Ogden Valley City, Utah

Chapter 104-20 Commercial Zone CV-2

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Sec 104-20-1 Purpose and Intent

The purpose of the CV-2 Zone is to provide a broad range of commercial services and goods to serve the community at large. These areas are intended to be located in designated walkable village centers and not sprawling along the highways and thoroughfares.

Sec 104-20-2 (Reserved)

Sec 104-20-3 Land Use Table

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code. Uses designated "N" will not be allowed in that zone.

	CV-2	
Academies/studios for dance, art, sports, etc.	P	
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use	P	
Air conditioning, sales and service	P	
Ambulance base stations	P	
Amusement enterprises	N	
Animal hospital, small animals only and provided it is conducted within completely enclosed building	P	
Antique, import or souvenir shop	P	

	CV-2	
Archery shop and range, provided it is conducted within completely enclosed building	P	
Art and artists supply store	P	
Athletic, recreational equipment, and sporting goods sales or rentals, excluding sale or repair of motor vehicles, motorboats or motors	P	
Auction establishment	N	
Awning sales and service	P	
Baby formula service	N	
Bakery, limited to goods retailed on premises	P	
Bakery goods manufacturing	P	
Bank or financial institution, not including payday loan services	P	
Barbershop	P	
Bath and massage establishment	P	
Beauty culture school	N	
Beauty parlor for cats and dogs	P	
Beauty shop	P	
Bed and breakfast dwelling	P	
Bed and breakfast inn	P	
Bed and breakfast hotel	P	
Beer parlor, sale of draft beer	P	
Bicycle sales and service	P	
Billiards or pool parlor	P	
Bookbinding	P	
Bookstore, retail	P	
Bottling and distribution plant	N	
Bowling alley	P	
Boxing arena	N	
Brewery, micro; in conjunction with a restaurant	P	
Building materials sales or yard	P	
Bus terminal	P	
Butcher shop, excluding slaughtering	P	
Cafe or cafeteria	P	
Camera store	P	
Candy manufacture	N	
Candy store, confectionery including on-site production	P	
Carbonated water sales	P	
Carpenter and cabinet shop	P	
Carpet and rug cleaning	N	
Carpet, rug and linoleum service	N	
Car rental agency	P	

	CV-2	
Car wash	P	
Cash register sales and service	N	
Catering establishment	P	
China, crystal and silver shop	P	
Christmas tree sales - seasonal	P	
Church	P	
Circus, carnival or other transient amusement	N	
Cleaning and dyeing establishment	N	
Clinics, medical or dental	P	
Clothing and accessory store	P	
Coal and fuel sales office	N	
Communication equipment building	P	
Contractor shop, provided work is conducted within a completely enclosed building	N	
Convenience store	P	
Costume rental	P	
Dairy products store	P	
Dance hall	P	
Data processing service and supplies	N	
Day care center	P	
Delicatessen	P	
Department store	N	
Detective agency	N	
Diaper service, including cleaning	P	
Drapery and curtain store	P	
Drive it yourself agency or business	N	
Drug store	P	
Dry cleaning, laundry	P	Chlorinated hydrocarbon use prohibited
Dwelling unit in compliance with Section 104-20-4	P	
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that 3,000 sq. ft. of green area is provided for the family	P	
Educational institution	P	
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P	
Electrical and heating appliances and fixtures sales and service	P	
Electronic equipment sales and service	P	
Employment agency	P	
Express and transfer service	N	
Fabric and textile store	P	

	CV-2	
Farm implement sales	P	
Film exchange establishment	N	
Fitness, athletic, health, or recreation center, or gymnasium	P	
Flooring sales and service, carpet, rug, and linoleum – excludes on-site storage of materials	P	
Florist shop	P	
Frozen food lockers, incidental to a grocery store or food business	P	
Fruit or vegetable store or stand	P	
Furniture sales and repair	P	
Fur apparel sales, storage or repair	P	
Garden supplies and plant materials sales	P	
General Vehicle Service and Repair including automobiles, boats, snowmobiles, ATVs, motorcycles, scooters, etc.	C	
Gift store	P	
Glass sales and service	P	
Government office buildings	P	
Greenhouse and nursery	P	
Gunsmith	P	
Gymnasium	P	
Hardware store	P	
Health food store	P	
Heliport	N	
Hobby and crafts store	P	
Hospital supplies	N	
Hotel	C	
House cleaning and repair	P	
House equipment display	N	
Household appliance sales and incidental service	P	
Household pets, dwelling units only	P	
Ice cream manufacturing, only as a secondary use to a retail ice cream parlor	P	
Ice cream parlor	P	
Ice manufacture and storage	N	
Ice store or vending station	P	
Insulation sales	P	
Insurance agency	P	
Interior decorator and designing establishment	P	
Janitor service and supply	N	
Jewelry store sales and service	P	
Knitting mills	N	
Laboratory, dental or medical	P	

Commented [BC1]: There are resident concerns regarding whether hotels should be allowed without a transfer of development credits.

	CV-2	
Laundromat	P	
Lawn mower sales and service	P	
Leather goods, sales and service	P	
Legal office	P	
Library	P	
Linen store	P	
Linen supply service	N	
Liquor store	P	
Locksmith	P	
Lodge or social hall	P	
Lodging house	N	
Lounge	P	
Luggage store	P	
Lumber yard	N	
Machine shop operations incidental to any use permitted in C-3 district	N	
Manufacture of goods retailed on premises if as a secondary use and size to retail use	N	
Meat custom cutting and wrapping, excluding slaughtering	P	
Meat, fish and seafood store	P	
Medical office	P	
Medical supplies	P	
Millinery	N	
Miniature golf	P	
Mobile home sales	N	
Mobile home service	N	
Monument works and sales	P	
Mortuary	N	
Motel	N	
Specialty motor vehicle, watercraft, and recreational vehicles assembly and sales	C	Indoor only
Museum	P	
Music store	P	
Needlework, embroidery or knitting store	P	
Newsstand	P	
Nightclub or social club	C	
Notion store	P	
Novelty store	P	
Nursery school	P	
Office supply	P	
Office machines sales and service	N	
Oil burner shop	N	

	CV-2	
Optometrist, optician or oculist	P	
Ornamental iron sales or repair	P	
Outdoor storage, except where expressly permitted otherwise in the zone	N	
Paint or wallpaper store	P	
Paperhanger shop	N	
Park and playground	P	
Parking lot or parking structure for passenger vehicles as a main use	C	
Pawnshop	N	
Penny arcade	N	
Pest control and extermination	P	
Pet and pet supply store	P	
Pharmacy	P	
Photographic supplies	P	
Photo studio	P	
Physician or surgeon	P	
Plumbing shop	P	
Pony ring, without stables	N	
Popcorn or nut shop	P	
Post office	P	
Pottery, sales and manufacture of crafts and tile	P	
Printing or copying sales and services	P	
Private liquor club	P	
Professional office	P	
Public utilities substation	P	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.
Public building	P	
Radio and television sales and service	P	
Radio or television broadcasting station	P	
Real estate agency	P	
Reception center or wedding chapel	C	
Recreation center	C	
Recreational vehicle and boat storage, indoor only	P	
Rental agency for home and garden equipment	P	
Restaurant	P	
Restaurant, drive-in	N	

	CV-2	
Restaurant, drive-through	N	
Outdoor Roller- or Ice-skating rink	C	
Roofing sales or shop	N	
Secondhand store	P	
Seed and feed store, retail	P	
Self-storage: indoor units for personal and household items, in compliance with the requirements of Section 104-20-4.	C	
Service station, automobile excluding painting, body and fender and upholstery work	P	
Service station, automobile, with one-bay car wash as accessory use	P	
Sewing machine sale and service	P	
Sheet metal shop and retinning, provided all operations are conducted within completely enclosed bldg.	N	
Shoe repair or shoeshine shop	P	
Shoe store	P	
Shooting gallery	N	
Sign manufacture or sign painting	N	
Snowplow and removal service	C	
Soil and lawn service	P	
Spa	P	
Supermarket	P	Maximum 35,000 square feet
Tailor shop	P	
Tavern, beer pub	P	
Taxicab stand	N	
Taxidermist	N	
Temporary building for uses incidental to construction work.	P	Such buildings shall be removed upon completion of the construction work
Theater, indoor	P	
Theater, outdoor (not drive-in)	C	
Tire recapping or retreading sales and service	N	
Tobacco shop	P	
Tool design (precision) repair and manufacture	P	
Toy store, retail	P	
Trade or industrial school	P	
Trailer sales and service	N	
Travel agency	P	
Truck terminal	N	

	CV-2	
Upholstery shop	P	
Used car lot	N	
Variety store	N	
Vendor, short term, in compliance with the requirements of Section 108-13-3	P	
Ventilating equipment sales and service	P	
Video sales and rental	P	
Warehouse storage	N	
Weather stripping shop	N	
Welding shop	P	
Wholesale business	N	
Window washing establishment	P	

~~Signs must comply with Title 110~~ Signs

Commented [BC2]: Covered in Design Standards at the bottom

Sec 104-20-4 Special Regulations

~~a. ***Manufacturing uses***. All manufacturing uses shall be done within a completely enclosed building in an effort to mitigate objectionable nuisances such as odor, dust, smoke, noise, heat, or vibration.~~

~~b.~~a. ***Car wash.*** A car wash shall be permitted subject to the following restrictions:

a. Operation hours are limited to 6:00 a.m. to 10:00 p.m.

b. There shall not be more than four washing bays for a manual spray car wash.

c. Car wash facilities shall be set back from the street right-of-way at least 60 feet. The frontage of the lot shall, for a depth of at least 30 feet, be reserved for future street-front commercial buildings and related improvements.

d. The off-street vehicle spaces or queues required shall be as follows:

i. One bay car wash, four spaces in the approach lane;

ii. Two bay car wash, three spaces in the approach lane for each wash bay;

iii. Three or more bay car wash, two spaces in the approach lane for each wash bay.

~~c.~~b. ***Complete street.***

a. A complete street, as defined in Chapter 101-2, shall be installed to span the street-frontage of the lot for the width of existing or proposed completed improvements, including parking facilities and required landscaped area. If this width is 75 percent of the lot width or greater, the complete street shall span the lot's entire street-frontage in the commercial zone.

i. Modification of existing site improvements that affect less than 25 percent of the lot area is exempt from complete street requirements.

ii. For portions of a lot's frontage in the commercial zone where a complete street is not required by this Subsection (c)(1), a 10-foot wide sidewalk is required, as prescribed by the Planning Staff after consultation with the City Engineer.

b. A complete street design shall include a ten-foot pedestrian pathway or sidewalk, pedestrian lighting, shade trees, appropriate clear view of intersection, and shall also include safe street crossings for pedestrians in no greater than 300-foot intervals. The complete street design, tree species and planting techniques, and pedestrian lighting are subject to approval by the Planning Staff, after consultation with the City Engineer.

c. ***Cross-access and cross-access easement.*** Access to adjacent existing or future development without the need to access the public right-of-way is in the interest of public safety. As such, at a minimum, each developed lot or parcel shall have two points of ingress and egress, at least one of which shall be stubbed to adjacent property where practicable.

a. When locating a cross-access easement or designing the cross-access infrastructure, good faith efforts shall be made to coordinate the location and design with the adjoining land owner.

b. The Planning Staff may require the cross-access to be located in a manner that optimizes traffic circulation on the properties or in the area.

c. Construction of the cross-access infrastructure shall be completed prior to the issuance of a certificate of occupancy for any structure on the lot or parcel, or a completion bond may substitute for completion if allowed by the County Engineer.

d. When a lot or parcel is being developed that abuts an existing cross-access easement or existing cross-access infrastructure, a reciprocal cross-access easement shall be provided on the same lot line or parcel line in the same location

and of equal width. The reciprocal cross-access infrastructure shall be constructed to the same standard as, or better than, the existing cross-access infrastructure on the adjacent parcel. A cross-access easement shall be recorded on the title of all affected properties, along with a perpetual operation and maintenance agreement between the property owners that specifies, at a minimum, that the infrastructure will be operated and maintained by the property owners in a manner that is safe and usable for two-way vehicle traffic.

e. If property owners fail to operate or maintain cross-access infrastructure that was required by the County under this section, the County may pursue enforcement measures as provided in this Land Use Code.

d. ***Dwelling unit.*** A dwelling unit is allowed, as part of a mixed use building. When fronting on a public or private street, buildings that contain dwelling units shall comply with the following:

   a. The building shall provide street-facing commercial space, at the street level, that is accessible from the street, for the entire length of the building's street frontage;

   b. The building shall not be setback any greater than 20 feet at any point from the property line that runs parallel to the public or private street; and

   c. The building shall be subject to the requirements of chapter 108-1 and chapter 108-2.

e. ***Hotel.*** Hotels are allowed as a conditional use under the following standards:

   a. Location Criteria

      i. Located within designated commercial, mixed-use, village center, resort, or tourism district

      ii. Direct access to an arterial or collector street.

      iii. Avoid direct adjacency to low-density residential neighborhoods unless substantial buffering is provided

      iv. Demonstrate consistency with the community's general plan and tourism strategy

   b. Site Design and Community Character

      i. Buildings shall incorporate architectural styles, materials, roof forms, and colors consistent with local community character

Commented [BC3]: The original County language only allowed these dwelling units where included in a development agreement approved prior to July 1, 2016. It would appear that non-caretaker dwelling units have not been permitted since 2016. I will confirm with the County.

Commented [BC4R3]: The original County ordinance read: "***Dwelling unit.*** A dwelling unit is allowed, as part of a mixed use building, only if allowed in Section 104-20-5, and only when specifically assigned to the property as part of a development agreement approved prior to July 1, 2016 "

Commented [BC5R3]: Dwelling units are currently not allowed in the County's C-2 zone

ii. Large buildings shall incorporate façade articulation, stepped rooflines, and massing variation
iii. Building lengths exceeding 150-200 feet should include visual break
iv. Mechanical equipment shall be screened from public view
v. Use of local materials such as stone, timber, brick, or other regionally compatible materials is encouraged

c. Building Height and Massing

i. Maximum building height established by zoning district, with conditional increases allowed when:
1. View corridors are preserved
2. Upper stories are stepped back
3. Additional landscaping and open space are provided

ii. Buildings adjacent to residential uses shall transition in height and scale

d. Traffic and Access Management

i. Submission of a traffic impact study when exceeding 50 rooms
ii. Multiple access points where feasible
iii. Safe pedestrian connections to nearby commercial areas, trails, transit stops, and public amenities
iv. Designated loading, shuttle, rideshare, and tour bus areas

e. Parking Requirements

i. Parking based on room count and ancillary uses
ii. Shared parking arrangements permitted where supported by analysis
iii. Structured or underground parking encouraged in village centers
iv. Bicycle parking required
v. Electric vehicle charging stations required
vi. Overflow parking management plan required for peak periods

f. Landscaping and Open Space

i. Minimum landscape coverage of 15-25% of the site

ii. Enhanced landscaping along public streets

iii. Outdoor gathering spaces for guests

iv. Preservation of significant trees, natural features, waterways, and viewsheds where present

v. Compliance with local water conservation requirements

g. Buffers Adjacent to Residential Uses

i. Minimum 25-50 foot landscaped buffer adjacent to residential properties

ii. Decorative walls, fencing, berms, and vegetation where appropriate

iii. Parking lots and service areas prohibited within the buffer

iv. Outdoor lighting directed away from residential areas

h. Operational Standards

i. Quiet hours for ourtdoor amenities and activities

ii. Outdoor events limited in frequency, duration, and hours of operation

iii. Trass collection and deliveries restricted during nighttime hours

iv. Property management available on-site or on-call 24 hours per day

i. Lighting Standards

i. Outdoor Lighting shall comply with Chapter 108-16

j. Environmental and Resource Protection

i. Minimize disturbance of steep slopes, wetlands, riparian areas, and wildlife habitat

ii. Stormwater managed through low-impact development practices

iii. Erosion control plan required

iv. Water conservation measures required in landscaping and operations

k. Amenities and Mixed-Use Integration

i. Ground-floor commercial uses encouraged in village centers

ii. Publicly accessible plazas, gathering spaces, or trail connections encouraged

iii. Accommodation of shuttle services linking hotels with recreation and commercial destinations

iv. Design should promote walkability

l. Employee Housing Considerations

i. Prepare an employee generation analysis

ii. Contribute to a workforce housing fund, or

iii. Provide employee housing units, or

iv. Participate in an approved regional workforce housing program

f. ***Manufacturing uses.*** All manufacturing uses shall be done within a completely enclosed building in an effort to mitigate objectionable nuisances such as odor, dust, smoke, noise, heat, or vibration.

~~c.~~a. ~~***Perpetual building maintenance agreement.*** When permitted by this chapter as a way to allow reduced side or rear setbacks, a perpetual building maintenance agreement is required between the building owner and the affected adjacent property owner, which shall allow for construction and maintenance of the side or rear of a commercial building, and shall:~~

~~a. be reviewed for compliance with this section by the Planning Division and County Attorney's Office;~~

~~b.~~a. ~~place responsibility on the building owner for prompt repairs and maintenance of the side or rear of the building;~~

~~c.~~a. ~~require allowances of access to the property for repairs and maintenance purposes;~~

~~d.~~a. ~~be signed by the owner of the commercial building and the adjacent property owner to be considered valid, and be recorded on the title of both properties.~~

~~f.~~a. ~~***Cross-access and cross-access easement.*** Access to adjacent existing or future development without the need to access the public right-of-way is in the interest of public safety. As such, at a minimum, each developed lot or parcel shall have two points of~~

~~ingress and egress, at least one of which shall be stubbed to adjacent property where practicable.~~

~~a. When locating a cross-access easement or designing the cross-access infrastructure, good faith efforts shall be made to coordinate the location and design with the adjoining land owner.~~

~~b.~~a. ~~The Planning Staff may require the cross-access to be located in a manner that optimizes traffic circulation on the properties or in the area.~~

~~c.~~a. ~~Construction of the cross-access infrastructure shall be completed prior to the issuance of a certificate of occupancy for any structure on the lot or parcel, or a completion bond may substitute for completion if allowed by the County Engineer.~~

~~d.~~a. ~~When a lot or parcel is being developed that abuts an existing cross-access easement or existing cross-access infrastructure, a reciprocal cross-access easement shall be provided on the same lot line or parcel line in the same location and of equal width. The reciprocal cross-access infrastructure shall be constructed to the same standard as, or better than, the existing cross-access infrastructure on the adjacent parcel. A cross-access easement shall be recorded on the title of all affected properties, along with a perpetual operation and maintenance agreement between the property owners that specifies, at a minimum, that the infrastructure will be operated and maintained by the property owners in a manner that is safe and usable for two-way vehicle traffic.~~

~~e.~~a. ~~If property owners fail to operate or maintain cross-access infrastructure that was required by the County under this section, the County may pursue enforcement measures as provided in this Land Use Code.~~

g. ***Perpetual building maintenance agreement.*** When permitted by this chapter as a way to allow reduced side or rear setbacks, a perpetual building maintenance agreement is required between the building owner and the affected adjacent property owner, which shall allow for construction and maintenance of the side or rear of a commercial building, and shall:

   a. be reviewed for compliance with this section by the Planning Division and County Attorney's Office;

   b. place responsibility on the building owner for prompt repairs and maintenance of the side or rear of the building;

   c. require allowances of access to the property for repairs and maintenance purposes;

d. be signed by the owner of the commercial building and the adjacent property owner to be considered valid; and be recorded on the title of both properties.

~~g.~~h. ***Storage Unit.*** When allowed by Section 104-20-5, and unless exempted herein, storage units are allowed if located on the same lot or parcel with street-facing commercial space. The use shall comply with the following:

a. Minimum lot size: One (1) acre

b. Setbacks:

i. Front: 25 feet from street right-of-way.

ii. Side and rear:

1. Minimum 10 feet on sides that abut a residentially zoned property and screened with a minimum of a six-foot tall opaque fence or wall.

2. Zero feet (structures may be constructed directly on the property line) when abutting commercially or industrially zoned property or when the applicant demonstrates that placement on the property line is required for site efficiency, security fencing integration, or perimeter building design.

3. Where zero setback is utilized, the property-line wall(s) must be constructed as a fire-rated wall meeting the current International Building Code (IBC) and International Fire Code (IFC) requirements adopted by the City (minimum 2-hour rating with no openings, doors, or windows facing the adjacent property).

c. Maximum building height: 35 feet or two (2) stories, whichever is less, unless a greater height is approved through the conditional use process with architectural justification that maintains compatibility with the valley character

d. Maximum lot coverage: 60% (buildings and impervious surfaces combined). All roadways and interior alleyways in the storage facility shall be hard surfaced with concrete or asphalt.

e. Architecture and Design:

i. Buildings shall use high-quality materials (e.g., masonry, earth-toned siding, or materials compatible with agricultural/rural character).

ii. Color palette shall consist of muted earth tones consistent with Ogden Valley design guidelines (or the Ogden Valley Architectural, Landscape, and Screening Standards).

iii. Storage facilities located within a designated scenic corridor shall demonstrate through a visual impact assessment that buildings, outdoor circulation areas, and security fencing are substantially screened from public viewpoints.

f. Landscaping and Buffering:

i. Frontage shall be screened by irrigated landscaping upon a three (3) feet elevated earth berm with a combination of deciduous and coniferous trees and shrubs to cause at least a fifty percent (50%) screen within five (5) years. Trees must be planted at two and one half (2-1/2) feet caliper while shrubs must be planted with at least five (5) gallon nursery stock. Plant materials must be identified on the landscape plan and illustrated to scale demonstrating the full growth plant scale.

ii. Minimum 10-foot wide landscaped buffer along any property line abutting residential uses. To promote conservation of water resources, the landscaped buffer may include gravel xeriscaping

g. Parking and Circulation:

i. Minimum Parking Spaces: One (1) handicapped parking space plus one space for the manager.

~~i.~~ii. Drive aisles shall be a minimum of 20 feet wide to accommodate moving trucks.

h. Lighting and Security: Exterior lighting shall be compliant with Chapter 108-XX Outdoor Lighting.

i. Signage: Signs shall comply with Title 110 Signs

j. Operational Standards:

i. No storage of hazardous materials, explosives, or flammable liquids except in compliance with fire code.

ii. Storage units shall not be used for living or sleeping.

k. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street and doorways of the units facing inward toward other storage units.~~Storage units shall not be front facing along a highway or arterial road.~~

~~a. Storage units shall be located behind or above building area that provides or reserves first-story street-facing commercial space. The building providing street-facing commercial space shall meet design requirements of the zone:~~

~~i. Provide street-facing commercial space that is at the street level and extends the entire length of the building's street-facing facade;~~

~~ii. Be setback from the front property line, or side-facing street property line if on a corner lot, no greater than 20 feet;~~

~~iii. Have one or more main entrance(s) accessible from the street right-of-way on the building's street-facing facade;~~

~~iv. Have at least 50 percent fenestration for the part of a building's facade(s) that provide(s) first-story street-facing commercial space;~~

~~v. Have at least 30 percent fenestration for the part of a building's facade(s) that do(es) not provide first-story street-facing commercial space;~~

~~vi. Appear from the exterior as if office or residential space is offered in the area housing the storage units; and~~

~~vii. Comply with the architectural design theme specified in the respective general plan.~~

~~b. If located in a separate onsite building than the building providing first-story street-facing commercial space specified in Subsection (g)(1) herein, the separate building shall be located behind the building with first-story street-level commercial space, and shall be no wider than the building providing first-story street-level commercial space. The building shall be designed by a licensed architect to have similar architectural features as the building providing first-story street-level commercial space.~~

~~c. Storage unit bay doors or garage doors shall face away and not be visible from the nearest property line, and shall be completely obscured from view from any public right-of-way; except a bay or garage door may face a public right-of-way if the door is constructed of 80 percent window area and designed to appear as fenestration for first-story street-facing commercial space.~~

~~d.~~a. The lot's street frontage shall be developed as a complete street, as specified in Section 104-21-4(c).

~~e. Exemption: The requirements of this Subsection (g) shall be waived if:~~

~~i. The lot or parcel has no street frontage;~~

~~ii. No street is planned that would give the lot or parcel frontage, as shown on any street plan or similar document adopted by the County; and~~

~~iii. The parcel is surrounded on all sides by a zone that allows first-story street-facing commercial space, or is shown on a general plan, area plan, or other similar document adopted by the County to become surrounded on all sides by a zone that allows first-story street-facing commercial space.~~

Sec 104-20-5 Site Development Standards

The following site development standards shall apply to the Commercial Zones:

a. Lot area:

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Minimum lot area:	None

b. Lot width:

	CV-2
Minimum lot width:	None

c. Yard Setbacks:

1. Front yard setbacks:

Minimum front yard setback:	• None for buildings one story in height, except 50 feet from the centerline of the street, as determined by the City Surveyor, on an arterial or collector street. • Two story building must be set back 20 feet • Three story building must be set back 30 feet

2. Side yard setback:

	CV-2
Minimum side yard setback:	10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-20-4(e); or the building will abut a building on the adjoining lot or parcel.
Minimum side yard facing street on corner lot:	None, except 50 feet from the centerline of the street, as determined by the City Surveyor, on an arterial or collector street. Clear view of intersecting streets shall be maintained, as provided in Section 108-7-7 or as otherwise prescribed by the City Engineer.

3. Rear yard setback:

	CV-2
Minimum rear yard setback:	10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-21-4(e); or the building will abut a building on the adjoining lot or parcel.

d. Building height:

	CV-2
Maximum building height:	35 feet

e. Lot coverage:

	CV-2
Maximum lot coverage by buildings:	60 percent

Sec 104-20-6 Sign Regulations

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in Title 110 of this Land Use Code.

ORDINANCE NO. [XX]-2026 AN ORDINANCE AMENDING THE LAND USE CODE OF OGDEN VALLEY CITY TO ESTABLISH STANDARDS FOR ENCLOSED SELF-SERVICE STORAGE FACILITIES

Section 1. Findings and Purpose. The City Council of Ogden Valley City finds that:

(a) There is a demonstrated community need for secure, enclosed self-service storage facilities to serve residents, businesses, and recreational users in the Ogden Valley.

(b) Such facilities must be regulated to ensure compatibility with the scenic, rural-recreational character of Ogden Valley as expressed in the Ogden Valley General Plan.

(c) Allowing storage structures to be constructed on the property line (zero side/rear setbacks) in appropriate circumstances promotes efficient site design, enhances security, and provides perimeter building walls while maintaining fire safety and visual compatibility.

(d) This amendment is consistent with the City's authority under Utah Code § 10-9a-101 et seq. and advances the public health, safety, and welfare.

Section 2. Definitions. (Add to existing definitions in Chapter 101 or equivalent) **"Enclosed Self-Service Storage Facility"** means a fully enclosed building or group of buildings containing multiple individual, separately accessible storage units that are leased or rented for a fee to off-site users on a short- or long-term basis for the storage of personal, household, recreational, or business goods. All storage activity must occur entirely within the enclosed structure(s). This use does not include or permit (a) outdoor storage of goods, vehicles, or equipment; (b) warehousing or distribution facilities serving a single commercial enterprise; or (c) residential occupancy of any storage unit.

Section 3. Permitted Use. Enclosed Self-Service Storage Facilities are permitted as a **Conditional Use** in the following zoning districts:

- Commercial Valley-2 (CV-2)
- Community Commercial (C-2 or equivalent)
- Light Manufacturing / Industrial (M-1 or equivalent)
- Any other district where the City Council later designates the use as appropriate by amendment.

The use is prohibited in all residential, agricultural, forest, and sensitive lands zones.

Section 4. Conditional Use Permit Required. All proposals require approval of a Conditional Use Permit by the Planning Commission pursuant to the City's conditional use procedures. A complete site plan, architectural elevations, and landscaping plan, must be submitted.

Section 5. Development Standards. The following standards apply in addition to the underlying zoning district requirements. In case of conflict, the more restrictive standard controls unless expressly superseded herein.

A. Minimum Lot Size: One (1) acre.

B Setbacks:

- Front yard: As required by the underlying zoning district (minimum 25 feet from street right-of-way).
- Side and rear yards:
    - Minimum 10 feet on sides that abut a residentially zoned property.
    - Zero feet (structures may be constructed directly on the property line) when abutting commercially or industrially zoned property or when the applicant demonstrates that placement on the property line is required for site efficiency, security fencing integration, or perimeter building design.
    - Where zero setback is utilized, the property-line wall(s) must be constructed as a fire-rated wall meeting the current International Building Code (IBC) and International Fire Code (IFC) requirements adopted by the City (minimum 2-hour rating with no openings, doors, or windows facing the adjacent property).

C. Maximum Building Height: 35 feet or two (2) stories, whichever is less, unless a greater height is approved through the conditional use process with architectural justification that maintains compatibility with the valley character.

D. Maximum Lot Coverage: 60% (buildings and impervious surfaces combined).

E. Architecture and Design:

- Buildings shall use high-quality materials (e.g., masonry, earth-toned siding, or materials compatible with agricultural/rural character).
- Color palette shall consist of muted earth tones consistent with Ogden Valley design guidelines (or the Ogden Valley Architectural, Landscape, and Screening Standards).

F. Landscaping and Buffering:

- Minimum 10-foot wide landscaped buffer along any property line abutting residential uses. To promote conservation of water resources, the landscaped buffer may include gravel xeriscaping.

G. Parking and Circulation:

- Minimum Parking Spaces: One (1) handicapped parking space plus one space for the manager.
- Drive aisles shall be a minimum of 20 feet wide to accommodate moving trucks.

H. Lighting and Security: Exterior lighting shall be downward-directed, full-cutoff fixtures. Security lighting and cameras are encouraged but must not create glare on adjacent properties.

I. Signage: Limited to one monument sign per street frontage, in compliance with the City's sign ordinance.

J. Operational Standards:

- No storage of hazardous materials, explosives, or flammable liquids except in compliance with fire code.
- Storage units shall not be used for living or sleeping

Section 6. Findings Required for Approval. The Planning Commission shall approve the conditional use only if it makes the following findings:

1. The facility will not create excessive traffic, noise, or visual impacts on surrounding properties or scenic corridors.
2. The design, including any zero-setback construction, is compatible with the character of Ogden Valley.
3. The proposal is consistent with the Ogden Valley General Plan.

Section 7. Severability and Effective Date. [Standard severability and effective date language.]