

CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Chapter 104-1, In General

Notice Date: April 3rd, 2026

Public Hearing Date: Tuesday, April 14th, 5:00 PM

Location: 7474 East 200 South, Huntsville, City Council Chambers

Summary of Proposed Ordinance

The City of Ogden Valley is considering the adoption of Chapter 104-1, “In General” section of the Zoning Ordinance. This chapter establishes the foundational administrative provisions for zoning within the City and provides the foundation used to apply, interpret, and administer all zoning regulations. The proposed actions primarily consist of codifying zoning structure, interpretation of rules, and boundary standards while removing obsolete or inapplicable zoning references carried forward from the prior county code.

Key Changes Include:

Adoption of Chapter 104-1, In General:

The following provisions are being added to the Ogden Valley City Zoning Ordinance

- **Section 104-1-1 Establishment of Zones**

This section formally establishes zoning districts within Ogden Valley City and organizes them by zoning district, zone category, and zone name, and includes:

- Agricultural Zones (AV)
- Forest Zones (FV-3, HR, F)
- Shoreline Zone (S)
- Residential Zone (RE)
- Commercial Zones (CV)
- Manufacturing Zones (MV)
- Open Space Zone (O)
- Overlay Zones (MPDOZ, SLOZ)
- Commercial Recreation Resort Zone (CVR)
- Residential Manufactured Housing (RMH)

The following zones have been deleted in their entirety:

- Gravel Zone (G)
- Form-Based Zone (FB)

This section provides the legal basis for applying land use regulations citywide and standardizes zone naming and classification.

- **Section 104-1-2 Boundaries of Zones**

This section establishes how zoning boundaries are determined and interpreted, including:

- Adoption of the official zoning map as the controlling document
- Interpretation rules where boundaries follow:
 - Streets, alleys, and property lines
 - Rivers, irrigation canals, waterways, railways, public lands or section lines.
- Use of the map scale where boundaries are unclear
- Assignment of the final interpretation authority of the appeal authority.

No changes are proposed, except for an added reference to Ogden Valley City, omitting Weber County.

- **Section 104-1-3 Rules of Interpretation for Land Use Tables or lists of Uses**

This section clarifies how zoning land use tables are to be read and enforces including:

- Land use tables are exclusive and comprehensive
- Uses not expressly listed as permitted or conditional are not allowed
- A use permitted in one zone is not permitted in another zone unless specifically listed

These rules provide consistent and predictable zoning interpretation. No changes are proposed.

Section 104-1-4 Area Requirements For Parcel Split By Zone Boundaries

This section establishes standards for parcel development where properties span more than one zoning district including:

- Defining the more restrictive zone as the zone with the larger minimum lot size
- Allowing development under the more restrictive zone when two-thirds or more of the required lot area is present.
- Requiring development in the less restrictive zone when the tow third threshold is not met.

No changes are proposed to this section.

These changes intend to establish a clear zoning foundation that better aligns with the community’s vision for how property should be used to improve clarity and facilitate development within the city.

Affected Property Owners (Map Amendments)

This is a citywide ordinance that applies to all properties within Ogden Valley City. No zoning map amendments are proposed as a part of this action.

Reviewing Documents

The draft ordinance changes are available for public review at:

- **Online:** www.ogdenvalley.gov/public-meeting/planning-commission-public-hearing-april-14-2026/
- **In-Person:** 7474 East 200 South, Huntsville
Mondays and Wednesdays 9am to 1pm
Thursdays 1pm to 5pm

Providing Comment

All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** planning@ogdenvalleyut.org
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

ADA Accommodations

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at khoogland@ogdenvalleyut.org at least 24 hours prior to the hearing.

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Chapter 104-1 In General

Sec 104-1-1 Establishment Of Zones

Sec 104-1-2 Boundaries Of Zones

Sec 104-1-3 Rules Of Interpretation For Land Use Tables Or Lists Of Uses

Sec 104-1-4 Area Requirements For Parcels Split By Zone Boundaries

Sec 104-1-1 Establishment Of Zones

For the purpose of this title, the Territory of Ogden Valley City to which this title applies is divided into classes of zones as follows:

ZONE DISTRICT	ZONE CATEGORY		ZONE NAME
Gravel Zone	Gravel	G	G
Agricultural Zones	Agricultural	A	A-1
			A-2
			A-3
	Agricultural Valley	AV	AV-3
Forest Zones	Forest Valley	FV	FV-3
	Forest Hillside Residential Single-Family	FRHR	FR-1
	Forest Hillside Residential Multi-Family		HRFR-3
	Forest	F	F-5
F-10			

			F-40
Shoreline Zone	Shoreline	S	S-1
Residential Zones	Residential Estates	RE	RE-15
			RE-20
	Single-Family	R1	R1-5
			R1-10
			R1-12
			R1-15
	Two-Family	R2	R2
	Multi-Family	R3	R3-A
			R3-S
	Mobile/Manufacturing Home Park	RMH	RMHP
Manufactured Home	RMH-1-6		
Commercial Zones	Neighborhood Commercial	C	C-1
	Community Commercial		C-2
	Regional Commercial		C-3

	Neighborhood Commercial Valley	CV	CV-1
	Community Commercial Valley		CV-2
Manufacturing Zones	Manufacturing and Technology	M	M-T
	Light Manufacturing		M-1
	Medium Manufacturing		M-2
	Heavy Manufacturing		M-3
	Valley Manufacturing	MV	MV-1
Form-Based Zone	Form-Based	FB	FB
Open Space Zone	Open Space	O	O-1
Overlay Zone	Master Planned Development	MPDOZ	MPDOZ
	Sensitive Lands	SLOZ	SLOZ
	Large Solar Energy System	SOZ	SOZ
Recreation Resort	Commercial Valley Resort Recreation Zone	CVR	CVR-1
	Ogden Valley Destination and Recreation Resort Zone	DRR	DRR-1

(Ord. of 1956, § 2-1; Ord. No. 2008-20; Ord. No. 2009-15; Ord. No. 2010-09; Ord. No. 2019-2, Exh. A, 2-5-2019)

~~HISTORY~~

~~Amended by Ord. 2021-6 on 3/23/2021~~

~~Amended by Ord. 2022-04 on 1/18/2022~~

~~Amended by Ord. 2023-10 on 5/16/2023~~

~~Amended by Ord. 2024-21 on 11/5/2024~~

Sec 104-1-2 Boundaries Of Zones

The boundaries of each of the said zones are hereby established as described herein or as shown on the maps entitled "Zoning Map of Ogden Valley City Weber County", which map or maps are attached 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.

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

Wherever the zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the centerline of such street, alley or block or such property line, shall be construed to be the boundary of such zone.

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 line of such public land or such section line shall be deemed to be the boundary of such zone.

Where such zone boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.

Where the application of the above rules does not clarify the zone boundary location, the appeal authority board of adjustment shall interpret the map. .

~~Editors Note: Ord. No. 2022-06 consolidated the text that was in Section 104-1-3 Rules or Ordinance And Maps into this Section 104-1-2 Boundaries Of Zones, and changed Section 104-1-3 to Rules of Interpretation.~~

~~(Ord. of 1956, § 2-2; Ord. No. 2008-20; Ord. No. 2009-15; Ord. No. 2010-09)~~

HISTORY

Amended by Ord. 2022-06 on 2/1/2022

Sec 104-1-3 Rules Of Interpretation For Land Use Tables Or Lists Of Uses

The Land Use Table or list of permitted uses and conditional uses of each zone are plenary. As such, the following rules of interpretation apply:

A use that is not explicitly listed as a permitted or conditional use in the respective zone is not an allowed use in that zone.

The omission of a use from a zone's Land Use Table or a zone's list of permitted or conditional uses shall not be construed in any manner as an allowed use in the zone.

A use that is specifically listed in one zone's Land Use Table or the zone's list of permitted or conditional uses that is not specifically listed in another zone's Land Use Table or list of permitted or conditional uses is not permitted in the other zone.

***Editors Note:** Ord. No. 2022-06 consolidated the text that was in this section, which was named Section 104-1-3 Rules or Ordinance And Maps, into Section 104-1-2 Boundaries Of Zones, and changed this Section 104-1-3 to Rules of Interpretation.*

(Ord. of 1956, § 2-4; Ord. No. 2008-20; Ord. No. 2009-15; Ord. No. 2010-09)

HISTORY

Amended by Ord. 2022-06 on 2/1/2022

Sec 104-1-4 Area Requirements For Parcels Split By Zone Boundaries

The more restrictive zone is the zone which has the larger area requirement.

Where a parcel that is split by a zone boundary contains at least two-thirds of the area required for a lot in the more restrictive zone, the area from the less restrictive zone can be used to meet the total area requirement for the more restrictive zone. Where a parcel that is split by a zone boundary contains less than two-thirds of the area required for a lot in the more restrictive zone, the home must be built in the less restrictive zone. The parcel area in the more restrictive zone can be used to meet area requirements in the less restrictive zone.

(~~Ord. of 1956, § 2-5; Ord. No. 2008-20; Ord. No. 2009-15; Ord. No. 2010-09~~)