

OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Title 104 Zones, Chapter 104-8, Forest Residential (FR-3) Zone

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 Zoning Changes

The City is considering amendments to the Zoning Ordinance that will update portions of Chapter 104-8 Forest Residential Zone FR-3 that will create standards that better align with the community's vision for how property should be used within the zone, to improve clarity, and facilitate development within the zone. The primary elements changed are a modification to the Purpose and Intent (Sec 104-8-1); amendments to the Land Use Table (Sec 104-8-3) specifying which uses are allowed in the FR-3 zone, as well as any special provisions required for said uses; amendments to Sec 104-8-4 Special Regulations, addition clarifying language and expanding specifications and definitions specific to this code.

Key Changes Include:

- **[Name]:** The name is changed from Forest Residential FR-3 to Hillside Residential HR.

[Chapter 104-8 Forest Residential Hillside Residential Zone FR-3 HR](#)

- **[Purpose and Intent]:** The purpose and intent of the zone are clarified adding:

HR Zone is intended to accommodate established medium-density residential development in the form of detached single-family, and attached and multi-unit housing within a defined area of the valley. This zone recognizes existing condominium and townhome patterns and provides standards for their continued residential use, whether owner-occupied or rented. The purpose of this zone is to allow compact residential development within a limited geographic area while preserving the broader rural and agricultural character of the surrounding lands.

- **[Permitted Uses]:** The current code lists both "Permitted" and "Conditional" uses; the proposal removes the conditional use category, and places uses into a single permitted-use table with "special provisions."
 - Uses that previously required a Conditional Use Permit would now be permitted outright if they meet the listed standards. These changes should

help reduce processing time and provide a clearer understanding of permitted uses.

- **Lockout Sleeping Room** is removed as a permitted use;
- Limits on density of horses stabled on a single property, adding:

Two-Acre Use. Livestock density shall not exceed one (1) horse per one-quarter (¼) acre of land used for horses, with a minimum of one (1) acre required to keep horses.
- Removing **Bed and breakfast, condo rentals, lodging houses and Short Term Rentals** as permitted uses
- Adding Special Regulations to Utility uses:

Public utility substations.	C	<u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u>
Water storage reservoir, when developed by a utility service provider.	C	<p><u>Height above grade limited to 20’ maximum. Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u></p> <p><u>Setbacks to be per site table below. See Title 108, Chapter 10</u></p>

- Adding Special Regulations to further regulate agricultural, uses in Sec 104-8-4:

1. **Animal grazing and Pasture Use.** Animal grazing is a permitted agricultural use.
2. **Supplemental Feeding.** Supplemental feeding of grazing animals, including hay or other feed, is permitted as part of normal agricultural and pasture management practices, including seasonal feeding, winter feeding, drought response, rotational grazing, and soil protection.
3. **Management Standard.** Grazing and feeding practices shall be managed to:
4. prevent excessive manure accumulation;
5. prevent soil degradation or runoff beyond the parcel; and

- 6. avoid persistent odor, fly, or nuisance impacts detectable at the property line.
- 7. **Setbacks for Concentrated Feeding Areas.** Areas used primarily for concentrated feeding, confinement, or manure storage shall not be located within **seventy-five (75)** feet of any dwelling, public, or semi-public building on an adjoining parcel.
- 8. **Density.** Livestock shall be maintained in a manner that prevents persistent overgrazing, erosion, or discharge of manure or sediment beyond the property line. Where a verified complaint is received, the city may require the property owner to demonstrate compliance through an approved conservation plan, pasture management plan, or other documentation prepared in consultation with NRCS, USU Extension, or a qualified agricultural professional.

d. **Animal Units – Family Food Production Only**

e. **Animal Unit Standards for Family Food Production.**

For purposes of family food production accessory to a residential use, livestock density shall be limited using the following animal unit (AU) equivalents:

<u>Animal Type</u>	<u>Animal Unit (AU)</u>
<u>Cow (beef or dairy)</u>	<u>1.0 AU</u>
<u>Horse</u>	<u>1.0 AU</u>
<u>Donkey</u>	<u>0.7 AU</u>
<u>Pig</u>	<u>0.4 AU</u>
<u>Sheep</u>	<u>0.2 AU</u>
<u>Goat</u>	<u>0.2 AU</u>
<u>Llama / Alpaca</u>	<u>0.3 AU</u>
<u>Chicken</u>	<u>0.01 AU</u>
<u>Duck</u>	<u>0.02 AU</u>
<u>Turkey</u>	<u>0.02 AU</u>
<u>Goose</u>	<u>0.03 AU</u>
<u>Rabbit</u>	<u>0.01 AU</u>

- f. [These animal unit limits apply only to family food production accessory to a residential use and shall not be used to regulate agricultural operations or livestock kept on agricultural parcels.](#)
- g. [The City Planner may approve functionally equivalent species using the closest animal unit equivalent.](#)

The intent of these changes is to modernize and reorganize the HR zone so it's easier to understand and administer. These changes align the code with other code sections, such as "Special Regulations" used elsewhere in Title 104, and replace conditional uses with clear, standards-based permitted uses.

Affected Property Owners (Map Amendments)

This is a citywide amendment, affecting all properties located within the AV-3 Land Use Zone. No map changes are proposed by these amendments.

Reviewing Documents

The draft ordinance/map changes are available for public review at:

- **Online:** www.ogdenvalley.gov/meetings-public-notice/
- **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.

[Chapter 104-8 Forest Residential Hillside Residential Zone FR-3 HR](#)

[Sec 104-8-1 Purpose And Intent*](#)

[Sec 104-8-2 \(Reserved\)](#)

[Sec 104-8-3 Land Use Table](#)

[Sec 104-8-4 Special Regulations](#)

[Sec 104-8-5 Site Development Standards](#)

HISTORY

Adopted *by* *Ord.* [2023-35](#) *on* *12/5/2023*

[Sec 104-8-1 Purpose And Intent*](#)

The purpose of the forest residential zone is to provide area for residential development in a forest setting.

~~HR-1HR~~ Zone is intended to accommodate established medium-density residential development in the form of detached single-family, and attached and multi-unit housing within a defined area of the valley. This zone recognizes existing condominium and townhome patterns and provides standards for their continued residential use, whether owner-occupied or rented.

The purpose of this zone is to allow compact residential development within a limited geographic area while preserving the broader rural and agricultural character of surrounding lands.

HISTORY

Adopted *by* *Ord.* [2023-35](#) *on* *12/5/2023*

Sec 104-8-2 (Reserved)

Sec 104-8-3 Land Use Table

Sec 104-8-3.010 Accessory Uses

Sec 104-8-3.020 Agricultural Uses

Sec 104-8-3.030 Animal-Related Noncommercial Uses

Sec 104-8-3.040 Commercial Uses

Sec 104-8-3.050 Institutional Uses

Sec 104-8-3.060 Residential Uses

Sec 104-8-3.070 Recreational Noncommercial Uses

Sec 104-8-3.080 Utility Uses

The following tables display the uses permitted, conditionally permitted, or not permitted in the zone. The letter "P" indicates a permitted use in the zone. The letter "C" indicates a use that requires a conditional use permit, as governed by Title 108 Chapter 4, in the zone. The letter "N" indicates a use that is prohibited in the zone. A use listed is a main use, unless listed in the "accessory uses" table.

Sec 104-8-3.010 Accessory Uses

Accessory uses. Unless otherwise specified in this Land Use Code, an accessory use is prohibited unless located on the same lot or parcel as the main use to which it is accessory.	HR-4	SPECIAL REGULATIONS
Accessory building , accessory and incidental to the use of a main building.	P	
Accessory dwelling unit.	P	See Title 108, Chapter 19.
Accessory use , accessory and incidental to the main use.	P	
Home occupation , accessory to a residential use.	P	See Chapter 108-13.
Household pets , accessory to a residential use.	P	
Lockout Room	CN	No more than two per dwelling unit.
Main building , designed or used to accommodate the main use.	P	
Parking lot , accessory to a main use allowed in the zone.	P	
Temporary building or use , accessory and incidental to onsite construction work.	P	See Section 104-8-4

HISTORY

Amended _____ by _____ Ord. _____ 2023-35 _____ on _____ 12/5/2023

Sec 104-8-3.020 Agricultural Uses

Agricultural uses, non-animal.	<u>HR FR-3</u>	SPECIAL REGULATIONS
Agriculture.	P	Allowable with special regulations below
Greenhouse and nursery.	P	Onsite sales are limited to plants produced on the premises.

HISTORY

Amended _____ *by* _____ *Ord.* _____ 2023-35 _____ *on* _____ 12/5/2023

Sec 104-8-3.030 Animal-Related Noncommercial Uses

Animal-related noncommercial uses.

The following are animal-related uses that do not and shall not typically generate customer-oriented traffic to the lot or parcel.

	<u>FR-3HR</u>	SPECIAL REGULATIONS
Animal grazing. Animal grazing, as defined in Title 101, Chapter 2.	<u>PN</u>	See Section 104-2-4. Allowable with special regulations below
Apiary.	<u>NP</u>	
Aviary.	<u>NP</u>	
Corral, stable or building for keeping animals or fowl.	<u>PN</u>	See Section 104-2-4. Allowable with special regulations below
Stable for horses, noncommercial.	<u>PN</u>	Horses shall be for noncommercial use only. No more than two horses shall be kept for each one acre of land used for the horses. <u>Two-Acre Use. Livestock density shall not exceed one (1) horse per one-quarter (¼) acre of land used for horses, with a minimum of one</u>

		(1) acre required to keep horses.
--	--	-----------------------------------

Sec 104-8-3.040 Commercial Uses

Commercial uses.	FR-3HR	SPECIAL REGULATIONS
The following are uses that typically generate customer-oriented traffic to the lot or parcel.		
Golf course , except miniature golf course.	N	
Ski resort.	N	

HISTORY
 Amended by Ord. [2023-35](#) on 12/5/2023

Sec 104-8-3.050 Institutional Uses

Institutional uses.	FR-3HR	SPECIAL REGULATIONS
Church, synagogue , or similar building used for regular religious worship.	N	
Public building.	GP	Define allowable parameters
Public school , or private educational institution having a curriculum similar to that ordinarily given in public schools.	N	Five acre minimum use in FR-1 Zone.

HISTORY
 Amended by Ord. [2023-35](#) on 12/5/2023

Sec 104-8-3.060 Residential Uses

Residential uses.	FR-3HR	SPECIAL REGULATIONS
Bed and breakfast dwelling.	N	See Section 104-8-4
Bed and breakfast inn.	CN	See Section 104-8-4
Condominium rental apartment (condo-tel), or timeshare building.	CN	
Dwelling, single-family.	P	
Dwelling, two-family.	P	
Dwelling, three-family.	P	
Dwelling, four-family.	P	
Dwelling, multi-family.	GP	
Group dwelling.	CN	See Section 108-7-11
Lodging house.	CN	See Section 104-8-4
Recreation lodge.	CN	
Residential facility for disabled persons.	P	See Section 108-7-13.
Short-term rental.	PN	See Title 108, Chapter 11

HISTORY

Amended by *Ord.* 2023-35 on 12/5/2023

Sec 104-8-3.070 Recreational Noncommercial Uses

Recreational noncommercial uses. The following are recreational uses that are typically owned or operated by a nonprofit or governmental entity.	FR-3HR	SPECIAL REGULATIONS
Private park, playground or recreation area. No privately owned commercial amusement business.	GP	! Artificial lighting, noise, and hours of operation to be limited to the hours of 8am-9pm
Public park, recreation grounds and associated buildings.	GP	Artificial lighting, noise, and hours of operation to be

limited to the hours of 8am-9pm

Sec 104-8-3.080 Utility Uses

Utility Uses.	HR-4	SPECIAL REGULATIONS
Public utility substations.	C	<u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u>
Water storage reservoir, when developed by a utility service provider.	C	<u>Height above grade limited to 20' maximum. Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u> <u>Setbacks to be per site table below. See Title 108, Chapter 40</u>

Sec 104-8-4 Special Regulations

The uses listed below correspond with certain uses listed in the Land Use Table in Section 104-8-3. Due to the nature of the use, each shall be further regulated as follows:

1. **Animal grazing and Pasture Use.** Animal grazing is a permitted agricultural use.
2. **Supplemental Feeding.** Supplemental feeding of grazing animals, including hay or other feed, is permitted as part of normal agricultural and pasture management practices.

including seasonal feeding, winter feeding, drought response, rotational grazing, and soil protection.

3. **Management Standard.** Grazing and feeding practices shall be managed to:
 4. prevent excessive manure accumulation;
 5. prevent soil degradation or runoff beyond the parcel; and
 6. avoid persistent odor, fly, or nuisance impacts detectable at the property line.

7. **Setbacks for Concentrated Feeding Areas.** Areas used primarily for concentrated feeding, confinement, or manure storage shall not be located within **seventy-five (75) feet** of any dwelling, public, or semi-public building on an adjoining parcel.

8. **Density.** Livestock shall be maintained in a manner that prevents persistent overgrazing, erosion, or discharge of manure or sediment beyond the property line. Where a verified complaint is received, the city may require the property owner to demonstrate compliance through an approved conservation plan, pasture management plan, or other documentation prepared in consultation with NRCS, USU Extension, or a qualified agricultural professional.

9.
 - a.
 - b. **Group dwelling.** Group dwellings shall be considered as one building for the purpose of setback requirements, with the entire group of dwellings as one unit requiring one front, one rear, and two side yards as specified for dwellings. No two separate dwelling structures shall be closer than 30 feet.
 - c. **Temporary building or use.** The building or use shall be removed upon completion or abandonment of the construction work.
 - d. **Animal Units – Family Food Production Only**
 - e. **Animal Unit Standards for Family Food Production.**
For purposes of family food production accessory to a residential use, livestock density shall be limited using the following animal unit (AU) equivalents:

<u>Animal Type</u>	<u>Animal Unit (AU)</u>
Cow (beef or dairy)	1.0 AU
Horse	1.0 AU
Donkey	0.7 AU
Pig	0.4 AU
Sheep	0.2 AU
Goat	0.2 AU
Llama / Alpaca	0.3 AU
Chicken	0.01 AU
Duck	0.02 AU

Turkey	0.02 AU
Goose	0.03 AU
Rabbit	0.01 AU

- f. These animal unit
- g. limits apply only to family food production accessory to a residential use and shall not be used to regulate agricultural operations or livestock kept on agricultural parcels.
- h. The City Planner may approve functionally equivalent species using the closest animal unit equivalent.

Formatted: No underline,

Sec 104-8-5 Site Development Standards

The following site development standards apply to a lot or parcel in the Hillside Residential (~~HR-1HR~~) zone, unless specified otherwise in this Land Use Code.

a. Lot

area:

LOT AREA	FR-3HR	
	SEPTIC ¹	SEWER ²
Single-Family Dwelling. The minimum Lot Area for a Single-Family Dwelling shall be:	20,000 square feet ⁵	6,000 square feet ⁵
Non-Single-Family Dwelling. The minimum Lot Area for all Dwellings other than a Single-Family Dwelling:	20,000 square feet	7,500 square feet
Other main building. The minimum Lot Area for a main building other than a Dwelling:	per building ^{3,5}	feet per building ^{4,5}

¹ For the purposes of this table, "septic" means an onsite individual wastewater system, such as a septic system.

² For the purposes of this table, "sewer" means an offsite community, group, or shared wastewater system, such as a community sewer system.

³ An additional 8,000 square feet of Lot area is required for each Dwelling Unit in excess of one per building, and there shall not be more than 4 dwelling units per net developable acre.

⁴ An additional 2,000 square feet of Lot area is required for each Dwelling Unit in excess of two per building, and there shall not be more than 20 dwelling units per net developable acre.

⁵ An additional 500 square feet of Lot Area is required for each rental or Lockout Sleeping Room, and there shall not be more than 40 rental or Lockout Sleeping Rooms per net developable acre if on sewer, or eight if on septic.

b. Lot width:

LOT WIDTH	FR-3HR-1HR
Minimum for all uses:	60 feet

¹The width of lots on the outside of the curved streets or on the ends of cul-de-sacs may be reduced by up to one-third as long as the required minimum lot width is provided when measured at a distance of 70 feet back from the front lot line in the FR-1 Zone.

c. Yard setback:

FRONT YARD SETBACK	FR-3HR-1HR
Minimum front yard setback:	25 feet ¹

¹See Section 108-7-10 if Lot abuts an Arterial Street or Collector Street.

SIDE YARD SETBACK	FR-1	FR-3HR-1HR
		8 feet ¹ Setback to be 20' when adjacent to medium and low density residential
Main building:	20-feet	
Accessory building:	20-feet	8 feet, except one foot if located at least six feet in rear of main building.
Corner lot, side facing street:	20-feet	20 feet

¹ The combination of the two required side yards shall not be less than 18 feet, plus one additional foot on each side for each foot of building height greater than 35 feet.

REAR YARD SETBACK	FR-1	FR-3HR-4HR
Main building:	30 feet	30 feet
Accessory building:	40 feet	1 foot, except 8 feet when on a corner Lot and adjacent to the adjoining Lot's front-yard.

d. Building height:

BUILDING HEIGHT	FR-1	FR-3HR-4HR
Minimum main building height:		1 story
Maximum main building height:		35 feet
Maximum accessory building height:		25 feet ¹

¹ Except when governed otherwise by Section 108-7-16 Large Accessory Buildings.

e. Lot coverage:

LOT COVERAGE	FR-4	FR-3HR-4HR
The maximum lot coverage of all buildings:	N/A	40 percent ¹

¹ At least 40 percent of the lot shall be left in open green space.

f. Floor to area ratio:

FLOOR TO AREA RATIO	FR-3HR-4HR
The maximum ratio of total building floor-area to Lot area:	1:1