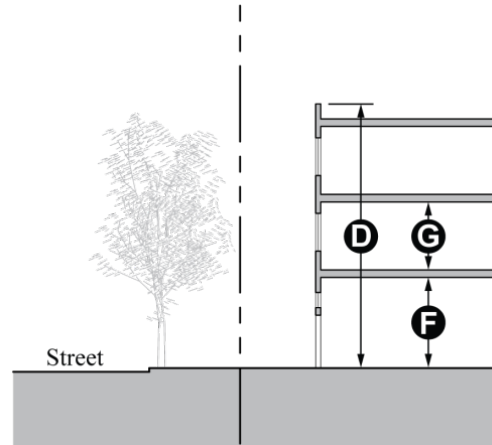
Open Space Landscaping	10%
Useable Outdoor Space	10%

17.10.130: Industrial (I) Development Standards

The Industrial (I) designation supports employment and production uses with related offices, services, and storage. Industrial developments will have large, well-designed buildings and attractive landscaping particularly where viewed from public roads. Adjacent uses will be buffered from potential negative impacts (yard storage, heavy equipment, noise, lights) through careful site planning, screening, landscaping, and building design. Industrial areas are not intended for residential development.



Site Plan Diagram



Site Plan Diagram

Lot Coverage (Maximum)

Lot Coverage	50%
--------------	-----

Building Setbacks (Minimum)

A Front	20'
B Side	20'
Side Common Wall	0'
C Rear	10'

Building Heights (Maximum)

D Primary Building Height	48'
Height may be increased up to 80' with a Conditional Use Permit.	

Transparency (Fenestration)

Ground Floor (frontage)	30%
-------------------------	-----

Parking

Location	Side/Rear
Front Parking Setback	20'
Side/Rear Parking Setback	15'

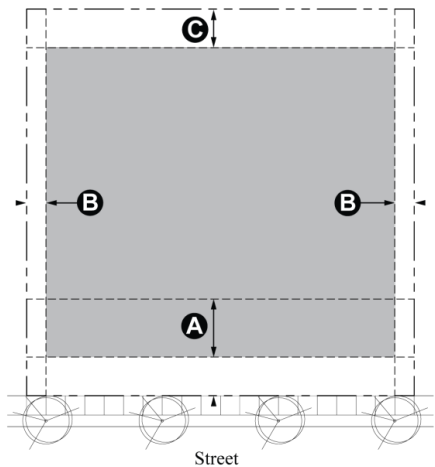
Commercial Parking Requirements: Minimum number of stalls based on use type

Landscaping Set Asides and Outdoor Space

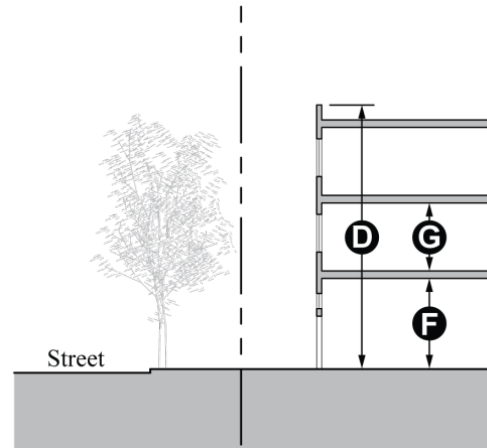
Open Space Landscaping	10%
Useable Outdoor Space	10%

17.10.140: Airport (AP) Development Standards

The Airport (AP) zone is specifically intended to promote the development and enhancement of the Logan Airport. The Airport Park is also a gateway (an opportunity for a “first impression”) to Logan, North Logan, and Utah State University; therefore, design quality is important in the Airport zone. The Airport Park includes business, research, and industrial activities and it forms a bridge between the Innovation Campus of Utah State University and the Logan Airport. Uses in the Airport designation include commercial uses that typically support airports (e.g., hotels, restaurants), as well as offices and industrial uses rely on proximity to an airport or are compatible with airport related activities and impacts. The Airport area will foster entrepreneurial business opportunities, research, and development. This zone is generally not intended for residential development; however, some adjacent residential development is appropriate. Development within the Airport zone shall be consistent with the Logan-Cache Airport Master Plan and the Logan-Cache Airport Specific Plan.



Site Plan Diagram



Site Plan Diagram

Lot Coverage (Maximum)

Lot Coverage	60%
--------------	-----

Building Frontage (Minimum)

Lot Coverage	50%
--------------	-----

Building Setbacks (Minimum)

A Front	10'
B Side	20'
Side Common Wall	0'
C Rear	10'

Building Heights (Maximum)

D Primary Building Height	48'
----------------------------------	-----

Transparency (Fenestration)

Ground Floor (frontage)	30%
-------------------------	-----

Parking

Location	Side/Rear
Front Parking Setback	20'
Side/Rear Parking Setback	15'

Commercial Parking Requirements: Minimum number of stalls based on use type

Landscaping Set Asides and Outdoor Space

Open Space Landscaping	10%
Useable Outdoor Space	10%

17.10: Specific Development Standards: District and Corridor Zones

This page intentionally left blank

Comments to Planning Commission re: Project #23-006

1 message

Michael Timmons <utah.timmons@gmail.com>
To: planning.commission@loganutah.org

Mon, Jan 9, 2023 at 3:49 PM

Dear Planning Commission Members,

I was stunned during a chance review of the agenda for the upcoming January 12 meeting of your body, to encounter an item considering amendments to Chapters 17.07, 17.08, and 17.10 of the Land Development Code (LDC), specifically identified as PC 23-006 Land Development Code Amendment 17.07, 17.08, 17.10 (Residential & Commercial Standards).

As I read the proposed changes detailed on pages 7-1 through 7-15 of the LDC, the new language would appear to eliminate the current 15' height restrictions on accessory buildings in residential districts, replacing it with a blanket 35' height limit on all buildings within a given site. I truly hope that I am somehow misreading the proposal, but would like clarification if that is the case. Imagine, if you will, a 35' high home flanked by a 35' high detached garage with an 8' setback from the adjacent yard, and a 35' high storage shed with a 10' setback from the rear property line! All of this would appear to be permissible with the proposed changes.

The following has been extracted from materials linked to your website. *Italics* are mine, as are comments in red:

Project #23-006 Residential & Commercial Standards Land Development Code Amendment

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the Municipal Council of the proposed amendments to Chapters 17.07, 17.08, and 17.10 of the Land Development Code.

SUMMARY OF CHANGES

The proposed LDC changes are attached and summarized below:

17.07.040 - 060 Single Family Zones – updated Building Setbacks and Maximum Building Height language and *removed the maximum height for accessory buildings.*

Why?

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the LDC Chapters identified above are *relatively minor amendments* and help to clarify the City's regulations.

Seriously??? Allowing 35' high accessory structures 8' from a property line is NOT RELATIVELY MINOR IN NATURE!!!!

PUBLIC COMMENTS

As of the writing of this report, there has not been any public comment. Public comments received prior to the preparation of this report will be included as an attachment. Any other comments will be forwarded to the Planning Commission.

Could this be because nobody knows about it?

PUBLIC NOTIFICATION

Legal notices were published in the *Herald Journal* on 12/31/22, *(I cancelled my subscription to the HJ once it ceased to be a daily print newspaper, as did most folks I know ... this is NOT a good-faith method of posting public notice)* posted on the City's website and the Utah Public Meeting website on 1/02/23, and noticed in a *quarter page ad* on 12/29/23. *Again, ... in the Herald Journal???*

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 to the Residential and Commercial Development Standards are relatively minor in nature. Allowing 35' high accessory structures 8' from a property line is NOT RELATIVELY MINOR IN NATURE!!!!*
5. *No public comment has been received regarding the proposed amendments.*

See above

Thank you for considering my comments. I would appreciate any feedback and clarification you can provide.

Sincerely,
Michael Timmons
1755 E 1350 N
Logan, UT. 84341
435-760-7136