

ORDINANCE 19-38

AN ORDINANCE AMENDING TITLE 19, CHAPTER 19.04, SECTION 19.04.010 “ZONING DISTRICTS AND CLASSIFICATION ESTABLISHED” AND SECTION 19.04.020 “PURPOSE OF ZONING DISTRICTS”, TO INCLUDE THE A-2 (AGRICULTURAL PRODUCTION) ZONING DISTRICT; AMENDING CHAPTER 19.06, SECTION 19.06.250 “CANNABIS PRODUCTION”, TO INCLUDE THE A-2 (AGRICULTURAL PRODUCTION) ZONING DISTRICT; AMENDING CHAPTER 19.05, TABLE 5-1 AND 5-2, ESTABLISHING THE MINIMUM LOT AREA, SETBACKS, BUILDING HEIGHTS, AND LOT COVERAGE REQUIREMENTS FOR THE A-2 (AGRICULTURAL PRODUCTION) ZONING DISTRICT; AND AMENDING TABLE 6-1 AND 6-2 “TABLE OF LAND USE REGULATIONS”, TO INCLUDE “CANNABIS PRODUCTION” AS A PERMITTED USE IN THE A-2 (AGRICULTURAL PRODUCTION) ZONING DISTRICT; PROVIDING FOR REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE

WHEREAS, §10-9a-501 of Utah Code Annotated (as amended) authorizes municipalities to create or amend a zoning district; and

WHEREAS, §4-41a-406 of Utah Code Annotated (as amended) authorizes municipalities to establish locations permitted for cannabis production; and

WHEREAS, in a review of Title 19 “Zoning” of Layton Municipal Code (LMC) it was determined that an update is needed due to changes in State regulations; and

WHEREAS, the City desires to keep its business regulations and licenses current with State law requirements to protect both the interests of the City and its residents, and to improve the overall efficiency of the review and approval processes for cannabis production businesses; 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 of its citizens to make the proposed amendments to Title 19 of 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I: Repealer.** If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.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 19.04, “Establishment of Zoning Districts and Official Map” shall be amended to read as follows:

**19.04.010 Zoning Districts And Classification Established**

For the purposes of this Title, all of the land within the corporate limits of the City of Layton, Utah is hereby divided into zoning districts. The boundaries of the zoning districts are shown on the Official Zoning District Map of Layton. The classification of zoning districts is as follows:

- A Agriculture
- A-2 Agricultural Production
- R-S Residential Suburban

...

#### **19.04.020 Purpose Of Zoning Districts**

In addition to the general purposes of this Title identified in Section 19.01.040, the various zoning districts each serve a more specific individual purpose, as described below:

1. The "A" (agricultural) zoning district is established to provide areas for agricultural and related uses, along with very low density residential uses. This designation shall be applied to land with appropriate topographic conditions, where the intrusion of urban uses would be inappropriate or untimely, due to lack or need of urban services and facilities.
2. The "A-2" (agricultural production) zoning district is established to provide areas for agricultural related use including indoor and outdoor growing and production operations.
3. The "R" (residential) zoning districts are created to provide for a range of densities which will reflect the diverse needs and desires of the people of Layton City. These zoning districts shall also allow for other compatible uses which may complement the primarily residential function of the district, under certain conditions. Basic urban services and utilities should be available in all of these zoning districts; however, some R-S zoning districts may not meet this standard:
  - a. The "R-S" zoning district is intended to provide area for very low density, suburban-type uses. It may, provided adequate lot area exists, include farm animals.
  - b. The "R-1" zoning district is intended to provide areas for single family attached and detached dwellings of a low density.
  - c. The "R-2" zoning district is intended to provide areas for low density single family detached and attached dwellings and two-family dwellings.
  - d. The "R-MH" zoning district is intended to provide areas for mobile home parks and mobile home subdivisions to develop at a low density. Because of the required size of these developments, they should be located adjacent to an arterial or collector street.
  - e. The "R-M" zoning districts are intended to provide areas for multi-family attached dwellings at medium to high-medium densities. Single family dwellings are also allowed in these zoning districts. These zoning districts shall be located adjacent arterial streets and, in some circumstances, major collector streets.
  - f. The "R-H" zoning district is intended to provide areas for high density, multi-family residential dwellings. Single family dwellings are also allowed in these zoning districts. These zoning districts shall be located adjacent to arterial streets.
4. The "B-RP" (business and research park) zoning district is intended to be an attractive environment for offices, research facilities, and environmentally appropriate assembly uses as well as appropriate amenities supporting employee activity. Uses receiving site plan approval for this zoning district should be compatible with surrounding uses and integrated so that all development creates an open campus like atmosphere. This is to be accomplished with a number of design components including attractive buildings, meandering walks, and well thought out generous landscaping.
5. The "PB" (professional business) zoning district is intended to provide area for offices and institutions in which the intensity of use, in terms of hours of operation and number of customers, is less than that of a commercial zoning district. These zoning districts should be located along arterial or collector streets, abutting adjacent residential neighborhoods which would patronize these uses.
6. The "C" (commercial) zoning districts are intended to provide area for commercial uses based on considerations such as: the intensity of the use, goods and services provided, and the market area. In all cases, these zoning districts shall abut an arterial or major collector street.
  - a. The "CP-1" (planned neighborhood commercial) zoning district is intended to provide commercial services to an area of limited size, for basic trade and personal services which occur regularly or frequently. The major market area for this zoning district is the adjacent residential areas. This type of zoning district should be located at the intersection of arterial or collector streets. It services both pedestrian and vehicular traffic.

- b. The "CP-2" (planned community commercial) zoning district is to provide a range of commercial uses greater than that of the CP-1, but at a lower intensity than a regional commercial zoning district. The basic market for this zoning district is vehicular-oriented and the major market area is Layton City. This type of zoning district is best located at the intersection of arterial streets.
  - c. The "CP-3" (planned regional commercial) zoning district is to provide an area in which a full range of commercial and professional uses may locate in a limited area. The limited area of this zoning district functions to heighten the intensity of use, concentrate activity, and make it a community focal point. These zoning districts should abut major arterial streets and be located near freeway access, as well as mass transit lines.
  - d. The "C-H" (planned highway commercial) zoning district is intended to provide area abutting major arterial streets for a full range of commercial and professional uses; however, the primary focus should be on uses which require large retail display or merchandise storage areas and serve a regional market.
7. The "M" (manufacturing/industrial) zoning districts are intended to provide area for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obtrusions by adjoining uses and zoning districts. These zoning districts shall be located near rail lines and shall be near Interstate Highway interchanges for ease of transportation of goods. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the "M" zoning districts.
- a. The "M-1" (light manufacturing/industrial) zoning district is intended to provide area for manufacturing and industrial development with less intensive use. The largest portion of these types of uses shall be contained inside of structures. These zoning districts should be located near major arterial streets and be located so as to provide easy access to the Interstate Highway system. Because of the highly visible locations of these uses, special attention shall be paid to visual aesthetics.
  - b. The "M-2" (heavy manufacturing/industrial) zoning district is intended to provide area for heavy manufacturing and industrial development. These uses shall be located near major arterials and located so as to provide easy access to the Interstate Highway system. Proximity to rail lines may also be a determinant in locating these zoning districts.
8. The "MU" (Mixed-Use) zoning district is intended to provide areas that may combine commercial or retail uses with multi-family residential uses within buildings, or within close proximity to other uses along a corridor or within a walkable district.
9. The "DO-1" (Mixed-Use Design Overlay) zoning district is intended to define specific areas within the MU zoning district where a height greater than three (3) stories and up to five (5) stories is desired. The DO-1 zoning district includes provisions for appropriate height transitions and buffers to ensure compatibility with off-site single family residential uses.
10. The "MU-TOD" (Mixed-Use - Transit Oriented Development) zoning district is intended to provide locations for mixed-use developments with convenient pedestrian access to jobs, shopping, entertainment, and multiple-family residential housing within close proximity to public transportation facilities.

Ord. No. 97-35, Recodified, 6/19/1997  
 Ord. No. 97-19, Enacted, 4/17/1997  
 Ord. No. 04-69, Recodified, 12/16/2004  
 HISTORY  
*Amended by Ord. 19-07 on 1/17/2019*

...

SECTION III: **Enactment.** Title 19, Chapter 19.06, Section 19.06.250 “Cannabis Production” shall be amended to read as follows:

...

**19.06.250 Cannabis Production**

- General.** Cannabis Production shall only be allowed as a permitted use in areas zoned A-2 (Agricultural Production) and M-2 (Heavy Manufacturing/Industrial) and shall not be allowed as a Temporary or Seasonal Use. Cannabis Production shall meet all statutory and regulatory requirements, including those contained in §4-41a of Utah Code (as amended).

...

SECTION IV: **Enactment.** Title 19, Chapter 19.05, Table 5-1 and 5-2 shall be amended to read as follows:

...

**TABLE 5-2**

	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
LOT SIZE											
Min. Lot Area	2 Acres	20,000 s/f	10,000 s/f	20,000 s/f	20,000 s/f	20,000 s/f	20,000 s/f	0'	0'	0'	0'
PRINCIPLE USE											
Min. Front Yard	30'	20'	25'	20'	20'	0'	0'	15' <sup>3</sup>	30'	0'	0'
Min. Side Yard (internal)	10'	10'	1'	0'	0'	0'	0'	0'	0'	0'	0'
Min. Side Yard (corner)	20'	20'	0'	20'	20'	0'	0'	20'	30'	0'	0'
Min. Rear Yard	10'	10'	0'	0'	0'	0'	0'	0'	0'	0'	0'
Distance Between Structures on Same Lot	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
ACCESSORY USES											
Min. Front Yard	30'	50'	30'	25'	25'	25'	25'	25'	25'		
Min. Side Yard (interior)	5'	10'	1'	1'	1'	1'	1'	1'	1'		
Min. Side Yard (corner)	10'	1'	0'	0'	0'	0'	0'	0'	0'		
Min. Rear Yard	5'	10'	1'	1'	1'	1'	1'	1'	1'		
ADJACENT TO RESIDENTIAL ZONES											
Rear <sup>1</sup>		20'+	35'+ <sup>2</sup>	35'+ <sup>2</sup>	35'+ <sup>2</sup>	35'+ <sup>2</sup>	35'+ <sup>2</sup>	35'+	35'+		
Side <sup>1</sup>		20'+	20'+	20'+	20'+	20'+	20'+	20'+	20'+		
Agriculture Struc. Distance from	100'										

Neighboring Dwelling											
HEIGHT											
Max. Principal Structure	35'	100'	35'	40'	40'	60'	60'	60'	100'		
Max. Accessory Structure	25'	20'	35'	40'	40'	40'	40'	60'	100'		
Permitted Minimum	10'	10'	10'	10'	10'	10'	10'	10'	10'		
LOT COVERAGE											
Max. for all Buildings		40%	50%	40%	50%	60%	60%	60%	60%	100%	100%
Min. Landscaping		25%	10%	10%	10%	10%	10%				

1. Those numbers which include a plus (+) sign after them indicate that for every foot of height above 35' on a principal use structures, and above 20' on accessory structures, an additional one (1) foot of setback will be required.

2. Commercial uses adjacent to multiple family residential developments of two (2) stories or more may reduce the rear yard setback to a minimum of 20'.

3. Each lot or parcel in the M-1 zone shall have a front yard of not less than 15'. In addition, any building having a height greater than 20' shall have an additional foot of front yard for every foot of height above 20'.

SECTION V: **Enactment.** Title 19, Chapter 19.06, Table 6-1 and 6-2 “Table of Land Use Regulations” shall be amended to read as follows:

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	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD	
<b>RESIDENTIAL / DOMESTIC</b>																						
Accessory Farm Bldg.	P	C									P											
Accessory Residential Dwelling Unit	C	C	C	C	C	C	C	C	C	C												
Accessory Bldg.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	
Boarding/Rooming House	C								C	C											C	
Community Center									C	C			P	P	P	P	C			C	C	
Dormitory									C	C							C					
Dwelling, Multiple Unit									P	P										C	C	
Dwelling, 2 Unit									P	P										C	C	
Dwelling, 1 Unit Attached (SF-A)		C	C	C	C				P	P										C	C	
Dwelling, 1 Unit Detached (SF-D)	P	P	P	P	P				P	P										C	C	
Fraternity/Sorority House									C	C							C					
Household Pets	P	P	P	P	P	P	P	P	P	P											P	P
Mobile Home Park						C																
Off-Street Parking Inc. To Main Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary Residential Unit													C	C	C	C	C	P	P	C	C	
Model homes	P	P	P	P	P	P	P	P	P	P												
Temporary Sales Office	C	C	C	C	C	C	C	C	C	C												
<b>INSTITUTIONAL/CIVIC AND SPECIAL SERVICES</b>																						
Airport, Heliport																		C	C			
Cemetery, Pet Cemetery, Mausoleum	C	C	C	C	C	C	C	C	C	C			C									
Charter School	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	
Church/Temple/Rectory	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	
College or University	C	C	C	C	C	C	C	C	C	C		C	C	C								
Commercial School												C	C	P	P	P	P			P	P	
Community Use	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	P	P	C	C	
Covent, Monastery or other Dwl. Group for Religious Community	C	C							C	C			C	C	C	C	C			C	C	
Day Care Center									C	C		C	C	C	P	P	C			C	C	
Foster Home	C	C							C	C					C							
Fraternal/Benevolent Society														C	P	P	C					
Halfway House or Similar Facility for Alcoholic, Narcotic, Psychiatric, Patients, or Felons and Delinquents																C	C					
Home for Elderly, Elder Apartment									C	C											P	C
Hospital (Acute Care)												C	C		C	C	C				C	
Religious or Philanthropic Institution	C	C	C	C	C	C	C	C	C	C		C	P	P	P	P	P			P	P	
Library, Art Gallery, Museum									C	C		C	P	P	P	P	P			P	P	
Nursing Home									C	C		C	C								C	
Park, Playground, Fairground	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	
Private/Quasi-Public School	C	C	C	C	C	C	C	C	C	C		C	C								C	
Private Country Club	C	C							C	C		C	C	C	C	C	C	C		C	C	
Public Admin. Offices	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	P	
Public School	C	C	C	C	C	C	C	C	C	C		C	C								C	
Residential Facility for Elderly	C	C	C	C	C	C	P	P	P	P											C	
Residential Facility for Persons w/ a Disability - Large							C	P	P	P											C	
Residential Facility for Persons w/ a Disability - Small	P	P	P	P	P	P	P	P	P	P											C	

P = Permitted C = Conditional

TABLE OF LAND USE REGULATIONS

TABLE 6-1											TABLE 6-2											
A	R-S	R-1-6	R-1-8	R-1-10	R-1-MH	R-2	R-M1	R-M2	R-H		A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD	
<b>UTILITY RELATED SERVICES</b>																						
Commercial Radio or TV Trans. Station												C			P	P	C	P	P			
Electric Power Plant																C	C	P	P			
Electric Substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	C	C	
Fire Station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	
Gas Metering & Transmission Station	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	C	C	
Local Utility Distribution Line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Radio, TV, or Microwave Tower	C										C	C	C	C	C	P	P	P	P	C	C	
Railroad Tracks & R.O.W	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	
Sewage/Water Pumping/Control Station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Telecommunications Facility at Community Uses	C	C	C	C	C	C	C	C	C	C	C							P	P			
Telecommunications Antenna, Roof Mounted at Community Uses	C	C	C	C	C	C	C	C	C	C	C					P	P	P	P			
Telecommunications, Antenna, Wall Mounted at Community Uses	C	C	C	C	C	C	C	C	C	C	C					P			P			
Telephone Business Office												P	C	C	P	P	P	P	P	C	C	
Telephone Switching, Relay & Transmission Equipment	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P			
Public/Private Utility, Other than Listed	C										C	P	C	C	P	P	P	P	P	C	C	
Utility Shops, Storage Yards & Bldgs.																C	C	P	P		C	
Water Treatment Plant	C	C									C			C	P	P	C	P	P	C	C	
Water Wells, Reservoir, or Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P			
<b>RECREATIONAL USES</b>																						
Amusement, Arcade															C	C	C	C			C	C
Indoor Commercial Amusement															C	C	P	C	C	C	C	C
Outdoor Limited Comm. Amusement												C			C	C	C	C	C	C	C	C
Outdoor Commercial Amusement															C	C	C	C	C	C		
Athletic/Tennis/Swim Club									C			C		P	P	P	C				C	C
Golf Course	C	C	C	C	C	C	C	C	C	C		C					C	C				
Theater, Indoor															P	P	P	C			C	C
Theater, Live												C			C	P	P	P			C	C
Theater, Outdoor																C	C	C				
<b>AGRICULTURE AND RELATED USES</b>																						
Accessory Agricultural Uses	P																					
Agriculture	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Animal Keeping	P	P									P								P	P		
Beekeeping	P	P	P	P	P						P									P		
Breeding or Raising of Animals for Food or Sale	P										P									P		
Crop Production for Sale	P	P									P		P	P	P	P	P	P	P	P	P	P
Dairy	P	C									P									P		
Family Food Production	P	P									P								P	P		
Farm Industry, or Ranch	C	C									C									P		
Fur Farm	C										C									P		
Home Use Orchard	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P		
Commercial Use Orchard	P	P									P		P	P	P	P	P	P	P	P	P	P

P = Permitted C = Conditional

TABLE OF LAND USE REGULATIONS

	TABLE 6-1										TABLE 6-2										
	A	R-S	R-16	R-18	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	A-2	B-RP	P-B	CP-1	CP-2	CP-3	CH	M-1	M-2	MU	MU-TOD
<b>AUTOMOBILE RELATED USES</b>																					
Major Auto Repair															C	C	C	P	P		
Car Wash														C	P	P	C	C	C	C	C
Comm. Parking Structure, Auto Only												C				C	C				C
Dealership																C	C			C	
Dealership, Small																P	P	P	P		
Gasoline Sales (Wholesale)																C	C	C	C	C	
Gasoline Retail (No Repairs)														C	P	P	P	P	P	C	
Gasoline, Petroleum Products Storage																C	C	C	C		
Muffler or Brake Shop															C	C	P	P	P		
New & Reconditioned Auto Parts, Indoor														C	P	P	P	P	P		
Paint and Body Shop															C	C	C	C	C		
Seat Cover or Upholstery															P	P	P	P	P		
Service Station, Minor Repairs														C	P	P	P	P	P		
Storage of Autos, Travel Trailers																		C	C		
Tire Sales															P	P	P	P	P		
Tire Recapping and Retreading Shop																C	C	P	P		
Towing Services																		C	C	C	
Outdoor Truck Storage																		P	P		
Truck/Trailer Rental															C	C	C	C	C		
Used Auto Part Sales, Indoor															C	C	C	P	P		
Wrecking or Salvage Yard for Auto Parts																			C		
<b>INDUSTRIAL AND RELATED USES</b>																					
Animal or Fowl Slaughter																				P	
Cannabis Production											P									P	
Chemical & Plastic Manufacturing																				P	
Contractor Storage Yard																		P	P		
Extraction of Soil, Sand, Gravel, Minerals, Gas, Petroleum, or Similar																				P	
Fabricated Textile Products																		C	P		
Food Products Manufacturing																		C	P		
Furniture Manufacturing																C	C		P	P	
Junk Yards																		C	C		
Heavy Equipment Rental/Sales, Repair, and Storage																		P	P		
Industrial Services																		P	P		
Light Manufacturing Processes Which don't Emit Detectable Dust or Fumes or Gas Beyond the Boundary of the Property or Noise Above Ambient Levels											C								P	P	
Metallic Products Manufacturing																				C	
Non-Metallic Products Manufacturing																			C	C	
Outdoor Storage																			C	C	
Paper Products Manufacturing																			C	P	
Petroleum Products Manufacturing																				C	
Precision Instrument & Jewelry Manufacturing												C				C	C	P	P	C	C
Recyclable / Salvage Yard																				C	
Self-Storage Facility (i.e. Climate Controlled, Indoor Storage, Mini-Storage)																			P	P	
Storage of Sand, Gravel, Earth or Stone																				P	
Trucking Terminal																C	C	P	P		
Warehouse and Distribution																			P	P	
Waste Transfer Station																			P	P	
Wood & Paper Manufacturing																				P	

P = Permitted C = Conditional

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	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
<b>RETAIL AND RELATED USES</b>																					
Antique or Collectable Shop														P	P	P	P	P	P	P	P
Art Supply Store											C			P	P	P	P	P	P	P	P
Bank, Credit Union, or Savings & Loan w/ Drive-In											C	C		P	P	P	P			C	C
Barber or Beauty Shop											P	C		P	P	P	P	P		P	P
Big Box Retail															C	C	C				
Book or Stationary Shop											P			P	P	P	P			P	P
Camera Shop														P	P	P	P			P	P
Convenience Store														C	C	C	C	C	C	C	C
Department or Discount Store														C	P	P	P			C	C
Fast Food Eating Establishment														C	C	C	C			C	C
Florist Shop														P	P	P	P			C	C
Furniture/Appliance Store														C	C	P	P	P	P	C	C
Garden Shop & Plant Sales, Nursery	C													C	P	P	C			C	C
Grocery Store														P	P	P	P			P	P
Handicraft, Art Object														P	P	P	P			P	P
Hardware Store														C	P	P	P	P	P	C	C
Hobby Shop														P	P	P	P			P	P
Kennels, Boarding														C	C	C	C	P	P		
Kennels, Daily Boarding & Extended Care	C																				
Kennels, Private	C	C																			
Laboratory, Medical or Dental											P	C		P	P	P	P			P	P
Laundry/Laundromat														P	P	P	P			P	P
Locksmith or Key Shop														P	P	P	P	P	P	P	P
Medical Appliance Fitting or Sale, Medical Pharmacy											P			P	P	P	P			P	P
Medical/Dental Clinic											P	P		P	P	P	P			P	P
Mortuary												C		C	P		C			C	
Music Store														C	P	P	P			P	P
Office, Professional or General Business											P	P		P	P	P	P	P	P	P	P
Optical Shop or Laboratory											C	C		P	P	P	P	P		P	P
Package Liquor Store														C	P	P	P			C	C
Pawn Shop															C	P	C				
Personal Custom Services, i.e. Tailor etc.											C	C		P	P	P	P	P	P	P	P
Pet Services, Indoor	C													C	C	C	C	P	P		
Pet Services, Indoor/Outdoor	C													C	C	C	C	P	P		
Pet Shop, Small Animals, Birds & Fish														C	P	P	P			P	P
Pharmacy											P			P	P	P	P			P	P
Reception Center											C	C		C	P	P	P			C	C
Repair for TV, Radio, Appliance or Similar														C	P	P	P	P	P	C	C
Restaurant											C			P	P	P	P	C	C	P	P
Retail Tobacco Specialty Business																	C				
Leather Goods Sales and Repair														P	P	P	P	P	P	P	P
Specialty Food Stores, Retail Sales														P	P	P	P			P	P
Studio - Art, Photo, Dance, Music, Drama											C	C		P	P	P	P	C	C	P	P
Studio - Health, Exercise or Similar											C			P	P	P	P	C	C	P	P
Studio - Decorate & Display											C			P	P	P	P			P	P
Swap Meets																C	C	C	C		
Tavern, Bar, Private Club w/ Alcohol Sales																C	C			C	C
Title Loan, Payday Loan, Deferred Deposit Lending and Similar Busi.															C		C				
Variety Store														P	P	P	P			P	P

P = Permitted C = Conditional

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	A-2	BRP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
<b>COMMERCIAL AND RELATED SERVICES</b>																					
Bakery, Wholesale														C	P	P	P	P	C	C	
Bed & Breakfast	C	C					C	C	C	C			C				C			C	C
Building Materials Sales														C	C	P	P	P	P	C	C
Cabinet or Furniture Upholstery Shop															C	P	P	P	P	C	C
Cleaning, Laundry or dyeing												C				C	P	P	P	C	C
Clothing or Similar Light Manufacturing															C	P	C	P	P	C	C
Dairy Processing or Ice Cream Plant																		C	P		
Dance hall or Night Club																C	C			C	C
Food Cart, Food Truck***	P	P	P	P	P							P		P	P	P	P	P	P	P	P
Hotel or Motel												C				C	C			C	C
Kiosk														P	P	P	P	P	P	P	P
Laboratory, Scientific or Research												P				C	C	P	P	C	C
Lithography or Print Shop												P		C	P	P	P	P	P	C	C
Lumber yard															C	C	C	P	P		
Maintenance or Repair Services for Bldgs.																C	C	P	P		
Milk Depot														P	P	P	P	P	P	C	C
Mixed use Buildings																				C	C
Paint Store														C	P	P	P	P	P	C	P
Plumbing Store														C	P	P	P	P	P	C	P
Pre-School												C	C	C	P	P	P	P	P	P	P
Railroad or Bus Passenger Station												C			C	C	C	P	P	C	C
Railroad Team Tracks, Freight Depot or Docks												C				C	C	P	P		
Seasonal Outdoor Vendor														P	P	P	P				
Single Event														P	P	P	P			P	P
Snow Shack														P	P	P	P			P	P
Street Vendor*																P	P			P	P
Tattoo Parlor																	C				
Tent Vendor**														P	P	P	P			P	P
Trailer or Mobile Home Sales																P	P	P	P		
Transfer Storage Terminal																C	C	P	P		
Travel Trailer Park														C	P	P	C				C
Welding or Machine Shop																C	C	P	P		

P = Permitted C = Conditional

\* Special requirements for businesses in this zone are available in 19.21.040

\*\* Special Provisions for locations of each type of Tent Vendor are available in 19.21.050

\*\*\* Special requirements for businesses in these zones are available in 19.21.045

**SECTION VI: 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 VII: Effective Date.** This ordinance shall become effective immediately upon publication or posting.

**PASSED AND ADOPTED** by the City Council of Layton, Utah, this **21<sup>st</sup>** day of **November**,  
**2019**.



  
\_\_\_\_\_  
SCOTT FREITAG, Mayor

ATTEST:

  
\_\_\_\_\_  
KIMBERLY S READ, City Recorder

BOAARD  
RECORD