

CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Chapter 108-15 Standards for Single-Family Dwellings

Notice Date: April 17th, 2026

Public Hearing Date: Tuesday, April 28th, 5:00 PM

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

Summary of Proposed Design Review Changes:

The proposed updates to Chapter 108-15 Standards for Single-Family Dwellings design standards by removing references to Weber County and obsolete zones; clarifying standards applicability to manufactured home parks and adding references to the appropriate building codes; added language specifying required utility connections; adding language specifying materials for foundation skirting; clarifying language referring roof, wall, and garage standards to appropriate building codes; removal of language regulating and recording additional kitchens; clarifying administrative approval of alternative standards.

Key Changes Include:

Sec 108-15-1 Codes And Standards

Any structure that is designed to be lived in by one family, and is located outside of approved manufactured home parks or developments specifically regulated under separate standards of this Title , located outside of a mobile or manufactured home park, camp, court, subdivision, or planned residential unit development (PRUD), shall meet all applicable standards and requirements including the International Residential Code and those others listed below. If a structure, designed to be lived in by one family is constructed as a mobile or manufactured home, it shall also meet all applicable standards and, if appropriate, be certified as meeting the U.S. Department of Housing and Urban Development's (HUD) Manufactured Home Construction and Safety Standards including the clear display of all necessary signage, insignias, labels, tags, and data plates.

Structural design, construction methods, materials, and life safety requirements shall be governed by the adopted building code. This chapter shall not regulate construction methods except where necessary to address land use impacts.

Sec 108-15-2 Other Standards And Requirements

The following standards and requirements shall be met for the use of a single-family dwelling:

A single-family dwelling shall:

Be attached to a site-built permanent foundation which meets all applicable codes;
and have an exterior finish constructed of durable, weather-resistant materials.

Acceptable materials include wood, engineered wood, masonry, concrete, fiber cement, stucco, metal, or other materials providing equivalent durability and weather protection.

~~have all installation and transportation components, consisting of, but not limited to, lifting shackles or hooks, axles, wheels, brakes, or hitches removed or hidden from view; and have an exterior finish made of wood, engineered wood, masonry, concrete, fiber cement, stucco, Masonite, metal, vinyl; and~~

Be connected to water, wastewater, and power systems sufficient to meet applicable health, safety, and building code requirements. Approved systems may include public utilities, private wells, septic systems, solar systems, or other lawful alternatives.~~Be permanently connected to all required utilities; and~~

Be converted to real property status in accordance with applicable Utah State Code where required ~~Be taxed as real property~~

If the dwelling is a mobile or manufactured home that has previously been issued a certificate of title, the owner shall follow and meet all applicable Utah State Code titling provisions that result in the mobile or manufactured home being converted to an improvement to real property.

A single-family dwelling, except for those located within a mobile or manufactured home park, camp, court, subdivision, or PRUD or those located within a non-mobile or non-manufactured home PRUD, a city

Single-family dwellings with crawlspace enclosures shall have foundation skirting or walls anchored to the perimeter of the dwelling in accordance with applicable building code requirements.

Approved materials may include:

Concrete or masonry;

Weather-resistant materials designed to provide equivalent durability; or

~~—Materials matching the exterior finish of the dwelling, in approved master planned community, the Ogden Valley Destination and Recreation Resort Zone, that have exterior walls or surfaces, that enclose or create a crawlspace area shall have those walls anchored to the perimeter of the dwelling. The walls shall be constructed of or faced with the following:~~

~~—Concrete or masonry materials; or~~

~~—Weather resistant materials that aesthetically imitate concrete or masonry foundation materials; or~~

~~Materials that are the same as those used on the portion of the dwelling's exterior walls that enclose and create the habitable space of the dwelling.~~

Single-family dwellings, except for those located within a mobile or manufactured home park, camp, court, subdivision, or PRUD, or those located within a non-mobile or non-

manufactured home PRUD, a city approved master planned community, or the Ogden Valley Destination and Recreation Resort Zone, shall have:

~~Roof systems shall meet applicable building code requirements for structural loads, snow loads, and wind resistance. No minimum roof pitch shall be required where these standards are met. A roof pitch of not less than a 2:2 ratio, unless stamped engineering plans are submitted showing that the proposed roof system can support snow load and wind shear requirements, and~~

~~Roof drainage and weather protection features shall be provided as required by the adopted building code. No minimum eave projection shall be required where equivalent weather protection is provided. Eaves that project a distance of not less than one foot as measured from the vertical side of the building. Eaves are not required on exterior bay windows, nooks, morning rooms, or other similar architectural cantilevers; and~~

~~Exterior wall systems shall meet the structural, insulation, and energy code requirements of the adopted building code. Prescriptive framing dimensions shall not be required where alternative engineered wall systems provide equivalent or superior performance.~~

~~— A 2x6 exterior wall~~

~~Dwellings shall be of sufficient size and configuration to meet applicable building code requirements. Minimum width shall not be required where the structure otherwise complies with safety, building, and zoning standards.~~

~~— A width, not including garage area, of at least 20 feet or more. The width of the dwelling is determined by identifying the lesser of two dimensions when comparing a front elevation to a side elevation.~~

~~— A single family dwelling, together with its accessory buildings, shall have only one kitchen except:~~

~~— When otherwise specifically allowed by this Land Use Code;~~

~~— That a single additional kitchen may be located within an accessory dwelling unit that complies with Title 108, Chapter 19; or~~

~~— When the owner has signed and recorded a notarized covenant to run with the land, as prescribed by Weber County, which provides that it is prohibited to use the additional kitchen for an additional dwelling unit. The covenant shall be recorded prior to the issuance of a building permit. The owner may be released from this covenant at a later time by the County upon recordation of a notice of release of covenant, provided the second kitchen is then used in a manner otherwise allowed by this Land Use Code, as evidenced by the issuance of a land use permit.~~

Sec 108-15-3 Exceptions

The planning director, or his/her designee, may may approve alternatives to architectural or massing standards where equivalent compliance with building code, safety standards, and the purposes of this chapter is demonstrated. ~~waive any of the above architectural and/or massing standards~~ if the dwelling owner can provide documentation from a licensed architect, engineer, or other qualified design professional acceptable to the City, that provide a letter, from a professionally licensed architect, that:

Explains his/her agreement to the waiver of any particular standard; and
Certifies that, in the absence of the subject standard(s), the dwelling will meet the objective standards of this chapter and will not create documented public health or safety impacts.

Alternative construction methods such as SIP, ICF, rammed earth, straw bale, mass timber, or other engineered systems may be approved if certified by a licensed engineer or architect as meeting building code structural and safety requirements.

~~will be considered architecturally compatible with the surrounding neighborhood due to the integration and use of compensating materials and/or architectural features.~~

Affected Property Owners (Map Amendments)

This is a citywide amendment, affecting all applications for occupancy permits or building permits for all multifamily (over eight) dwellings, recreation resort uses, public and quasi-public uses, business, commercial, and manufacturing buildings, structures, and uses, and their accessory buildings. 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/public-meeting/planning-commission-public-hearing-april-28-2026/
- **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.

Chapter 108-15 Standards For Single-Family Dwellings

Sec 108-15-1 Codes And Standards

Sec 108-15-2 Other Standards And Requirements

Sec 108-15-3 Exceptions

HISTORY

Amended by Ord. 2020-27 on 12/22/2020

Sec 108-15-1 Codes And Standards

Any structure that is designed to be lived in by one family, and is ~~located outside of a mobile or manufactured home park, camp, court, subdivision, or planned residential unit development (PRUD)~~ located outside of approved manufactured home parks or developments specifically regulated under separate standards of this Title, shall meet all applicable standards and requirements including the International **Building-Residential** Code and those others listed below. If a structure, designed to be lived in by one family, is constructed as a mobile or manufactured home, it shall also meet all applicable standards and, if appropriate, be certified as meeting the U.S. Department of Housing and Urban Development's (HUD) Manufactured Home Construction and Safety Standards including the clear display of all necessary signage, insignias, labels, tags, and data plates.

Structural design, construction methods, materials, and life safety requirements shall be governed by the adopted building code. This chapter shall not regulate construction methods except where necessary to address land use impacts.

~~(Ord. of 1956, § 37-1; Ord. No. 2017-17, Exh. A, 5-9-2017)~~

Sec 108-15-2 Other Standards And Requirements

The following standards and requirements shall be met for the use of a single-family dwelling:

A single-family dwelling shall:

Be attached to a site-built permanent foundation which meets all applicable codes; and have all installation and transportation components, consisting of, but not limited to, lifting shackles or hooks, axles, wheels, brakes, or hitches removed or hidden from view; and ~~have an exterior finish made of wood, engineered wood, masonry, concrete, fiber cement, stucco, Masonite, metal, or vinyl; and have an exterior finish constructed of durable, weather-resistant materials. Acceptable materials include wood, engineered wood, masonry, concrete, fiber cement, stucco, metal, or other materials providing equivalent durability and weather protection.~~

~~Be permanently connected to all required utilities~~ Be connected to water, wastewater, and power systems sufficient to meet applicable health, safety, and building code requirements. Approved systems may include public utilities, private wells, septic systems, solar systems, or other lawful alternatives.; and

~~Be taxed as real property~~Be converted to real property status in accordance with applicable Utah State Code where required. If the dwelling is a mobile or manufactured home that has previously been issued a certificate of title, the owner shall follow and meet all applicable Utah State Code titling provisions that result in the mobile or manufactured home being converted to an improvement to real property.

—A single-family dwelling, except for those located within a mobile or manufactured home park, camp, court, subdivision, or PRUD or those located within a non-mobile or non-manufactured home PRUD, a ~~city~~ county approved master planned community, ~~or the Ogden Valley Destination and Recreation Resort Zone,~~ that have exterior walls or surfaces, that enclose or create a crawlspace area shall have those walls anchored to the perimeter of the dwelling. The walls shall be constructed of or faced with the following:

—Concrete or masonry materials; or

—Weather resistant materials that aesthetically imitate concrete or masonry foundation materials; or

~~Materials that are the same as those used on the portion of the dwelling's exterior walls that enclose and create the habitable space of the dwelling.~~Single-family dwellings with crawlspace enclosures shall have foundation skirting or walls anchored to the perimeter of the dwelling in accordance with applicable building code requirements.

Approved materials may include:

Concrete or masonry;

Weather-resistant materials designed to provide equivalent durability; or

Materials matching the exterior finish of the dwelling.

—
Single-family dwellings, except for those located within a mobile or manufactured home park, camp, court, subdivision, or PRUD, or those located within a non-mobile or non-manufactured home PRUD, a ~~county~~ city approved master planned community, or the Ogden Valley Destination and Recreation Resort Zone, shall have:

~~A roof pitch of not less than a 2:12 ratio, unless stamped engineered plans are submitted showing that the proposed roof system can support snow load and wind shear requirements.~~Roof systems shall meet applicable building code requirements for structural loads, snow loads, and wind resistance. No minimum roof pitch shall be required where these standards are met; and

~~Eaves that project a distance of not less than one foot as measured from the vertical side of the building.~~Roof drainage and weather protection features shall be provided as required by the adopted building code. No minimum eave projection shall be required where equivalent weather protection is provided. Eaves are not required on exterior bay windows, nooks, morning rooms, or other similar architectural cantilevers; and

~~A 2x6 exterior wall.~~Exterior wall systems shall meet the structural, insulation, and energy code requirements of the adopted building code. Prescriptive framing dimensions shall not be required where alternative engineered wall systems provide equivalent or superior performance.

~~A width, not including garage area, of at least 20 feet or more. The width of the dwelling is determined by identifying the lesser of two dimensions when comparing a front elevation~~

to a side elevation. Dwellings shall be of sufficient size and configuration to meet applicable building code requirements. Minimum width shall not be required where the structure otherwise complies with safety, building, and zoning standards.

- ~~— A single family dwelling, together with its accessory buildings, shall have only one kitchen except:~~
- ~~— When otherwise specifically allowed by this Land Use Code;~~
- ~~— That a single additional kitchen may be located within an accessory dwelling unit that complies with Title 108, Chapter 19; or~~
- ~~— When the owner has signed and recorded a notarized covenant to run with the land, as prescribed by Weber County, which provides that it is prohibited to use the additional kitchen for an additional dwelling unit. The covenant shall be recorded prior to the issuance of a building permit. The owner may be released from this covenant at a later time by the County upon recordation of a notice of release of covenant, provided the second kitchen is then used in a manner otherwise allowed by this Land Use Code, as evidenced by the issuance of a land use permit.~~

~~(Ord. of 1956, § 37-2; Ord. No. 2008-6; Ord. No. 2017-17, Exh. A, 5-9-2017; Ord. No. 2018-12, Exh. A, 8-28-2018)~~

HISTORY

~~Amended by Ord. 2020-27 on 12/22/2020~~

~~Amended by Ord. 2023-01 on 1/10/2023~~

Sec 108-15-3 Exceptions

The planning director, or his/her designee, may ~~waive any of the above architectural and/or massing standards~~ may approve alternatives to architectural or massing standards where equivalent compliance with building code, safety standards, and the purposes of this chapter is demonstrated. ~~if the dwelling owner can provide a letter, from a professionally licensed architect~~ provide documentation from a licensed architect, engineer, or other qualified design professional acceptable to the City., that:

Explains his/her agreement to the waiver of any particular standard; and
Certifies that, in the absence of the subject standard(s), the dwelling ~~will be considered architecturally compatible with the surrounding neighborhood due to the integration and use of compensating materials and/or architectural features.~~ will meet the objective standards of this chapter and will not create documented public health or safety impacts.

Alternative construction methods such as SIP, ICF, rammed earth, straw bale, mass timber, or other engineered systems may be approved if certified by a licensed engineer or architect as meeting building code structural and safety requirements.

~~(Ord. No. 2017-17, Exh. A, 5-9-2017)~~