

Layton City
ORDINANCE 24-10

DEFINE AND INCLUDE STANDARDS FOR INPATIENT MEDICAL FACILITIES

AN ORDINANCE AMENDING TITLE 19 "ZONING", CHAPTER 19.02 "DEFINITIONS", CHAPTER 19.06 "LAND USE REGULATIONS:, AND CHAPTER 19.26 "MIXED-USE/TRANSIT ORIENTED DEVELOPMENT (MU-TOD) ZONING DISTRICT"; PROVIDING FOR REPEALER; SEVERABILITY;AND AN EFFECTIVE DATE

WHEREAS, The City has received multiple requests for an inpatient medical facility that allows for short term inpatient care; and

WHEREAS, inpatient medical facilities are a supportive land use to the City’s growing health care industry; and

WHEREAS, an inpatient medical facilities would be limited to non-residential buildings with a maximum of 10,000 square feet, and overnight stays not to exceed 7 days, and

WHEREAS, the Planning Commission has reviewed the proposed ordinance and has recommended the text amendments be approved; and

WHEREAS, the City Council has reviewed the Planning Commission’s recommendation and has received pertinent information in the public hearing regarding the proposal; and

NOW THEREFORE, be it ordained by the City Council of Layton City, UT as follows:

SECTION 1: Repealer. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: Amendment. Section "19.02.020 " is hereby amended as follows.

...

"Indoor Commercial Amusement": A ... tag, dancing, or similar.

"Industrial": See Manufacturing.

"Inpatient Medical Facility": An inpatient medical facility is a building with onsite doctors, nurses and/or licensed professionals and support staff, which is 10,000 square feet or smaller in size, which includes treatments that require overnight stays that do not exceed seven days. Inpatient medical facilities do not include hospitals or similar uses.

"Inspector, Building": See Building Inspector.

"Interior Lot": See Lot, Interior.

...

SECTION 3: Amendment. Section "19.06.000 " is hereby amended as follows.

...

RETAIL AND RELATED USES

...

Row	Laund ry/Lau ndrom at											
			P	P	P	P	L4	L4	P	P		

Row	Locks mith or Key Shop											
			P	P	P	P	P	P	L2	L2		

Row	Medie al/Den tal Clinic											
	P	P	P	P	P	P			P	P		

Row	Mortu ary											
		C	C	P		C			C			

Row	Music Store											
			P	P	P	P	L4	L4	L3	L3		

...

COMMERCIAL AND RELATED SERVICES

...

Row											
Food Cart, Food Truck ***	P	P	P	P	P						
	P		P	P	P	P	P	P	P	P	

Row											
Hotel or Motel											
	C				C	C			C	C	

Row											
<u>Inpatient Medical Facility</u>											
	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>L5</u>	

Row											
Kiosk											
		P	P	P	P	P	P	P	P		

Row											
Laboratory, Scientific or Research											
	P				P	P	P	P	P	P	

Row											
Lumber Yard											
				C	C	C	P	P			

Row											
<u>Medical/Dental Clinic</u>											
	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	

Row	Milk Depot											
			P	P	P	P	P	P	C	C		
Row	Mixed Use Buildings											
									P2	P2		

...
TABLE OF LAND USE LIMITATIONS

Row	L3	Use not permitted directly below multi-family residential uses in MU and MU-TOD zoning districts
Row	L4	Uses are subject to the standards and limitations provided in Section 19.06.170
Row	L5	<u>Uses are subject to the standards and limitations provided in Section 19.26.020</u>

HISTORY
 Ord. No. 20-38, Enacted, 11/19/2020

...
SECTION 4: Amendment. Section "19.26.020 " is hereby amended as follows.

- ...
 e. Theater – Indoor.
 f. Residential dwelling – Multiple unit.
 3. Inpatient medical facility shall be limited to non-residential buildings only.
 4. Upon approval of the development plan by the Land Use Authority as defined in Section 19.01.135, all uses allowed in the development plan shall be processed as if they are permitted uses.

HISTORY
 ...
SECTION 5: Severability. If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

SECTION 6: Effective Date. This ordinance being necessary for the peace, health, and safety of the City, shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is the more remote from the date of passage thereof.

****Signatures On Next Page****

PASSED AND ADOPTED by Layton City Council this **2nd day of May, 2024.**



JOY PETRO, Mayor
Layton City

Attest:



KIMBERLY S READ, City Recorder
Layton City



DARREN CURTIS, Assistant City Attorney
Layton City



CHAD WILKINSON, Community Development Director
Layton City

City Council Vote as Recorded:	AYE	NAY	ABSTAIN	ABSENT
Zach Bloxham	<u>X</u>	—	—	—
Clint Morris	<u>X</u>	—	—	—
Tyson Roberts	<u>X</u>	—	—	—
Bettina Smith Edmondson	<u>X</u>	—	—	—
Dave Thomas	<u>X</u>	—	—	—



RECORDED this 2nd day of May, 2024.
PUBLISHED OR POSTED this 8th day of May, 2024.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Layton City, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

1. Layton City Center
2. Surf 'n Swim Bulletin Board
3. Davis County Library - Layton Branch

on the above referenced dates.



KIMBERLY S READ, City Recorder
Layton City