

Layton City
ORDINANCE 24-25

M-1 (LIGHT MANUFACTURING/INDUSTRIAL) ZONE HEIGHT AMENDMENT

AN ORDINANCE AMENDING TITLE 19 "ZONING", CHAPTER 19.05 "GENERAL AND SPECIFIC DEVELOPMENT REGULATIONS", SECTION 19.05.000 "TABLES 5-1 AND 5-2" TO AMEND THE HEIGHT RESTRICTIONS IN THE M-1 (LIGHT MANUFACTURING/INDUSTRIAL) ZONE

WHEREAS, Layton City is proposing to increase the maximum height allowance within the M-1 zone from 60' to 100'; and

WHEREAS, the City has found additional height allowances would be helpful to accommodate building components such as offices, rooftop access, equipment panels, and cranes; and

WHEREAS, the maximum height of 100' would only be permitted for properties that are a minimum of 500' from residential, are outside the Accident Potential Zone (APZ) and have a minimum of 4 acres; and

WHEREAS, the structure shall comply with all Federal Aviation Administration (FAA) and military-restricted air space requirements; and

WHEREAS, the Planning Commission has reviewed the proposed ordinances, and after holding a public hearing has recommended approval of this amendment; 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 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 If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.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 "19.05.000 " is hereby amended as follows.

...

TABLE 5-2

...

Row												
Neigh boring Dwelli ng												
Row												
HEIG HT												
Row												
Max. Princi pal Struct ure	35'	100'	35'	40'	40'	60'	60'	60' <u>4</u>	100'			
Row												
Max. Access ory Struct ure	25'	20'	35'	40'	40'	40'	40'	60'	100'			
Row												
Permit ted Minim um	10'	10'	10'	10'	10'	10'	10'	10'	10'			

...

- 2. Commercial uses adjacent ... a minimum of 20'.
- 3. Each lot or ... of height above 20'.

4. A primary structure located at least 500' from a residential zone boundary or property designated for residential in the General Plan may be increased to a maximum of 100' in height. The structure shall also comply with FAA and/or Military restricted air space, the property shall not be located within the APZ (Accident Potential Zone), and shall be located on a parcel with a minimum of four acres.

HISTORY

...

SECTION 3: 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 4: 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 **19th day of September, 2024.**



JOY PETRO, Mayor
Layton City

Attest:



KIMBERLY S READ, City Recorder
Layton City



CHAD WILKINSON, Community Development Director
Layton City



DARREN CURTIS, Assistant City Attorney
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 19th day of September, 2024.

PUBLISHED OR POSTED this 24th day of September, 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