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E# 2895851 PG 1 OF 2  
LEANN H KILTS, WEBER COUNTY RECORDER  
19-DEC-17 907 AM FEE \$.00 DEP TN  
REC FOR: OGDEN CITY

## Legal Conforming Certificate For a Two-Family Dwelling

Re: Land Serial #: 05-068-0015

Legal Description: PART OF LOTS 21, 22, 23 AND 24, BLOCK 43, NELSON PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24; RUNNING THENCE NORTH 90 FEET; THENCE EAST 94 FEET; THENCE SOUTH 90 FEET TO THE NORTH LINE OF 37TH STREET; THENCE WEST 94 FEET TO THE PLACE OF BEGINNING.

This is to certify that the two-family dwelling or duplex located at 3676 Van Buren & 1108 37<sup>th</sup> Street was in legal existence prior to January 16, 2001 and, therefore, has a legal conforming status in accordance with Section 15-13-28 of the Zoning Ordinances of Ogdern City, Utah, or its successor provision.

This legal conforming certificate acknowledges, in addition to the right of use, the following non-complying conditions:

- Two (2) parking spaces where four (4) side-by-side spaces are required.
- A rear yard setback of 26' where a minimum of 30' is required.
- Rear yard coverage of 52% where a maximum of 25% is allowed.

  
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Greg Montgomery,

Manager, Planning Division

State of Utah

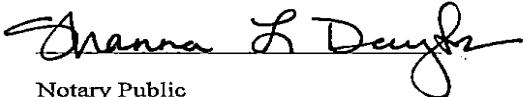
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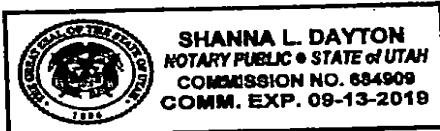
County of Weber

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On this, the 13<sup>th</sup> day of December 2017, personally appeared before me, Greg Montgomery, Manager of the Planning Division of the Community and Economic Development Department of Ogden City, Utah who acknowledged that he signed the above certificate on behalf of said City.



Notary Public



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**Effect of "Legal Conforming" Status:** As a legal conforming two-family dwelling or duplex located in a Single-Family (R-1) Zone, the duplex will not be treated as a non-conforming use under the existing zoning ordinances. Legal conforming status will allow alterations, extensions, additions, or replacement of the duplex, without having to comply with the ordinances, reviews, and approvals otherwise required for non-conforming uses. Under the ordinance, this status will run with the property and the use may continue regardless of the existing zoning. Should the building be damaged or destroyed in any degree, the legal conforming status allows the building to be rebuilt as a two family dwelling provided the new construction does not extend into any of the required yard setbacks more than the original structure. If the building is reconstructed, it is also allowed to have the number of parking stalls existing as of the date of issuance of the legal conforming certificate, provided the parking and access to the parking are paved with a concrete or asphalt surface. Any additional parking added to the site is also required to be located in legal locations and be hard surfaced with concrete or asphalt. Should the building be vacant for over a year time period it is still permitted to be used as a two family dwelling.

The legal conforming certificate does not exempt the owner/occupant from meeting other ordinances of the City applicable to the building. For instance, alterations, extensions, additions, or replacements to the structure, past or future will still be required to meet all building and housing codes.