ORDINANCE NO. 21-01

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, REVISING AND AMENDING THE CITY CODE TITLE 10-5.1A AND 10-5.1B OF THE CITY CODE HAVING TO DO WITH THE DEFINITION OF "STORY", PARKING REQUIREMENTS FOR MULTI-FAMILY HOUSING, BUILDING WIDTH OF ROW BUILDINGS, OPEN SPACE REQUIREMENTS, AND ROOF DRAINAGE ON SIDEWALKS ; MAKING NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1 - Recitals:

WHEREAS, South Ogden City ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") §10-3-717, and UC §10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds, in concert with recommendations from the Planning Commission, that certain societal and economic changes dictate that amendments to various sections of the City Code should be made in response thereto; and,

WHEREAS, the City Council finds that South Ogden City Code, at Title 10 and various of its subsections should be amended by adding new language governing these changes and related regulations for the city; and,

WHEREAS, the City Council finds that the requirements should be effective upon passage of this Ordinance; and,

WHEREAS, the City Council finds that the public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that the City Code be changed and amended:

Amended Section:

Upon the adoption of this Ordinance, Title 10 of the South Ogden City Code is readopted with the changes set out in **Attachment "A"**, which is incorporated herein, to read as indicated.

The foregoing recitals are incorporated herein.

Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of any prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of South Ogden City.

Section 5 - Date of Effect

This Ordinance shall be effective on the 19th day of January 2021, and after publication or posting as required by law.

DATED this 19th day of January 2021.

SOUTH OGDEN, a municipal corporation

by: _____
Mayor Russell Porter

Attested and recorded

_____
Leesa Kapetanov, CMC
City Recorder

ATTACHMENT "A"

ORDINANCE NO. 21-01

An Ordinance Of South Ogden City, Utah, Revising And Amending The City Code Title 10-5.1A And 10-5.1B Of The City Code Having To Do With The Definition Of “Story”, Parking Requirements For Multi-Family Housing, Building Width Of Row Buildings, Open Space Requirements, And Roof Drainage On Sidewalks ; Making Necessary Language Changes To The City Code To Effect Those Changes; And Establishing An Effective Date For Those Changes.

19 Jan 21

10-5.1A-10-5: DEFINITIONS

BASEMENT: A story partly underground and having at least one-half (1/2) its height below the average level of the adjoining ground. A basement shall not be counted as a story, for purposes of height measurement.

~~VISIBLE~~ BASEMENT, VISIBLE: A half story partially below grade and partially exposed above with required transparency on the street facade. A visible basement shall count as a half-story, for purposes of height measurement.

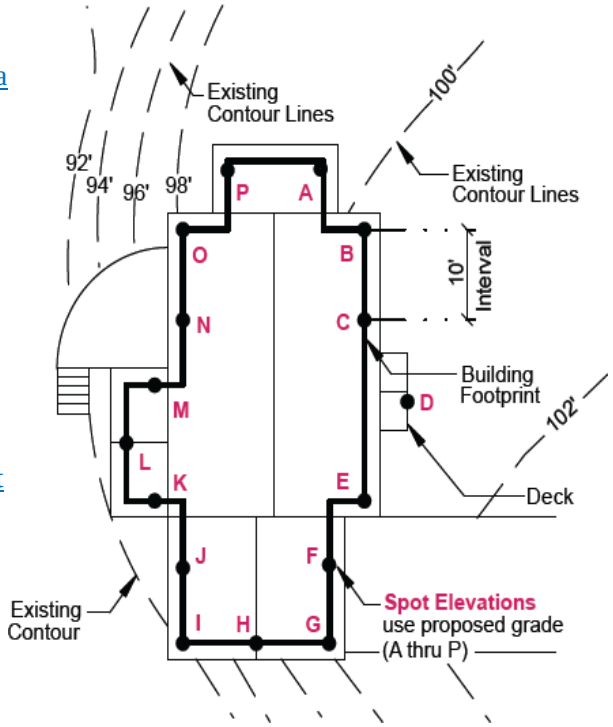
BUILDING, CALCULATING HEIGHT OF,: The standard practice when calculating building height is to identify the highest point of the coping of a flat roof, or the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof, excluding architectural elements such as chimneys, flag poles, skylights, etc., and draw a line parallel to the grade plane shown on the site plan.

On sloped sites, building height is measured from the average finished grade (grade plane) highest point of the coping of a flat roof, or the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof To calculate the average finished grade (grade plane):

1. Use an accurate drawing of the building footprint on the site, indicating existing topography at a minimum of 2' intervals.

2. Draw a minimum of three equidistance points per façade or elevation. For each point indicated the spot elevation of the topography as it exists at the time of permit application. (prior to modification or re-grading)

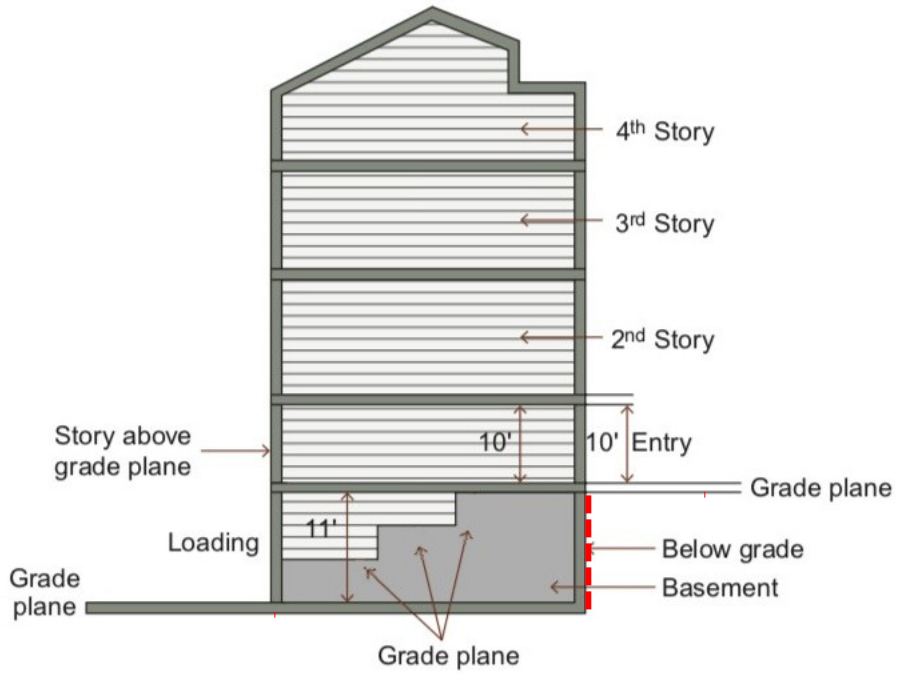
3. Add the elevation of each spot and divide by the number of spot elevations. The resulting number is the average grade (grade plane.)



BUILDING, HEIGHT OF: The average maximum vertical height of a building or structure measured at a minimum of three equidistant points from finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof.

GRADE PLANE: A reference plane representing the average of the finished ground level adjoining the building at exterior walls. Refer to Figure 10.5(3) below.

FIGURE 10.5(2)
GRADE PLANE



~~STORY: A habitable level within a building measured from finished floor to finished floor.~~

STORY: The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. The story height of a building shall be measured from the average grade plane elevation of the building.

STORY, HALF: A story ~~either in the base of the building,~~that is partially below grade and ~~partially~~ a maximum of one-half story above the grade plane, or a story fully within the roof structure with transparency facing the street.

10-5.1B-10-5: DEFINITIONS

BASEMENT: A story partly underground and having at least one-half (1/2) its height below the average level of the adjoining ground. A basement shall not be counted as a story, for purposes of height measurement.

~~VISIBLE~~ BASEMENT, VISIBLE: A half story partially below grade and partially exposed above with required transparency on the street facade. A visible basement shall count as a half-story, for purposes of height measurement.

BUILDING, CALCULATING HEIGHT OF,: The standard practice when calculating building height is to identify the highest point of the coping of a flat roof, or the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof, excluding architectural elements such as chimneys, flag poles, skylights, etc., and draw a line parallel to the grade plane shown on the site plan.

On sloped sites, building height is measured from the average finished grade (grade plane) highest point of the coping of a flat roof, or the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof To calculate the average finished grade (grade plane):

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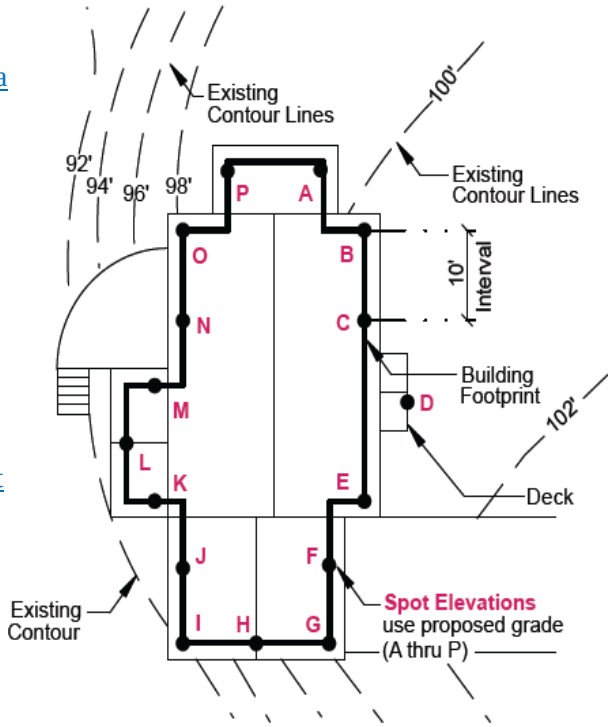
2. Draw a minimum of three equidistance points per façade or elevation. For each point indicated the spot elevation of the topography as it exists at the time of permit application. (prior to modification or re-grading)

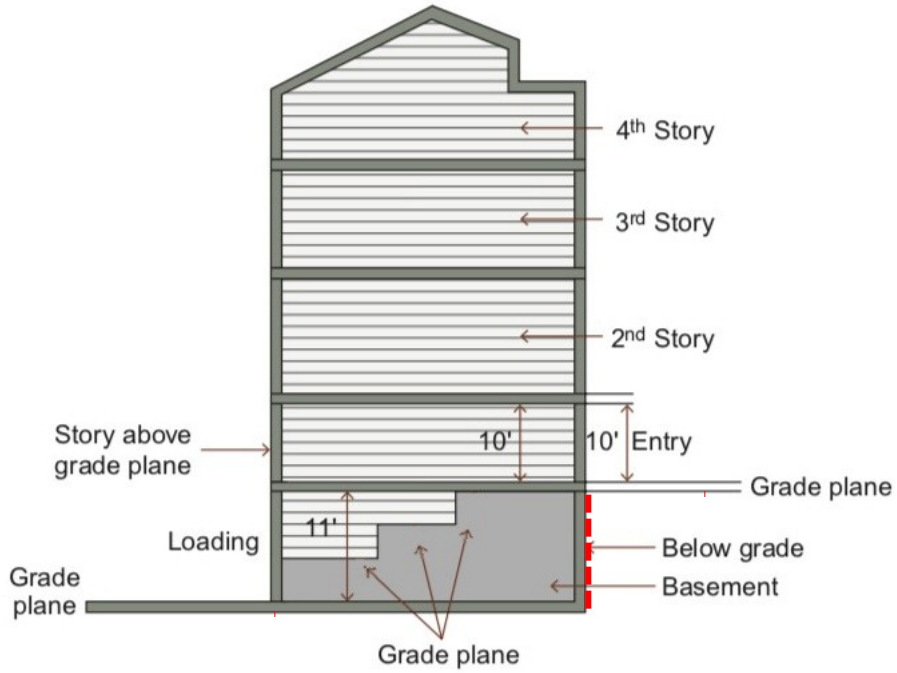
3. Add the elevation of each spot and divide by the number of spot elevations. The resulting number is the average grade (grade plane.)



BUILDING, HEIGHT OF: The average maximum vertical height of a building or structure measured at a minimum of three equidistant points from finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof.

GRADE PLANE: A reference plane representing the average of the finished ground level adjoining the building at exterior walls. Refer to Figure 10.5(3) below.

FIGURE 10.5(2)
GRADE PLANE



~~STORY: A habitable level within a building measured from finished floor to finished floor.~~

STORY: The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. The story height of a building shall be measured from the average grade plane elevation of the building.

STORY, HALF: A story ~~either in the base of the building,~~that is partially below grade and ~~partially~~ a maximum of one-half story above the grade plane, or a story fully within the roof structure with transparency facing the street.

10-5.1A-5-2: EXPLANATION OF BUILDING TYPE TABLE STANDARDS:

B. Height: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5 within the second section of each table entitled "Height".

1. **Minimum Overall Height:** The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.

2. **Maximum Overall Height:** The sum of a building's total number of stories represented in feet, plus the height of the roof not encompassed by the calculated stories and half-stories, combined.
   a. Half stories are located either completely within the roof structure with street facing windows or in a visible basement exposed a maximum of one half-story above grade.
   b. A building incorporating both a half story within the roof and a visible basement shall count the height of the two (2) half stories as one full story.
   c. Some building types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be set back a designated amount beyond the building facade of the lower stories.

3. **Ground Story and Upper Story, Minimum and Maximum Height:** (Refer to figure 5.2(3), "Measuring Height", of this subsection B3.) Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
   a. Floor height is measured in feet between the floor of a story to the floor of the story above it.
   b. Floor height requirements apply only to street facing facades.
   c. For single-story buildings and the uppermost story of a multiple-story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

10-5.1B-5-2: EXPLANATION OF BUILDING TYPE TABLE STANDARDS:

B. Height: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5 within the second section of each table entitled "Height".

1. **Minimum Overall Height:** The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.

2. **Maximum Overall Height:** The sum of a building's total number of stories represented in feet, plus the height of the roof not encompassed by the calculated stories and half-stories, combined.
   a. Half stories are located either completely within the roof structure with street facing windows or in a visible basement exposed a maximum of one half-story above grade.
   b. A building incorporating both a half story within the roof and a visible basement shall count the height of the two (2) half stories as one full story.
   c. Some building types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be set back a designated amount beyond the building facade of the lower stories.

3. **Ground Story and Upper Story, Minimum and Maximum Height:** (Refer to figure 5.2(3), "Measuring Height", of this subsection B3.) Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
   a. Floor height is measured in feet between the floor of a story to the floor of the story above it.
   b. Floor height requirements apply only to street facing facades.
   c. For single-story buildings and the uppermost story of a multiple-story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

10-5.1A-6-1: GENERAL REQUIREMENTS:

A. Intent: To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

B. General Requirements: Development of parcels over five (5) acres ~~are required to~~shall provide either five percent (5%) total lot size as a developed ~~par~~open space~~civic open space~~, or pay park impact fees.~~.~~ ~~Developer~~ The applicant shall work with City to determine which option is best for the city, including the ~~and the appropriate~~ type and location of the ~~of~~ open space, if applicable. For parcels under five (5) acres, impact fees ~~and other funding~~ will apply. ~~be used as mechanisms to ensure adequate open space will be provided.~~

1. Compliance: All open space provided within any core, general, or edge zoning subdistrict shall comply with one of the open space types defined by sections 10-5.1A-6-2 through 10-5.1A-6-8 of this article.

2. Access: All open space types shall provide public access from a vehicular right-of-way.

3. Location: Open space types shall be platted as a lot or, with permission of the City, may be located within the right-of-way. Open space types shall either be zoned as an open space zoning designation, or an adjacent zoning designation, such as core, general, or edge zoning subdistricts.

4. Ownership: Open space types may either be publicly or privately owned. Whether publicly or privately owned, all open spaces must be accessible and open to the public.

5. Parking Requirements: Parking shall not be required for any open space type, unless a use other than open space is determined by the City Manager or designee.

6. Continuity: Connections to existing or planned trails or open space types shall be made when the open space abuts an existing or planned trail right-of-way or other civic open space type.

C. Community Exterior Spaces and Amenities Required

The following applies to the City Center Core and City Center General Subdistricts only: Commercial developments with more than twenty thousand (20,000) square feet of floor area, residential developments in excess of twenty-five (25) units, or mixed developments determined by the Design Review Committee to be equivalent to the commercial/residential thresholds listed above, shall provide exterior community spaces and amenities that enhance the developments as centers of community activity. The outdoor spaces and amenities provided shall at a minimum consist of the following:

a) Safe and attractive passenger drop-off/pick-up points that are integrated with traffic patterns on the site; and

b) At least three (3) of the following amenities or features designed and constructed of materials that match the principal structure and linked by sidewalks to the principal structure as follow:

   i) A public patio/seating area at least 800 square feet in area that includes coordinated seats, furnishings, specialty landscape features and lighting;

   ii) A pedestrian plaza at least 1,600 square feet in area that includes coordinated seating, furnishings, specialty landscape features and lighting elements;

   iii) A play area at least 1,600 square feet in area that includes coordinated commercial-grade play equipment, safety surfacing, fencing and similar features suitable for play activities;

iv) An informational kiosk area, water feature, clock tower, public sculpture or environmental art installation; and

v) Any other park, open space or focal feature approved by the Design Review Committee.

~~C~~D. Definition Of Requirements: The following further explains or defines the requirements included in the tables in sections 10-5.1A-6-2 through 10-5.1A-6-8 of this article for each open space type. Refer to each table for the specific requirements of each open space type.

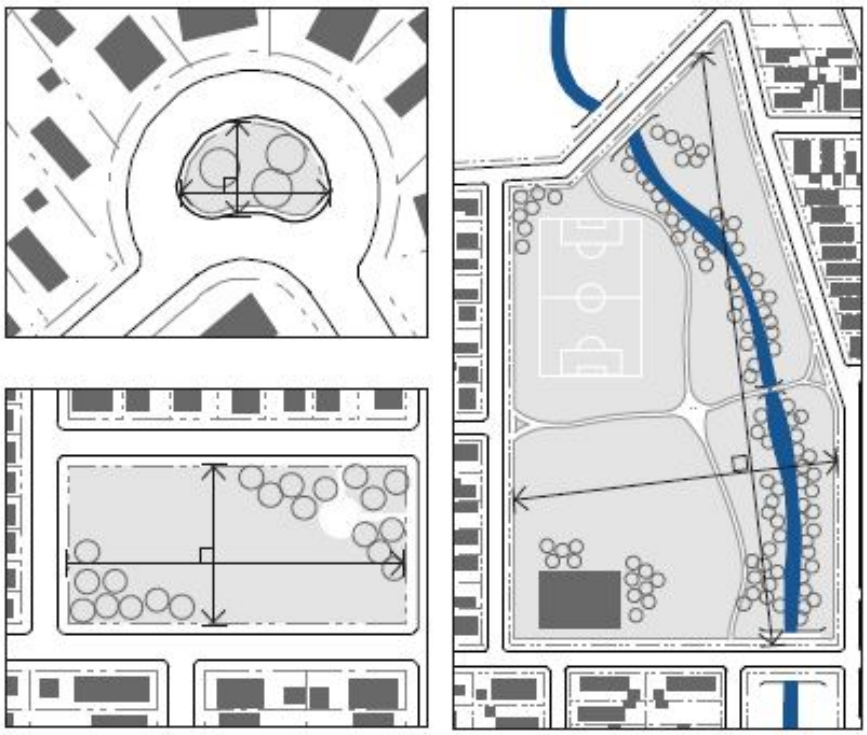
1. Size:

a. Minimum Size: The minimum size of the open space type is measured within the parcel lines of the property.

b. Maximum Size: The maximum size of the open space type is measured within the parcel lines of the property.

c. Minimum Dimension: The minimum length or width of the open space type, as measured along the longest two (2) straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to figure 6.1(1) of this section.

FIGURE 6.1(1)
EXAMPLES OF MEASURING THE
MINIMUM DIMENSION OF OPEN SPACE TYPES



2. Minimum Percentage Of Vehicular Right-Of-Way Frontage Required: The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the open space.

3. Adjacent Parcels: Parcels directly adjacent to as well as directly across the street from an open space type.

a. Frontage Orientation Of Adjacent Parcels: The preferred orientation of the adjacent parcels' frontages to the civic open space. Front, corner side, side, and rear refer to the property line either adjacent to the open space or facing the open space across the street.

4. Improvements: The following types of development and improvements may be permitted on an open space type:

a. Designated Sports Fields Permitted: Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks are permitted.

b. Playgrounds Permitted: Playgrounds include a defined area with play structures, such as slides, swings, climbing structures.

c. Fully Enclosed Structures Permitted: Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.

(1) Maximum Area: For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage to five percent (5%) of the open space area or one thousand (1,000) square feet, whichever is less.

(2) Semienclosed Structures: Open air structures, such as gazebos, are permitted in all open space types.

d. Maximum Percentage Of Open Water Body: The maximum amount of area within an open space type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

~~D~~E. Stormwater In Open Space Types: Stormwater management practices, such as storage and retention facilities, may be integrated into open space types and utilized to meet stormwater requirements for surrounding parcels.

1. Stormwater Features: Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy. Stormwater facilities shall be designed for public safety so that in the case of a storm event water depths are minimized.

2. Qualified Professional: A qualified landscape design professional, such as a landscape architect, shall be utilized to incorporate stormwater features into the design of the civic open spaces. (Ord. 17-22, 11-21-2017, eff. 11-21-2017)

10-5.1A-5-6(B): ROW BUILDING

			Permitted Subdistricts		
			City Center "General" And Riverdale Road "General"	40th Street "General"	Edge
1.	Building Siting [1: Refer to figure 5.6(1) of this section]				
		Multiple principal buildings	Permitted[1]	Permitted[1]	Permitted[1]
	(a)	Front sidewalk coverage	65% [2]	65% [2]	65% [2]
		Occupation of corner	Required[8]	Required[8]	Required[8]
	(b)	Front build-to zone	0' to 10'	5' to 15'	10' to 20'
	(c)	Corner build-to zone	0' to 10' [8]	5' to 10' [8]	5' to 10' [8]
	(d)	Minimum side yard setback	0' per unit; 10' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings
	(e)	Minimum rear yard setback	10'	10'3	15'3
	(f)	Minimum unit width	18' per unit	20' per unit	22' per unit
		Maximum building width	Maximum of ~~10 units~~180' per building	Maximum of ~~8 units~~180' per building	Maximum of ~~6 units~~ 110' per building
	(g)	Parking	Rear yard/facade	Rear yard/facade	Rear yard/facade
	(i)	Vehicular access	From alley; if no alley exists, 1 driveway per building per street frontage. From alley on Washington Boulevard, 40th Street, and Riverdale Road, unless in Edge Subdistrict		
2.	Height: Refer to figure 5.6(2) of this section				
	(j)	Minimum overall height	2 story	2 story	2 story
	(k)	Maximum overall height	3 stories	3 stories	3.5 stories
	(l)	All stories:			
		Minimum height	9'	9'	9'
		Maximum height	14'	14'	14'
3.	Uses: Refer to figure 5.6(2) of this section. Refer to section 10-5.1A-4, "Uses", of this article for permitted uses				

	(n)	Ground story	Residential, service, office, limited craftsman industrial	Residential, service, office, limited craftsman industrial	Residential only
	(o)	Upper story	Residential only		
	(p)	Parking within building	Permitted fully in basement and in rear of all floors		
	(q)	Required occupied space	30' deep on all full floors from the front facade		
4.	Street Facade Requirements: Refer to figure 5.6(3) of this section				
	(r)	Minimum transparency per each story	15%4	15%	15%
		Blank wall limitations	Required, see subsection 10-5.1A-5-2D2 of this section 10-5.1A-5		
	(t)	Front facade permitted entrance type	Stoop, porch, limited storefront[5,6,7]	Stoop, porch, limited storefront[5,6,7]	Stoop, porch
	(u)	Principal entrance location per unit	Front or corner side facade		
		Vertical facade divisions	Not required		
		Horizontal facade divisions	For buildings over 3 stories, required within 3' of the top of any visible basement or ground story		
5.	Roof Type Requirements: Refer to figure 5.6(3) of this section				
	(v)	Permitted roof types	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat
		Tower	Permitted	Permitted	Permitted

10-5.1B-5-7(B): ROW BUILDING:

			Permitted Subdistricts	
			Gateway General	Gateway Edge
1.	Building Siting: Refer to figure 5.7(1) of this section			
		Multiple principal buildings	Permitted [1]	Permitted [1]
	(a)	Front sidewalk coverage	65% [2]	65% [2]
		Occupation of corner	Required [6]	Required [6]
	(b)	Front build to zone	5' to 15'	5' to 20'
	(c)	Corner build to zone	5' to 10' [6]	5' to 10' [6]
	(d)	Minimum side yard setback	0' per unit; 15' between buildings	0' per unit; 15' between buildings
	(e)	Minimum rear yard setback	10' [3]	15' [3]
	(f)	Minimum unit width	20' per unit	22' per unit
		Maximum building width	Maximum of ~~8 units~~180' per building	Maximum of ~~6 units~~180' per building
	(g)	Parking	Rear yard/facade	Rear yard/facade
	(i)	Vehicular access	From alley; if no alley exists, 1 driveway per building per street frontage. From alley on any primary street	
2.	Height: Refer to figure 5.7(2) of this section			
	(j)	Minimum overall height	2 story	2 story
	(k)	Maximum overall height	3.5 stories	3.5 stories
	(l)	All stories:		
		Minimum height	9'	9'
		Maximum height	14'	14'
3.	Uses: Refer to figure 5.7(2) of this section. Refer to section 10-5.1B-4, "Uses", of this article for permitted uses			
	(n)	Ground story	Residential, service, office, limited craftsman industrial	Residential only
	(o)	Upper story	Residential only	

	(p)	Parking within building	Permitted fully in basement and rear of all floors	
	(q)	Required occupied space	30' deep on all full floors from the front facade	
4.	Street Facade Requirements: Refer to figure 5.7(3) of this section			
	(r)	Minimum transparency per each story	15% [4]	15% [4]
		Blank wall limitations	Required, see subsection 10-5.1B-5-2D2 of this section 10-5.1B-5	
	(t)	Front facade permitted entrance type	Stoop, porch, limited storefront [5]	Stoop, porch
	(u)	Principal entrance location per unit	Front or corner side facade	
		Vertical facade divisions	Not required	
		Horizontal facade divisions	Not required	
5.	Roof Type Requirements: Refer to figure 5.7(3) of this section			
	(v)	Permitted roof types	Parapet, pitched, flat	Parapet, pitched, flat
		Tower	Permitted	Permitted

10-5.1A-8-2: PARKING REQUIREMENTS:

TABLE 8.2(2)
REQUIRED OFF STREET VEHICULAR PARKING

Use	Required Vehicle Space
Residential:	
Single-family, all sizes, or multi- family, 1 bedroom	1.5 per dwelling unit
Multifamily, Studio apartment	1 per dwelling unit
Multi-family, 2 bedrooms	2 per dwelling unit
Multi-family, 3 or 3+ bedrooms	2.5 per dwelling unit
Multi-family visitor parking	.25 per dwelling unit, dedicated to use by visitors
Hotel and inn	1 per room and 1 per 200 square foot office and dining room
Residential care	0.33 per unit and 0.66 per employee
Civic/institutional:	
Assembly	1 per 5 seats
Transit station	Per city manager or designee
Hospital	0.20 per bed and 0.66 per employee
Library/museum/post office (no distribution)	1 per 600 square feet
Police and fire	Per city manager or designee
Post office (distribution)	1 per 400 square feet
School:	
Pre-K to junior high	1 per classroom and 1 per 200 square foot office
High school, higher education	1 per classroom, 1 per 200 square foot office, and 0.17 per student
Retail:	
Neighborhood retail	1 per 300 square feet
General retail	1 per 300 square feet
Outdoor sales lot	1 per 250 square feet of sales area, with 1 per 10 vehicle display
Service:	
Neighborhood service	1 per 250 square feet
General service	1 per 250 square feet

	Eating and drinking establishments	1.0 per 3 seats plus $^{1}/_{3}$ number of employees
	Vehicle services	2 per service bay and 1 per 200 square feet of retail
Office and industrial:		
	Neighborhood, general office	1 per 300 square feet
	Craftsman industrial	1 per 1,000 square feet of production space and 1 per 500 square feet of retail space
Open space and recreation:		
	Open space and recreation	Per city manager or designee

10-5.1B-8-2: PARKING REQUIREMENTS:

TABLE 8.2(2)
REQUIRED OFF-STREET VEHICULAR PARKING

Use		Required Vehicle Space
Residential:		
	Single-family, all sizes, or multifamily, 1 bedroom	1.5 per dwelling unit
	Multifamily, Studio apartment	1 per dwelling unit
	Multifamily, 2 bedrooms	2 per dwelling unit
	Multifamily, 3 or 3+ bedrooms	2.5 per dwelling unit
	Multi-family visitor parking	.25 per dwelling unit, dedicated to use by visitors
	Hotel and inn	1 per room and 1 per 200 square foot office and dining room
	Residential care	0.33 per unit and 0.66 per employee
Civic/institutional:		
	Assembly	1 per 5 seats
	Transit station	Per City Manager or designee
	Hospital	0.20 per bed and 0.66 per employee
	Library/museum/Post Office (no distribution)	1 per 600 square feet
	Police and fire	Per City Manager or designee
	Post Office (distribution)	1 per 400 square feet
	School:	

Pre K to junior high	1 per classroom and 1 per 200 square foot office
High school, higher education	1 per classroom, 1 per 200 square foot office, and 0.17 per student
Retail:	
Neighborhood retail	1 per 300 square feet
General retail	1 per 300 square feet
Outdoor sales lot	1 per 250 square feet of sales area, with 1 per 10 vehicle display
Service:	
Neighborhood service	1 per 250 square feet
General service	1 per 250 square feet
Eating and drinking establishments	1.0 per 3 seats plus $^{1/}_{3}$ number of employees
Vehicle services	2 per service bay and 1 per 200 square feet of retail
Office and industrial:	
Neighborhood, general office	1 per 300 square feet
Craftsman industrial	1 per 1,000 square feet of production space and 1 per 500 square feet of retail space
Open space and recreation:	
Open space and recreation	Per City Manager or designee

10-5.1A-5-2-E: EXPLANATION OF BUILDING TYPE TABLE STANDARDS

E. Roof Type: The following explains the line item requirements for each building type table in sections 10-5.1A-5-3 through 10-5.1A-5-8 of this section 10-5.1A-5 within the fifth section entitled "Roof Type Requirements".

1. Permitted Roof Type: The roof type(s) permitted for a given building type. Refer to section 10-5.1A-5-10, "Roof Types", of this section 10-5.1A-5 for more specific requirements.
2. Tower: A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to section 10-5.1A-5-10, "Roof Types", of this section 10-5.1A-5. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)
3. Roof Projections and Drainage: Roofs and associated drainage systems shall not extend beyond the affected property lines. Roofs and roof drainage systems shall be designed in according to applicable building codes, ensuring that all drainage and snow shedding occurs within the subject property. Roofs and associated roof drainage systems shall not be allowed to drain or shed storm water, nor allow accumulated snow to slide or be deposited onto adjacent properties or public roadways, sidewalks, and rights-of-way.

10-5.1B-5-2-E: EXPLANATION OF BUILDING TYPE TABLE STANDARDS

E. Roof Type: The following explains the line item requirements for each building type table in sections 10-5.1B-5-3 through 10-5.1B-5-8 of this section 10-5.1B-5 within the fifth section entitled "Roof Type Requirements".

1. Permitted Roof Type: The roof type(s) permitted for a given building type. Refer to section 10-5.1B-5-10, "Roof Types", of this section 10-5.1B-5 for more specific requirements.
2. Tower: A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to section 10-5.1B-5-10, "Roof Types", of this section 10-5.1B-5. (Ord. 16-07, 6-21-2016, eff. 6-21-2016)
3. Roof Projections and Drainage: Roofs and associated drainage systems shall not extend beyond the affected property lines. Roofs and roof drainage systems shall be designed in according to applicable building codes, ensuring that all drainage and snow shedding occurs within the subject property. Roofs and associated roof drainage systems shall not be allowed to drain or shed storm water, nor allow accumulated snow to slide or be deposited onto adjacent properties or public roadways, sidewalks, and rights-of-way.