

ORDINANCE 19-09

AN ORDINANCE REPEALING AND REENACTING TITLE 19, CHAPTER 19.24 BY AMENDING DEVELOPMENT STANDARDS AND REGULATIONS FOR CONDOMINIUM/TOWNHOUSE (C-TH) ZONING DISTRICT; PROVIDING FOR REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE

WHEREAS, Layton City recognizes the need to encourage development patterns that provide for the efficient utilization of land with open space that is in reasonable proportion to residential densities with possible place-appropriate amenities and services; and

WHEREAS, Layton City desires to encourage a range of residential housing options in appropriate locations, including commonwall residential products that have potential for place-appropriate amenities and services for the comfort and convenience of residents and to encourage life-long residency in Layton; and

WHEREAS, it is the desire of the City to encourage walkable development patterns that integrate with, and provide convenient and safe access to, commercial uses, employment opportunities, and potential multiple transportation choices; and

WHEREAS, one of the goals of Chapter 19.24 of the Layton Municipal Code, entitled Condominium/Townhouse (C-TH) Zoning District, is to provide lower costs for land development per housing unit, conservation of land by using less land for housing and preserving open space, lower long-term maintenance costs, energy efficiency, and increased security for both the house and the neighborhood; and

WHEREAS, the Planning Commission has reviewed the proposed ordinance and has recommended the amendment for modified C-TH design standards and regulations for quality commonwall residential buildings 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 has determined that these amendments are rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

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 If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.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 19.24 shall be amended and enacted to read as follows:

SCANNED
2019-09-10

Chapter 19.24 Condominium/Townhouse (C-TH) Zoning District

19.24.010 Condominium/Townhouse (C-TH) Zoning District Purpose.

The condominium/townhouse (C-TH) zoning district allows for townhouses, row houses, courtyard/garden court residential, "Mansion Home" condos, live/work units, patio homes, alley-fed townhomes and cottages, senior housing, or other commonwall residential buildings for more than two (2) families to be used near City transportation corridors and nodes. The intent of this zoning district is to create walkable and pedestrian-friendly residential projects and neighborhoods that provide a variety of housing opportunities and choices that include a range of housing types. The primary visual orientation is intended to be the fronts of buildings with entrances that front onto either the street or common open space areas, with direct pedestrian connection onto the public sidewalk, pedestrian walkways, open spaces and/or amenity areas; visibility of vehicles is intended to be minimal with parking and alleys located behind residential buildings.

Condominium and townhouse projects are also intended to provide convenient access to commercial uses and employment opportunities that are located in areas with existing, or potential future, multi-modal transportation choices. These types of housing provide alternatives to single-family detached houses and are desirable as a housing option in the City because of a number of factors including: lower costs for land development per housing unit, conservation of the land by using less land for a given number of houses and preserving open space, lower long-term maintenance costs, energy efficiency, and increased security for both the house and the neighborhood.

Ord. No. 06-57, Enacted 12/21/2006

Ord. No. 07-19, Amended, 6/21/2007

19.24.020 Definitions

1. **"Mansion-home condominium"**: Multiple dwelling units in one (1) building designed to appear to be a large home or manor house. The number of units in a building may vary from two (2) to fourteen (14) units, depending on specific development goals and design characteristics.
2. **"Courtyard/garden court residential"**: A group of detached or attached residential dwelling units (small-lot homes or townhomes) surrounding a common green or plaza area.
3. **"Live/work unit"**: Townhouse dwelling unit where office space is allowed to be secondary to the primary residential use and a limited number of outside employees and customers may be allowed.
4. **"Patio homes"**: Detached, single-family units typically situated on a reduced-size lot that orients outdoor activity within rear or side yard patio areas for better use of the site for outdoor living space.
5. **"Townhouse"**: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement.

Ord. No. 06-57, Enacted 12/21/2006

Ord. No. 07-19, Amended, 6/21/2007

19.24.030 Ownership and Control

1. The site improvements proposed for a project within the condominium/townhouse zoning district shall be in one (1) ownership or control during design and construction to provide for full supervision and control of said development, and to ensure conformance with these provisions and all conditions imposed upon the preliminary and final development plans.

2. Residential buildings should be designed so that ownership of the individual dwelling units may be individually conveyed.

Ord. No. 06-57, Enacted 12/21/2006

Ord. No. 07-19, Amended, 6/21/2007

19.24.040 Open Space, Common Areas and Landscaping

1. Open space consisting of gathering/recreational areas, outdoor spaces and landscape planting beds shall be provided in all condominium/townhouse projects according to the following standards:
 - a. Open space and common areas should be held in common via public ownership or by a homeowner's association with a permanent open space easement.
 - b. A minimum of thirty-five percent (35%) of open space, common area and/or landscaping areas shall be provided for the project residents and their guests.
 - c. The open space network shall include usable areas for social gathering and recreational activity, with connectivity to walkways along a public or private street.
 - d. Common areas may include outdoor limited common areas associated with individual residential units. The purpose of establishing outdoor limited common areas is to provide space for light recreation, entertaining, dining, gardening or similar outdoor use activities. The development shall be established with a homeowner's association and covenants that restrict the use of limited common area(s) for visible storage of personal property and any household or business goods.
 - e. If developments include outdoor limited common areas the following standards for enclosure shall apply:
 - i. Enclosure of outdoor limited common areas shall provide a minimum area of 200 square feet for one residential unit.
 - ii. Solid fencing or walls of at least four feet (4') and no taller than six feet (6') in height shall be installed around limited common areas for privacy, except for the following:
 1. Fencing above fifty-four inches (54") shall be transparent or screened through use of railing, latticework or similar design application.
 2. Front-facing fences or walls within four feet (4') of streets, sidewalks or common open space areas may be installed at a height of at least thirty inches (30"), and not taller than four feet (4'). Front-facing fences may be transparent or screened through the use of railing, latticework or similar design application. For the purposes of this requirement, common open space areas do not include the front landscape area required in Section 19.24.040.1.e.vii.
 3. Side fences that separate and divide limited common areas and contain the end thereof shall be solid, and may be installed at a height of at least thirty inches (30"), and not taller than fifty-four inches (54") within four feet (4') of streets or sidewalks. Side fences intersect with front-facing fences and extend to the exterior wall of the building.
 - iii. To enhance the privacy of enclosed limited common areas, at least one small tree (with a height and diameter of at least six feet (6') at mature growth) shall be planted in front of each unit along either side of the front fence / wall along a street, sidewalk or common open space area.
 - iv. A gate entrance from the street, sidewalk or common open space area shall be constructed for access to/from the limited common area. Gates may be taller

than the four foot (4') maximum height, and may include an overhead trellis or cover feature that is no wider than five feet (5') and no deeper than three feet (3'). Gates shall include a decorative latticework, metal grate or similar design enhancement.

- v. Solid fencing materials shall be masonry, wood, Trex composite, vinyl with wood texture in color and appearance, or comparable material (as approved by Layton City).
 - vi. Walls shall not encroach within the seven foot (7') public utility and drainage easement adjacent to a public street.
 - vii. Fences and walls shall be set back at least 18 inches (18") from a sidewalk to establish a landscaping area in front of the fencing that shall be planted with ornamental shrubs/grasses or perennials that cover 80 percent (80%) of the ground surface at mature growth.
- f. Programmed open space activity such as playground equipment, picnic / seating areas and exercise facilities shall be provided within common open space areas with a variety of options to serve all ages and abilities, and designed to be accessible to the residents and their guests.
- g. Storm water detention may be provided in combination with open space areas if pedestrian access is provided from one edge of an open space area that does not exceed a 5:1 (20%) slope ratio. The sloped access into the detention area shall be at least ten feet (10') wide along such edge.
- i. At least half of the open space areas used for detention shall provide a usable recreation area of eighteen feet (18') between the bottom of slopes.
 - ii. Based on findings of the geo-technical study of water table depth and soil type, a perforated perimeter drain may be required to promote dewatering and to prevent saturation of the detention basin area for recreational use.
2. The Land Use Authority as defined in Section 19.01.135 shall require the preservation, maintenance, and ownership of all open space through one, or a combination of the following:
- a. Dedication of the land as a public park or parkway system;
 - b. Dedication of the land as permanent open space on the recorded plat;
 - c. Granting the City a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowner's association; or
 - d. Through compliance with the provisions of the Condominium Ownership Act and the Community Association Act as outlined in Title 57 of the Utah Code (as amended), which provides for the payment of common expenses for the upkeep of common areas and facilities.
 - e. In the event the common open space and other facilities are not maintained in a manner consistent with the approved final site plan or plat, the City may at its option cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.
 - f. Any changes in use, or arrangement of lots, blocks, and building tracts, or any changes in the provision or type of common open spaces must be submitted for review and approval by the Land Use Authority.

3. Landscaping.

- a. All areas of a developed site not occupied by buildings, required parking, driveways, walkways, or service areas shall be landscaped according to an approved landscaping plan. These areas may also incorporate hardscape for patios, plazas, and courtyards.

- b. The total open space and landscaping area shall be planted with a minimum of two inch (2") minimum caliper trees and six foot (6') evergreen trees based on the following formula where T = the total number of required trees (rounded to the nearest tenth decimal) and A = the total combined recreational open space and landscape area in square feet:

$$T = \frac{A}{(0.008 * A) + 880}$$

Example: (T) 15 Trees = (A) 15,000 s.f. ÷ ((0.008 x (A) 15,000 s.f.) + 880)

- c. In addition to the open space and landscape area tree planting requirements in a. and b., one deciduous canopy tree with a minimum caliper of two (2) inches is required for every thirty feet (30') along the following linear landscape features in accordance with Layton Municipal Code 19.16.075, Table 16-4 – Permitted Trees Within Park Strips:
- i. Street frontages in a parking strip, or on the property next to the public right-of-way or private street, except where street trees would be placed closer than 5' of any culinary or secondary waterlines.
 - ii. Landscape buffers between parking/drive areas and adjacent development.
- d. Tree species should vary along linear landscape features to create a unique street identity, to provide visual variety, and to promote the health of the City's urban forestry.
- i. Spacing of the trees may vary; the maximum spacing is forty feet (40').
 - ii. Street trees shall be planted no closer than twenty feet (20') to light standards.
- e. Trees shall be designed, specified and planted with sufficient spacing from buildings to prevent negative impact from tree branches at mature growth.
- f. Landscape planting bed areas shall contain plant materials that cover at least eighty percent (80%) of the landscape surface at mature growth. Planting beds shall be included between the building and the right-of-way at a minimum depth of five feet (5').
- g. In the event that any of the trees or shrubs die or do not adequately grow, they shall be promptly replaced.

Ord. No. 06-57, Enacted 12/21/2006

Ord. No. 07-19, Amended, 6/21/2007

Amended by Ord. 17-13 on 6/15/2017

19.24.050 Preliminary Condominium/Townhouse Review Process

1. A preliminary plan shall be submitted and approved by the Land Use Authority. Said preliminary plan shall contain the following information:
 - a. A complete and accurate legal description of the property which is the subject of the condominium/townhouse development. A preliminary title search showing legal ownership of the property. If the developer is not the property owner, written proof that said developer has sufficient legal claim on the property, and each parcel therein, or authority to represent its owners, must be provided to proceed with development plans;
 - b. Topographic maps of the entire site, including contour intervals no greater than two feet (2');
 - c. A tabulation of the total acreage of the site and the percentages thereof to be designated for various uses, i.e. parking, residential units, open space, streets, etc;
 - d. Proposed circulation pattern including private driveways, public and private streets, and pedestrian and bicycle paths;
 - e. Parks, common open spaces, playgrounds, school sites, and other public or private recreation facilities and improvements proposed within the project;

- f. General locations of all dwellings and other structures in the project, and an indication of proposed population densities and building densities (units per acre), including tables or graphs showing the percentages of each dwelling type proposed;
 - g. Proposed location of parking, ingress, and egress;
 - h. A general landscaping plan showing what areas are to be landscaped and what types of plants and materials are contemplated, including areas within the adjacent public right of way;
 - i. Preliminary elevations or perspectives of all building types proposed within the development;
 - j. Preliminary subdivision plat, if the site is being divided, showing a general layout of all proposed lots as outlined in Title 18 of this Code;
 - k. A preliminary utility plan showing the manner in which adequate sewage disposal, storm drainage, and water services are to be provided, including the point from which said services are to be extended or connected; and
 - l. A geotechnical report as outlined in Chapter 19.07 of the Layton Municipal Code and the Development Guidelines and Design Standards.
2. The Land Use Authority may impose such conditions on a preliminary plan as it may deem appropriate to meet the goals and objectives of this Chapter and the General Plan.

Ord. No. 06-57, Enacted 12/21/2006

Ord. No. 07-19, Amended, 6/21/2007

Amended by Ord. 17-13 on 6/15/2017

19.24.060 Design Review Committee

1. A Design Review Committee shall be established by Layton City. The Committee shall be responsible for providing support and recommendations to the staff regarding basic design elements as presented in a preliminary plan.
2. The Land Use Authority shall select a group of at least five (5) members who are professionals from among the fields of architectural design, landscape architecture, urban design, architectural history, planning, and engineering.
 - a. The Committee shall receive copies of the preliminary plan and design elements and together with staff, shall review all design aspects of the preliminary plan, landscaping plans, and building elevations. The Committee may provide written input to staff or a formal meeting may be scheduled to review the proposed project.

Ord. No. 06-57, Enacted 12/21/2006

Ord. No. 07-19, Amended, 6/21/2007

Amended by Ord. 17-13 on 6/15/2017

19.24.070 Final Condominium/Townhouse Review Process

1. After the approval of the preliminary plan and prior to the construction of any building or structure, a final plan shall be submitted and approved by the Land Use Authority. Said plans may be submitted in phases, provided each phase can exist as a separate project capable of independently meeting all of the requirements of this Chapter. The separate development of said phases shall not be detrimental to the overall project nor to the adjacent properties in the event that the remainder of the project is not completed. Said final plan shall be drawn to scale and shall contain the following information:
 - a. All of those requirements designated for submission with preliminary plans;

- b. A certified survey of the property showing any survey conflicts with adjoining properties, any discrepancies between the survey descriptions and existing fence lines, and overlaps with adjoining property descriptions;
 - c. Tabulations of all dwelling units to be constructed by types and number of bedrooms per unit;
 - d. Detailed development plan with completed dimensions showing precise locations of all buildings and structures, lot or parcel sizes and locations, designations of common open spaces and special use areas, detailed circulation pattern including proposed ownership and typical cross section of streets;
 - e. Final exterior design for all building types, presented as exterior perspectives or exterior elevations;
 - f. Detailed landscaping plans showing the types and sizes of all plant materials and their locations, decorative materials, recreation equipment, special effects, and sprinkler irrigation systems;
 - g. Dimensioned parking layout showing location of individual parking stalls and all areas of ingress or egress;
 - h. Detailed engineering plans showing site grading, street improvements, drainage, and public and private utility locations, and submission of engineering feasibility studies, stamped by a licensed professional engineer, if required by the City Engineer;
 - i. Fully executed declaration of covenants, conditions, and restrictions, together with open space easements and other bonds, guarantees, or agreements as required herein or, as may have been recommended and deemed necessary by the Land Use Authority to meet the objectives of this Chapter. The bond will be one hundred ten percent (110%) of all improvements both public and private; including, but not limited to, all landscaping, playgrounds, pathways, fencing and any other recreational amenity;
 - j. A time schedule for the completion of landscaping, parking, street improvements, and other improvements and amenities which are guaranteed by bonds or other securities; and
 - k. Any additional information required by the Development Guidelines and Design Standards.
2. Any failure to receive final plan approval from the Land Use Authority within two (2) years of the approval of the preliminary plan shall terminate all proceedings and render the conceptual plan and decisions of approval or denial null and void.

Ord. No. 06-57, Enacted 12/21/2006

Ord. No. 07-19, Amended, 6/21/2007

Amended by Ord. 17-13 on 6/15/2017

19.24.080 Condominium/Townhouse Design Standards

The condominium/townhouse zoning district serves to buffer low-density residential neighborhoods from adjacent high-density residential, high traffic arterial streets (major corridors), and commercial developments. Height, setback, and massing standards promote development that fits well architecturally near existing single-family houses, while allowing densities that promote transit use, shared open space amenities, and a pedestrian orientation in a vibrant urban environment.

The following design standards shall be applied to condominium and townhouse development in conjunction with all other applicable Development Guidelines and Design Standards as adopted by the Land Use Authority.

1. Bulk and Dimensional Standards

Density. Condominium/townhouse density shall not exceed sixteen (16) dwelling units per acre.

- a. **Height.**
- i. Residential buildings shall have a maximum height of three stories and thirty-five feet (35'), except in the following areas where the maximum height of structure shall be two stories and twenty-eight feet (28'):
 1. Areas within forty feet (40') of adjacent off-site single family residential uses,
 2. Areas where proposed residential buildings front onto local streets and collector streets with existing single family residential uses across the street zoned R-S or R-1. Street-fronting buildings in these areas shall apply the requirements outlined in Section 19.24.080 (4) - Mansion Home and Twin Home Standards.
 3. A residential end unit of a multi-unit building that is located at the corner of a street intersection, and
 4. Buildings that are closer than forty feet (40') to the perimeter property boundary where there is more than a three foot (3') grade increase from the property boundary.
 - ii. Any combination of the following height exceptions shall not exceed a total of forty feet (40') maximum building height.
 1. An additional five feet (5') of height may be allowed for a building if sub-grade or underground parking is provided under the building footprint area.
 2. An additional two feet (2') of height may be allowed for a building with a 7:12 roof pitch (seven feet (7') of height for each twelve linear feet (12') of roof).
 3. An additional three feet (3') of height may be allowed for a building if a basement level is included.
 - iii. The maximum height of a residential building is not inclusive of a basement level below the first story.
- b. **Roof Form.** A roof pitch of at least six feet (6') of height for each twelve (12') linear feet of roof (6:12) shall be required for new residential buildings proposed to be located adjacent to existing off-site single family residential structures, and areas where proposed residential buildings front onto local streets and collector streets with existing single family residential uses across the street zoned R-S or R-1
- c. **Setbacks.** The minimum building setbacks on a site shall be as follows:
- i. Front Yard: Twelve feet (12') along local or 2-lane collector streets;
 - ii. Front Yard: Eighteen feet (18') along 3-lane collector or arterial streets;
 - iii. Corner lot side yard: Eight feet (8') along a local street, and twelve feet (12') along a collector or arterial street;
 - iv. Side yard/lot: Ten feet (10') applicable to the side of a two story building from the property line of an adjacent single family use.
 - v. Rear or side yard/lot: A twenty foot (20') setback shall apply to buildings that front or back to adjacent off-site single family residential uses.
 - vi. The minimum front to front separation of buildings shall be thirty feet (30').
 - vii. The minimum side to side separation of buildings shall be ten feet (10').
 - viii. The minimum side to front and side to rear between residential structures shall be twenty feet (20'), with a seven foot (7') maximum porch encroachment allowed into the separation area.
 - ix. The clear view requirements contained in Section 19.16.080 shall apply at street intersections and drive approaches, which may dictate a deeper setback or separation.
 - x. Stairs, stoops and porches shall not encroach within the seven foot (7') public utility and drainage easement adjacent to a public street.
- d. **Building Orientation and Parking.**

- i. Garages shall be located at the rear of buildings to minimize the visibility of vehicles, and to promote a more walkable development configuration with front building entrances facing a street or common open space area(s).
- ii. Residential buildings with front garages next to front entrances may be approved if the applicant demonstrates that a portion, or all of the property area cannot be reasonably accessed for rear-building vehicle parking due to the property's shape, size, limited access, or other unique circumstance.
- iii. Off-street parking spaces shall be provided parallel to alleys or private drives, except where the applicant demonstrates that parallel parking spaces cannot be reasonably accommodated on a portion, or all of the property area due to the property's shape, size, limited access, or other unique circumstance.
- iv. For the purpose of this section, financial hardship shall not be considered a reasonable hardship and reason to exclude rear-loaded garages and parallel parking spaces.

2. Building Design Standards.

- a. **Exterior Building Materials.** The applicant shall provide a material and color board for review and recommendation by the Design Review Committee (DRC). Masonry materials (brick, rock, fiber cement board, stucco or comparable materials) are required as the primary exterior building material(s).
 - i. Brick or rock masonry shall be applied to at least fifteen percent (15%) of all street-facing sides of primary and accessory buildings, exclusive of porch columns. Brick with a stacked bond pattern and concrete masonry unit (cmu) block materials are not allowed.
 - ii. Application of Exterior Brick or Rock Materials: To achieve the appearance of masonry as a structural component of the architecture, exterior masonry materials shall extend beyond any exterior wall corner by a depth of at least eighteen inches (18") onto the adjoining (perpendicular) wall elevation. This requirement shall also apply to non-masonry exterior materials, such that transitions of materials do not occur at building corners. The uniform application of buildings materials at corners shall extend vertically up to the roof eaves.
 - iii. Decorative metal cladding may be used as enhancement or accent material applied to no more than twenty percent (20%) of a building façade wall area. Vinyl siding, and aluminum siding more commonly used as a primary exterior material for residential buildings and accessory structures shall not be allowed.
- b. **Material Variations.** In addition to the minimum rock or brick façade area outlined in 2.a., all building elevations shall be surfaced with a least two (2) exterior material variations and two (exterior color variations, with at least fifteen percent (15%) of the second material and the second color applied to building areas.
 - i. A continuation of the same materials and colors is required from each elevation or side of a building. Building materials and colors may vary between buildings within a development.
 - ii. A cornice detail of at least eight inches (8") in height with a relief of at least four inches (4") shall be applied along the edge of any flat roof buildings.
- c. **Entry Features.** A covered front porch, stoop or similar entry feature (entry feature) of at least five feet (5') in depth shall be required with a front entrance of each unit.
 - i. The identical application of an entry feature roof shape (such as varying lengths or addition of a dormer) shall not be repeated from one unit to an adjacent unit.
 - ii. Entry feature roofs shall not be connected between more than two adjacent separate unit entrances.
 - iii. Entry feature roofs shall be supported by any of the following:
 - 1. Wood posts or comparable material with a minimum thickness of eight inches by eight inches (8" x 8"), containing a header trim and a base trim of at least six inches (6") in total height.

2. Columns with a minimum thickness of fifteen inches by fifteen inches (15" x 15"),
3. Base Columns with wood posts or comparable material, containing a brick or rock masonry base column of at least thirty inches (30") in total height with a minimum 15 inch by 15 inch (15" x 15") base at the entrance floor elevation, with a post extending from the column that is a minimum thickness of eight inches by eight inches (8" x 8"), containing a header trim of at least six inches (6") in total height, or
4. Round posts or columns with a minimum diameter thickness of 10 inches (10").
 - a. The identical design application of an entry feature shall not be repeated from one unit to an adjacent unit. Design variation may be provided through differentiation of columns and posts, or roof forms and sizes.
 - b. Roof support of an entry feature may be substituted by brackets that extend from the primary structure, provided sufficient pedestrian vertical clearance is provided above any walkway per applicable building code requirements.
- d. **End Unit Architectural Details:** The end-unit side elevations(s) shall incorporate at least one window associated with the ground level living area, and two windows associated with the upper story levels. At least one of the windows shall extend from the wall plane by at least six inches.
3. **Townhome and Twin Home Façade Variation Standards.** The following design standards shall apply to express a unique identity between side-by-side residential units (units):
 - a. A gable, dormer or bay window is required for the front façade top story of each townhome, live/work or twin home unit.
 - i. The identical application (same size, shape and pattern) of a gable, shed dormer or bay window shall not be repeated from one unit to an adjacent unit.
 - ii. The minimum gable width shall be eight feet (8'), the minimum dormer and bay window width shall be five feet (5').
 - iii. The requirement for a gable, dormer or bay window variation for each unit may be substituted by a vertical offset in the roof ridge line between attached units.
4. **Mansion Home and Twin Home Standards.** The following design standards are intended to integrate two or more units into a single residential building that has the cohesive appearance of a larger home:
 - a. A minimum 2 foot (2') horizontal plane shift along the street facing elevation(s) is required for an average of every twenty-five feet (25') of building perimeter length.
 - i. A building shift may include a porch with second level balcony that extends at least four feet (4') from the typical front building plane, and that is covered by a gable roof connecting to the main roof area of the building.
 - b. At least one vertical offset in the roof ridge line with a minimum of twelve feet (12') between roof plane shifts is required to break up the mass and scale of the building.
 - c. Front or side entrances shall be designed with a unique front porch; up to two front entrances may be grouped as part of a single porch entry feature.
5. **Live/work Unit Standards.** Design standards for Live/work units are intended to promote home-based occupations and commerce along more intensive street corridors and properties within a mixed use context near commercial buildings and/or public facilities.
 - a. Townhome or Mansion Home units fronting onto arterial streets within areas designated by the General Plan Future Land Use Map as Town Center, Urban District or Mixed Use Corridor, shall provide ground level flex space area in the front of the building unit to be used for residential use or for a home-based occupation in a Live/work unit. Live/work units may be proposed along collector streets and interior to a project located within these designated General Plan areas.

- b. Live/work units shall apply brick or rock masonry from the foundation to the top plate height of the front ground/first level building elevation, and extend on the end wall side elevations for a depth of at least six feet (6').
 - c. The same brick or rock material shall be incorporated into porch column bases.
 - d. Exterior wall space between entrances and doors shall be provided for potential small business signs as outlined in 20.04.080 Home Occupation Signs.
6. **Single Family Detached Home Standards.**
- a. All single family detached residential units within this zone district shall have an open-air front porch, stoop or similar front entry feature (entry feature). Entry features shall have a minimum depth of seven feet (7'). These front entrance features may encroach no more than seven (7') feet into the front yard setback.
7. **Specific Design Standards.**
- The following design standards shall be required for projects in order to create a cohesive appearance that is pedestrian friendly and which encourages travel by public transportation, bicycling, van pooling, and car pooling.
- a. Trash storage areas, mechanical equipment, transformers, meters, and similar devices are not permitted to be visible from the street. Where site constraints would otherwise force these uses into visible locations, they shall be screened by decorative walls, earthen berms, landscaping, or architectural treatments capable of screening views from streets and sidewalks. If in rooftop locations, mechanical equipment shall be screened by roof components, parapets, cornices, or other architectural features.
 - b. All uses located in the zoning district shall be conducted entirely within a fully-enclosed building. There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use.
 - c. All new utility transmission lines shall be placed underground.

Ord. No. 06-57, Enacted 12/21/2006
 Ord. No. 07-19, Amended, 6/21/2007

Amended by Ord. 17-13 on 6/15/2017

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SECTION III: **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance 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 ordinance.

SECTION IV: **Effective Date.** This ordinance being necessary for the peace, health, and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 19th day of December, 2019.

ATTEST:



Kimberly S Read
 KIMBERLY S READ, City Recorder

Scott Freitag
 SCOTT FREITAG, Mayor