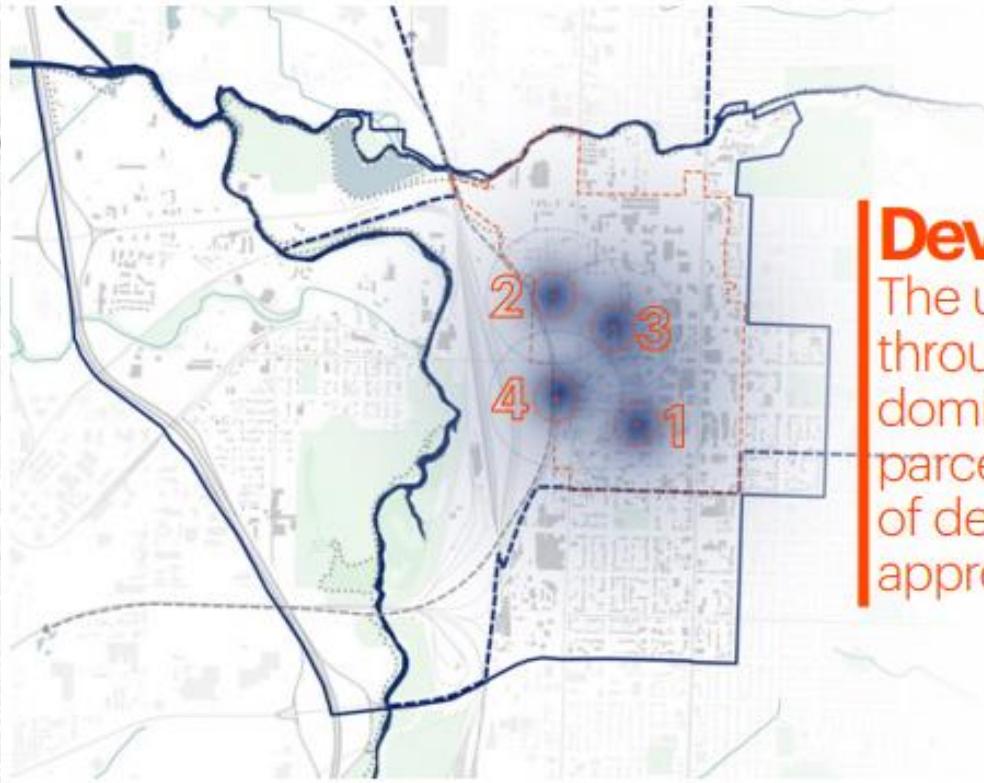




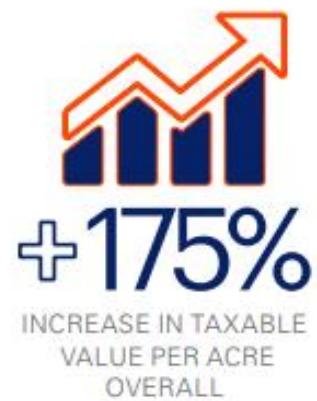
MAKE OGDEN DOWNTOWN PLAN ZONING ORDINANCE

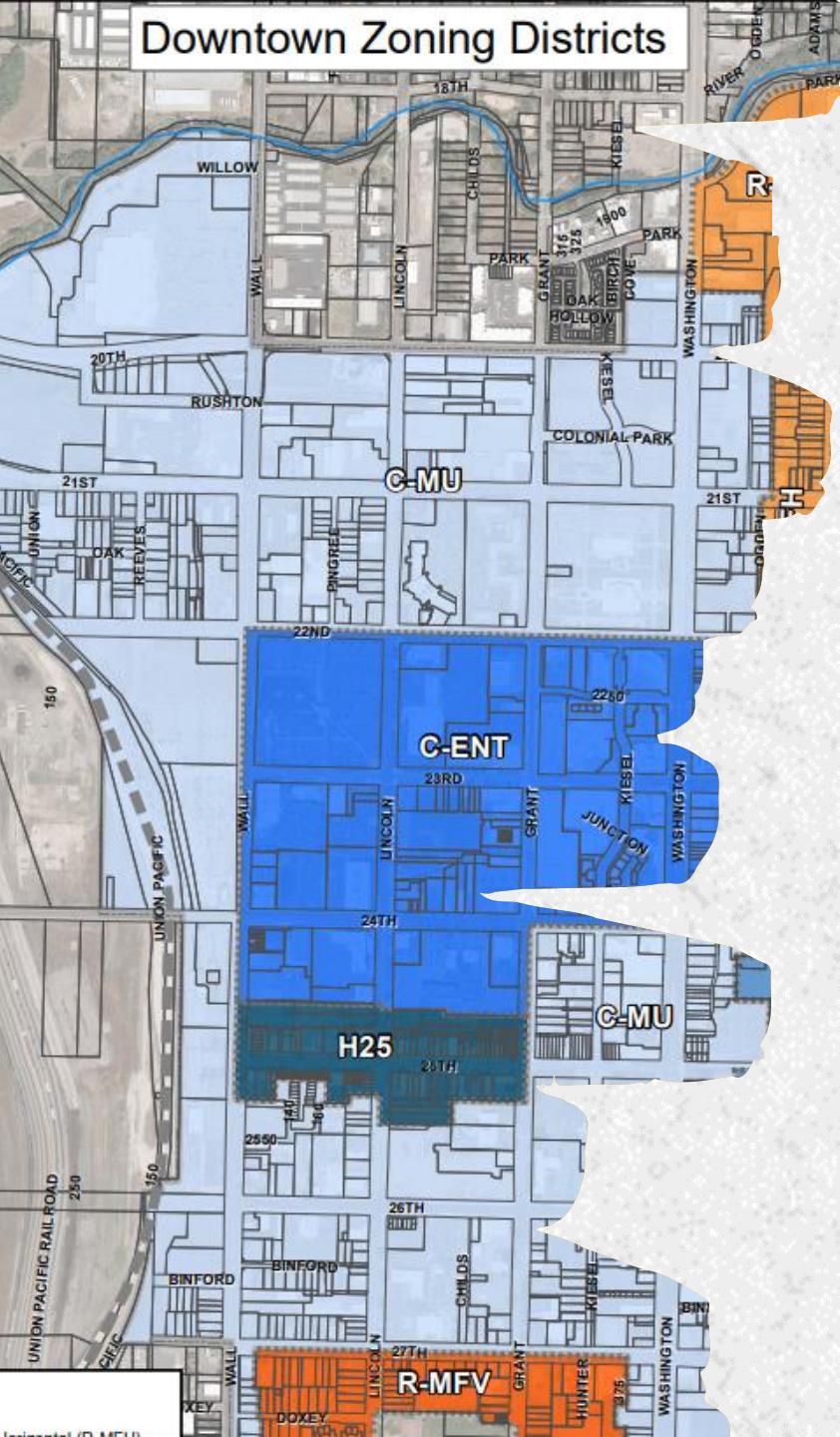
April 26, 2023



Development Zones

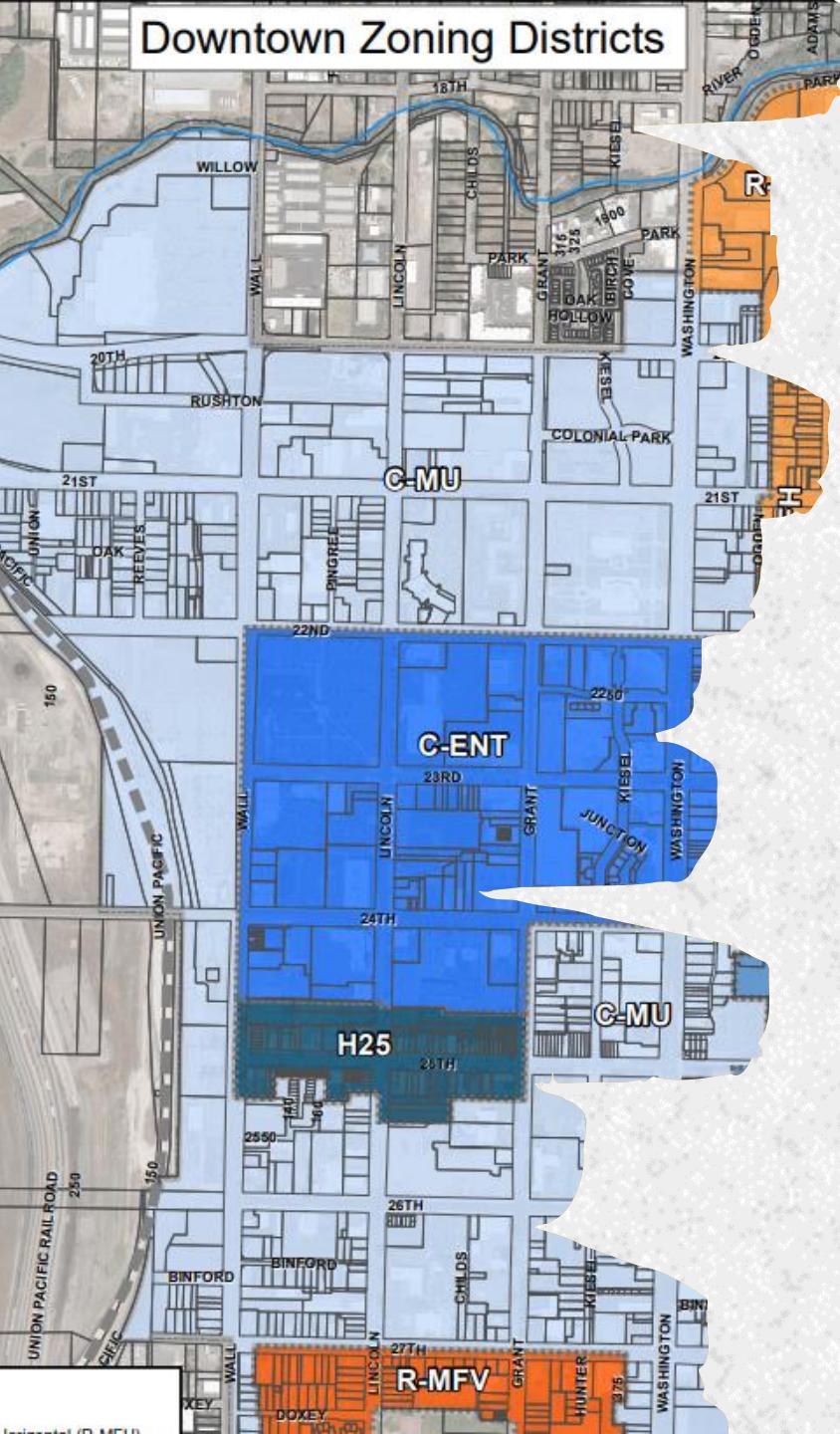
The use of catalytic projects in key areas throughout downtown that will spark a domino effect of development on adjacent parcels while raising the bar on the quality of development is fundamental to the approach of the master plan.





WHAT IS ZONING

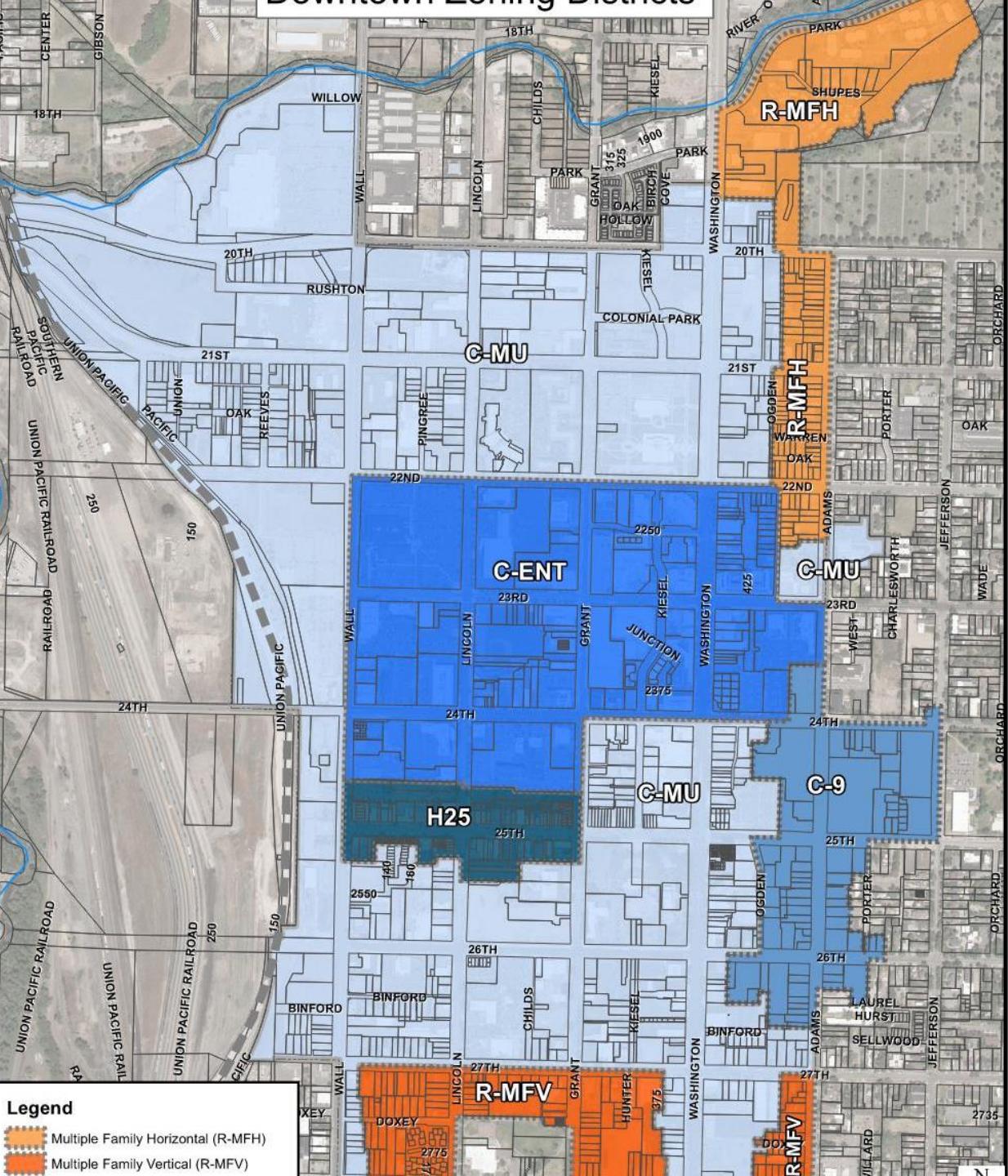
- Sets parameters for private development on private property downtown

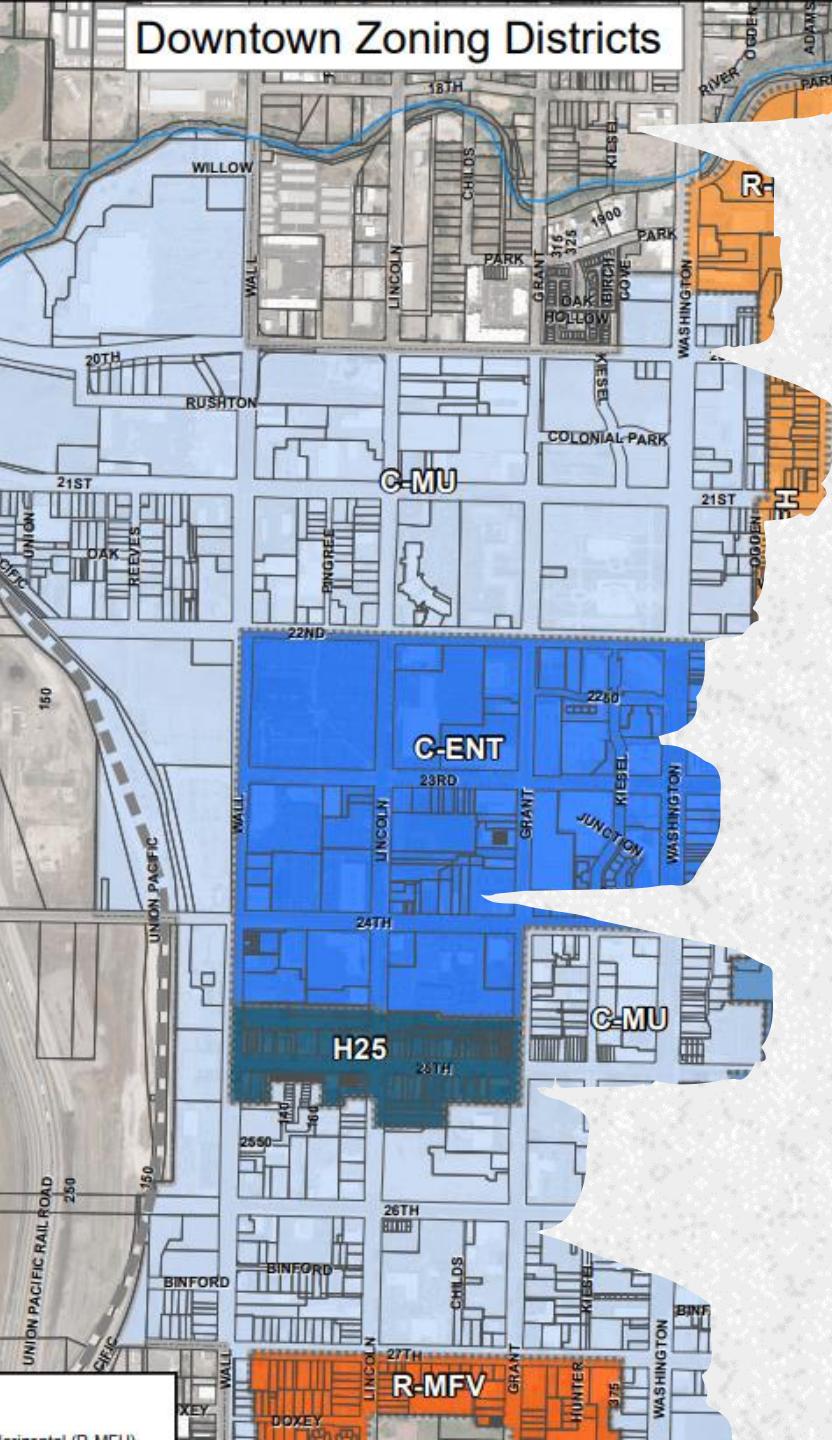


WHAT IS ZONING

- *Permitted uses*
- *Setbacks and heights*
- *Design standards*
- *Parking standards*

ZONING DISTRICTS





ZONEs

- *Commercial Mixed-Use (C-MU)*
- *Commercial Entertainment (C-ENT)*
- *Historic 25th (H25)*
- *Commercial Nine Rails Creative (C-9)*
- *Residential Multiple-family Vertical (R-MFV)*
- *Residential Multiple-family Horizontal (R-MFH)*



USES

- *Retail*
- *Office*
- *Restaurants*
- *Entertainment*



USES

*Residential
Mixed-use*





SETBACKS

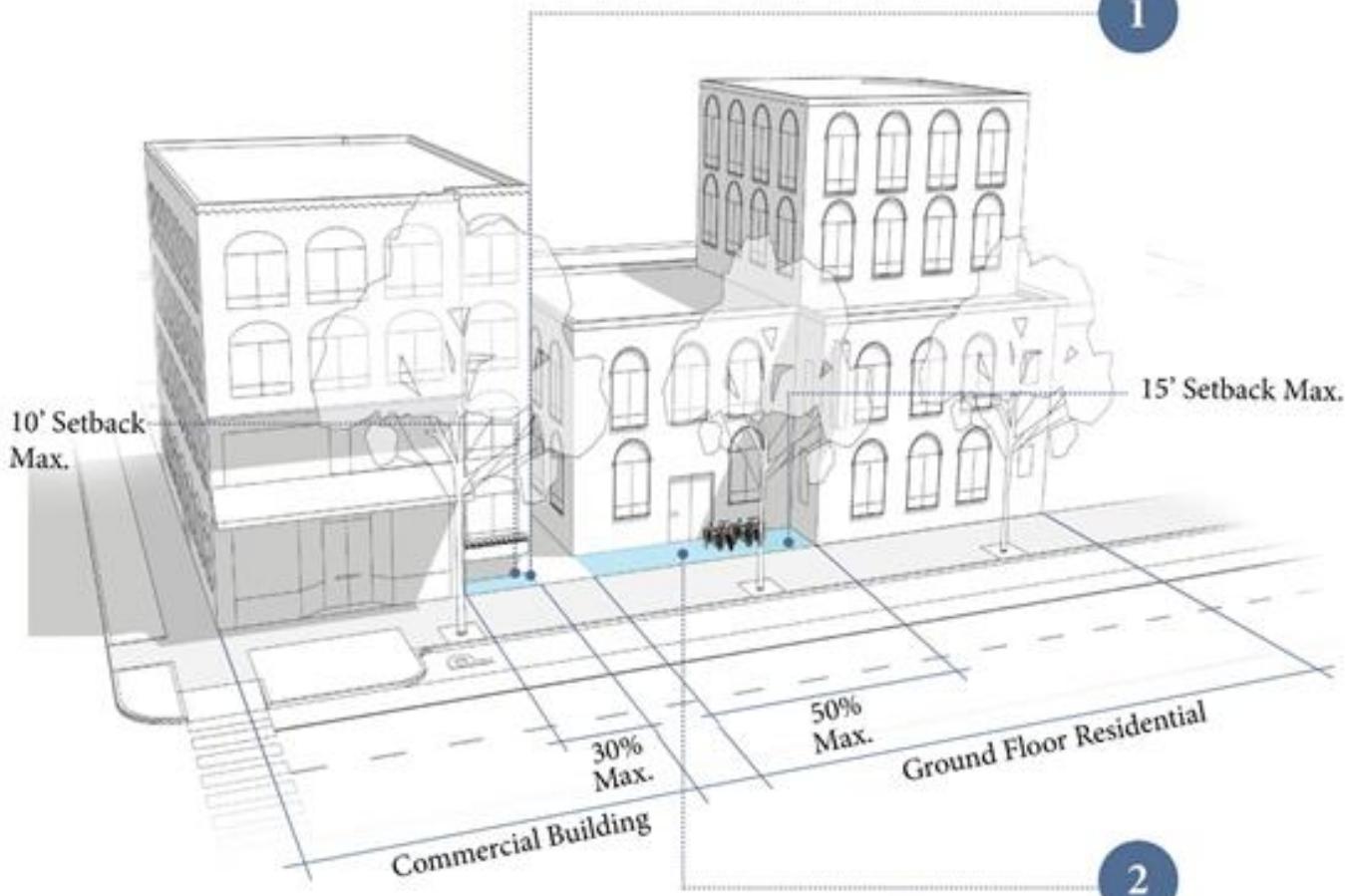




PEDESTRIAN
FRIENDLY



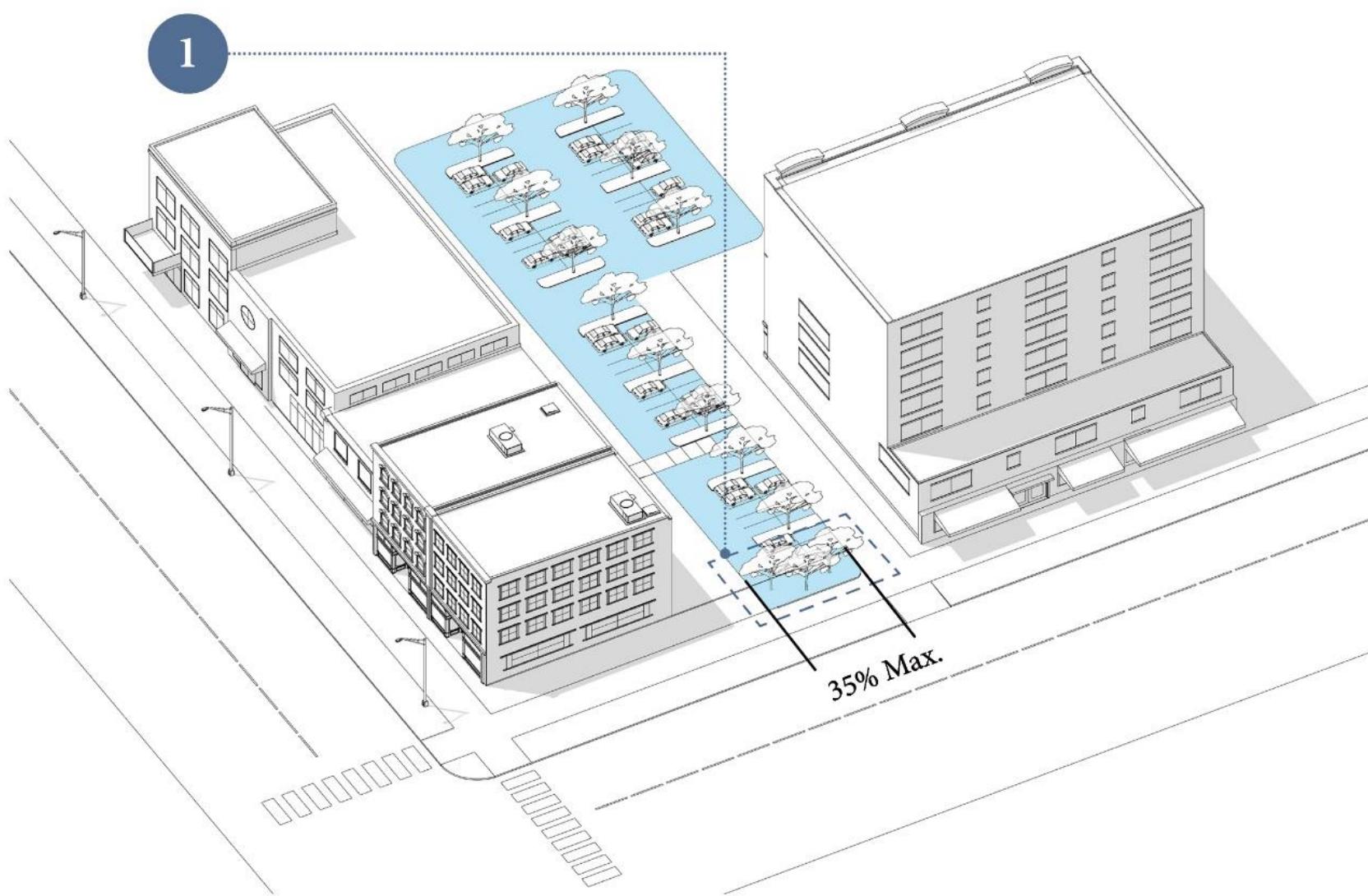
1



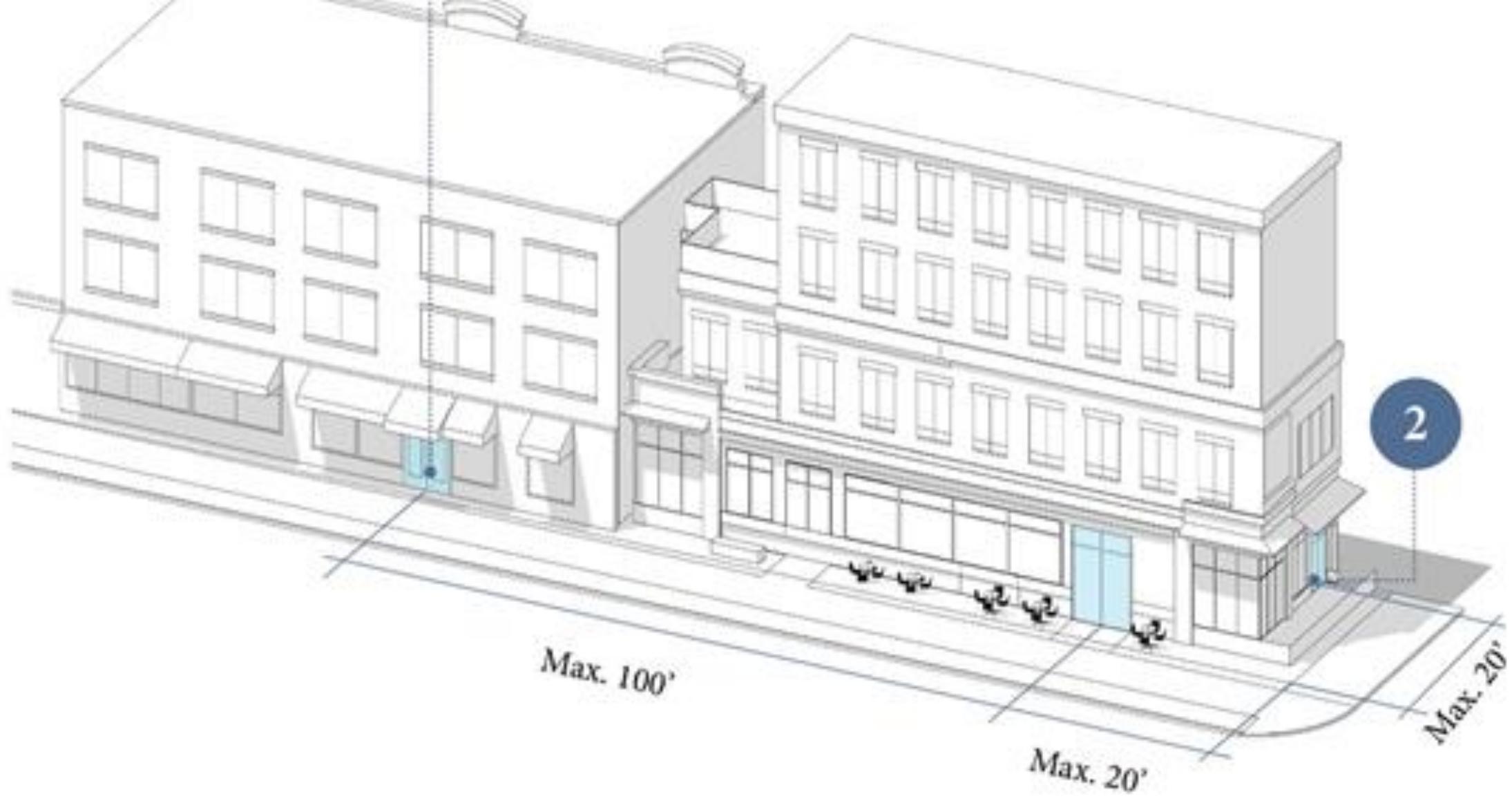
2

15-34-5.1A1: C-MU Horizontal Setback

1	Maximum 10 feet for front lot line setback for maximum 30% of the building
2	For buildings with ground floor residential uses, there is a maximum of a 15 foot setback for maximum 50% of the building

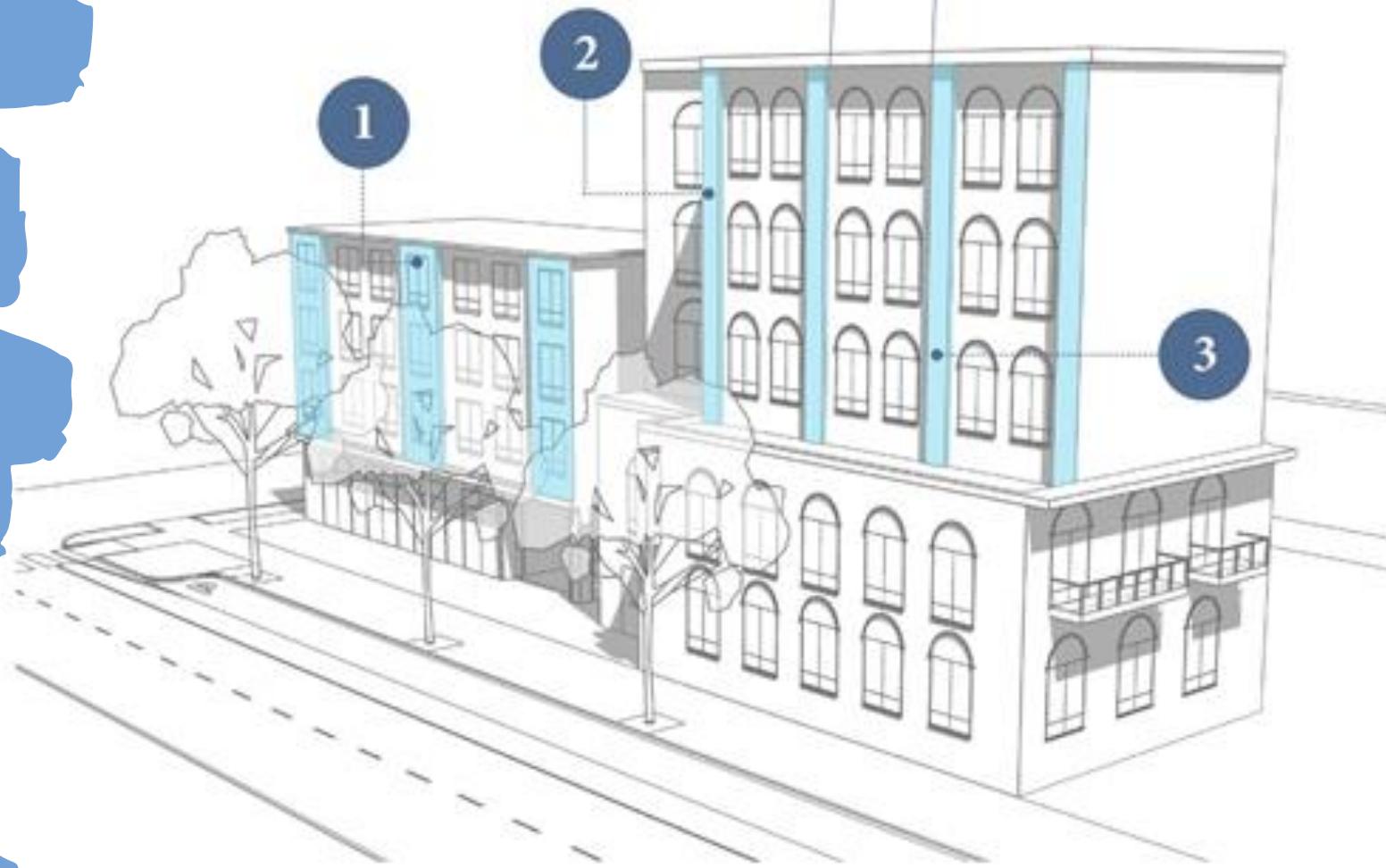


PARKING FRONTAGE



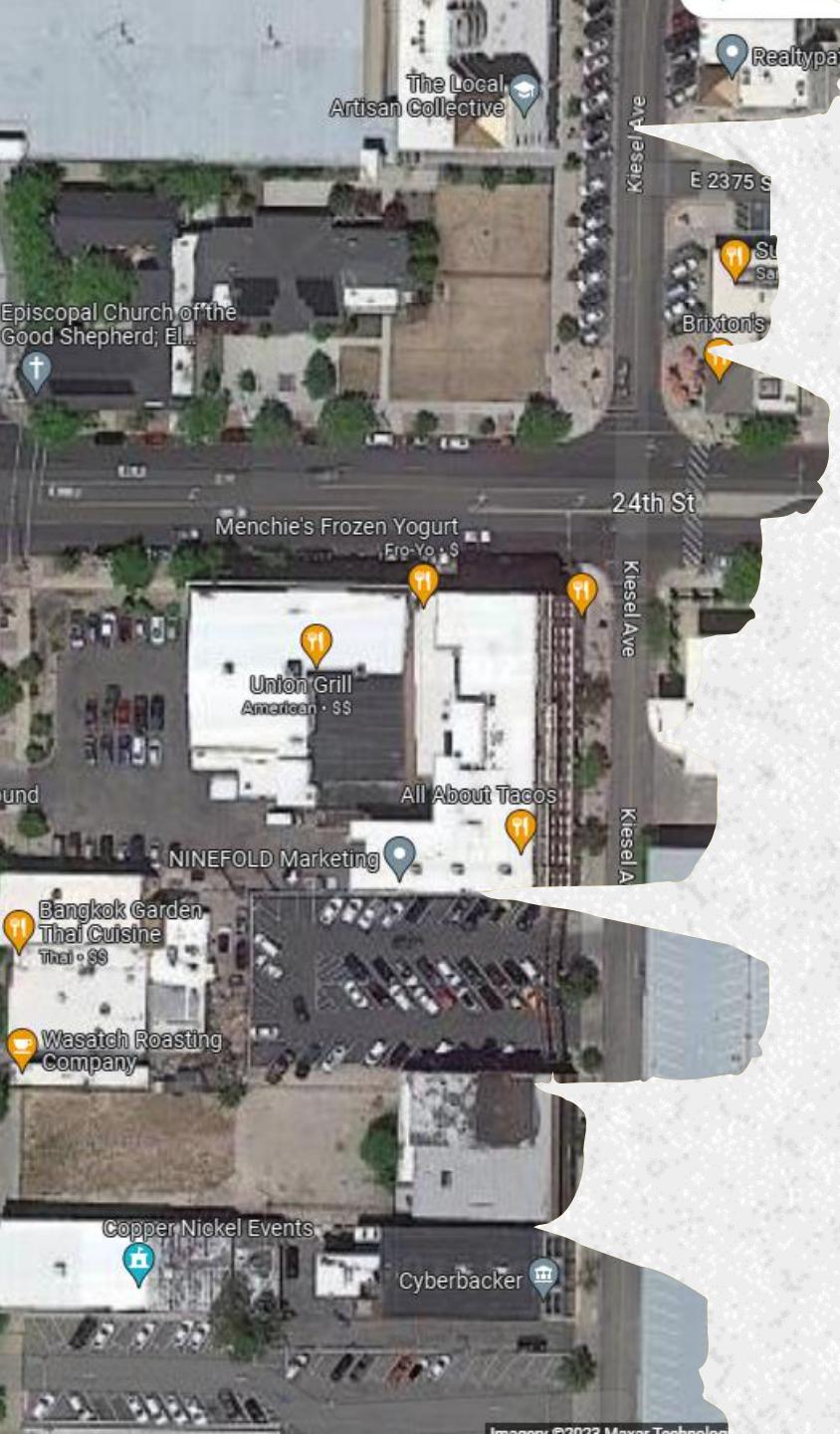
PEDESTRIAN ENTRIES

BUILDING DESIGN



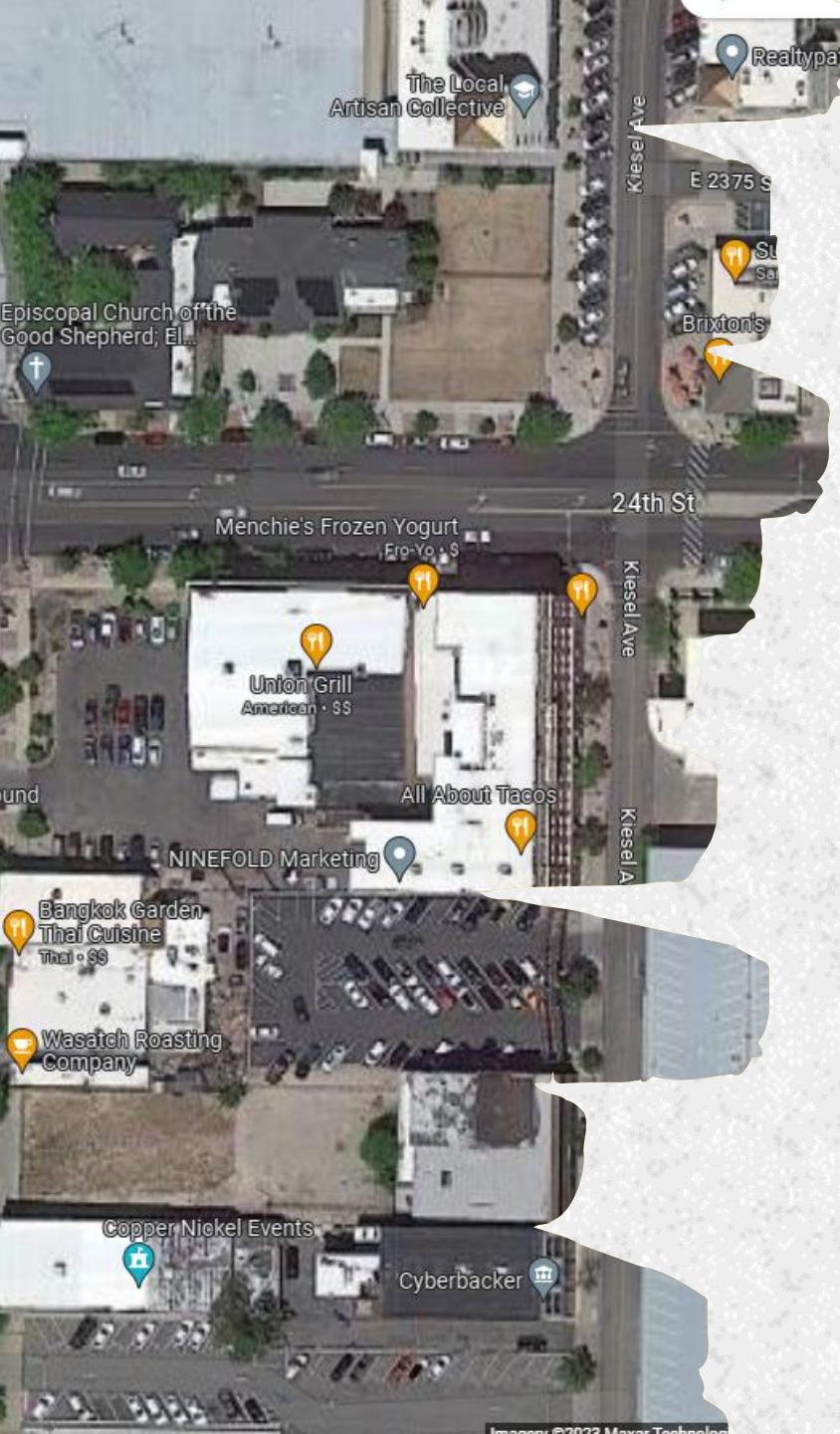
15-34-5.2E: Vertical Building Articulation

1	Required for buildings 4 stories or more in height at least every 30 feet (in H25, required for buildings over 2 stories in height at least every 20 feet)
2	Vertical articulation shall be achieved through a facade change of at least 6 inches in depth, or through a material change



PARKING STANDARDS

- *No parking required for commercial uses*
- *One parking space/unit required for residential*



Downtown Ogden Master Plan

Prepared By: Design Workshop Inc.

1390 Lawrence Street, Suite 100

Denver, Colorado 80204

720.907.9352



QUESTIONS?

Barton Brierley, AICP
Planning Manager, Ogden
bartonbrierley@ogdencity.com
www.ogdencity.com/planning



Make
Ogden