

R-3 Height Limits Zoning Ordinance Amendment



Draft February 15, 2023

SECTION 1. Subsection amended. Subsection 15-4-5J of the Ogden Municipal Code is amended to read as follows:

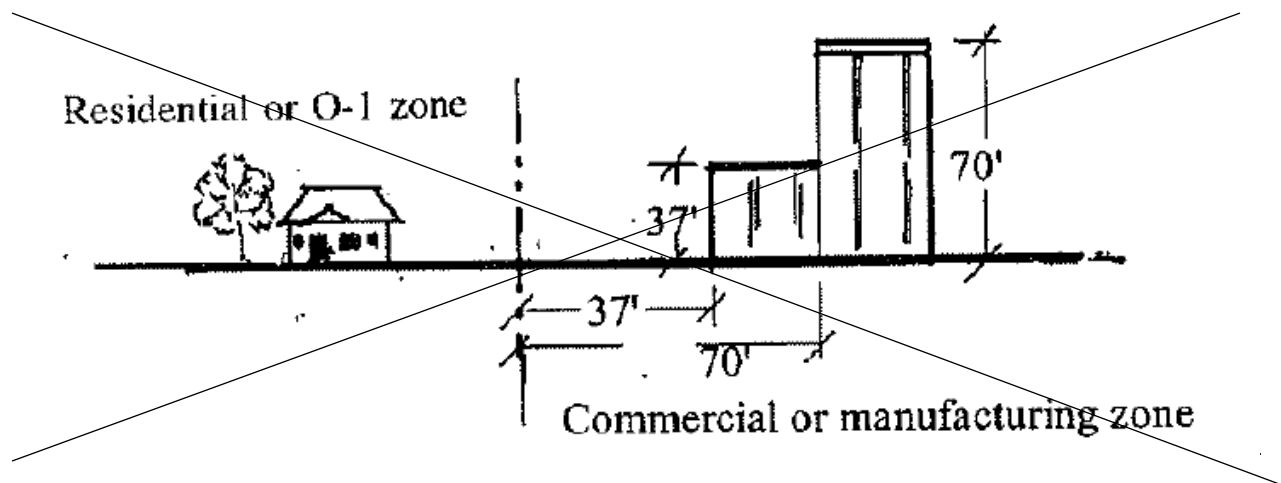
J. [Building Design:]

1. Glare:

a. Building materials shall not create excessive glare. If highly reflective building materials are proposed, the potential for glare from such materials will be evaluated for their potential adverse impact on adjacent property owner(s) in terms of vehicular safety, outdoor activities, privacy or enjoyment of views.

b. Mirror glass with a reflectivity of greater than sixty percent (60%) is prohibited.

[2. ~~_____~~ [Design And Placement Of Tall Buildings:] Any building or structure proposed to be in excess of thirty five feet (35') tall that is next to a residential or open space zone shall be set back thirty five feet (35') plus one foot (1') for every foot the building is taller than thirty five feet (35'). A building or structure may stagger the height as long as the height of the section that is over thirty five feet (35') meets this setback from the residentially zoned property line.]



3-2. Exterior Building Materials In Commercial Zones: The construction of buildings in the commercial zones should use materials which are compatible with the materials used in the construction of commercial buildings adjacent to the property.

a. Metal sided premanufactured buildings are not permitted in the commercial zones nor are exterior surfaces which are composed substantially of metal, except as provided in subsection ~~3bJ2b~~ of this section.

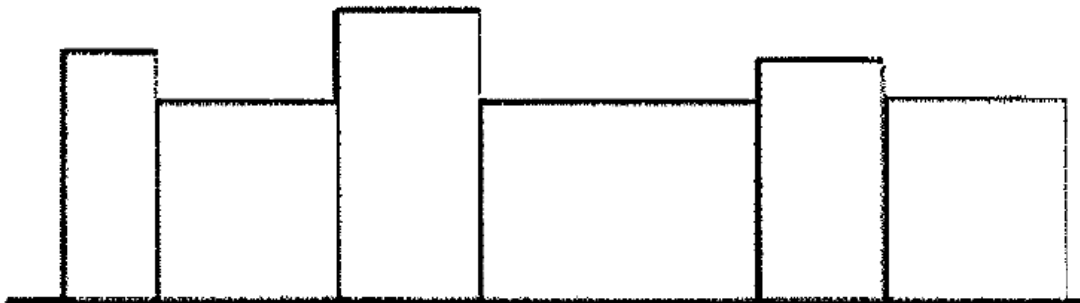
b. In the C-3 zone, building exteriors are allowed which use new architectural metal that enhances the architectural design, provides interest and are compatible with other buildings in the area if:

(1) The building front facade has sixty percent (60%) or more glazing; or

(2) The planning commission approves the use of new architectural metal as the main exterior surface material based on the following considerations:

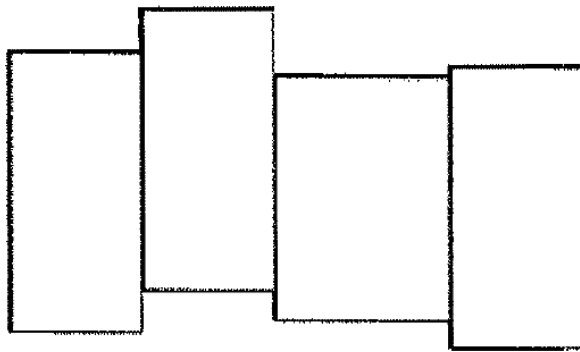
(A) The building front must have a minimum of twenty percent (20%) glazing and use two (2) or more different types of architectural metals and/or materials;

(B) The building has staggered roofline heights along with flat cornices; and



Staggered Roofline Heights

(C) The building front has varying depths and is not made up of long flat walls.



Varying Building Depths

c. If there is a question of the compatibility of the exterior surface treatment an appeal on the appropriateness of the material can be made to the planning commission.

SECTION 2. Section amended. Subsection 15-13-5 of the Ogden Municipal Code is amended to read as follows:

15-13-5: [ADDITIONAL HEIGHT REGULATIONS:]

A. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain a building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, and water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits prescribed in the zone height regulations, but no space above the height limit shall be allowed for the purpose of providing additional floor space, and no heights are permitted above the maximum allowed under airport area height provisions.

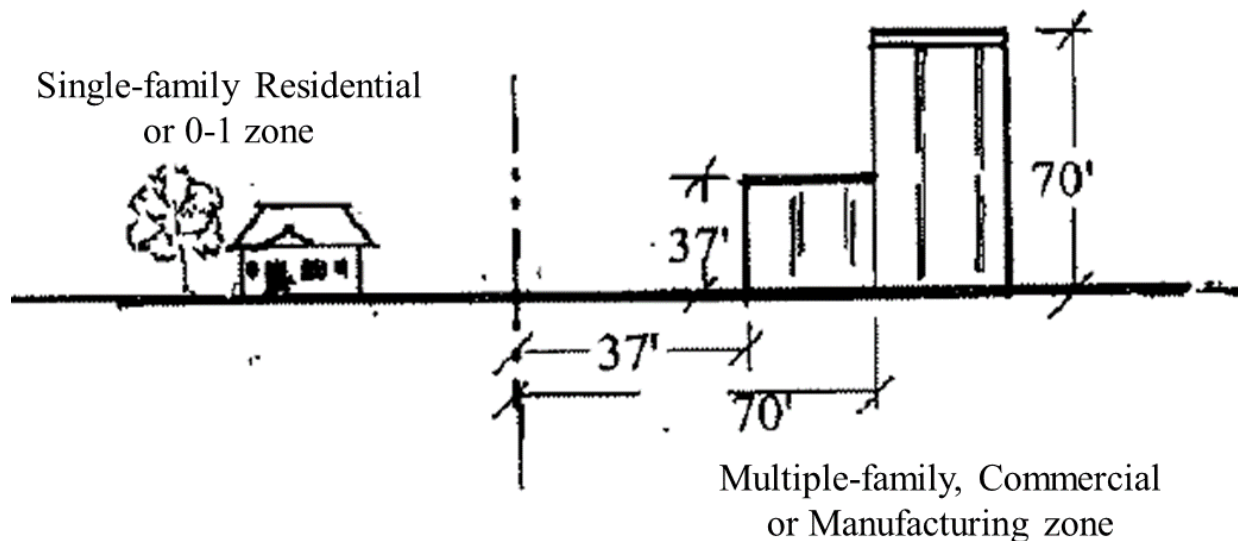
B. No dwelling shall be erected to a height less than ten feet (10').

C. In a residential zone, the ridge or highest point of the roof of an accessory building may be erected to a height no greater than the lesser of:

1. Twenty five feet (25');
2. Eighty percent (80%) of the highest point of the roof of the main residential building, except where the ridge or highest point of the roof of the main residential building is sixteen feet (16') or less the ridge or highest point of the roof of the accessory building may not exceed twelve and one-half feet (12'6"); or

3. For a metal-sided accessory building on a lot one-half (1/2) acre or over, twelve and one-half feet (12'6").

D. [Design And Placement Of Tall Buildings:] Any building or structure in a multiple-family, commercial or manufacturing zone proposed to be in excess of thirty five feet (35') tall that is next to a single-family residential or open space zone shall be set back from the property line of the single-family residential or open space zoned property a minimum of thirty five feet (35') plus one foot (1') for every foot the building is taller than thirty five feet (35'). A building or structure may stagger the height as long as the height of the section that is over thirty five feet (35') meets this setback from the single-family residential or open space zoned property line.



SECTION 3. Subsection amended. Subsection 15-17-4D of the Ogden Municipal Code

is amended to read as follows:

D. Building Height:

1. Minimum, one story.
2. Maximum, ~~[nursing home, two and one-half (2¹/₂) stories or thirty five feet (35'), none for other buildings]~~ four (4) stories or fifty feet (50'), whichever is less. See also section 15-13-5 of this code for limits on buildings over thirty-five feet (35') high.