

North Logan Municipal Code  
Title 12C – Land Use Zoning

**12C Land Use - Zoning**

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## **12C-000 Zoning Districts**

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## **12C-001 Zoning By Districts; Establishment Of Zones**

- A. As provided by §10-9a of Utah State Code (as amended), the City may divide the lands located within the City into zoning districts of a number, shape, and area that it considers necessary and appropriate to carry out the purposes of §10-9a of Utah State Code (as amended) and the City's General Plan.
- B. For the purposes described within this title, the following zoning districts are hereby created to be applied as necessary to regulate the development of the land within the City.

TABLE 1 - Zoning Districts And Zoning District Abbreviations

| Zoning District                            | Zoning District Abbreviation |
|--------------------------------------------|------------------------------|
| Agricultural                               | A                            |
| Residential Estate                         | RE                           |
| Single - Family Residence                  | R-1                          |
| Multiple Family Residence                  | RM                           |
| Professional                               | PR                           |
| Hospital                                   | HOSP                         |
| Residential Business                       | RB                           |
| Neighborhood Commercial                    | NC                           |
| Community Commercial                       | CC                           |
| General Commercial                         | GC                           |
| Main Street Commercial Gateway             | MSCG                         |
| Manufacturing / Heavy Commercial           | MC                           |
| High Technology Manufacturing And Research | M-2                          |

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|                                                                                                                                                                                                                                                               |                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Mixed Use General                                                                                                                                                                                                                                             | MX - G                                                                                                                                          |
| <u>Mixed Use City Center:</u><br><del>Single – Family Residential</del><br><del>Mixed Residential</del><br><del>Mixed Residential</del><br><del>Downtown</del><br><del>City Center Adjacent</del><br><del>City Center Commercial</del><br><del>Hospital</del> | <u>MX - CC</u><br><del>SF-6</del><br><del>MR-7</del><br><del>MR-8</del><br><del>DT</del><br><del>CCA</del><br><del>CCC</del><br><del>HOSP</del> |
| Wolf Pack Way Corridor                                                                                                                                                                                                                                        | WWC                                                                                                                                             |
| <u>2500 N Gateway Corridor:</u><br>East<br>West                                                                                                                                                                                                               | <u>GC:</u><br>GC-E<br>GC-W                                                                                                                      |
| Recreational / School                                                                                                                                                                                                                                         | RS                                                                                                                                              |

**TABLE 2 - Zoning Districts Overlay Zones And Abbreviations**

| Zoning District Overlay Zone | Abbreviation |
|------------------------------|--------------|
| Airport Limitation           | AL - O       |

### 12C-002 Boundaries Of Zones

The boundaries of each of the said zones are hereby established as described herein or shown on the map entitled "Zoning Map of North Logan, Utah", which map is attached to this title and all boundaries, notations and other data shown thereon are made by this reference as much a part of this title as if fully described and detailed herein.

### 12C-003 Filing Of Ordinance And Map

This ordinance and map shall be filed in the custody of the City Recorder and may be examined by the public subject to any reasonable regulations established by the City Recorder.

### 12C-004 Rules For Locating Boundaries

Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

- A. Wherever the zone boundary is indicated as being approximately upon the center line of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the center line of such street, alley, or block or such property line, shall be construed to be the boundary of such zone.
- B. Whenever such boundary line of such zone is indicated as being approximately at the line of any river, irrigation canal or other waterway or railroad right-of-way, or public park

or other public land or any section line, then in such case the center of such stream, canal or waterway, or of such railroad right-of-way or the boundary lines of such public land or such section line shall be deemed to be the boundary of such zone.

- C. Where the application of the above rules does not clarify the zone boundary location, the Planning Commission shall interpret the map.

#### **12C-005 Assignment Of Zone For Annexed Territory**

- A. The resolution of annexation by which any territory is annexed into the City shall specify the zone to which the annexed property is assigned.
- B. If the resolution of annexation does not specify the zone to which the annexed property is assigned, the territory annexed shall be zoned the same as the zone of the City with which it has the most common boundary.

#### **12C-006 Master Land Use Table (i.e., Land Use Matrix)**

Uses designated in the following land use tables depict the permitted (P), prohibited (X), or conditional (C) uses allowed within the zone districts.

- A. If a use is permitted (P) no approval from the City to carry out the listed use is required, unless specifically required elsewhere in this Code or title. This statement shall not be construed to be an exemption from a required building, land use, or other permit application or decision, or as an exclusion from a required inspection.
- B. **Uses Not Listed.** Should the applicable City official determine that a type or form of land use for which an applicant is seeking to locate in the City does not appear as a listed permitted (P) or conditional (C) use in the following tables, the matter shall be referred to the City Council. Any non-listed use determined by the City Council to be of the same general character as any other listed use may be allowed as if it were that other similar use. Any non-listed use which is determined to be not of the same general character as any other listed use may only be allowed following a public hearing and a change adding that land use to the appropriate table and category by ordinance. Only the City Council may approve a prohibited (X) use through the issuance of a special permit.
- C. To encourage an appropriate level of review, conditional (C) uses also contain the following abbreviations which indicate the designated Land Use Authority for the proposed use:
1. Zoning Administrator (ZA);
  2. Planning Commission (PC); and
  3. City Council (CC).
- D. Home-based businesses (noted on the following land use tables with the designation of P/C) are generally allowed as a permitted (P) use in the zones indicated, but where certain conditions may exist, may also be required to obtain a conditional (C) use permit in accordance with the provisions found elsewhere in this title.
- E. If more than one (1) land use is being considered on a parcel or lot, the more restrictive land use classification shall apply. Any discrepancy between the uses listed in the tables of this section and those uses listed in the table found in Section 12C-1206 (Airport

Limitation Overlay Zone), shall be governed by the more restrictive allowance provided between the two tables.

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**TABLE 1 - Agricultural / Residential Zones Land Use Matrix**

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## Title 12C – Land Use Zoning

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|                                                                      | Agriculture<br>(A) | Residential Estate<br>(RE) |           |           | Single-Family Residence<br>(R-1) |        |        |        |        | Multiple Family<br>Residence (RM) |
|----------------------------------------------------------------------|--------------------|----------------------------|-----------|-----------|----------------------------------|--------|--------|--------|--------|-----------------------------------|
|                                                                      | A-1-10             | RE-1                       | RE-2      | RE-5      | R-1-10                           | R-1-12 | R-1-15 | R-1-20 | R-1-30 | RM                                |
| Lodge,<br>Fraternal<br>Beneficial<br>Societies                       |                    |                            |           |           |                                  |        |        |        |        |                                   |
| Private Day<br>Nursery /<br>Kindergarten<br>(Note: Not<br>Home)      | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | C - PC                            |
| Government<br>(Federal,<br>State, Local)<br>Administrative<br>Office | X                  | X                          | X         | X         | P                                | P      | P      | P      | P      | X                                 |
| Municipal Fire<br>Or Police<br>Station                               | C - PC             | C -<br>PC                  | C -<br>PC | C -<br>PC | C - PC                           | C - PC | C - PC | C - PC | C - PC | C - PC                            |
| Airport                                                              | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | X                                 |
| Heliport                                                             | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | X                                 |
| Correctional<br>Facility                                             | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | X                                 |
| Offices, City<br>Administrative                                      | X                  | X                          | X         | X         | P                                | P      | P      | P      | P      | X                                 |
| Building,<br>Public                                                  |                    |                            |           |           |                                  |        |        |        |        |                                   |
| Foster Care;<br>Host Home;<br>Proctor Care                           |                    |                            |           |           |                                  |        |        |        |        |                                   |
| Micro-Educati<br>on Entity                                           |                    |                            |           |           |                                  |        |        |        |        |                                   |
| Open Space                                                           |                    |                            |           |           |                                  |        |        |        |        |                                   |
| <b>Public / Private Utility And Transportation Systems</b>           |                    |                            |           |           |                                  |        |        |        |        |                                   |
| Utility<br>Systems,<br>Distribution<br>Elements For                  | C - PC             | C -<br>PC                  | C -<br>PC | C -<br>PC | C - PC                           | C - PC | C - PC | C - PC | C - PC | C - PC                            |
| Transportatio<br>n Systems,<br>Distribution<br>Elements For          | C - PC             | C -<br>PC                  | C -<br>PC | C -<br>PC | C - PC                           | C - PC | C - PC | C - PC | C - PC | C - PC                            |
| Utility<br>Systems,<br>High Voltage                                  | C - CC             | C -<br>CC                  | C -<br>CC | C -<br>CC | C - CC                           | C - CC | C - CC | C - CC | C - CC | C - CC                            |

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|                                                                                                              | Agriculture<br>(A) | Residential Estate<br>(RE) |           |           | Single-Family Residence<br>(R-1) |        |        |        |        | Multiple Family<br>Residence (RM) |
|--------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|-----------|-----------|----------------------------------|--------|--------|--------|--------|-----------------------------------|
|                                                                                                              | A1-10              | RE-1                       | RE-2      | RE-5      | R-1-10                           | R-1-12 | R-1-15 | R-1-20 | R-1-30 | RM                                |
| Electrical<br>Transmission<br>Lines And<br>Electrical<br>Substations<br>(i.e., 46,000 -<br>138,000<br>Volts) |                    |                            |           |           |                                  |        |        |        |        |                                   |
| Transmission<br>Lines                                                                                        |                    |                            |           |           |                                  |        |        |        |        |                                   |
| Electrical<br>Substations                                                                                    |                    |                            |           |           |                                  |        |        |        |        |                                   |
| Utility Or<br>Transportatio<br>n Systems,<br>Support<br>Facilities For                                       | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | X                                 |
| Utility Or<br>Transportatio<br>n Systems,<br>Business<br>Offices For                                         | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | X                                 |
| Telecommuni<br>cations<br>Facility                                                                           | C - PC             | C -<br>PC                  | C -<br>PC | C -<br>PC | C - PC                           | C - PC | C - PC | C - PC | C - PC | C - PC                            |
| Telecommuni<br>cations Tower                                                                                 | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | X                                 |
| Solid Waste<br>Facility                                                                                      |                    |                            |           |           |                                  |        |        |        |        |                                   |
| <b>Sports And Recreation Facilities</b>                                                                      |                    |                            |           |           |                                  |        |        |        |        |                                   |
| Recreation<br>Facility,<br>Public Access                                                                     | C - PC             | C -<br>PC                  | C -<br>PC | C -<br>PC | C - PC                           | C - PC | C - PC | C - PC | C - PC | C - PC                            |
| Recreational<br>Facility,<br>Private /<br>Commercial                                                         | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | X                                 |
| Private /<br>Commercial<br>Fitness<br>Facility                                                               | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | X                                 |
| Go-Kart Track                                                                                                | X                  | X                          | X         | X         | X                                | X      | X      | X      | X      | X                                 |
| Golf Course                                                                                                  | C - PC             | C -<br>PC                  | C -<br>PC | C -<br>PC | C - PC                           | C - PC | C - PC | C - PC | C - PC | C - PC                            |

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## Title 12C – Land Use Zoning

|                                                    | Professional | Hospital | Residential Business | Neighborhood Commercial | Community Commercial | General Commercial | Main Street Commercial Gateway | Manufacturing / Heavy Commercial | High Technology, Manufacturing And Research |
|----------------------------------------------------|--------------|----------|----------------------|-------------------------|----------------------|--------------------|--------------------------------|----------------------------------|---------------------------------------------|
|                                                    | PR           | HOSP     | RB                   | NC                      | CC                   | CG                 | MSCG                           | MC                               | M-2                                         |
| Residence , Three Or Four Family                   | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Boarding House; Rooming House                      | X            | X        | X                    | XC - PC                 | X                    | X                  | X                              | X                                | X                                           |
| Apartment , Multi-Family                           | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Accessory Dwelling Unit, Detached                  | X            | X        | P                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Accessory Dwelling Unit, Attached Or Internal      | X            | X        | P                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Residential Facility For Persons With A Disability | X            | X        | XP                   | X                       | X                    | X                  | X                              | X                                | X                                           |
| Cabin                                              | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Qualifying Senior Community; Seniors Housing       | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Bed And Breakfast Lodging                          | X            | X        | C - PC               | C - PC                  | X                    | X                  | X                              | X                                | X                                           |
| Manufactured Home; Modular Unit                    | X            | X        | P                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Mobile Home                                        | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |

Land Uses Related To Residential Dwelling Units



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|------------------------------------------------------------------|--------------|----------|----------------------|-------------------------|----------------------|--------------------|--------------------------------|----------------------------------|---------------------------------------------|
|                                                                  | PR           | HOSP     | RB                   | NC                      | CC                   | CG                 | MSCG                           | MC                               | M-2                                         |
| Accessory Storage For Multiple Family Residences                 | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Accessory Building, Residential                                  | X            | X        | P                    | C - PC                  | X                    | X                  | X                              | X                                | X                                           |
| Home Occupation                                                  | X            | X        | P / C - PC           | X                       | X                    | X                  | X                              | X                                | X                                           |
|                                                                  |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Mixed Use Building (i.e., Residential, Office, Or Retail Uses)   | C - PC       | P        | X                    | X                       | C - PC               | P                  | X                              | P                                | P                                           |
| Garage, Private                                                  | P            | P        | P                    | C - PC                  | P                    | P                  | X                              | P                                | P                                           |
| Vertically Combined Commercial With Residential Building (VCCRB) | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| <b>Institutional / Commercial Dwellings</b>                      |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Dormitory, Fraternity Or Sorority                                | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Mobile Home Or Trailer Park                                      | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Assisted Living Facility Type I                                  | PEX          | PEX      | X                    | X                       | XP                   | XP                 | X                              | X                                | X                                           |
| Assisted Living                                                  | XPEX         | XPEX     | X                    | X                       | XP                   | XP                 | X                              | X                                | X                                           |

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|--------------------------------------------------|--------------|----------|----------------------|-------------------------|----------------------|--------------------|--------------------------------|----------------------------------|---------------------------------------------|
|                                                  | PR           | HOSP     | RB                   | NC                      | CC                   | CG                 | MSCG                           | MC                               | M-2                                         |
| Facility Type II                                 |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Nursing Care Facility Or Nursing Home            | C - PC       | C - PC   | X                    | X                       | P                    | P                  | X                              | X                                | X                                           |
| Residential Health Care Facility, Small          | C - PC       | C - PC   | C - PC               | <del>XG - PC</del>      | P                    | X                  | X                              | X                                | X                                           |
| Home Providing Residential Care For Minors       | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Group Home For Homeless Or Transients            | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Home-based Microschool                           | P            | P        | P                    | X                       | P                    | P                  | X                              | P                                | P                                           |
| <b>Community Support Services</b>                |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Church Or Other Religious Facility               | XP           | PX       | C - PC               | <del>XG - PC</del>      | P                    | <del>XP</del>      | X                              | X                                | X                                           |
| Health Care Facility                             | C - PC       | C - PC   | X                    | X                       | P                    | C - PC             | P                              | X                                | X                                           |
| Post Office                                      | P            | X        | X                    | X                       | P                    | P                  | P                              | <del>XG - PC</del>               | <del>XP</del>                               |
| Public/Private Library, Or Museum                | C - PC       | X        | P                    | P                       | P                    | P                  | P                              | <del>XG - PC</del>               | P                                           |
| School, Private Or Public, College Or University | C - PC       | X        | C - PC               | <del>XG - PC</del>      | C - PC               | C - PC             | X                              | C - PC                           | P                                           |

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|                                                                                                                       | Professional | Hospital | Residential Business | Neighborhood Commercial | Community Commercial | General Commercial | Main Street Commercial Gateway | Manufacturing / Heavy Commercial | High Technology, Manufacturing And Research |
|-----------------------------------------------------------------------------------------------------------------------|--------------|----------|----------------------|-------------------------|----------------------|--------------------|--------------------------------|----------------------------------|---------------------------------------------|
|                                                                                                                       | PR           | HOSP     | RB                   | NC                      | CC                   | CG                 | MSCG                           | MC                               | M-2                                         |
| Education al Facility                                                                                                 | P            | P        | P                    | P                       | P                    | P                  | X                              | P                                | P                                           |
| Foster Care; Host Home; Proctor Care                                                                                  | X            | X        | P                    | XP                      | X                    | X                  | X                              | X                                | X                                           |
| Micro-Education Entity                                                                                                | P            | P        | P                    | P                       | P                    | P                  | X                              | P                                | P                                           |
| Open Space                                                                                                            | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| School, Charter                                                                                                       | P            | P        | P                    | XP                      | P                    | P                  | X                              | P                                | P                                           |
| Therapeutic School                                                                                                    | P            | P        | C - PC               | <del>XC - PC</del>      | P                    | P                  | X                              | X                                | X                                           |
| <b>Public / Private Utility And Transportation Systems</b>                                                            |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Utility Systems, Distribution Elements For                                                                            | C - PC       | C - PC   | C - PC               | C - PC                  | C - PC               | C - PC             | C-PC                           | C - PC                           | C - PC                                      |
| Transportation Systems, Distribution Elements For                                                                     | C - PC       | C - PC   | C - PC               | C - PC                  | C - PC               | C - PC             | C-PC                           | C - PC                           | C - PC                                      |
| Utility Systems, High Voltage Electrical Transmission Lines And Electrical Substations (i.e., 46,000 - 138,000 Volts) | C - CC       | C - CC   | C - CC               | C - CC                  | C - CC               | C - CC             | C-CC                           | C - CC                           | C - CC                                      |
| Transmission Lines                                                                                                    | C - CC       | C - CC   | C - CC               | C - CC                  | C - CC               | C - CC             | C-CC                           | C - CC                           | C - CC                                      |

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|-----------------------------------------------------------|--------------|----------|----------------------|-------------------------|----------------------|--------------------|--------------------------------|----------------------------------|---------------------------------------------|
|                                                           | PR           | HOSP     | RB                   | NC                      | CC                   | CG                 | MSCG                           | MC                               | M-2                                         |
| Electrical Substations                                    | X            | C - CC   | X                    | X                       | C - CC               | C - CC             | C-CC                           | C - CC                           | C - CC                                      |
| Utility Or Transportation Systems, Support Facilities For | X            | X        | X                    | X                       | C - PC               | P                  | X                              | P                                | C - PC                                      |
| Utility Or Transportation Systems, Business Offices For   | X            | X        | X                    | X                       | P                    | P                  | P                              | P                                | P                                           |
| Telecommunications Facility                               | C - PC       | C - PC   | C - PC               | C - PC                  | P                    | P                  | P                              | P                                | P                                           |
| Telecommunications Tower                                  | X            | X        | X                    | X                       | C - PC               | C - PC             | X                              | C - PC                           | X                                           |
| Solid Waste Facility                                      | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| <b>Sports And Recreation Facilities</b>                   |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Recreation Facility, Public Access                        | C - PC       | C - PC   | C - PC               | C - PC                  | P                    | P                  | P                              | P✗                               | X                                           |
| Recreational Facility, Private / Commercial               | X            | X        | X                    | X                       | C - PC               | P                  | P                              | P                                | X                                           |
| Private / Commercial Fitness Facility                     | X            | X        | X                    | X                       | P✗                   | P✗                 | P                              | P✗                               | X                                           |
| Go-Kart Track                                             | X            | X        | X                    | X                       | X                    | X                  | X                              | C - PC                           | X                                           |
| Golf Course                                               | XC - PC      | XX       | XC - PC              | X                       | XC - PC              | XC - PC            | X                              | XC - PC                          | XC - PC                                     |



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|------------------------------------------------------------------------------------------------|--------------|----------|----------------------|-------------------------|----------------------|--------------------|--------------------------------|----------------------------------|---------------------------------------------|
|                                                                                                | PR           | HOSP     | RB                   | NC                      | CC                   | CG                 | MSCG                           | MC                               | M-2                                         |
| Manufacturing And Research                                                                     |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Cannabis Production Establishment                                                              | X            | X        | X                    | X                       | X                    | X                  | X                              | P                                | X                                           |
| <b>Wholesale And Storage Business</b>                                                          |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Storage, Large, Warehouse-Type                                                                 | X            | X        | X                    | X                       | X                    | XC - PC            | X                              | PC - PC                          | C - PC                                      |
| Storage, Small, Multi-Unit                                                                     | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Wholesale Sales                                                                                | X            | X        | X                    | X                       | X                    | C - PC             | X                              | PC - PC                          | X                                           |
| <b>Commercial Services, Retail And Related Uses</b>                                            |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Automobile Service                                                                             | X            | X        | X                    | X                       | X                    | C - PCP            | X                              | P                                | X                                           |
| Automobile Sales And Service, New                                                              | X            | X        | X                    | X                       | X                    | P                  | P                              | P                                | X                                           |
| Automobile Sales And Service, Used                                                             | X            | X        | X                    | X                       | X                    | C-PCP              | X                              | P                                | X                                           |
| Auto Recycling                                                                                 | X            | X        | X                    | X                       | X                    | X                  | X                              | XC - PC                          | X                                           |
| Child Care Services Or Child Pre-School; Day Care/Nursery; Private Day Nursery Or Kindergarten | P            | P        | C - PC               | C - PC                  | P                    | P                  | X                              | X                                | P                                           |

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|                                                                                      | Professional | Hospital | Residential Business | Neighborhood Commercial | Community Commercial | General Commercial | Main Street Commercial Gateway | Manufacturing / Heavy Commercial | High Technology, Manufacturing And Research |
|--------------------------------------------------------------------------------------|--------------|----------|----------------------|-------------------------|----------------------|--------------------|--------------------------------|----------------------------------|---------------------------------------------|
|                                                                                      | PR           | HOSP     | RB                   | NC                      | CC                   | CG                 | MSCG                           | MC                               | M-2                                         |
| Sales And Services General<br>(Note: Buildings Less Than Or Equal To 50,000 sq. ft.) | X            | X        | X                    | C - PC <sup>2</sup>     | P                    | P                  | P                              | P                                | X                                           |
| Sales And Services General<br>(Note: Buildings In Excess Of 50,000 sq. ft.)          | X            | X        | X                    | X                       | P                    | P                  | P                              | P                                | X                                           |
| Sales And Services, Heavy                                                            | X            | X        | X                    | X                       | X                    | C - PC             | X                              | P                                | X                                           |
| Rental Service Stores                                                                | X            | X        | X                    | X                       | X                    | P                  | C - PC                         | P                                | X                                           |
| Parking Facility, Commercial                                                         | X            | X        | X                    | X                       | C - PC               | C - PC             | X                              | C - PCP                          | X                                           |
| Mortuary Or Crematorium                                                              | P            | X        | XP                   | X                       | P                    | P                  | X                              | P                                | X                                           |
| Office / Service, Professional                                                       | P            | PC - PC  | C - PC               | C - PC                  | P                    | P                  | P                              | P                                | P                                           |
| Wedding Chapels, Reception Centers                                                   | X            | X        | X                    | X                       | X                    | P                  | P                              | X                                | X                                           |
| Apartment Hotel / Motel; Hotel Or Motel                                              | X            | X        | X                    | X                       | X                    | P                  | P                              | P                                | C - PC                                      |
| Short Term Rental                                                                    | X            | X        | C - PC               | X                       | X                    | X                  | X                              | X                                | X                                           |





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|                                                           | Professional | Hospital | Residential Business | Neighborhood Commercial | Community Commercial | General Commercial | Main Street Commercial Gateway | Manufacturing / Heavy Commercial | High Technology, Manufacturing And Research |
|-----------------------------------------------------------|--------------|----------|----------------------|-------------------------|----------------------|--------------------|--------------------------------|----------------------------------|---------------------------------------------|
|                                                           | PR           | HOSP     | RB                   | NC                      | CC                   | CG                 | MSCG                           | MC                               | M-2                                         |
| Deposit Lender; Payday Loan Business; Title Loan Business |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Food Cart                                                 | P            | X        | X                    | X                       | X                    | P                  | P                              | P                                | P                                           |
| Food Truck                                                | P            | P        | X                    | X                       | P                    | P                  | P                              | P                                | P                                           |
| Garage, Public                                            | P            | P        | X                    | X                       | P                    | P                  | C - PC                         | P                                | P                                           |
| Junk; Junkyard                                            | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Lot, Parking                                              | P            | P        | X                    | X                       | P                    | P                  | P                              | X                                | P                                           |
| Pawnbroker                                                | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Permanent Cosmetics ; Permanent Cosmetic Establishment    | P            | P        | P                    | P                       | P                    | P                  | P                              | X                                | X                                           |
| Private Club                                              | X            | X        | X                    | X                       | X                    | C - PC             | X                              | X                                | X                                           |
| Retail Tobacco Specialty Business                         | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Tattoo/Body Piercing Parlor                               | X            | X        | X                    | X                       | X                    | P                  | X                              | X                                | X                                           |
| <b>Agricultural, Animal / Related Uses</b>                |              |          |                      |                         |                      |                    |                                |                                  |                                             |
| Household Pets                                            | X            | X        | P                    | P                       | X                    | X                  | X                              | X                                | X                                           |
| Kennel / Cattery; Dog Kennel                              | X            | X        | X                    | X                       | C - PC               | C - PC             | X                              | C - PC                           | X                                           |

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|                                                         | Professional | Hospital | Residential Business | Neighborhood Commercial | Community Commercial | General Commercial | Main Street Commercial Gateway | Manufacturing / Heavy Commercial | High Technology, Manufacturing And Research |
|---------------------------------------------------------|--------------|----------|----------------------|-------------------------|----------------------|--------------------|--------------------------------|----------------------------------|---------------------------------------------|
|                                                         | PR           | HOSP     | RB                   | NC                      | CC                   | CG                 | MSCG                           | MC                               | M-2                                         |
| Pet Boarding; Pet Day Care                              | X            | X        | X                    | X                       | C - PCX              | C - PCX            | C - PC                         | C - PC                           | X                                           |
| Animal Rights                                           | X            | X        | P                    | X                       | P                    | P                  | X                              | P                                | P                                           |
| Accessory Building; Agriculture                         | P            | X        | P                    | X                       | P                    | P                  | X                              | P                                | P                                           |
| Pet Hospital; Veterinarian / Animal Care / Pet Hospital | C - PC       | X        | X                    | X                       | P                    | P                  | P                              | P                                | C - PC                                      |
| Agricultural Production                                 | P            | P        | P                    | P                       | P                    | P                  | P                              | P                                | P                                           |
| Diary                                                   | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |
| Family Food Production                                  | X            | X        | P                    | P                       | X                    | X                  | X                              | X                                | X                                           |
| Fixed Dog Run                                           | X            | X        | X                    | X                       | X                    | x                  | X                              | X                                | X                                           |
| Livestock Feedyard                                      | X            | X        | X                    | X                       | X                    | X                  | X                              | X                                | X                                           |

Notes:

1. Allowed as part of a Mixed Use Development Plan.
2. Limited to a maximum building footprint of three thousand square feet (3,000 sq. ft.) in size.

**TABLE 3 - Mixed Use And Special Purpose Zones Land Use Matrix**

|                            | Mixed Use General | Mixed Use City Center (MX-CC) |      |      |    |     |     | Mixed Use City Center | Wolf Pack Way Corridor | 2500 N Gateway Corridor |      | Recreation / School |
|----------------------------|-------------------|-------------------------------|------|------|----|-----|-----|-----------------------|------------------------|-------------------------|------|---------------------|
|                            | MX-G              | SF-6                          | MR-7 | MR-8 | DT | CCA | CCC | MX-CC                 | WWC                    | GC-E                    | GC-W | RS                  |
| Residential Dwelling Units |                   |                               |      |      |    |     |     |                       |                        |                         |      |                     |
| Residence,                 | XC                |                               | P    | P    | X  | X   | X   | Note:                 | X                      | X                       | X    | X                   |

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|                                                       | Mixed Use General                | Mixed Use City Center (MX-CC) |                     |      |                    |     |     | Mixed Use City Center                                                                                                                                      | Wolf Pack Way Corridor | 2500 N Gateway Corridor |      | Recreation / School |
|-------------------------------------------------------|----------------------------------|-------------------------------|---------------------|------|--------------------|-----|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|------|---------------------|
|                                                       | MX-G                             | SF-6                          | MR-7                | MR-8 | DT                 | GGA | GGG | MX-CC                                                                                                                                                      | WWC                    | GC-E                    | GC-W | RS                  |
| Single Family                                         | GG <sup>1</sup>                  |                               |                     |      |                    |     |     | See Section 3.0 (Uses) of the <a href="#">North Logan City Center Form-Based Code</a> . Legacy Mixed Use City Center (MX-CC) Zoning Districts See 12C-152. |                        |                         |      |                     |
| Owner-Occupied Single Family Attached Townhome        | X                                |                               |                     |      |                    |     |     |                                                                                                                                                            | P                      | P                       | X    | X                   |
| Owner-Occupied Single Family Stacked-Flat Condominium | M                                |                               |                     |      |                    |     |     |                                                                                                                                                            | P                      | P                       | X    | X                   |
| Residence, Two Family                                 | <del>XG</del><br>GG <sup>1</sup> |                               | P                   | P    | X                  | P   | X   |                                                                                                                                                            | XP                     | XP                      | X    | X                   |
| Residence, Three Or Four Family                       | <del>XG</del><br>GG <sup>1</sup> |                               | P                   | P    | X                  | P   | X   |                                                                                                                                                            | P                      | XP                      | X    | X                   |
| Boarding House; Rooming House                         | <del>XG</del><br>GG <sup>1</sup> |                               | X                   | X    | X                  | X   | X   |                                                                                                                                                            | X                      | X                       | X    | X                   |
| Apartment, Multi-Family                               | <del>XG</del><br>GG <sup>1</sup> |                               | X                   | X    | <del>C</del><br>PG | P   | P   |                                                                                                                                                            | XP                     | XP                      | X    | X                   |
| Accessory Dwelling Unit, Detached                     | XP                               |                               | P                   | P    | X                  | X   | X   |                                                                                                                                                            | X                      | X                       | X    | X                   |
| Accessory Dwelling Unit, Attached Or Internal         | XP                               |                               | P                   | P    | X                  | X   | X   |                                                                                                                                                            | X                      | X                       | X    | X                   |
| Residential Facility For Persons With A Disability    | XP                               |                               | <del>C</del><br>CC4 | P    | P                  | P   | P   |                                                                                                                                                            | NP                     | NP                      | X    | X                   |
| Cabin                                                 | X                                |                               | X                   | X    | X                  | X   | X   |                                                                                                                                                            | X                      | X                       | X    | X                   |
| Qualifying Senior Community; Seniors Housing          | X                                |                               | <del>C</del><br>CC4 | X    | X                  | X   | X   |                                                                                                                                                            | X                      | X                       | X    | X                   |

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|                                                                  | Mixed Use General | Mixed Use City Center (MX-CC) |        |        |        |        |        | Mixed Use City Center                                                                                                                                                         | Wolf Pack Way Corridor | 2500 N Gateway Corridor |      | Recreation / School |
|------------------------------------------------------------------|-------------------|-------------------------------|--------|--------|--------|--------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|------|---------------------|
|                                                                  | MX-G              | SF-6                          | MR-7   | MR-8   | DT     | GGA    | GGG    | MX-CC                                                                                                                                                                         | WWC                    | GC-E                    | GC-W | RS                  |
| Bed And Breakfast Lodging                                        | M                 |                               |        |        |        |        |        |                                                                                                                                                                               | C - PC                 | C - PC                  | X    | X                   |
| Manufactured Home; Modular Unit                                  | MP                |                               | P      | P      | X      | X      | X      |                                                                                                                                                                               | X                      | X                       | X    | X                   |
| Mobile Home                                                      | X                 |                               | X      | X      | X      | X      | X      |                                                                                                                                                                               | X                      | X                       | X    | X                   |
| Land Uses Related To Residential Dwelling Units                  |                   |                               |        |        |        |        |        |                                                                                                                                                                               |                        |                         |      |                     |
| Accessory Storage For Multiple Family Residences                 | PC - PC           |                               | X      | X      | X      | P      | C-PC   | <b>Note:</b><br>See Section 3.0 (Uses) of the <a href="#">North Logan City Center Form-B based Code</a> . Legacy Mixed Use City Center (MX-CC) Zoning Districts See 12C-15 2. | P                      | P                       | X    | X                   |
| Accessory Building, Residential                                  | P                 |                               | P      | P      | X      | X      | X      |                                                                                                                                                                               | X                      | X                       | X    | X                   |
| Home Occupation                                                  | P / C - PC        |                               | P/G-PC | P/G-PC | P/C-PC | P/G-PC | P/G-PC |                                                                                                                                                                               | P / C - PC             | P / C - PC              | X    | X                   |
| Mixed Use Building (i.e., Residential, Office, Or Retail Uses)   | P                 |                               |        |        |        |        |        |                                                                                                                                                                               | P                      | P                       | ???  | X                   |
| Garage, Private                                                  | P                 |                               |        |        |        |        |        |                                                                                                                                                                               | P                      | P                       | N    | N                   |
| Vertically Combined Commercial With Residential Building (VCCRB) | PX                |                               | X      | X      | P      | P      | P      | P                                                                                                                                                                             | P                      | X                       | X    |                     |
| Institutional / Commercial Dwellings                             |                   |                               |        |        |        |        |        |                                                                                                                                                                               |                        |                         |      |                     |
| Dormitory, Fraternity Or Sorority                                | X                 |                               | X      | X      | X      | X      | X      | <b>Note:</b><br>See Section 3.0 (Uses) of the <a href="#">North Logan City</a>                                                                                                | X                      | X                       | X    | X                   |
| Mobile Home Or Trailer Park                                      | X                 |                               | X      | X      | X      | X      | X      |                                                                                                                                                                               | X                      | X                       | X    | X                   |
| Assisted Living                                                  | XC - PC           |                               | X      | X      | X      | P      | X      |                                                                                                                                                                               | XP                     | PX                      | X    | X                   |

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|                                                  | Mixed Use General | Mixed Use City Center (MX-CC) |      |      |    |     |     | Mixed Use City Center                                                                                                                                               | Wolf Pack Way Corridor | 2500 N Gateway Corridor |        | Recreation / School |
|--------------------------------------------------|-------------------|-------------------------------|------|------|----|-----|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|--------|---------------------|
|                                                  | MX-G              | SF-6                          | MR-7 | MR-8 | DT | GGA | GGG | MX-CC                                                                                                                                                               | WWC                    | GC-E                    | GC-W   | RS                  |
| Facility Type I                                  |                   |                               |      |      |    |     |     | <a href="#">Center Form-Based Code.</a><br><i>Legacy Mixed Use City Center (MX-CC) Zoning Districts See 12C-15.2.</i>                                               |                        |                         |        |                     |
| Assisted Living Facility Type II                 | XC - PC           |                               | *    | *    | *  | P   | *   |                                                                                                                                                                     | XP                     | XP                      | X      | X                   |
| Nursing Care Facility Or Nursing Home            | MC - CC¹          |                               | *    | *    | *  | P   | *   |                                                                                                                                                                     | C - PC                 | C - PC                  | X      | X                   |
| Residential Health Care Facility, Small          | MC - CC¹          |                               | *    | *    | *  | *   | *   |                                                                                                                                                                     | X                      | X                       | X      | X                   |
| Home Providing Residential Care For Minors       | X                 |                               | *    | *    | *  | *   | *   |                                                                                                                                                                     | X                      | X                       | X      | X                   |
| Group Home For Homeless Or Transients            | X                 |                               | *    | *    | *  | *   | *   |                                                                                                                                                                     | X                      | X                       | X      | X                   |
| Home-Based Microschool                           | P                 |                               |      |      |    |     |     |                                                                                                                                                                     | P                      | P                       | P      | P                   |
| Community Support Services                       |                   |                               |      |      |    |     |     |                                                                                                                                                                     |                        |                         |        |                     |
| Church Or Other Religious Facility               | XP                |                               | *    | *    | *  | *   | *   | <i>Note: See Section 3.0 (Uses) of the <a href="#">North Logan City Center Form-Based Code.</a></i><br><i>Legacy Mixed Use City Center (MX-CC) Zoning Districts</i> | X                      | X                       | X      | X                   |
| Health Care Facility                             | MC - CC¹          |                               | *    | *    | *  | *   | *   |                                                                                                                                                                     | X                      | X                       | X      | X                   |
| Post Office                                      | MC - CC¹          |                               | *    | *    | P  | P   | P   |                                                                                                                                                                     | P                      | P                       | P      | X                   |
| Public/Private Library, Or Museum                | MC - PC           |                               | *    | *    | P  | P   | P   |                                                                                                                                                                     | P                      | P                       | P      | X                   |
| School, Private Or Public, College Or University | MC - PC           |                               | *    | *    | P  | P   | P   |                                                                                                                                                                     | P                      | P                       | C - PC | P                   |

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|                                                          | Mixed Use General    | Mixed Use City Center (MX-CC) |      |      |    |     |     | Mixed Use City Center | Wolf Pack Way Corridor | 2500 N Gateway Corridor |        | Recreation / School |
|----------------------------------------------------------|----------------------|-------------------------------|------|------|----|-----|-----|-----------------------|------------------------|-------------------------|--------|---------------------|
|                                                          | MX-G                 | SF-6                          | MR-7 | MR-8 | DT | GGA | GGG | MX-CC                 | WWC                    | GC-E                    | GC-W   | RS                  |
| School, Proprietary                                      | MC - CC <sup>1</sup> |                               | X    | X    | P  | P   | P   | See 12C-152.          | P                      | P                       | C - PC | X                   |
| Cemetery, Mausoleum                                      | XC - PC              |                               | X    | X    | X  | X   | X   |                       | X                      | X                       | X      | X                   |
| Club, Private; Lodge (Note: Alcohol May Be Served)       | X                    |                               | X    | X    | X  | X   | X   |                       | X                      | X                       | X      | X                   |
| Private Lodge, Fraternal Beneficial Societies            | X                    |                               | X    | X    | X  | X   | X   |                       | X                      | X                       | X      | X                   |
| Private Day Nursery / Kindergarten (Note: Not Home)      | MC - CC <sup>1</sup> |                               | X    | X    | P  | P   | P   |                       | P                      | X                       | X      | X                   |
| Government (Federal, State, Local) Administrative Office | MC - CC <sup>1</sup> |                               | X    | X    | P  | P   | P   |                       | P                      | P                       | P      | X                   |
| Municipal Fire Or Police Station                         | C - PC               |                               | X    | X    | P  | P   | P   |                       | P                      | P                       | P      | C - PC              |
| Airport                                                  | X                    |                               | X    | X    | X  | X   | X   |                       | X                      | X                       | X      | X                   |
| Helipoint                                                | X                    |                               | X    | X    | X  | X   | X   |                       | X                      | X                       | X      | X                   |
| Correctional Facility                                    | X                    |                               | X    | X    | X  | X   | X   |                       | X                      | X                       | X      | X                   |
| Offices, City Administrative                             | C - CC <sup>1</sup>  |                               | X    | X    | P  | P   | P   |                       | P                      | P                       | P      | X                   |
| Building, Public                                         | P                    |                               |      |      |    |     |     |                       | P                      | P                       | P      | P                   |
| Educational Facility                                     | P                    |                               |      |      |    |     |     |                       | P                      | P                       | P      | P                   |
| Foster Care; Host Home; Proctor Care                     | P                    |                               |      |      |    |     |     |                       | P                      | P                       | X      | X                   |

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|                                                                                                                       | Mixed Use General | Mixed Use City Center (MX-CC) |      |         |         |         |         | Mixed Use City Center                                                                                                                                                       | Wolf Pack Way Corridor | 2500 N Gateway Corridor |        | Recreation / School |
|-----------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------|------|---------|---------|---------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|--------|---------------------|
|                                                                                                                       | MX-G              | SF-6                          | MR-7 | MR-8    | DT      | GGA     | GGG     | MX-CC                                                                                                                                                                       | WWC                    | GC-E                    | GC-W   | RS                  |
| Micro-Education Entity                                                                                                | P                 |                               |      |         |         |         |         |                                                                                                                                                                             | P                      | P                       | P      | P                   |
| Open Space                                                                                                            | X                 |                               |      |         |         |         |         |                                                                                                                                                                             | X                      | X                       | X      | P                   |
| School, Charter                                                                                                       | P                 |                               |      |         |         |         |         |                                                                                                                                                                             | P                      | P                       | P      | P                   |
| Therapeutic School                                                                                                    | X                 |                               |      |         |         |         |         |                                                                                                                                                                             | X                      | X                       | X      | X                   |
| Public / Private Utility And Transportation Systems                                                                   |                   |                               |      |         |         |         |         |                                                                                                                                                                             |                        |                         |        |                     |
| Utility Systems, Distribution Elements For                                                                            | C - PC            |                               | *    | *       | ⌚<br>PC | ⌚<br>PC | ⌚<br>PC | <b>Note:</b><br>See Section 3.0 (Uses) of the <a href="#">North Logan City Center Form-Based Code</a> . Legacy Mixed Use City Center (MX-CC) Zoning Districts See 12C-15.2. | C - PC                 | X                       | X      | C - PC              |
| Transportation Systems, Distribution Elements For                                                                     | C - PC            |                               | *    | *       | ⌚<br>PC | ⌚<br>PC | ⌚<br>PC |                                                                                                                                                                             | C - PC                 | X                       | X      | C - PC              |
| Utility Systems, High Voltage Electrical Transmission Lines And Electrical Substations (i.e., 46,000 - 138,000 Volts) | C - CC            |                               | *    | ⌚<br>CC | ⌚<br>CC | ⌚<br>CC | ⌚<br>CC |                                                                                                                                                                             | X                      | X                       | X      | C - CC              |
| Transmission Lines                                                                                                    | C - CC            |                               |      |         |         |         |         |                                                                                                                                                                             | C - CC                 | C - CC                  | C - CC | C - CC              |
| Electrical Substations                                                                                                | C - CC            |                               | *    | *       | ⌚<br>CC | ⌚<br>CC | ⌚<br>CC |                                                                                                                                                                             | X                      | X                       | X      | X                   |
| Utility Or Transportation Systems, Support Facilities For                                                             | X                 |                               | *    | *       | *       | *       | *       |                                                                                                                                                                             | X                      | X                       | X      | X                   |
| Utility Or Transportation Systems, Business Offices For                                                               | X                 |                               | *    | *       | P       | P       | P       |                                                                                                                                                                             | P                      | X                       | C - PC | C - PC              |



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|                                                      | Mixed Use General    | Mixed Use City Center (MX-CC) |      |      |      |      |      | Mixed Use City Center                                                                                                                                                                 | Wolf Pack Way Corridor | 2500 N Gateway Corridor |        | Recreation / School |
|------------------------------------------------------|----------------------|-------------------------------|------|------|------|------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|--------|---------------------|
|                                                      | MX-G                 | SF-6                          | MR-7 | MR-8 | DT   | GGA  | GGG  | MX-CC                                                                                                                                                                                 | WWC                    | GC-E                    | GC-W   | RS                  |
| Telecommunications Facility                          | C - PCC <sup>1</sup> |                               | X    | X    | C-PC | C-PC | C-PC |                                                                                                                                                                                       | X                      | X                       | X      | C - PC              |
| Telecommunications Tower                             | X                    |                               | X    | X    | X    | C-PC | C-PC |                                                                                                                                                                                       | X                      | X                       | X      | X                   |
| Solid Waste Facility                                 | X                    |                               |      |      |      |      |      |                                                                                                                                                                                       | X                      | X                       | X      | X                   |
| Sports And Recreation Facilities                     |                      |                               |      |      |      |      |      |                                                                                                                                                                                       |                        |                         |        |                     |
| Recreation Facility, Public Access                   | MC - PC              |                               | X    | X    | P    | P    | P    | <b>Note:</b><br>See Section 3.0 (Uses) of the <a href="#">North Logan City Center Form-Based Code</a> .<br><i>Legacy Mixed Use City Center (MX-CC) Zoning Districts See 12C-15 2.</i> | P                      | P                       | C - PC | C - PC              |
| Recreational Facility, Private / Commercial          | MC - CC <sup>1</sup> |                               | X    | X    | C-PC | C-PC | P    |                                                                                                                                                                                       | C - PC                 | C - PC                  | P      | X                   |
| Private / Commercial Fitness Facility                | MC - CC <sup>1</sup> |                               | P    | P    | P    | P    | P    |                                                                                                                                                                                       | P                      | P                       | P      | X                   |
| Go-Kart Track                                        | X                    |                               | X    | X    | X    | X    | X    |                                                                                                                                                                                       | X                      | X                       | X      | X                   |
| Golf Course                                          | X                    |                               | X    | X    | X    | X    | X    |                                                                                                                                                                                       | X                      | X                       | X      | C - PC              |
| Recreational Vehicle (Travel Trailer) Overnight Park | X                    |                               | X    | X    | X    | X    | X    |                                                                                                                                                                                       | X                      | X                       | X      | X                   |
| Riding Stables, Equestrian Park                      | X                    |                               | X    | X    | X    | X    | X    |                                                                                                                                                                                       | X                      | X                       | X      | C - PC              |
| Dude Ranch                                           | X                    |                               | X    | X    | X    | X    | X    |                                                                                                                                                                                       | X                      | X                       | X      | X                   |
| Theater / Cinema                                     | MC - PC              |                               | X    | X    | P    | P    | P    |                                                                                                                                                                                       | P                      | P                       | P      | X                   |
| Stable, Private                                      | X                    |                               |      |      |      |      |      |                                                                                                                                                                                       | X                      | X                       | X      | X                   |
| Stable, Public                                       | X                    |                               |      |      |      |      |      |                                                                                                                                                                                       | X                      | X                       | X      | X                   |

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|                                       | Mixed Use General    | Mixed Use City Center (MX-CC) |      |      |    |     |     | Mixed Use City Center                                                                                                                                                      | Wolf Pack Way Corridor | 2500 N Gateway Corridor |        | Recreation / School |
|---------------------------------------|----------------------|-------------------------------|------|------|----|-----|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|--------|---------------------|
|                                       | MX-G                 | SF-6                          | MR-7 | MR-8 | DT | GGA | GGG | MX-CC                                                                                                                                                                      | WWC                    | GC-E                    | GC-W   | RS                  |
| <b>Manufacturing And Construction</b> |                      |                               |      |      |    |     |     |                                                                                                                                                                            |                        |                         |        |                     |
| Manufacturing, Light Impact           | MC - CC <sup>1</sup> |                               | *    | *    | *  | *   | P   | <b>Note:</b><br>See Section 3.0 (Uses) of the <a href="#">North Logan City Center Form-Based Code</a> . Legacy Mixed Use City Center (MX-CC) Zoning Districts See 12C-152. | X                      | X                       | C - PC | X                   |
| Manufacturing, Moderate Impact        | X                    |                               | *    | *    | *  | *   | *   |                                                                                                                                                                            | X                      | X                       | X      | X                   |
| Manufacturing, High Impact            | X                    |                               | *    | *    | *  | *   | *   |                                                                                                                                                                            | X                      | X                       | X      | X                   |
| Mines, Quarries, And Gravel Pits      | X                    |                               | *    | *    | *  | *   | *   |                                                                                                                                                                            | X                      | X                       | X      | X                   |
| Construction Trade Shops              | X                    |                               | *    | *    | *  | *   | *   |                                                                                                                                                                            | X                      | X                       | X      | X                   |
| Heavy Construction Shops / Yards      | X                    |                               | *    | *    | *  | *   | *   |                                                                                                                                                                            | X                      | X                       | X      | X                   |
| High Tech. Manufacturing And Research | MC - CC <sup>1</sup> |                               | *    | *    | *  | *   | P   |                                                                                                                                                                            | X                      | X                       | C - PC | X                   |
| Cannabis Production Establishment     | X                    |                               | *    | *    | *  | *   | *   |                                                                                                                                                                            | X                      | X                       | X      | X                   |
| <b>Wholesale And Storage Business</b> |                      |                               |      |      |    |     |     |                                                                                                                                                                            |                        |                         |        |                     |
| Storage, Large, Warehouse-Type        | X                    |                               | *    | *    | *  | *   | *   | <b>Note:</b><br>See Section 3.0 (Uses) of the <a href="#">North Logan City Center Form-Based Code</a> . Legacy Mixed                                                       | X                      | X                       | C - PC | X                   |
| Storage, Small, Multi-Unit            | X                    |                               |      |      |    |     |     |                                                                                                                                                                            | X                      | X                       | X      | X                   |
| Wholesale Sales                       | X                    |                               | *    | *    | *  | *   | *   |                                                                                                                                                                            | X                      | X                       | C - PC | X                   |

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|                                                                                                | Mixed Use General    | Mixed Use City Center (MX-CC) |      |      |    |     |     | Mixed Use City Center                                                                                                                                                         | Wolf Pack Way Corridor | 2500 N Gateway Corridor |        | Recreation / School |
|------------------------------------------------------------------------------------------------|----------------------|-------------------------------|------|------|----|-----|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|--------|---------------------|
|                                                                                                | MX-G                 | SF-6                          | MR-7 | MR-8 | DT | GGA | GGG | MX-CC                                                                                                                                                                         | WWC                    | GC-E                    | GC-W   | RS                  |
|                                                                                                |                      |                               |      |      |    |     |     | Use City Center (MX-CC) Zoning Districts See 12C-152.                                                                                                                         |                        |                         |        |                     |
| <b>Commercial Services, Retail And Related Uses</b>                                            |                      |                               |      |      |    |     |     |                                                                                                                                                                               |                        |                         |        |                     |
| Automobile Service                                                                             | XC - CC <sup>1</sup> |                               | *    | *    | *  | *   | Ⓟ   | <b>Note:</b><br>See Section 3.0 (Uses) of the <a href="#">North Logan City Center Form-Based Code</a> .<br>Legacy Mixed Use City Center (MX-CC) Zoning Districts See 12C-152. | X                      | X                       | X      | X                   |
| Automobile Sales And Service                                                                   | XC - CC <sup>1</sup> |                               | *    | *    | *  | *   | Ⓟ   |                                                                                                                                                                               | X                      | X                       | C - PC | X                   |
| Auto Recycling                                                                                 | X                    |                               | *    | *    | *  | *   | *   |                                                                                                                                                                               | X                      | X                       | X      | X                   |
| Child Care Services Or Child Pre-School; Day Care/Nursery; Private Day Nursery Or Kindergarten | P / C - PC           |                               |      |      |    |     |     |                                                                                                                                                                               | P / C - PC             | P / C - PC              | X      | X                   |
| Sales And Services General (Note: Buildings Less Than Or Equal To 50,000 sq. ft.)              | MP                   |                               | *    | *    | P  | P   | P   |                                                                                                                                                                               | P                      | P                       | P      | X                   |
| Sales And Services General (Note: Buildings In Excess Of 50,000 sq. ft.)                       | X                    |                               | *    | *    | *  | Ⓟ   | Ⓟ   |                                                                                                                                                                               | X                      | X                       | P      | X                   |
| Sales And Services, Heavy                                                                      | X                    |                               | *    | *    | *  | *   | *   |                                                                                                                                                                               | X                      | X                       | X      | X                   |

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|                                                                    | Mixed Use General    | Mixed Use City Center (MX-CC) |      |      |      |      |      | Mixed Use City Center | Wolf Pack Way Corridor | 2500 N Gateway Corridor |        | Recreation / School |
|--------------------------------------------------------------------|----------------------|-------------------------------|------|------|------|------|------|-----------------------|------------------------|-------------------------|--------|---------------------|
|                                                                    | MX-G                 | SF-6                          | MR-7 | MR-8 | DT   | GGA  | GGG  | MX-CC                 | WWC                    | GC-E                    | GC-W   | RS                  |
| Rental Service Stores                                              | X                    |                               | X    | X    | X    | X    | X    |                       | X                      | X                       | X      | X                   |
| Parking Facility, Commercial                                       | MC - CC <sup>1</sup> |                               | X    | X    | X    | C-PC | C-PC |                       | C - PC                 | C - PC                  | C - PC | PX                  |
| Mortuary Or Crematorium                                            | XC - CC <sup>1</sup> |                               | X    | X    | X    | P    | P    |                       | X                      | X                       | X      | X                   |
| Office / Service, Professional                                     | MC - CC <sup>1</sup> |                               | X    | X    | P    | P    | P    |                       | P                      | P                       | P      | X                   |
| Wedding Chapels, Reception Centers                                 | MC - CC <sup>1</sup> |                               | X    | X    | P    | P    | P    |                       | P                      | P                       | X      | X                   |
| Apartment Hotel / Motel; Hotel Or Motel                            | MC - CC <sup>1</sup> |                               | X    | X    | P    | P    | P    |                       | P                      | P                       | P      | X                   |
| Short Term Rental                                                  | C - PC               |                               | C-PC | C-PC | C-PC | C-PC | C-PC |                       | C - PC                 | C - PC                  | X      | C - PC              |
| Food Service; Restaurant                                           | MC - CC <sup>1</sup> |                               | X    | X    | P    | P    | P    |                       | P                      | P                       | PX     | X                   |
| Restaurant With Liquor License                                     | MC - CC <sup>1</sup> |                               | X    | X    | P    | P    | P    |                       | P                      | P                       | PX     | X                   |
| Restaurant With On-Premise Beer License                            | MC - CC <sup>1</sup> |                               | X    | X    | P    | P    | P    |                       | P                      | P                       | PX     | X                   |
| Facility With On-Premise Banquet                                   | X                    |                               | X    | X    | P    | P    | P    |                       | P                      | P                       | PX     | X                   |
| Restaurant With Limited Restaurant License For Alcoholic Beverages | MC - CC <sup>1</sup> |                               | X    | X    | P    | P    | P    |                       | P                      | P                       | PX     | X                   |
| Fireworks Stands                                                   | X                    |                               | X    | X    | X    | X    | P    |                       | X                      | X                       | X      | X                   |

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|                                                                        | Mixed Use General | Mixed Use City Center (MX-CC) |      |      |    |     |     | Mixed Use City Center | Wolf Pack Way Corridor | 2500 N Gateway Corridor |      | Recreation / School |
|------------------------------------------------------------------------|-------------------|-------------------------------|------|------|----|-----|-----|-----------------------|------------------------|-------------------------|------|---------------------|
|                                                                        | MX-G              | SF-6                          | MR-7 | MR-8 | DT | GGA | GGG | MX-CC                 | WWC                    | GC-E                    | GC-W | RS                  |
| Adults-Only Product Or Service Business                                | X                 |                               | X    | X    | X  | X   | X   |                       | X                      | X                       | X    | X                   |
| Adult Oriented Business, Adult Business, Or Sexually Oriented Business | X                 |                               | X    | X    | X  | X   | X   |                       | X                      | X                       | X    | X                   |
| Accessory Building                                                     | P                 |                               |      |      |    |     |     |                       | P                      | P                       | PX   | P                   |
| Bar, Saloon, Tavern                                                    | M                 |                               |      |      |    |     |     |                       | C - PC                 | C - PC                  | X    | X                   |
| Deferred Deposit Lender; Payday Loan Business; Title Loan Business     | X                 |                               |      |      |    |     |     |                       | X                      | X                       | X    | X                   |
| Food Cart                                                              | P                 |                               |      |      |    |     |     |                       | P                      | P                       | P    | C - PC              |
| Food Truck                                                             | P                 |                               |      |      |    |     |     |                       | P                      | P                       | P    | P                   |
| Garage, Public                                                         | M                 |                               |      |      |    |     |     |                       | P                      | P                       | P    | P                   |
| Junk; Junkyard                                                         | X                 |                               |      |      |    |     |     |                       | X                      | X                       | X    | X                   |
| Lot, Parking                                                           | M                 |                               |      |      |    |     |     |                       | X                      | X                       | X    | P                   |
| Pawnbroker                                                             | X                 |                               |      |      |    |     |     |                       | X                      | X                       | X    | X                   |
| Permanent Cosmetics; Permanent Cosmetic Establishment                  | M                 |                               |      |      |    |     |     |                       | P                      | P                       | P    | X                   |
| Private Club                                                           | X                 |                               |      |      |    |     |     |                       | X                      | X                       | X    | X                   |
|                                                                        |                   |                               |      |      |    |     |     |                       |                        |                         |      |                     |
| Retail Tobacco                                                         | X                 |                               |      |      |    |     |     |                       | X                      | X                       | X    | X                   |

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|                                                         | Mixed Use General    | Mixed Use City Center (MX-CC) |      |      |    |     |     | Mixed Use City Center                                                                                                                                                           | Wolf Pack Way Corridor | 2500 N Gateway Corridor |      | Recreation / School |   |
|---------------------------------------------------------|----------------------|-------------------------------|------|------|----|-----|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|------|---------------------|---|
|                                                         | MX-G                 | SF-6                          | MR-7 | MR-8 | DT | GGA | GGG | MX-CC                                                                                                                                                                           | WWC                    | GC-E                    | GC-W | RS                  |   |
| Specialty Business                                      |                      |                               |      |      |    |     |     |                                                                                                                                                                                 |                        |                         |      |                     |   |
| Tattoo/Body Piercing Parlor                             | X                    |                               |      |      |    |     |     |                                                                                                                                                                                 | X                      | x                       | X    | X                   |   |
| Agricultural, Animal / Related Uses                     |                      |                               |      |      |    |     |     |                                                                                                                                                                                 |                        |                         |      |                     |   |
| Household Pets                                          | P                    |                               | P    | P    | P  | P   | P   | <b>Note:</b><br>See Section 3.0 (Uses) of the <a href="#">North Logan City Center Form-B used Code</a> .<br>Legacy Mixed Use City Center (MX-CC) Zoning Districts See 12C-15 2. | P                      | P                       | X    | XP                  |   |
| Kennel / Cattery; Dog Kennel                            | X                    |                               | X    | X    | X  | X   | X   |                                                                                                                                                                                 | X                      | X                       | X    | X                   |   |
| Pet Boarding; Pet Day Care                              | X                    |                               | X    | X    | X  | X   | X   |                                                                                                                                                                                 | X                      | X                       | X    | X                   |   |
| Animal Rights                                           | XP                   |                               | P    | P    | X  | X   | X   |                                                                                                                                                                                 | X                      | X                       | X    | XP                  |   |
| Accessory Building; Agriculture                         | XP                   |                               | X    | X    | X  | X   | X   |                                                                                                                                                                                 | X                      | X                       | X    | XP                  |   |
| Pet Hospital; Veterinarian / Animal Care / Pet Hospital | MC - CC <sup>1</sup> |                               | X    | X    | P  | P   | P   |                                                                                                                                                                                 | P                      | P                       | P    | X                   |   |
| Agricultural Production                                 | P                    |                               | P    | P    | P  | P   | P   |                                                                                                                                                                                 | P                      | P                       | P    | PX                  | P |
| Diary                                                   | X                    |                               |      |      |    |     |     |                                                                                                                                                                                 | X                      | X                       | X    | X                   | X |
| Family Food Production                                  | X                    |                               |      |      |    |     |     |                                                                                                                                                                                 | X                      | X                       | X    | X                   | X |
| Fixed Dog Run                                           | X                    |                               |      |      |    |     |     |                                                                                                                                                                                 | X                      | X                       | X    | X                   | X |
| Livestock Feedyard                                      | X                    |                               |      |      |    |     |     | X                                                                                                                                                                               | X                      | X                       | X    | X                   |   |

Notes:

1. Allowed as part of a Mixed Use Development Plan.

**12C-007 Master Table Of Minimum Area, Width, And Yard Regulations**

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**TABLE 1 - Minimum Area, Width, And Yard Regulations**

|                                            | Minimum Residential Lot Size Standard Subdivision | Width         | Front | One Side Minimum | Minimum Sum Of Both Sides | Side Setback On Side Adjoining A Street | Rear |
|--------------------------------------------|---------------------------------------------------|---------------|-------|------------------|---------------------------|-----------------------------------------|------|
| <b>Agriculture (A) Zone</b>                |                                                   |               |       |                  |                           |                                         |      |
| <b>A-10</b>                                | 10 Acres                                          | 250'          | 30'   | 12'              | 24'                       | 20'                                     | 30'  |
| <b>Residential Estate (RE) Zone</b>        |                                                   |               |       |                  |                           |                                         |      |
| <b>RE-1</b>                                | 1 Acre                                            | 100'          | 30'   | 15'              | 35'                       | 20'                                     | 30'  |
| <b>RE-2</b>                                | 2 Acres                                           | 100'          | 30'   | 15'              | 35'                       | 20'                                     | 30'  |
| <b>RE-5</b>                                | 5 Acres                                           | 100'          | 30'   | 15'              | 35'                       | 20'                                     | 30'  |
| <b>Single-Family Residence (R-1) Zone</b>  |                                                   |               |       |                  |                           |                                         |      |
| <b>R-1-10</b>                              | 10,000 sq. ft.                                    | 80'<br>(60')  | 25'   | 10'<br>(8')      | 24'<br>(18')              | 20'                                     | 25'  |
| <b>R-1-12</b>                              | 12,000 sq. ft.                                    | 90'<br>(80')  | 25'   | 10'              | 25'<br>(24')              | 20'                                     | 30'  |
| <b>R-1-15</b>                              | 15,000 sq. ft.                                    | 95'<br>(80')  | 25'   | 10'              | 25'<br>(24')              | 20'                                     | 30'  |
| <b>R-1-20</b>                              | 20,000 sq. ft.                                    | 100'<br>(80') | 25'   | 10'              | 25'<br>(24')              | 20'                                     | 30'  |
| <b>R-1-30</b>                              | 30,000 sq. ft.                                    | 100'<br>(90') | 25'   | 10'              | 25'                       | 20'                                     | 30'  |
| <b>Multiple Family Residence (RM) Zone</b> |                                                   |               |       |                  |                           |                                         |      |
| <b>RM</b>                                  | Single Family Residence, Detached: 10,000 sq. ft. | 80'           | 30'   | 10'              | 25'                       | 20'                                     | 30'  |
|                                            | Single Family Residence, Attached: 6,000 sq. ft.  | 60'           | 30'   | 0'               | 14'                       | 20'                                     | 30'  |
|                                            | Two Family                                        | 95'           | 30'   | 10'              | 25'                       | 20'                                     | 30'  |



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|                                | Minimum Residential Lot Size Standard Subdivision      | Width | Front  | One Side Minimum | Minimum Sum Of Both Sides | Side Setback On Side Adjoining A Street | Rear   |
|--------------------------------|--------------------------------------------------------|-------|--------|------------------|---------------------------|-----------------------------------------|--------|
|                                | Residence:<br>12,000 sq. ft.                           |       |        |                  |                           |                                         |        |
|                                | Three Family Residence:<br>14,000 sq. ft.              | 100'  | 30'    | 10'              | 25'                       | 20'                                     | 30'    |
|                                | Four Family Residence:<br>16,000 sq. ft.               | 100'  | 30'    | 10'              | 25'                       | 20'                                     | 30'    |
|                                | All Other Uses:<br>As Determined By Land Use Authority | N/A   | 30'    | 10'              | 25'                       | 20'                                     | 30'    |
| Professional (PR) Zone         |                                                        |       |        |                  |                           |                                         |        |
| PR                             | N/A                                                    | N/A   | Note 2 | Note 3           |                           |                                         |        |
| Hospital (HOSP) Zone           |                                                        |       |        |                  |                           |                                         |        |
| HOSP                           | N/A                                                    | N/A   | 50'    | Note 8           |                           |                                         |        |
| Residential Business (RB) Zone |                                                        |       |        |                  |                           |                                         |        |
| RB                             | Note 4                                                 |       |        |                  |                           | 20'                                     | Note 4 |
| Neighborhood Commercial (NC)   |                                                        |       |        |                  |                           |                                         |        |
| NC                             | N/A                                                    | N/A   | Note 2 | Note 3           |                           |                                         |        |
| Community Commercial (CC) Zone |                                                        |       |        |                  |                           |                                         |        |
| CC                             | N/A                                                    | N/A   | Note 2 | Note 3           |                           |                                         |        |
| General Commercial (GC) Zone   |                                                        |       |        |                  |                           |                                         |        |
| GC                             | N/A                                                    | N/A   | Note   | Note 3           |                           |                                         |        |

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|                                                       | Minimum Residential Lot Size Standard Subdivision                                                                                                                                                   | Width | Front  | One Side Minimum                     | Minimum Sum Of Both Sides            | Side Setback On Side Adjoining A Street | Rear   |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|--------------------------------------|--------------------------------------|-----------------------------------------|--------|
|                                                       |                                                                                                                                                                                                     |       | 2      |                                      |                                      |                                         |        |
| Main Street Commercial Gateway (MSCG) Zone            |                                                                                                                                                                                                     |       |        |                                      |                                      |                                         |        |
| MSCG                                                  | N/A                                                                                                                                                                                                 | N/A   | Note 2 | Note 3                               |                                      |                                         |        |
| Manufacturing / Heavy Commercial (MC) Zone            |                                                                                                                                                                                                     |       |        |                                      |                                      |                                         |        |
| MC                                                    | N/A                                                                                                                                                                                                 | N/A   | 30'    | Note 5                               |                                      |                                         |        |
| High Technology Manufacturing And Research (M-2) Zone |                                                                                                                                                                                                     |       |        |                                      |                                      |                                         |        |
| M-2                                                   | Note 6                                                                                                                                                                                              |       |        |                                      |                                      |                                         |        |
| Mixed Use General (MX-G) Zone                         |                                                                                                                                                                                                     |       |        |                                      |                                      |                                         |        |
| MX-G                                                  | Residence, Single Family: 12,000 sq. ft.                                                                                                                                                            | 90'   | 30'    | 10'                                  | 25'                                  | 20'                                     | 30'    |
|                                                       | Other Uses: N/A                                                                                                                                                                                     | N/A   | Note 2 | 20'                                  | 40'                                  | 20'                                     | Note 3 |
|                                                       | Mixed Uses: Note 7                                                                                                                                                                                  |       |        |                                      |                                      |                                         |        |
| Mixed Use City Center (MX-CC) Zone                    |                                                                                                                                                                                                     |       |        |                                      |                                      |                                         |        |
| MX-CC                                                 | All developments within the MX-CC zone and its form districts shall be developed according to the standards and processes outlined in the <a href="#">North Logan City Center Form-Based Code</a> . |       |        |                                      |                                      |                                         |        |
| Wolf Pack Way Corridor (WWC) Zone                     |                                                                                                                                                                                                     |       |        |                                      |                                      |                                         |        |
| WWC                                                   | N/A                                                                                                                                                                                                 | N/A   | Note 2 | 10' (15' Attached Dwelling Products) | 15' (15' Attached Dwelling Products) | 20'                                     | 12'    |
| 2500 N Gateway Corridor (GC) Zone                     |                                                                                                                                                                                                     |       |        |                                      |                                      |                                         |        |
| GC-E                                                  | N/A                                                                                                                                                                                                 | N/A   | Note   | Note 9                               |                                      |                                         |        |

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|                                       | Minimum Residential Lot Size Standard Subdivision | Width | Front  | One Side Minimum | Minimum Sum Of Both Sides | Side Setback On Side Adjoining A Street | Rear |
|---------------------------------------|---------------------------------------------------|-------|--------|------------------|---------------------------|-----------------------------------------|------|
|                                       |                                                   |       | 2      |                  |                           |                                         |      |
| GC-W                                  | N/A                                               | N/A   | Note 2 | Note 9           |                           |                                         |      |
| <b>Recreation / School (R/S) Zone</b> |                                                   |       |        |                  |                           |                                         |      |
| R/S                                   | N/A                                               | N/A   | 50'    | Note 3           |                           |                                         |      |

Notes:

1. Values in parenthesis ( ), are the width/setback requirements when using Method 2: Density - Determinant Subdivisions and Method 3: Density - Bonus Subdivisions described in 12D-202 for subdivision development.
2. Any parcel with frontage on Main Street shall have a minimum front setback of twenty five feet (25') measured from the back-of-curb. All other parcels shall have a minimum front setback of ten feet (10') measured from the back-of-curb of the designed future right of way.
3. Ten feet (10') minimum side/rear setback is required where the side or rear yard abuts an A, RE, R-1 or RM zone, or where the yard abuts a current residential use. A minimum of twenty feet (20') is required where the side yard is adjacent to a street. No minimum side/rear setback is required when abutting the CC, CG or MSCG zone or other commercial uses. An exception may be granted by the Land Use Authority to allow for not less than a ten foot (10') side yard where said side yard is adjacent to a street if it can be shown that at least one hundred feet (100') of minimum sight distance will be maintained past any structure(s) on the property and between intersecting right-of-way lines (or a line twenty five feet (25') from the center line in the case of an intersecting private driveway or alley) for any intersecting roadways, streets, alleys, or driveways.
4. Minimum setbacks, lot width and size of lots in this zone are to conform to the zone in which it is adjacent. If the property has more than one (1) adjacent zone, the Land Use Authority shall determine the applicable area, width, and yard regulations based on the property's adjacent zones.
5. None, except that for any parcel in the MC zone having a lot line in common with a lot in an adjoining zone or lying across the street or alley from such adjoining zone, the side and rear yards prescribed for such adjoining zone shall be maintained in the MC zone.
6. The minimum lot size, lot width, front, rear and side yard requirements for the M-2 zone accepted and approved by the City shall be the same standards as set forth in the Declaration of Covenants, Conditions and Restrictions of the Utah State University Research and Technology Park as filed with the Cache County Recorder 26 October, 1987.
7. Lot sizes, lot widths, and setbacks for mixed uses shall be established by the Mixed Use Development Plan approved by the Land Use Authority. **See 12C-**.
8. All buildings shall maintain a minimum side and rear setback of forty feet (40') from other

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Minimum Residential Lot Size Standard Subdivision | Width | Front | One Side Minimum | Minimum Sum Of Both Sides | Side Setback On Side Adjoining A Street | Rear |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------|-------|------------------|---------------------------|-----------------------------------------|------|
| <p>properties. For each foot by which the main hospital building exceeds thirty five feet (35') in height, the requirement for side yards shall be increased by one (1) additional foot on each side of the building.</p> <p>9. None, except that for any parcel in the GC-E or GC-W zone having a lot line in common with a lot in an adjoining zone or lying across the street or alley from such adjoining zone, the side and rear yards prescribed for such adjoining zone shall be maintained in the GC-E or GC-W zone. A minimum of twenty feet (20') is required where the side yard is adjacent to a street. An exception may be granted by the Land Use Authority to allow for not less than a ten foot (10') side yard where said side yard is adjacent to a street if it can be shown that at least one hundred feet (100') of minimum sight distance will be maintained past any structure(s) on the property and between intersecting right-of-way lines (or a line twenty five feet (25') from the center line in the case of an intersecting private driveway or alley) for any intersecting roadways, streets, alleys, or driveways.</p> |                                                   |       |       |                  |                           |                                         |      |

## **12C-010 Agricultural (A) Zone**

12C-011 Purpose

12C-012 Permitted, Conditional And Prohibited Uses

12C-013 Development Standards

12C-014 Access And Off-Street Parking Requirements

12C-015 Signage

### **12C-011 Purpose**

The purpose of the Agricultural (A) zone is to provide areas for agricultural use to include land-trust areas so designated to preserve open space. Generally, uses normally and necessarily related to agriculture are permitted.

### **12C-012 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the A zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the A zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-013 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the A zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the A zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title may be modified as follows:
  1. **Side Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side yard of six feet (6'), except the street side yard of a corner lot shall be a minimum of twenty feet (20').
  2. **Rear Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main (primary) building may have a rear yard of six feet (6') provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all accessory buildings shall be ten feet (10').
  3. **Distance Between Buildings.** No building, structure, or enclosure housing animals or fowl shall be constructed closer to a dwelling unit on the same or adjacent lot than one hundred feet (100').
- C. **Height Regulations.**
  1. **Minimum.** In the A zone, no main building including a residence or dwelling shall be erected to a height of less than one (1) story above grade.
  2. **Maximum.**
    - a. In the A zone, no main building including a residence or dwelling shall be erected to a height greater than thirty five feet (35') and no residential

accessory building shall be erected to a height greater than thirty five feet (35').

- b. The maximum height of any building or structure located in the A zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.

**3. Exceptions.**

- a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).
- b. **Telecommunication Towers.** Height restrictions specific to telecommunication towers shall be as outlined in 12C-608 (Restrictions Specific To Telecommunication Towers).

**D. Lot Coverage Regulations.**

1. A main building, or group of buildings together with their accessory buildings located within the A zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.

**E. Site Development, Building Design, And Landscaping.**

1. **Residential Landscaping Requirements.** All new residential developments and residential construction shall meet the residential landscaping requirements outlined in 12C-211 (Residential Landscaping Requirements).
2. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the A zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-014 Access And Off-Street Parking Requirements**

For lots and parcels located within the A zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-015 Signage**

All signs located within the A zone shall comply with the requirements of 12C-700 (Signs) of this title.

## **12C-020 Residential Estate (RE) Zone**

12C-021 Purpose

12C-022 Permitted, Conditional And Prohibited Uses

12C-023 Development Standards

12C-024 Access And Off-Street Parking Requirements

12C-025 Signage

### **12C-021 Purpose**

The purpose of the Residential Estate (RE) zone is to provide areas for large lot, low density residential estate neighborhoods of a rural character. The RE zone provides permanent areas for hobby farms, agricultural estate farms, and limited livestock for profit and/or family food production. The regulations permit, with proper controls, the establishment of public and semi-public uses such as churches, schools, libraries, parks and playgrounds, which serve the requirements of the community. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood and which would detract from the stated purposes.

### **12C-022 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the RE zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the RE zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-023 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the RE zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the RE zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title may be modified as follows:
  - 1. **Side Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side yard of six feet (6'), except the street side yard of a corner lot shall be a minimum of twenty feet (20').
  - 2. **Rear Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main (primary) building may have a rear yard of six feet (6') provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all accessory buildings shall be ten feet (10').
  - 3. **Distance Between Buildings.** No building, structure, or enclosure housing animals or fowl shall be constructed closer to a dwelling unit on the same or adjacent lot than one hundred feet (100').
- C. **Height Regulations.**

1. **Minimum.** In the RE zone, no main building including a residence or dwelling shall be erected to a height of less than one (1) story above grade.
2. **Maximum.**
  - a. In the RE zone, no main building including a residence or dwelling shall be erected to a height greater than thirty five feet (35') and no residential accessory building shall be erected to a height greater than thirty five feet (35').
  - b. The maximum height of any building or structure located in the RE zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
3. **Exceptions.**
  - a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

**D. Lot Coverage Regulations.**

1. A main building, or group of buildings together with their accessory buildings located within the RE zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.
2. No accessory building, detached accessory dwelling unit, nor group of accessory buildings in the RE zone shall cover more than twenty five percent (25%) of the rear yard.

**E. Site Development, Building Design, And Landscaping.**

1. **Residential Landscaping Requirements.** All new residential developments and residential construction shall meet the residential landscaping requirements outlined in 12C-211 (Residential Landscaping Requirements).
2. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the RE zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-024 Access And Off-Street Parking Requirements**

For lots and parcels located within the RE zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-025 Signage**

All signs located within the RE zone shall comply with the requirements of 12C-700 (Signs) of this title.



## **12C-030 Single-Family Residence (R-1) Zone**

12C-031 Purpose

12C-032 Permitted, Conditional And Prohibited Uses

12C-033 Development Standards

12C-034 Access And Off-Street Parking Requirements

12C-035 Signage

### **12C-031 Purpose**

The purpose of the Single-Family Residence (R-1) zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. This could include larger lots to provide areas for hobby farms, and/or family food production. The regulations also permit, with proper controls, the establishment of public and semi-public uses such as churches, schools, libraries, parks and playgrounds, which serve the requirements of the community. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood and which would detract from the stated purposes.

### **12C-032 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the R-1 zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the R-1 zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-033 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the R-1 zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the R-1 zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title may be modified as follows:
  - 1. **Side Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side yard of six feet (6'), except the street side yard of a corner lot shall be a minimum of twenty feet (20').
  - 2. **Rear Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main (primary) building may have a rear yard of six feet (6') provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all accessory buildings shall be ten feet (10').
- C. **Height Regulations.**
  - 1. **Minimum.** In the R-1 zone, no main building including a residence or dwelling shall be erected to a height of less than one (1) story above grade.
  - 2. **Maximum.**

- a. In the R-1 zone, no main building including a residence or dwelling shall be erected to a height greater than thirty five feet (35') and no residential accessory building shall be erected to a height greater than thirty five feet (35').
- b. The maximum height of any building or structure located in the R-1 zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.

**3. Exceptions.**

- a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

**D. Lot Coverage Regulations.**

1. A main building, or group of buildings together with their accessory buildings located within the R-1 zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.
2. No accessory building, detached accessory dwelling unit, nor group of accessory buildings in the R-1 zone shall cover more than twenty five percent (25%) of the rear yard.

**E. Site Development, Building Design, And Landscaping.**

1. **Residential Landscaping Requirements.** All new residential developments and residential construction shall meet the residential landscaping requirements outlined in 12C-211 (Residential Landscaping Requirements).
2. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the M-2 zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-034 Access And Off-Street Parking Requirements**

For lots and parcels located within the R-1 zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-035 Signage**

All signs located within the R-1 zone shall comply with the requirements of 12C-700 (Signs) of this title.

## **12C-040 Multiple Family Residence (RM) Zone**

12C-041 Purpose

12C-042 Permitted, Conditional And Prohibited Uses

12C-043 Development Standards

12C-044 Access And Off-Street Parking Requirements

12C-045 Signage

### **12C-041 Purpose**

The purpose of the Multiple Family Residence (RM) zone is to provide areas for high density neighborhoods where a variety of multiple family dwellings including apartment houses may be established, maintained and protected. The regulations permit, with proper controls, the establishment of public and semi-public uses such as churches, schools, libraries, parks and playgrounds, which serve the community. These regulations are intended to prohibit those uses that would be harmful to a high density neighborhood and which would detract from the stated purposes.

### **12C-042 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the RM zone district shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the RM zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-043 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the RM zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the RM zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title may be modified as follows:
  1. **Side Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side yard of six feet (6'), except the street side yard of a corner lot shall be a minimum of twenty feet (20').
  2. **Rear Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main (primary) building may have a rear yard of six feet (6') provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all accessory buildings shall be ten feet (10').
- C. **Height Regulations.**
  1. **Minimum.** In the RM zone, no main building including a residence or dwelling shall be erected to a height of less than one (1) story above grade.
  2. **Maximum.**

- a. In the RM zone, no main building including a residence or dwelling shall be erected to a height in excess of thirty five feet (35'), provided, however, that building heights in excess of thirty five feet (35') may be allowed, subject to the requirement that for each two feet (2') by which the building exceeds thirty five feet (35') in height the requirements for setbacks shall be increased by one (1) additional foot on each side of the building.
- b. The maximum height of any building or structure located in the RM zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.

**3. Exceptions.**

- a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

**D. Lot Coverage Regulations.**

1. A main building, or group of buildings together with their accessory buildings located within the RM zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.
2. No accessory building, detached accessory dwelling unit, nor group of accessory buildings in the RM zone shall cover more than twenty five percent (25%) of the rear yard.

**E. Site Development, Building Design, And Landscaping.**

1. **Residential Landscaping Requirements.** All new residential developments and residential construction shall meet the residential landscaping requirements outlined in 12C-211 (Residential Landscaping Requirements).
2. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the RM zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-044 Access And Off-Street Parking Requirements**

For lots and parcels located within the RM zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-045 Signage**

All signs located within the RM zone shall comply with the requirements of 12C-700 (Signs) of this title.

## **12C-050 Professional (PR) Zone**

12C-051 Purpose

12C-052 Permitted, Conditional And Prohibited Uses

12C-053 Development Standards

12C-054 Access And Off-Street Parking Requirements

12C-055 Signage

### **12C-051 Purpose**

The purpose of the Professional (PR) zone is to provide areas for various professional services which are in harmony with adjacent residential zones. Specific emphasis is given to harmonious hours of operation, landscaping and design standards. This zone serves as a transition or buffer between residential zones and more intensive commercial zones.

### **12C-052 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the PR zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the PR zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-053 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the PR zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the PR zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title may be modified as follows:
  - 1. **Side Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side yard of six feet (6'), except the street side yard of a corner lot shall be a minimum of twenty feet (20').
- C. **Height Regulations.**
  - 1. **Minimum.** In the PR zone, no main building shall be erected to a height of less than one (1) story above grade.
  - 2. **Maximum.**
    - a. In the PR zone, no main building shall be erected to a height greater than thirty five feet (35') and no residential accessory building shall be erected to a height greater than thirty five feet (35').
    - b. The maximum height of any building or structure located in the PR zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
  - 3. **Exceptions.**

- a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

**D. Lot Coverage Regulations.**

1. A main building, or group of buildings together with their accessory buildings located within the PR zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.

**E. Site Development, Building Design, And Landscaping.**

1. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the PR zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-054 Access And Off-Street Parking Requirements**

For lots and parcels located within the PR zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-055 Signage**

All signs located within the PR zone shall comply with the requirements of 12C-700 (Signs) of this title.

## **12C-060 Hospital (HOSP) Zone**

12C-061 Purpose

12C-062 Permitted, Conditional And Prohibited Uses

12C-063 Development Standards

12C-064 Access And Off-Street Parking Requirements

12C-065 Signage

### **12C-061 Purpose**

The purpose of the Hospital (HOSP) zone is intended to provide areas within the community for exclusive use by health-related business operations. Includes hospitals and other businesses which are associated with an adjacent hospital. The regulations of the zone are designated to protect the environment of the zone and adjacent areas, especially when adjacent areas are residential.

### **12C-062 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the HOSP zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the HOSP zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).
- C. Conditional uses in the HOSP zone located north of 2200 North shall only be allowed if associated with a hospital.

### **12C-063 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the HOSP zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the HOSP zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title may be modified as follows:
  - 1. For each foot by which the main hospital building exceeds thirty five feet (35') in height, the requirement for side yards shall be increased by one (1) additional foot on each side of the building.
- C. **Height Regulations.**
  - 1. **Minimum.** In the HOSP zone, no main building shall be erected to a height of less than one (1) story above grade.
  - 2. **Maximum.**
    - a. No building within the HOSP zone, other than the main (primary) hospital buildings, shall be erected to a height greater than thirty five feet (35'). The main (primary) hospital buildings shall not be erected to a height in excess of fifty feet (50'). The design of the building and height thereof shall be sensitive to the surrounding buildings and provide transition from



lower surrounding structures and shall not restrict opportunities for sunlight on adjacent properties with regard to solar panels nor antenna reception.

- b. The maximum height of any building or structure located in the HOSP zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.

**3. Exceptions.**

- a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

**D. Lot Coverage Regulations.**

1. A main building, or group of buildings together with their accessory buildings located within the HOSP zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.

**E. Site Development, Building Design, And Landscaping.**

1. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the HOSP zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-064 Access And Off-Street Parking Requirements**

For lots and parcels located within the HOSP zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-065 Signage**

All signs located within the HOSP zone shall comply with the requirements of 12C-700 (Signs) of this title.



## **12C-070 Residential Business (RB) Zone**

12C-071 Purpose

12C-072 Permitted, Conditional And Prohibited Uses

12C-073 Development Standards

12C-074 Access And Off-Street Parking Requirements

12C-075 Signage

### **12C-071 Purpose**

The purpose of the Residential Business (RB) zone is intended to provide small areas throughout the community which are primarily residential but in addition provide areas where low-impact, residential-type businesses may be provided close to and/or within neighborhoods. For example the zone includes single family residences, some institutional residences which are run as a business, and some land-uses which are typically in harmony with or serve the residents of the neighborhood.

### **12C-072 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the RB zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the RB zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-073 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the RB zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the RB zone in Table 1 of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title shall not be modified unless otherwise stipulated in this title.
- C. **Height Regulations.**
  1. **Minimum.** In the RB zone, no main building shall be erected to a height of less than one (1) story above grade.
  2. **Maximum.**
    - a. In the RB zone, no main building shall be erected to a height greater than thirty five feet (35') and no residential accessory building shall be erected to a height greater than thirty five feet (35').
    - b. The maximum height of any building or structure located in the RB zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
  3. **Exceptions.**
    - a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

**D. Lot Coverage Regulations.**

1. A main building, or group of buildings together with their accessory buildings located within the RB zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.

**E. Site Development, Building Design, And Landscaping.**

1. **Residential Landscaping Requirements.** All new residential developments and residential construction shall meet the residential landscaping requirements outlined in 12C-211(Residential Landscaping Requirements).
2. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the RB zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-074 Access And Off-Street Parking Requirements**

For lots and parcels located within the RB zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-075 Signage**

All signs located within the RB zone shall comply with the requirements of 12C-700 (Signs) of this title.

## **12C-080 Neighborhood Commercial (NC) Zone**

12C-081 Purpose

12C-082 Permitted, Conditional And Prohibited Uses

12C-083 Development Standards

12C-084 Access And Off-Street Parking Requirements

12C-085 Signage

### **12C-081 Purpose**

The purpose of the Neighborhood Commercial (NC) zone is to implement the community's vision as outlined in the City's General Plan, and to create a zone which provides for small scale, low intensity, neighborhood-serving commercial uses that can be seamlessly incorporated into residential areas to serve local neighborhoods.

The standards for the NC zone are intended to establish criteria and standards for creating appropriate neighborhood commercial development opportunities within residential zoning districts, while establishing criteria and standards that reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while also ensuring adequate automobile access.

To enhance neighborhood vitality and preserve residential character, NC zones shall abut an arterial or major collector street. Additionally, uses in the NC zone shall be local-serving business and services, which are restricted in size to promote carefully scaled and designed commercial uses to limit potential adverse impacts on nearby residential areas.

### **12C-082 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the NC zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the NC zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).
- C. **Use Restrictions.**
  1. All uses established in the NC zone shall be small-scale in nature with an emphasis placed on local-serving businesses and services such as, but not limited to:
    - a. Corner stores and small neighborhood markets;
    - b. Local bakeries, shops, and cafes;
    - c. Professional services (i.e., small medical offices, insurance agencies, professional offices);
    - d. Personal services (i.e., hair salons, dry cleaners);
    - e. Small-scale restaurants without drive-thrus; and
    - f. Art galleries or studios.
  2. Uses such as chain restaurants or retail stores, gas stations or auto-oriented businesses, high-traffic generating uses, late-night establishments, large-format

retail, industrial or manufacturing uses, and high-intensity commercial activities shall be prohibited within the NC zone.

3. Drive-thrus shall be prohibited within the NC zone.
- D. Uses within the NC zone shall not be detrimental to the existing character of development in the immediate neighborhood, nor shall they endanger the public's health, safety, or general welfare.
- E. All uses established in the NC zone shall be conducted entirely within a fully enclosed building except those uses deemed by the Land Use Authority to be customarily and appropriately conducted in the open.
- F. Businesses within the NC zone shall be open to the general public no earlier than 7:00 A.M. and no later than 10:00 P.M.
- G. All uses shall be free from objectionable odor, dust, smoke, or noise and shall be maintained in a clean and sanitary manner, free from all accumulation of debris, filth, rubbish, garbage, or other offensive matter, including bedbugs, roaches, vermin and rodents.
- H. Outdoor storage of any goods or materials within the NC zone shall be prohibited except those uses deemed by the Land Use Authority to be customarily and appropriately conducted in the open.

#### **12C-083 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the NC zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the NC zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title shall not be modified unless otherwise stipulated in this title.
- C. **Height Regulations.**
  1. **Minimum.** In the NC zone, no main building shall be erected to a height of less than one (1) story above grade.
  2. **Maximum.**
    - a. In the NC zone, no main building shall be erected to a height greater than thirty five feet (35') and no residential accessory building shall be erected to a height greater than ~~thirty five feet (35')~~ twenty five feet (25').
    - b. The maximum height of any building or structure located in the NC zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
  3. **Exceptions.**
    - a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).
- D. **Lot Coverage Regulations.**
  1. ~~A main building, or group of buildings together with their accessory buildings located within the NC zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.~~None.

**E. Site Development, Building Design, And Landscaping.**

1. **Residential Landscaping Requirements.** All new residential developments and residential construction shall meet the residential landscaping requirements outlined in 12C-211 (Residential Landscaping Requirements).
2. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the M-2 zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**a. Specific Site Development And Building Design Criteria.**

- (1) All buildings shall be compatible with and reflective of the residential character of the surrounding residential zone districts..
- (2) Buildings shall not exceed a maximum footprint of three thousand square feet (3,000 sq. ft.) in size.
- (3) Exterior mechanical equipment shall be located to the rear or side of the building and screened from view from public streets. Where screening is accomplished by structural means, the structure shall be compatible in design and color with the building.
- (4) Lighting of buildings and parking areas shall use fully shielded fixtures (i.e., full cut-off fixtures) to prevent direct light and glare from being cast upon any abutting property or visible to traffic on any public street. Low intensity accent or ornamental lighting may be used to accentuate buildings, and other areas such as pedestrian areas and landscaping.
- (5) Loading areas including bays and docks shall be opaquely screened to a minimum of six feet (6') in height from public rights-of-way by year-round landscaping or screening walls that are architecturally integrated into and consistent with the building's materials and design.

**12C-084 Access And Off-Street Parking Requirements**

For lots and parcels located within the NC zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-085 Signage**

All signs located within the NC zone shall comply with the requirements of 12C-700 (Signs) of this title.

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## **12C-090 Community Commercial (CC) Zone**

12C-091 Purpose

12C-092 Permitted, Conditional And Prohibited Uses

12C-093 Development Standards

12C-094 Access And Off-Street Parking Requirements

12C-095 Signage

### **12C-091 Purpose**

The purpose of the Community Commercial (CC) zone is to provide areas for light commercial service activities in locations adjacent to or near residential areas. The regulations of this zone are designed to protect and preserve the commercial nature of the zone while being compatible with adjacent zones.

### **12C-092 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the CC zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the CC zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-093 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the CC zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the CC zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title shall not be modified unless otherwise stipulated in this title.
- C. **Height Regulations.**
  - 1. **Minimum.** In the CC zone, no main building shall be erected to a height of less than one (1) story above grade.
  - 2. **Maximum.**
    - a. In the CC zone, no main building shall be erected to a height in excess of thirty five feet (35'), provided, however, that building heights in excess of thirty five feet (35') may be allowed, subject to the requirement that for each two feet (2') by which the building exceeds thirty five feet (35') in height the requirements for setbacks shall be increased by one (1) additional foot on each side of the building.
    - b. The maximum height of any building or structure located in the CC zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
  - 3. **Exceptions.**

- a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

**D. Lot Coverage Regulations.**

1. ~~A main building, or group of buildings together with their accessory buildings located within the CC zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.~~None.

**E. Site Development, Building Design, And Landscaping.**

1. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the CC zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-094 Access And Off-Street Parking Requirements**

For lots and parcels located within the CC zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-095 Signage**

All signs located within the CC zone shall comply with the requirements of 12C-700 (Signs) of this title.



## **12C-100 General Commercial (GC) Zone**

12C-101 Purpose

12C-102 Permitted, Conditional And Prohibited Uses

12C-103 Development Standards

12C-104 Access And Off-Street Parking Requirements

12C-105 Signage

### **12C-101 Purpose**

The purpose of the General Commercial (GC) zone is to provide appropriate areas where most commercial activities may be established, maintained, and protected.

### **12C-102 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the GC zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the GC zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-103 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the GC zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the GC zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title shall not be modified unless otherwise stipulated in this title.
- C. **Height Regulations.**
  1. **Minimum.** In the GC zone, no main building shall be erected to a height of less than one (1) story above grade.
  2. **Maximum.**
    - a. In the GC zone, no main building shall be erected to a height in excess of thirty five feet (35'), provided, however, that building heights in excess of thirty five feet (35') may be allowed, subject to the requirement that for each two feet (2') by which the building exceeds thirty five feet (35') in height the requirements for setbacks shall be increased by one (1) additional foot on each side of the building.
    - b. The maximum height of any building or structure located in the GC zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
  3. **Exceptions.**
    - a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

- b. **Telecommunication Towers.** Height restrictions specific to telecommunication towers shall be as outlined in 12C-608 (Restrictions Specific To Telecommunication Towers).

**D. Lot Coverage Regulations.**

1. ~~A main building, or group of buildings together with their accessory buildings located within the GC zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.~~None.

**E. Site Development, Building Design, And Landscaping.**

1. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the GC zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-104 Access And Off-Street Parking Requirements**

For lots and parcels located within the GC zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-105 Signage**

All signs located within the GC zone shall comply with the requirements of 12C-700 (Signs) of this title.

## **12C-110 Main Street Commercial Gateway (MSCG) Zone**

12C-111 Purpose

12C-112 Permitted, Conditional And Prohibited Uses

12C-113 Development Standards

12C-114 Access And Off-Street Parking Requirements

12C-115 Signage

### **12C-111 Purpose**

The purpose of the Main Street Commercial Gateway (MSCG) zone is to implement the community's vision as outlined in the City's General Plan, and to create a vibrant, cohesive commercial corridor along Highway 91 that serves as one of the City's major gateways and transportation corridors. The MSCG zone will seek to balance economic vitality with improved aesthetics, while offering a distinct community identity.

### **12C-112 Permitted, Conditional And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the MSCG zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the MSCG zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).
- C. **Use Restrictions.**
  1. All uses in the MSCG zone shall be conducted entirely within a fully enclosed building except those uses deemed by the Land Use Authority to be customarily and appropriately conducted in the open.
  2. Outdoor storage of any goods or materials within the MSCG zone shall be prohibited except those uses deemed by the Land Use Authority to be customarily and appropriately conducted in the open.
  3. Indoor storage shall be limited to no more than ten percent (10%) of a building's gross floor area.

### **12C-113 Development Standards**

- A. **Applicability.** This section shall be applicable to all new development and redevelopment of any parcel or lot within the boundary of the MSCG zone as depicted on the City's Zoning map. All substantial enlargement or improvement of any land use or building within the MSCG zone shall comply as follows:
  1. For the purposes of this chapter new development shall mean:
    - a. The construction of a building upon a vacant parcel or lot;
    - b. The construction of a building upon a parcel or lot whereon a building previously existed at the effective date of these regulations and such building was subsequently demolished; or
    - c. Where the construction, alteration, improvement, expansion, renovation or modification of a building involves the complete demolition of said building.

- d. New development shall not include the construction, alteration, improvement, expansion, renovation or modification of all or a part of a building demolished or destroyed by (or which is required to be demolished due to) an act of God when such building, or portions thereof, legally existed and lawfully conformed with the City's Code prior to the effective date of this chapter.
- 2. For the purposes of this chapter substantial modification shall mean any improvement, expansion, renovation, alteration, construction or modification of a building or accessory structure existing as of the effective date of this chapter in which said improvements, expansion, renovation, alteration, construction or modification:
  - a. Results in greater than a fifty percent (50%) increase in the total square footage of the existing building and accessory structure footprint if said existing building and accessory structure footprint is ten thousand square feet (10,000 sq. ft.) or less; or
  - b. Results in greater than a twenty five percent (25%) increase in the total square footage of the existing building and accessory structure footprint if said building and accessory structure footprint is greater than ten thousand square feet (10,000 sq. ft.); or
  - c. Results in an improvement, expansion, renovation, alteration, construction or modification where the cost of the proposed improvements is greater than fifty percent (50%) of the assessed value of the existing improvements. For the purposes of this paragraph, assessed value shall be as determined by the Cache County assessed value at the time of application, and costs of the proposed improvements shall be submitted with a cost estimate from the contractor and approved by the Building Official; or
  - d. Results in greater than a one hundred percent (100%) increase in the number of existing paved parking spaces, as required and in compliance with this title, due to a change in the use of the subject property when compared to the existing number of paved parking spaces required for the prior use of the subject property.
- 3. For the purposes of this chapter non-substantial modification means any improvements, expansions, renovations alterations or modifications of a building or accessory structure existing as of the effective date of this chapter which:
  - a. Results in a redevelopment, modification, alteration, renovation or refurbishment of the existing business building façade and building design with no proposed change of uses for the subject property.
  - b. Does not constitute a substantial modification provided that:
    - (1) The building or structure was lawfully permitted under the City's Code;
    - (2) Such reconstruction is necessitated due to a natural disaster;
    - (3) Such reconstruction is substantially similar to such building or accessory structure, or portions thereof, which was damaged or destroyed by an act of God; and

- (4) Such reconstruction does not cause nonconformity with the provisions of this title or increase its size, height, or other physical characteristics or intensity of the site when compared to the building or accessory structure, or portions thereof, which was destroyed or damaged by an act of God.
- B. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the MSCG zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- C. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the MSCG zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title shall not be modified unless otherwise stipulated in this title.
- D. **Height Regulations.**
  1. **Minimum.** In the MSCG zone, no main building shall be erected to a height of less than one (1) story above grade.
  2. **Maximum**
    - a. In the MSCG zone, no main building shall be erected to a height in excess of sixty feet (60') or five (5) stories.
    - b. The maximum height of any building or structure located in the MSCG zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
  3. **Exceptions.**
    - a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).
- E. **Lot Coverage Regulations.**
  1. None.
- F. **Site Development, Building Design, And Landscaping.**
  1. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the MSCG zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).
    - a. **Specific Site Development And Building Design Criteria.**
      - (1) Whenever possible, access to a parcel, lot, or site within the MSCG zone shall maximize shared ingress and egress and minimize access from Highway 91/Main Street to individual uses.
      - (2) Buildings within the MSCG zone shall incorporate architectural character and detailing similar to the typical development examples provided in the City's General Plan for the Highway 91 Corridor.

- (3) Exterior mechanical and building equipment shall be located to the rear or side of the building and screened from view from public streets. Where screening is accomplished by structural means, the structure shall be compatible in design and color with the building.
- (4) Lighting of buildings and parking areas shall use fully shielded fixtures (i.e., full cut-off fixtures) to prevent direct light and glare from being cast upon any abutting property or visible to traffic on any public street. Low intensity accent or ornamental lighting may be used to accentuate buildings, and other areas such as pedestrian areas and landscaping.
- (5) Loading docks shall be opaquely screened to a minimum of six feet (6') in height from public rights-of-way by year-round landscaping or screening walls that are architecturally integrated into and consistent with the building's materials and design.
- (6) Walls and fencing of any type in the area between Highway 91/Main Street and a proposed building shall be strictly prohibited.
- (7) Building materials shall be of a low maintenance type, retaining a consistent and clean appearance. Building materials used for street facing facades shall be restricted to the following:
  - (A) Brick;
  - (B) Fiber-cement board or similar lap siding;
  - (C) Glass; and
  - (D) Steel.
  - b. Brick shall be used on a minimum of fifty percent (50%) of all non-glass areas of each facade.
  - c. Real stone, wood timber, and decorative concrete may be approved as a smaller percentage
  - d. All awnings shall be metal or glass. Fabric awnings shall be strictly prohibited.
  - e. High-intensity, metallic, or fluorescent colors shall be limited to trim and accent areas.
- (8) Roof materials shall be durable and consist of materials graded as lasting thirty (30) years or longer, or other high quality materials which may be approved by the Land Use Authority. All membrane roofs shall be hidden by parapets or other appropriate techniques as approved by the Land Use Authority.

#### **12C-114 Access And Off-Street Parking Requirements**

For lots and parcels located within the MSCG zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

#### **12C-115 Signage**

North Logan Municipal Code  
Title 12C – Land Use Zoning

All signs located within the MSCG zone shall comply with the requirements of 12C-700 (Signs) of this title.

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## **12C-120 Manufacturing / Heavy Commercial (MC) Zone**

12C-121 Purpose

12C-122 Permitted, Conditional And Prohibited Uses

12C-123 Development Standards

12C-124 Access And Off-Street Parking Requirements

12C-125 Signage

### **12C-121 Purpose**

The purpose of the Manufacturing / Heavy Commercial (MC) zone is to provide areas where manufacturing industries, warehousing, and heavy commercial businesses necessary and beneficial to the local economy may locate and operate. The regulations of the zone are designed to protect and preserve the environment of the zone, adjacent areas, and the entire county.

### **12C-122 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the MC zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the MC zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-123 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the MC zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the MC zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title shall not be modified unless otherwise stipulated in this title.
- C. **Height Regulations.**
  1. **Minimum.** In the MC zone, no main building shall be erected to a height of less than one (1) story above grade.
  2. **Maximum.**
    - a. In the MC zone there are no general height restrictions except that within one hundred feet (100') of the boundary of any adjoining zone(s), no building shall exceed the height limit established for main buildings in such adjoining zone(s).
    - b. The maximum height of any building or structure located in the MC zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
  3. **Exceptions.**



- a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).
- b. **Telecommunication Towers.** Height restrictions specific to telecommunication towers shall be as outlined in 12C-608 (Restrictions Specific To Telecommunication Towers).

**D. Lot Coverage Regulations.**

1. ~~A main building, or group of buildings together with their accessory buildings located within the MC zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.~~None.

**E. Site Development, Building Design, And Landscaping.**

1. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the MC zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**12C-124 Access And Off-Street Parking Requirements**

For lots and parcels located within the MC zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-125 Signage**

All signs located within the MC zone shall comply with the requirements of 12C-700 (Signs) of this title.

## **12C-130 High Technology Manufacturing And Research (M-2) Zone**

12C-131 Purpose

12C-132 Permitted, Conditional And Prohibited Uses

12C-133 Development Standards

12C-134 Access And Off-Street Parking Requirements

12C-135 Signage

### **12C-131 Purpose**

The purpose of the High Technology Manufacturing and Research Zone (M-2) zone is to provide areas where limited high-technology testing, research, and prototype production may be conducted. The regulations of the zone are designed to protect and preserve the environment of the zone, adjacent areas, and the county.

### **12C-132 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the M-2 zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the M-2 zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-133 Development Standards**

- A. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the M-2 zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- B. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the M-2 zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title shall not be modified unless otherwise stipulated in this title.
- C. **Height Regulations.**
  1. **Minimum.** In the M-2 zone, no main building shall be erected to a height of less than one (1) story above grade.
  2. **Maximum.**
    - a. In the M-2 zone no building shall be erected to a height in excess of fifty feet (50'). Additionally, within one hundred feet (100') of the boundary of any adjoining zone(s), no building shall exceed the height limit established for main buildings in such adjoining zone(s).
    - b. The maximum height of any building or structure located in the M-2 zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
  3. **Exceptions.**
    - a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

- b. **Telecommunication Towers.** Height restrictions specific to telecommunication towers shall be as outlined in 12C-608 (Restrictions Specific To Telecommunication Towers).

**D. Lot Coverage Regulations.**

1. ~~A main building, or group of buildings together with their accessory buildings located within the M-2 zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.~~None.

**E. Site Development, Building Design, And Landscaping.**

1. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the M-2 zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).
2. All commercial development, including landscaping requirements, in the M-2 zone shall conform to the minimum regulations specified in the “Declaration of Covenants, Conditions and Restrictions of the Utah State University Research and Technology Park” as filed with the Cache County Recorder 26 October, 1987.

**12C-134 Access And Off-Street Parking Requirements**

For lots and parcels located within the M-2 zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-135 Signage**

All signs located within the M-2 zone shall comply with the requirements of 12C-700 (Signs) of this title.

## **12C-140 Mixed Use General (MX-G) Zone**

12C-141 Purpose

12C-142 Permitted, Conditional And Prohibited Uses

12C-143 Development Standards

12C-144 Access And Off-Street Parking Requirements

12C-145 Signage

### **12C-141 Purpose**

The purpose of the Mixed Use General (MX-G) zone is to provide areas for the integration of diverse, but compatible uses into a single development, with the goal of creating a community that offers “live, work, and play” opportunities within convenient walking distance of each other. The MX-G zone serves as a transition or buffer between residential zones and more intensive commercial zones or the Mixed Use City Center (MX-CC) zone.

### **12C-142 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the MX-G zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the MX-G zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).

### **12C-143 Development Standards**

#### **A. Master Development Plan Required.**

- 1. A master development plan shall be submitted and approved by the Land Use Authority outlined in 12B-601 (Designation Of Land Use Authority) as part of a Land Use (Zoning) Map Amendment Application submitted for the MX-CC zone.
- 2. A master development plan shall include, but not be limited to, a site plan, a pedestrian connection/trails plan, conceptual building elevations and design schemes, streetscape and building setback illustrations, a property plat and aerial photograph (if available), other relevant graphic illustrations/presentations of the proposed development, and other information as may be required by the Land Use Authority.
- 3. The master development plan shall demonstrate the relationship between the uses in the proposed development and the uses on the surrounding properties and describe how the proposed uses are consistent with applicable City plans.
  - a. Development within the MX-G zone shall be done in such a way as to be sensitive to existing residential uses adjacent to the MX-G zone, and shall include buffering between residential development and commercial development when new development is adjacent to existing residential uses
- 4. A master development plan, once approved, may be recorded with the County Recorder in conjunction with an executed development agreement as stipulated in 12B-714 (Development Agreements).

5. A master development plan and its subsequent amendments shall be subject to approval of the Land Use Authority as outlined in 12B-601 (Designation Of Land Use Authority).
    - a. Minor changes in the location, siting or character of buildings or structures may be authorized by the Zoning Administrator if required by engineering or other circumstances not foreseen at the time of initial master development plan approval.
    - b. All other substantive changes, defined as an increase in the number of lots or units, changes which are not consistent with previous approvals, or which have the effect of amending or modifying previously approved development agreements, and substantive variations, defined as any addition, modification, or alteration to a building or site plan that cumulatively, as determined by the originally approved master development plan or agreement, exceeds twenty percent (20%) of the gross floor area, site acreage, or exterior building surface or any change in use, and all reductions in landscaping that total more than six hundred square feet (600 sq. ft.) shall be reviewed by the Land Use Authority as outlined in 12B-601 (Designation Of Land Use Authority).
    - c. The Zoning Administrator shall determine whether a change requires approval by the Land Use Authority.
  6. Deviations from approved plans, or the failure to comply with any requirements imposed during approval of the project shall constitute a violation of this title.
- B. Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the MX-G zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title
- C. Modifying Regulations.** The minimum area, width, and yard regulations identified for the MX-G zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title may be modified as follows:
1. **Side Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main (primary) building may have a side yard of six feet (6'), except the street side yard of a corner lot shall be a minimum of twenty feet (20').
  2. **Rear Yards.** Private garages and other accessory buildings located at least ten feet (10') behind the main (primary) building may have a rear yard of six feet (6'), provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all accessory buildings shall be ten feet (10').
- D. Height Regulations.**
1. **Minimum.** In the MX-G zone, no main building shall be erected to a height of less than one (1) story above grade.
  2. **Maximum.**
    - a. In the MX-G zone, no main building shall be erected to a height greater than thirty five feet (35') unless approved by the Land Use Authority through a Mixed Use Development Plan.
    - b. The maximum height of any building or structure located in the MX-G zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.

**3. Exceptions.**

- a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

**E. Lot Coverage Regulations.**

1. ~~A main building, or group of buildings together with their accessory buildings located within the MX-G zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.~~None.

**F. Site Development, Building Design, And Landscaping.**

1. **Residential Landscaping Requirements.** All new residential developments and residential construction shall meet the residential landscaping requirements outlined in 12C-211 (Residential Landscaping Requirements).
2. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the MX-G zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).

**a. Site Development, Building Design, And Landscaping.**

- (1) The typical site developed as part of a mixed use project within the MX-G zone should encompass at least five (5) acres. Smaller projects that demonstrate outstanding characteristics may also be considered, by exception, when compatible with applicable City plans and when approved by the Land Use Authority.
- (2) Sites developed as a mixed use project should be adjacent to major automobile and public transit corridors and should have direct access to both.
- (3) Uses within the MX-G zone may be mixed within a building or within an overall development, or both. However, the City encourages the mixing of uses within a building whenever possible.
- (4) Unless otherwise approved by the Land Use Authority in the master development plan, all mixed use developments in the MX-G zone shall provide at least twenty percent (20%) of the gross site area as landscaping and/or open space. Open space may include the following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space. A maximum of fifty percent (50%) of all open space may be hard surfaced. Streets, parking lots, driveways and private yards are not considered open space.

- (5) All lighting shall be pedestrian scale. The Land Use Authority may approve larger scale lighting if it can be shown that they are necessary for improved design, public safety or security purposes.
- (6) Within the MX-G zone, the City prefers shared parking, and reserves the right to limit the amount of parking within a project to promote the mixing of uses that would allow for shared parking.
- (7) Convenient and attractive pedestrian connections shall be provided whenever possible through the mixing of land uses and quality design practices.

#### **12C-144 Access And Off-Street Parking Requirements**

For lots and parcels located within the MX-G zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

#### **12C-145 Signage**

All signs located within the MX-G zone shall be pedestrian scale and comply with the requirements of 12C-700 (Signs) of this title. The Land Use Authority may approve larger scale signs if it can be shown that they are necessary for improved design, public safety or security purposes.



## **12C-150 Mixed Use City Center (MX-CC) Zone**

12C-151 Purpose

12C-152 Permitted, Conditional And Prohibited Uses

12C-153 Development Standards

12C-154 Access And Off-Street Parking Requirements

12C-155 Signage

### **12C-151 Purpose**

The purpose of the Mixed Use City Center (MX-CC) zone and its form districts are to implement the community's vision as outlined in the City's General Plan, and to create a vibrant, walkable downtown core which preserves the City's small-town character and family-oriented atmosphere while promoting economic and community development. The MX-CC zone will seek to establish a mixed use core that fosters social interaction, provides diverse housing options, and serves as a central hub for municipal and commercial activities through:

- A. The promotion of mixed use developments with local retail, public areas, and diverse housing types with building heights ranging in height from two (2) to six (6) stories with upper floor setbacks to maintain human scale.
- B. The promotion of walkable designs with pedestrian-friendly streets which reduce automobile dependency.
- C. The promotion and strategic placement of pocket parks and central green spaces for community events and festivals including their integration with other city-wide parks and trail systems.
- D. The promotion and strategic placement of central plazas which feature interactive elements and flexible event spaces.
- E. The promotion of comprehensive placemaking strategies that include coordinated wayfinding systems, public art installations, and unified community branding elements.
- F. The promotion of high levels of owner-occupancy and first-time home buyer housing opportunities through targeted incentives and design standards that support condominium and townhome ownership models.

### **12C-152 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the MX-CC zone and its form districts shall be those as defined and outlined in Section 2.0 (Form Districts) and Section 3.0 (Use) of the [North Logan City Center Form-Based Code](#).
- B. Permitted and conditional uses shall meet all supplementary regulations and requirements outlined in the [North Logan City Center Form-Based Code](#) and may also be required to meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses) when such regulations and requirements are deemed applicable by the Land Use Authority.
- C. **Legacy MX-CC Zones.** The permitted, conditional, and prohibited uses within Legacy MX-CC zone districts shall be as outlined in Chapter 12C-1200 (Legacy Mixed Use City Center (MX-CC) Zones). Permitted and conditional uses located within Legacy MX-CC zones shall meet all supplementary regulations and requirements outlined in this title,



including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions), 12C-600 (Regulations Pertaining To Specific Conditional Uses) and 12C-1400 (Legacy Mixed Use City Center (MX-CC) Zones) when such regulations and requirements are deemed applicable by the Land Use Authority. **Use Restrictions.**

1. To further the City's objectives in promoting high levels of owner-occupancy, moderate income housing and/or first-time home buyer housing opportunities within the MX-CC zone and its form districts, the City may require as part of a zoning map change, site plan, or other development approval a development agreement, plat notation(s), or other similar mechanism to ensure compliance with any stipulated requirements of the Land Use Authority.

**A. 12C-153 Development Standards Master Development Plan Required.**

1. A master development plan shall be submitted and approved by the Land Use Authority outlined in 12B-601 (Designation Of Land Use Authority) as part of a Land Use (Zoning) Map Amendment Application submitted for the MX-CC zone.
2. A master development plan shall include, but not be limited to, a site plan, a pedestrian connection/trails plan, conceptual building elevations and design schemes, streetscape and building setback illustrations, a property plat and aerial photograph (if available), other relevant graphic illustrations/presentations of the proposed development, and other information as may be required by the Land Use Authority.
3. A master development plan, once approved, may be recorded with the County Recorder in conjunction with an executed development agreement as stipulated in 12B-714 (Development Agreements).
4. A master development plan and its subsequent amendments shall be subject to approval of the Land Use Authority as outlined in 12B-601 (Designation Of Land Use Authority).
  - a. Minor changes in the location, siting or character of buildings or structures may be authorized by the Zoning Administrator if required by engineering or other circumstances not foreseen at the time of initial master development plan approval.
  - b. All other substantive changes, defined as an increase in the number of lots or units, changes which are not consistent with previous approvals, or which have the effect of amending or modifying previously approved development agreements, shall be reviewed by the Land Use Authority as outlined in 12B-601 (Designation Of Land Use Authority).
  - c. The Zoning Administrator shall determine whether a change requires approval by the Land Use Authority.
5. Deviations from approved plans, or the failure to comply with any requirements imposed during approval of the project shall constitute a violation of this title.

**B. Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the MX-CC zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.

**C. Modifying Regulations.** The minimum area, width, and yard regulations identified for the MX-CC zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title may be modified as outlined in the [North Logan City Center Form-Based Code](#).

**D. Height Regulations.**

North Logan Municipal Code  
Title 12C – Land Use Zoning

1. **Minimum.** In the MX-CC zone, no main building shall be erected to a height of less than one (1) story above grade.
  2. **Maximum.** Maximum heights of main and accessory buildings within the MX-CC zone shall be as outlined in Section 5.0 (Building Types) of the [North Logan City Center Form-Based Code](#).
    - a. The maximum height of any building or structure located in the MX-CC zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
  3. **Exceptions.**
    - a. Unless otherwise addressed within the [North Logan City Center Form-Based Code](#), exceptions to height limitations may be considered by the Land Use Authority as outlined in 12C-210 (Exceptions To Height Limitations).
- E. Site Development, Building Design, And Landscaping.**
1. All developments within the MX-CC zone and its form districts shall be developed according to the standards and processes outlined in Section 5.0 (Building Types), Section 6.0 (Open Space), 7.0 (Landscaping), and Section 10.0 (Administration) of the [North Logan City Center Form-Based Code](#).

**12C-154 Access And Off-Street Parking Requirements**

1. For lots and parcels located within the MX-CC zone, access and off-street parking shall be provided as outlined in Section 4.0 (Street Types) and Section 8.0 (Parking) of the [North Logan City Center Form-Based Code](#).
2. When not specifically addressed by the [North Logan City Center Form-Based Code](#) the Land Use Authority may require access and off-street parking to be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

**12C-155 Signage**

All signs located within the MX-CC zone and its form districts shall comply with the requirements outlined in Section 9.0 (Signage) of the [North Logan City Center Form-Based Code](#).

## **12C-160 Wolf Pack Way Corridor (WWC) Zone**

### **12C-161 Purpose**

### **12C-162 Permitted, Conditional And Prohibited Uses**

### **12C-163 Development Standards**

### **12C-164 Access And Off-Street Parking Requirements**

### **12C-165 Signage**

### **12C-161 Purpose**

- A. The purpose of the Wolf Pack Way Corridor (WWC) zone is to implement the community's vision as outlined in the City's General Plan, and to create a dynamic, mixed use corridor that balances residential and economic development while respecting the community's existing character. The WWC zone will seek to establish a gradient of land uses from residential to commercial, fostering diverse housing options and economic opportunities through:
1. Mixed use development including commercial, office, and predominantly owner occupied multi-family housing.
  2. Providing opportunities for a gradient of land uses, transitioning from residential in the east to commercial in the west.
  3. Emphasising the creation of a cohesive corridor identity.
  4. Emphasising careful integration of new uses with existing residential areas as well as with the Cache Regional Recreation Complex and MX-CC zones.
  5. Providing opportunities for innovative urban design that promotes walkability and community interaction.
  6. Providing opportunities for diverse housing types to meet the various needs of the City.
  7. Differentiating access management between main corridor frontage and interior/side street development with the primary pedestrian access and more intensive uses oriented to Wolf Pack Way.

### **12C-162 Permitted, Conditional, And Prohibited Uses**

- A. The permitted, conditional, and prohibited uses within the WWC zone shall be those as outlined in 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) of this title.
- B. Permitted and conditional uses allowed within the WWC zone shall meet all supplementary regulations and requirements outlined in this title including those regulations and requirements found in 12C-200 (Supplemental Zoning Provisions) and 12C-600 (Regulations Pertaining To Specific Conditional Uses).
- C. **Use Restrictions.**
1. All uses established in the WWC zone shall be conducted entirely within a fully enclosed building except those uses deemed by the Land Use Authority to be customarily and appropriately conducted in the open.
  2. Outdoor storage of any goods or materials within the WWC zone shall be prohibited except those uses deemed by the Land Use Authority to be customarily and appropriately conducted in the open.

### **12C-163 Development Standards**

**A. Master Development Plan Required.**

1. A master development plan shall be submitted and approved by the Land Use Authority outlined in 12B-601 (Designation Of Land Use Authority) as part of a Land Use (Zoning) Map Amendment Application submitted for the WWC zone.
2. A master development plan shall include, but not be limited to, a site plan, a pedestrian connection/trails plan, conceptual building elevations and design schemes, streetscape and building setback illustrations, a property plat and aerial photograph (if available), other relevant graphic illustrations/presentations of the proposed development, and other information as may be required by the Land Use Authority.
3. A master development plan, once approved, may be recorded with the County Recorder in conjunction with an executed development agreement as stipulated in 12B-714 (Development Agreements).
4. A master development plan and its subsequent amendments shall be subject to approval of the Land Use Authority as outlined in 12B-601 (Designation Of Land Use Authority).
  - a. Minor changes in the location, siting or character of buildings or structures may be authorized by the Zoning Administrator if required by engineering or other circumstances not foreseen at the time of initial master development plan approval.
  - b. All other substantive changes, defined as an increase in the number of lots or units, changes which are not consistent with previous approvals, or which have the effect of amending or modifying previously approved development agreements, shall be reviewed by the Land Use Authority as outlined in 12B-601 (Designation Of Land Use Authority).
  - c. The Zoning Administrator shall determine whether a change requires approval by the Land Use Authority.
5. Deviations from approved plans, or the failure to comply with any requirements imposed during approval of the project shall constitute a violation of this title.

**B. Applicability.** This section shall be applicable to all new development and redevelopment of any parcel or lot within the boundary of the WWC zone as depicted on the City's Zoning Map. All substantial enlargement or improvement of any land use or building within the WWC zone shall comply as follows:

1. For the purposes of this chapter new development shall mean: 1) the construction of a building upon a vacant parcel or lot; 2) the construction of a building upon a parcel or lot whereon a building previously existed at the effective date of these regulations and such building was subsequently demolished; or 3) where the construction, alteration, improvement, expansion, renovation or modification of a building involves the complete demolition of said building. New development shall not include the construction, alteration, improvement, expansion, renovation or modification of all or part of a building demolished or destroyed by (or which is required to be demolished due to) an act of God when such building, or portions thereof, legally existed and lawfully conformed with the City's Code prior to the effective date of this chapter.
2. For the purpose of this chapter substantial modification shall mean any improvement, expansion, renovation, alteration, construction or modification of a building or accessory structure existing as of the effective date of this chapter in

which said improvements, expansion, renovation, alteration, construction or modification:

- a. Results in greater than a fifty percent (50%) increase in the total square footage of the existing building and accessory structure footprint if said existing building and accessory structure footprint is ten thousand square feet (10,000 sq. ft.) or less; or
  - b. Results in greater than a twenty five percent (25%) increase in the total square footage of the existing building and accessory structure footprint if said building and accessory structure footprint is greater than ten thousand square feet (10,000 sq. ft.); or
  - c. Results in an improvement, expansion, renovation, alteration, construction or modification where the cost of the proposed improvements is greater than fifty percent (50%) percent of the assessed value of the existing improvements. For the purposes of this paragraph, assessed value shall be as determined by the County Assessor, and costs of the proposed improvements shall be submitted with a cost estimate from the contractor and approved by the Building Official; or
  - d. Results in greater than a one hundred percent (100%) increase in the number of existing paved parking spaces, as required and in compliance with this title, due to a change in the use of the subject property when compared to the existing number of paved parking spaces required for the prior use of the subject property.
3. For the purposes of this chapter non-substantial modification means any improvements, expansions, renovations alterations or modifications of a building or accessory structure existing as of the effective date of this chapter which:
  - a. Results in a redevelopment, modification, alteration, renovation or refurbishment of the existing business building façade and building design with no proposed change of uses for the subject property.
  - b. Does not constitute a substantial modification provided that: 1) the building or structure was lawfully permitted under the City's Code; 2) such reconstruction is necessitated due to a natural disaster; 3) such reconstruction is substantially similar to such building or accessory structure, or portions thereof, which was damaged or destroyed by an act of God; and 4) such reconstruction does not cause nonconformity with the provisions of this title or increase its size, height, or other physical characteristics or intensity of the site when compared to the building or accessory structure, or portions thereof, which was destroyed or damaged by an act of God.
- C. **Minimum Area, Width, And Yard Regulations.** The minimum area, width, and yard regulations within the WWC zone shall be those as outlined in 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title.
- D. **Modifying Regulations.** The minimum area, width, and yard regulations identified for the WWC zone in Table 1 - Minimum Area, Width, And Yard Regulations of 12C-007 (Master Table Of Minimum Area, Width, And Yard Regulations) of this title shall not be modified unless otherwise stipulated in this title.

**E. Height Regulations.**

1. **Minimum.** In the WWC zone, no main building shall be erected to a height of less than one (1) story above grade.
2. **Maximum.**
  - a. In the WWC zone, on the east side of Wolf Pack Way, no main building shall be erected to a height greater than three (3) stories or forty two feet (42') unless approved by the Land Use Authority through a Master Development Plan.
  - b. In the WWC zone, on the west side of Wolf Pack Way, no main building shall be erected to a height greater than four (4) stories or fifty six feet (56') unless approved by the Land Use Authority through a Master Development Plan.
  - c. The maximum height of any building or structure located in the WWC zone may be further restricted by the City's Airport Limitation Overlay Zone. See 12C-1300 (Airport Limitation Overlay Zones) for additional requirements.
3. **Exceptions.**
  - a. Exceptions to height limitations shall be as outlined in 12C-210 (Exceptions To Height Limitations).

**F. Lot Coverage Regulations.**

1. ~~A main building, or group of buildings located within the WWC zone shall not cover more than sixty percent (60%) of the area of the lot or parcel on which they are located.~~None

**G. Site Development, Building Design, And Landscaping.**

1. **Residential Landscaping Requirements.** All new residential developments and residential construction shall meet the residential landscaping requirements outlined in 12C-211 (Residential Landscaping Requirements).
2. Unless specifically addressed in this chapter, all multi-family residential uses, commercial uses, professional uses, manufacturing or industrial uses, and institutional uses which are allowed in the WWC zone by 12C-006 (Master Land Use Table (i.e., Land Use Matrix)) shall be required to meet the requirements of 12C-222 (Site Development And Building Design Requirements For Multi-Family Residential Uses, Commercial Uses, Professional Uses, Manufacturing Or Industrial Uses, And Institutional Uses).
3. **Specific Site Development And Building Design Criteria.**
  - a. Whenever possible access to a parcel, lot, or site within the WWC zone shall maximize shared ingress and egress and minimize access from Wolf Pack Way to individual uses.
  - b. Buildings within the WWC zone shall incorporate architectural character and detailing similar to the typical development examples provided in the City's General Plan for the Wolf Pack Way Corridor District.
  - c. Exterior mechanical and building equipment shall be located to the rear or side of the building and screened from view from public streets. Where



screening is accomplished by structural means, the structure shall be compatible in design and color with the building.

- d. Lighting of buildings and parking areas shall use fully shielded fixtures (i.e., full cut-off fixtures) to prevent direct light and glare from being cast upon any abutting property or visible to traffic on any public street. Low intensity accent or ornamental lighting may be used to accentuate buildings, and other areas such as pedestrian areas and landscaping.
- e. Parking may be provided in the rear of the lot, internal to the building, or in an attached parking structure. Parking lots may not exceed the required number of parking spaces by more than five percent (5%).
- f. Loading docks shall be opaquely screened to a minimum of six feet (6') in height from public rights-of-way by year-round landscaping or screening walls that are architecturally integrated into and consistent with the building's materials and design.
- g. Walls and fencing of any type in the area between Wolf Pack Way and a proposed building shall be strictly prohibited.

**4. Special Design Considerations For WWC Uses:**

**a. Mixed Use Building Or Development Requirements.**

- (1) A mixed use building (i.e., vertical) or development (horizontal) within the WWC zone may create a mix of commercial, entertainment, office, personal services, and residential uses.
- (2) A mixed use building or development shall be required to have at least two (2) different land use types. If the mixed use building or development includes residential uses, no more than sixty six (66%) percent of the building or development may be residential dwelling units.
- (3) Buildings in a mixed use design shall be clustered so that they are easily accessible for pedestrians and to shared parking areas.
- (4) Buildings shall be designed so that the front of the buildings are oriented to Wolf Pack Way.
- (5) Buildings shall be designed with a minimum ground floor height of ten feet (10'), and upper level floor height a minimum of nine feet (9').
- (6) Buildings shall be designed with a minimum ground floor transparency of twenty five percent (25%), and a minimum upper floor transparency of thirty five percent (35%).

**b. Drive-Thrus.**

- (1) Drive-thrus should be sited to have minimal visual impacts on Wolf Pack Way while ensuring safe vehicular movement on the site in which it is located.
- (2) The architectural details of drive-thru canopies and canopy supports (i.e., colors, materials) shall be consistent with the principle building and building facade.
- (3) A clearly defined pedestrian route shall be provided. Pedestrian routes travelling through drive thru lanes shall be prohibited.

### **12C-164 Access And Off-Street Parking Requirements**

For lots and parcels located within the WWC zone, access and off-street parking shall be provided as outlined in 12C-400 (Off-Street Parking And Loading Space) and 12C-500 (Access) of this title.

### **12C-165 Signage**

All signs located within the WWC zone shall comply with the requirements of 12C-700 (Signs) of this title.

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