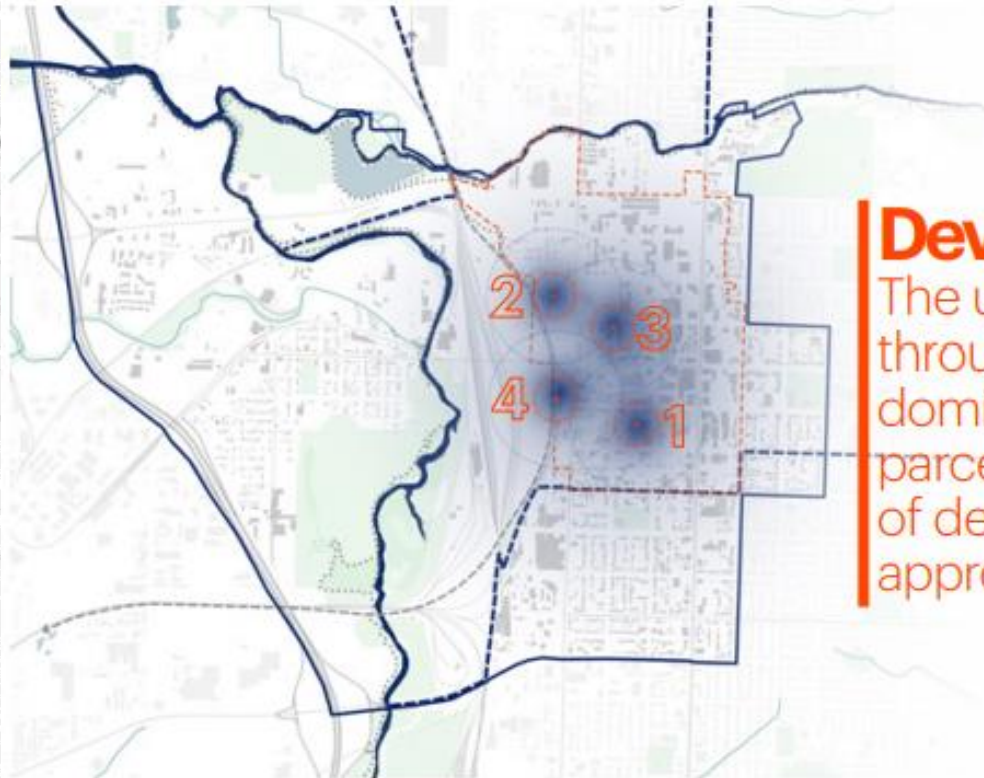




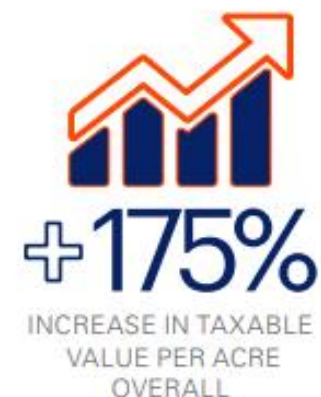
MAKE OGDEN DOWNTOWN PLAN ZONING ORDINANCE

April 26, 2023



Development Zones

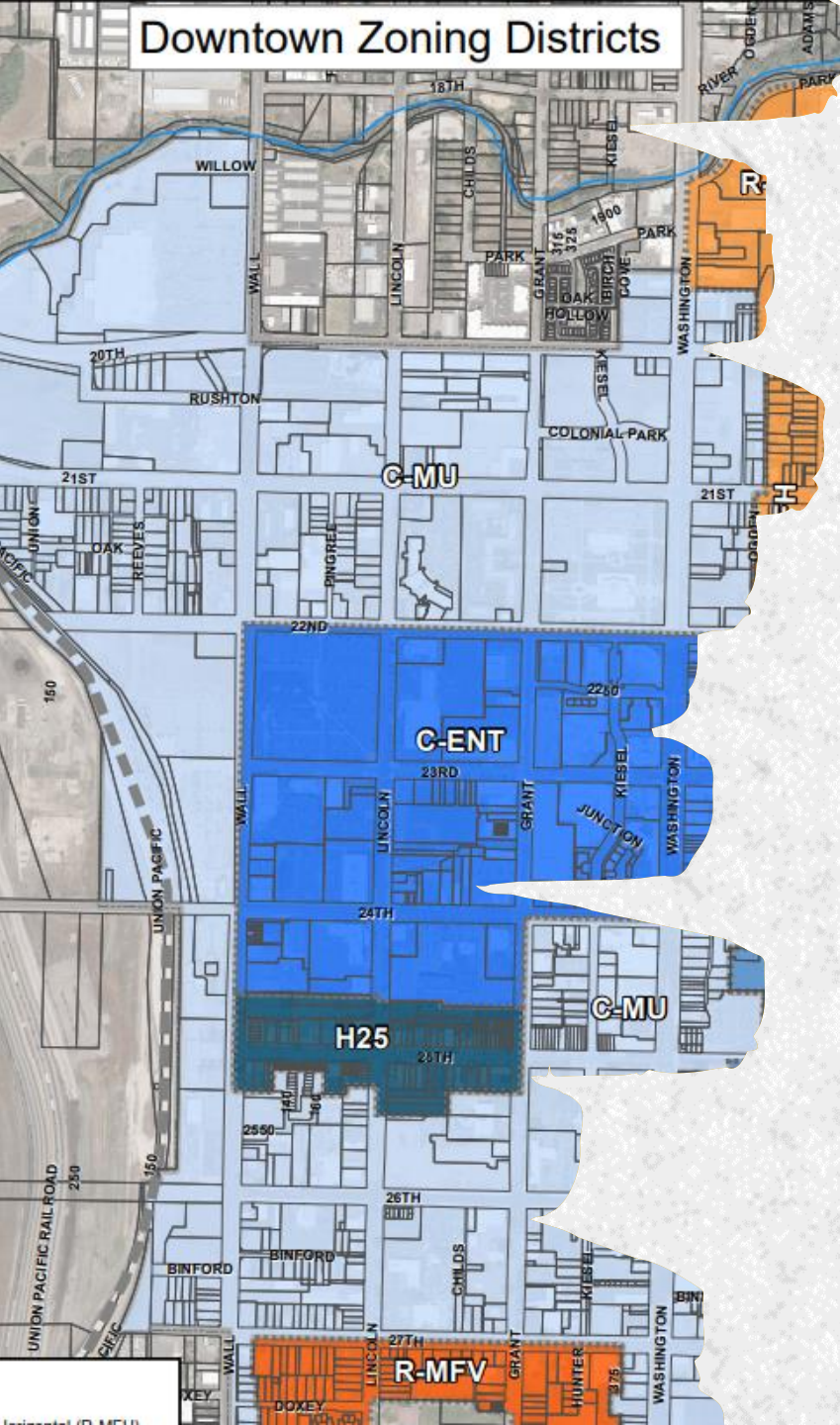
The use of catalytic projects in key areas throughout downtown that will spark a domino effect of development on adjacent parcels while raising the bar on the quality of development is fundamental to the approach of the master plan.



Downtown Zoning Districts

WHAT IS ZONING

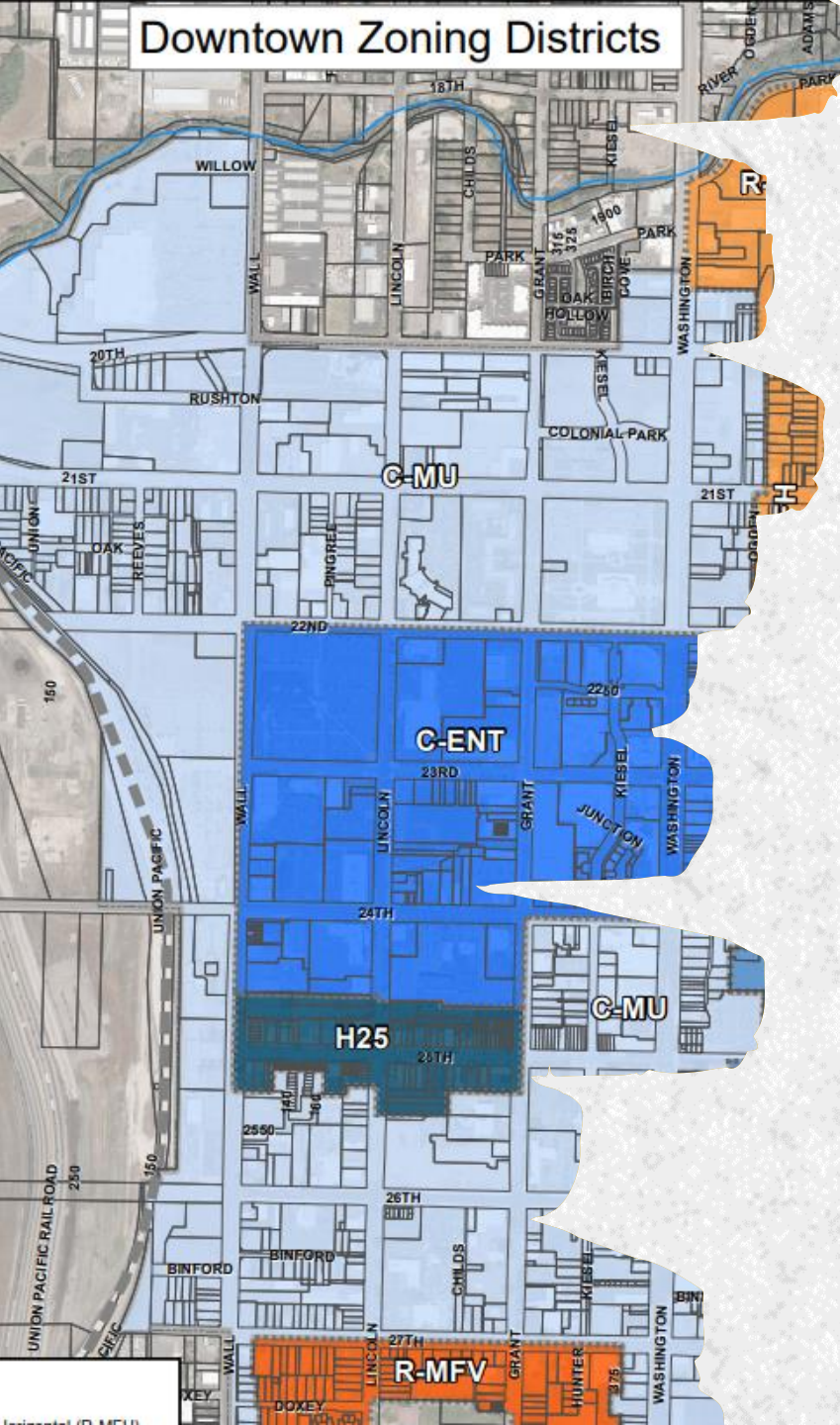
- Sets parameters for private development on private property downtown



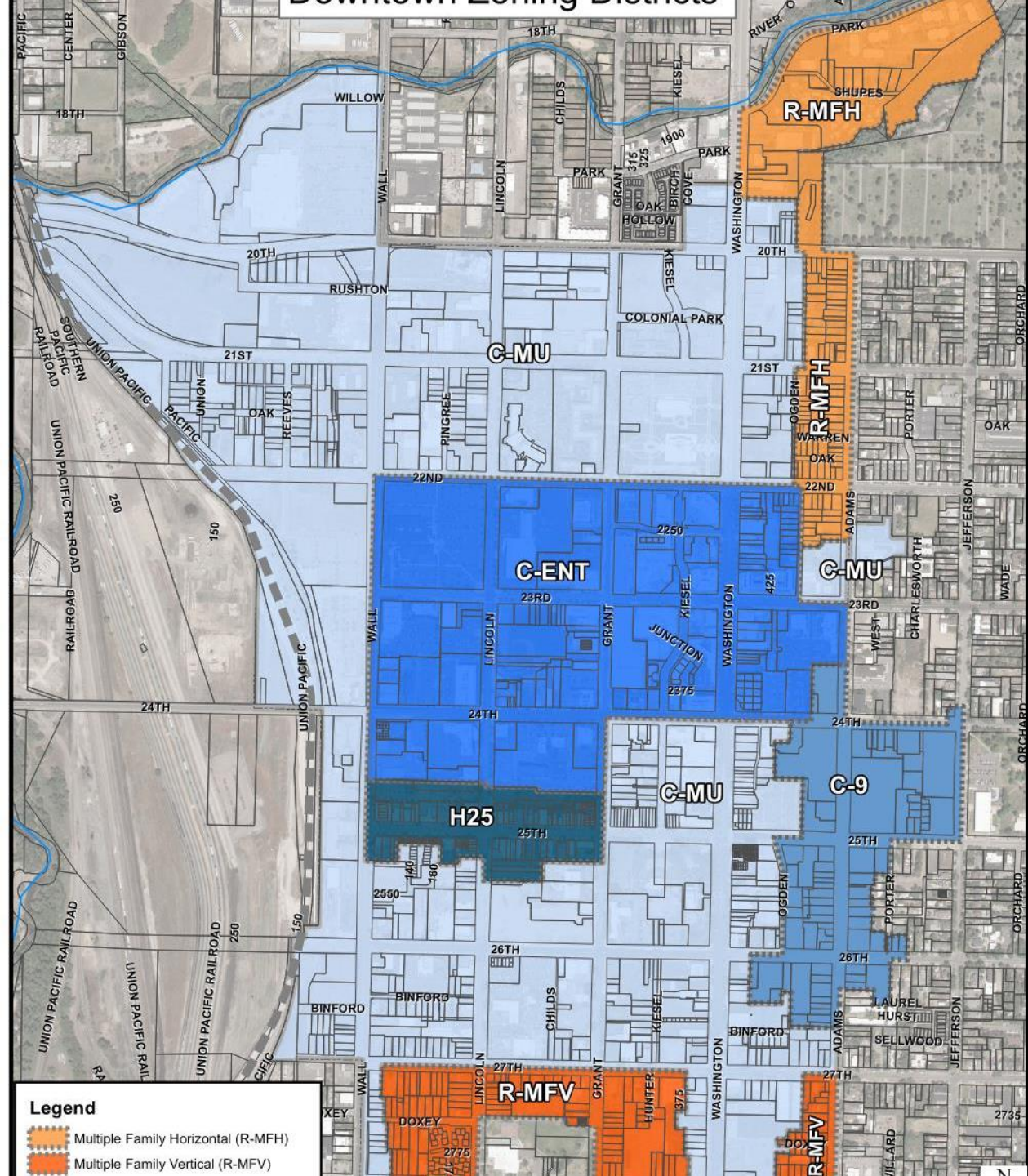
Downtown Zoning Districts

WHAT IS ZONING

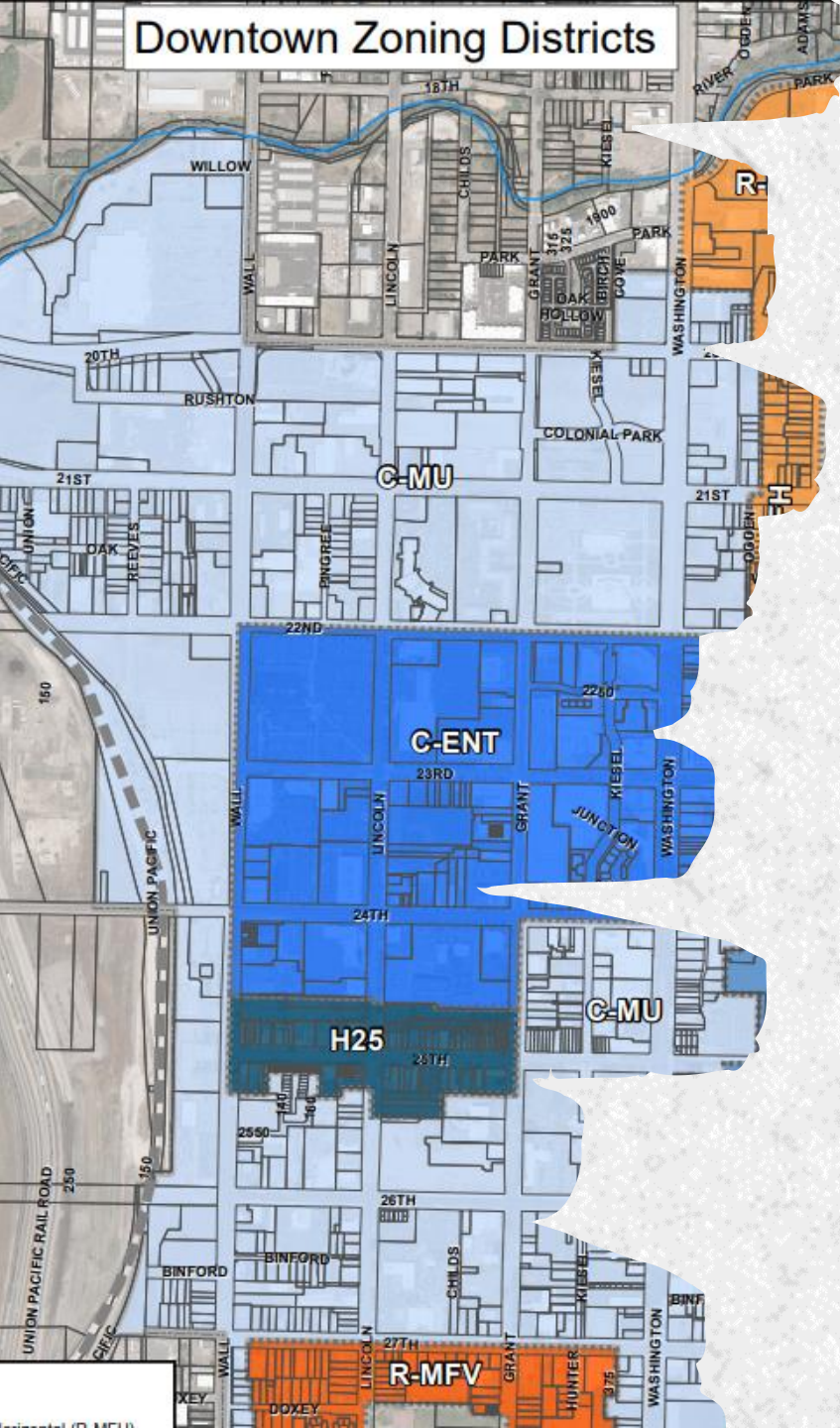
- *Permitted uses*
- *Setbacks and heights*
- *Design standards*
- *Parking standards*



ZONING DISTRICTS



Downtown 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

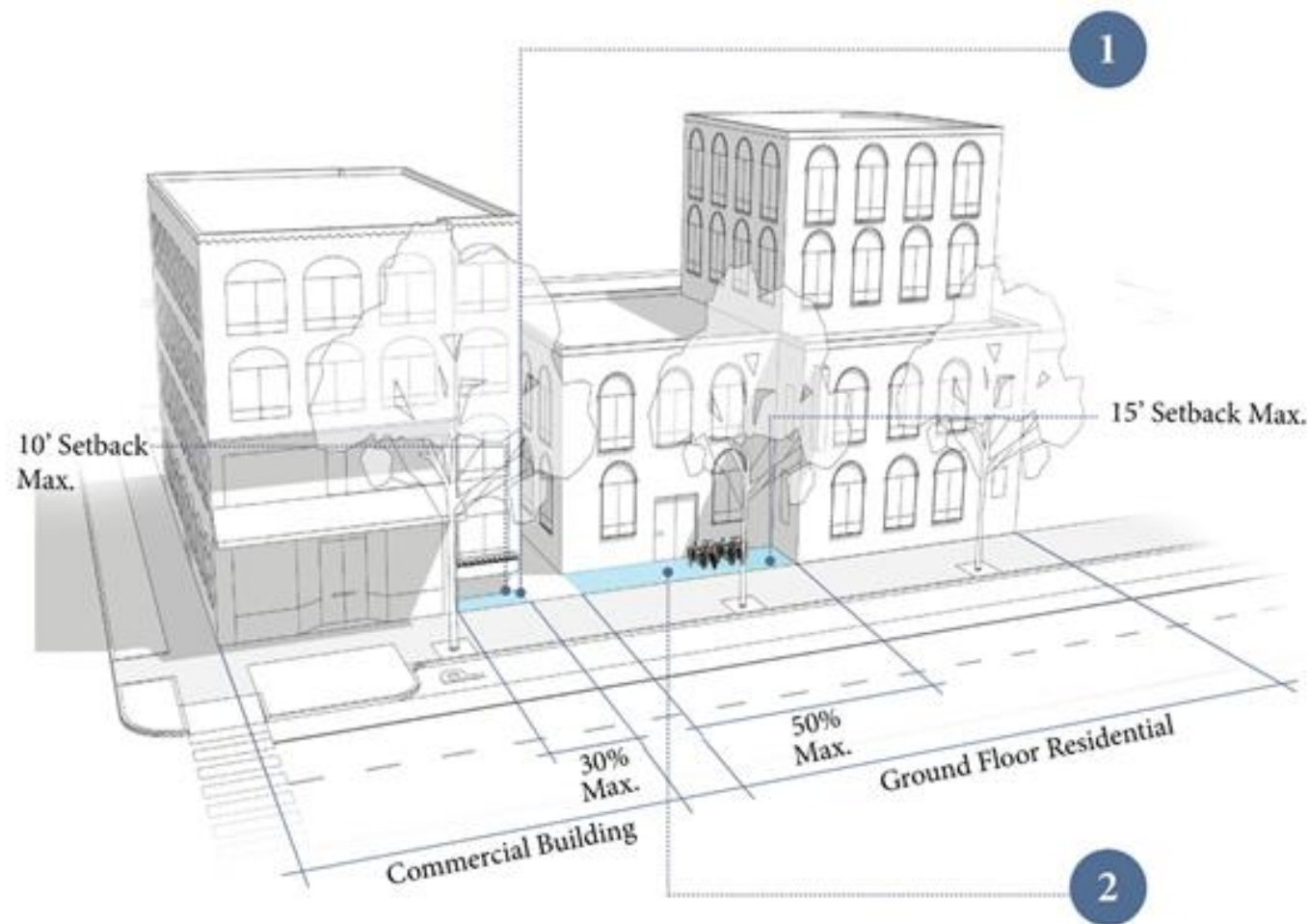


SETBACKS



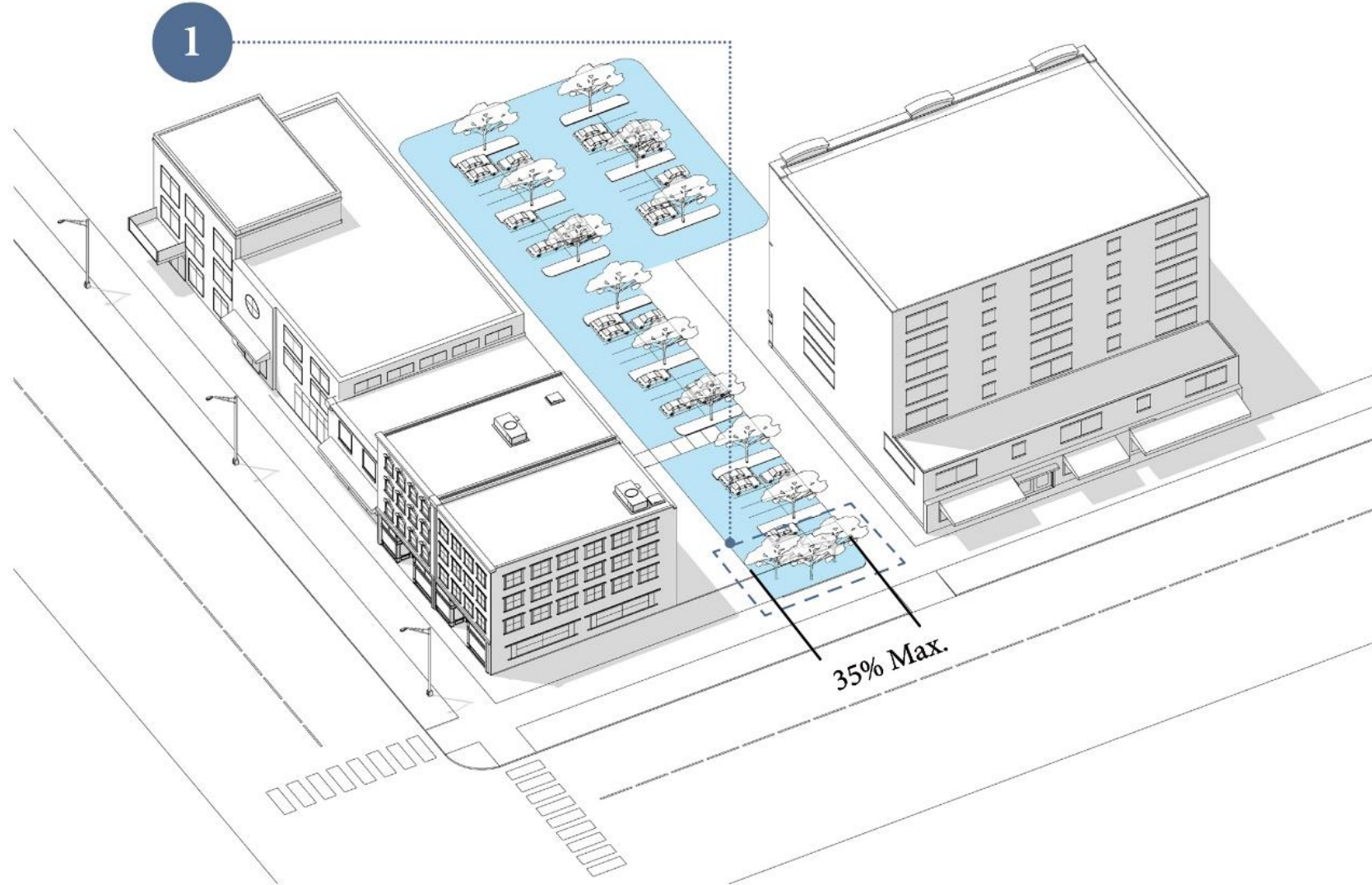
PEDESTRIAN
FRIENDLY



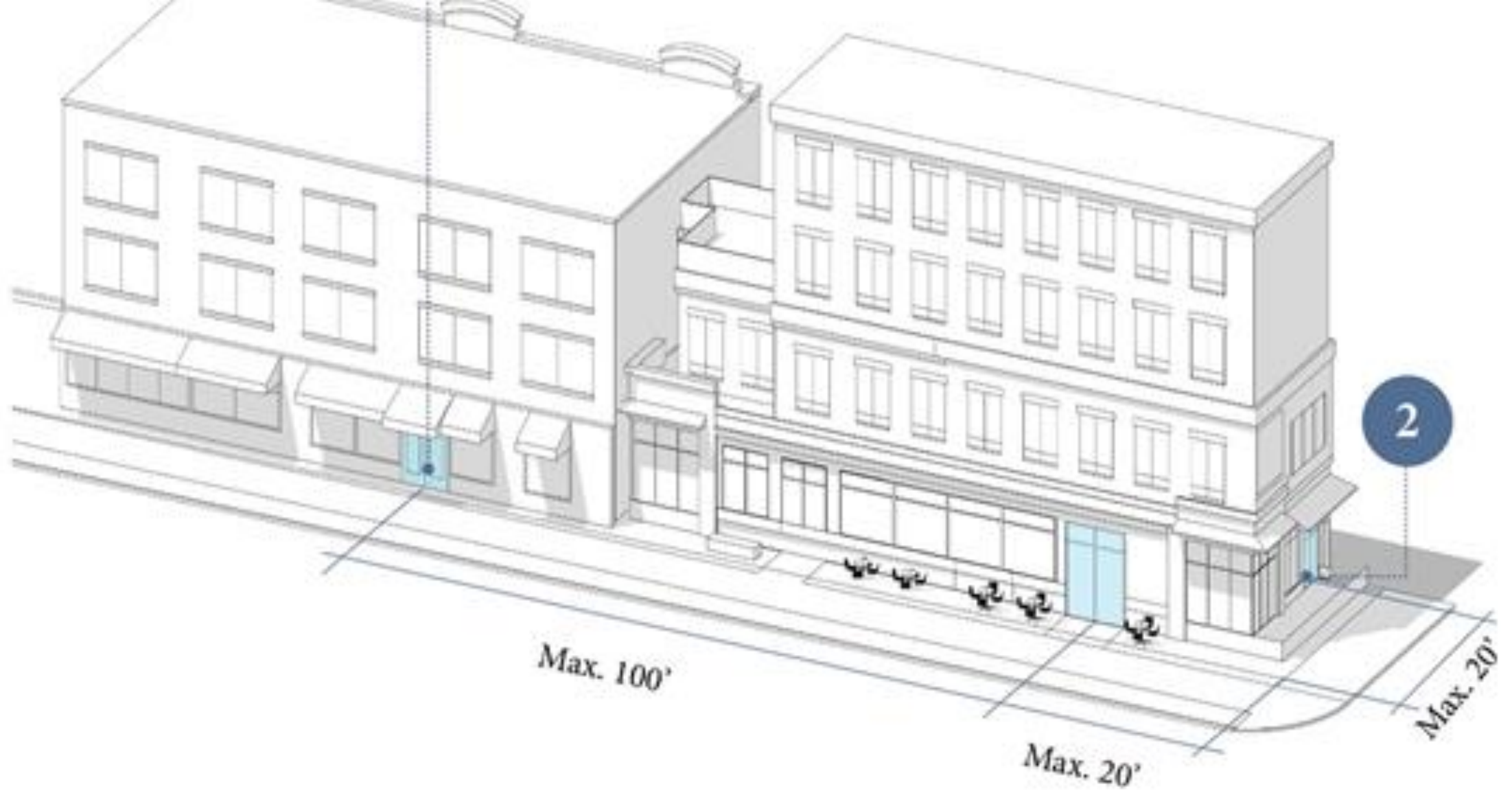


15-34-5.1A1: C-MU Horizontal Setback

- | | |
|---|---|
| 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 |

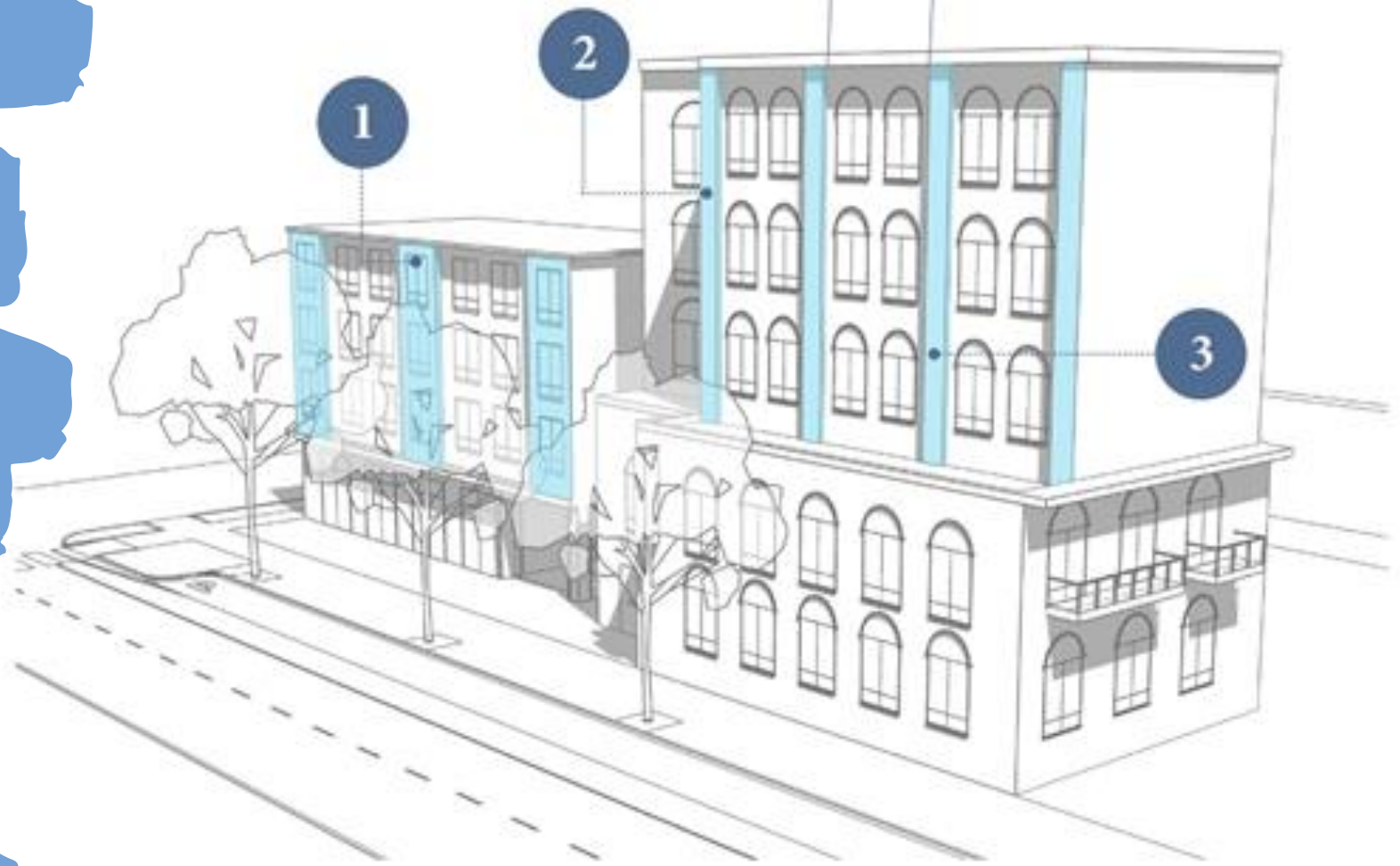


PARKING FRONTAGE



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

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QUESTIONS?

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Ogden**