

ORDINANCE 18-12

AN ORDINANCE AMENDING TITLE 19 "ZONING", SECTION 19.02.020 ENTITLED "DEFINITIONS" BY REMOVING "MINI-STORAGE UNITS" AND ADDING "CONTRACTOR STORAGE YARD", "HEAVY EQUIPMENT RENTAL/SALES, REPAIR, AND STORAGE", "SELF-STORAGE FACILITY", AND "WAREHOUSE AND DISTRIBUTION"; REPEALING AND RE-ENACTING SECTION 19.06.130 ENTITLED "SELF-STORAGE FACILITY REQUIREMENTS"; AND AMENDING TABLE 6-1 AND 6-2 "TABLE OF LAND USE REGULATIONS"; PROVIDING FOR REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE

WHEREAS, a petition for a zoning ordinance amendment was submitted on December 7, 2017, by Layton City, Utah, requesting the review of "Outdoor Storage", "Mini-Storage Unit" and "Indoor Storage" land uses and their associated impacts within Layton City; and

WHEREAS, the City recognizes the need to provide appropriate locations for self-storage facilities to serve the residents and business community of Layton City; and

WHEREAS, the City has determined that self-storage facilities generate minimal daily business activity with very few employees and customers visiting such properties, and that such uses are detrimental to the City's economic development goals of promoting vibrant commercial service districts and mixed-use centers; and

WHEREAS, it is the desire of the City to utilize such areas of land in an efficient manner within the community; and

WHEREAS, the Planning Commission has reviewed the petition request including 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

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the City Council of Layton City finds it to be in the best interest of the health, safety, and welfare its citizens to make the proposed amendments to Title 19 of the Layton Municipal Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. Title 19, Chapter 19.02, Section 19.02.020 shall be amended to read as follows:

19.02.020 Definitions

...

"Contractor Storage Yard": A facility and/or outside area dedicated to the storage or keeping of materials, construction/heavy equipment, business/commercial vehicles, construction forms, and other items related to construction practices, which are in active use by building/construction contractors, craftsmen, and tradesmen.

...

"Heavy Equipment Rental/Sales, Repair, and Storage": The use of any building, land area, or portion thereof, for the display, sale, lease/rental, and repair of heavy construction or farm equipment, including but not limited to: cranes, earthmoving/grading equipment, dump trucks, and tractors.

...
“Mini Storage Units”: Units to be used for dead storage of household goods.

...
“Self-Storage Facility”: A building, structure, or part thereof containing compartmentalized storage areas of varying sizes, which may be leased/rented on an individual basis and made accessible to individuals, businesses, or organizations for the storage of personal property and business/household goods.

...
“Warehouse and Distribution”: An enclosed building used for the storage, wholesale sales, and distribution of manufactured equipment, products, and supplies.

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SECTION III: **Enactment.** Title 19, Chapter 19.06, Section 19.06.130 shall be repealed and re-enacted to read as follows:

19.06.130 Self-Storage Facility Requirements

All self-storage facilities shall meet the following requirements:

1. **Location.**
 - a. Self-storage facilities shall be a permitted use in the M-1 (Light Manufacturing/Industrial) and M-2 (Heavy Manufacturing/Industrial) zoning districts only.
 - b. Self-storage facilities permitted after the adoption of this ordinance shall not be located within six hundred feet (600') of another existing or permitted self-storage facility. The distance shall be measured in a straight line between the nearest property boundary lines of the subject parcels.
 - c. Self-storage facilities located within the Accident Potential Zone (APZ) of Hill Air Force Base shall be exempt from the requirements of 19.06.130 (1.b.) and 19.06.130 (2.a.), (2.b), and (2.d.).
2. **Design Requirements.** The following design standards shall apply to self-storage facilities permitted after the adoption of this ordinance:
 - a. The minimum building height shall be three (3) stories; and
 - b. The maximum building footprint shall be 33,000 square feet; and
 - c. At minimum, one (1) main building entrance shall be provided at the ground floor level for customer access. The main building entrance shall front a primary street; and
 - d. When fronting a primary street, the ground floor level shall contain a minimum of twenty five percent (25%) building transparency. Each floor level above the ground floor level shall contain a minimum of forty percent (40%) building transparency; and
 - e. Buildings shall be surfaced with at least two (2) exterior material variations and two (2) exterior color variations, with at least twenty five percent (25%) of the second material and second color applied to building areas visible from public street(s); and
 - f. Self-storage facilities adjacent to residential uses shall screen all loading bays, docks, storage unit doors, and similar from the view of adjacent residences and public streets; and
 - g. Fences, walls, and entry gates shall be compatible with the overall design of the site and with the materials used on the building(s). Fences/walls shall be constructed of decorative block or vinyl. Chain-link, barbed, and razor wire fences are strictly prohibited. Entry gates shall be constructed of decorative metal or vinyl materials; and
 - h. Twenty four hour (24-hour) security or camera surveillance shall be provided to customer-accessible building interiors and exterior site areas; and
 - i. Self-storage units shall not be used for residential/living purposes, and shall not be used to operate as the primary use of a business; and
 - j. Impervious surfacing (concrete, asphaltic concrete, or asphalt) shall be provided in all areas of established or anticipated traffic flows surrounding the building(s) and throughout the entire site, except where landscaping is required; and
 - k. All areas not required to either be landscaped or surfaced with impervious surfacing shall be surfaced with a hard material such as roadbase or gravel, and maintained free of weeds and other debris; and

1. All outdoor storage areas shall meet the parking lot requirements of 19.12.100 of Layton Municipal Code (LMC) and shall be enclosed by a fence or wall at least six feet (6') in height and impervious to sight, adequate to conceal such facilities from adjacent property and the street. The Zoning Administrator may require additional fencing requirements if deemed necessary to ensure screening from adjacent property and the street. No junk may be stored within outdoor storage areas and no items may be stacked higher than the fence or wall of the enclosure.

SECTION IV: Enactment. Title 19, Table 6-1 and 6-2, Table of Land Use Regulations, shall be amended to read as follows:

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TABLE OF LAND USE REGULATIONS																				
	TABLE 6-1										TABLE 6-2									
	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
AUTOMOBILE RELATED USES																				
Storage of Autos, Travel Trailers														☐	☐	☐	C	C		
Outdoor Truck Storage														☐	☐	☐	P	P		

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TABLE OF LAND USE REGULATIONS																				
	TABLE 6-1										TABLE 6-2									
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INDUSTRIAL AND RELATED USES																				
Contractor Storage Yard																	P	P		
Heavy Equipment Rental/Sales, Repair, and Storage																	P	P		
Outdoor Storage														☐	☐	☐	C	C		
Self-Storage Facility (i.e. Climate Controlled, Indoor Storage, Mini-Storage)																	P	P		
Wholesale Trade & Warehousing Warehouse and Distribution															☐	☐	P	P		
														P = Permitted		C = Conditional				

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STATE OF UTAH)
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) ss:
COUNTY OF DAVIS)

I, **Kimberly S Read**, do hereby certify that I am the duly qualified and acting **City Recorder** of Layton City Corporation, a municipal corporation located in Davis County, State of Utah. I further certify that on the **7th day of May 2018**, I posted **Ordinance 18-12** to which this certificate is attached, by posting a full, true and correct copy thereof, in each of the following three public places within the corporate limits of Layton City, to wit:

- One copy at Layton City Hall**
- One copy at Davis County Library, Layton Branch**
- One copy at Layton City Police Department**

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the corporate seal of Layton City this **7th day of May, 2018**.



SEAL

Kimberly S Read

KIMBERLY S READ, City Recorder

SCANNED
MAY 10 2018