

**WORK MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on April 16, 2026.**

AGENDA ITEMS:

1. Mayor's Report
2. Councilmembers' Reports
3. Recreation, Arts, Museum, and Parks (RAMP) Commission Recommended Funding
4. Amendment – Development Guidelines and Design Standards – Ordinance 26-06
5. Text Amendment – Neighborhood Town Center (TC-1) and Zoning District Amendments – Amending Title 19, Zoning, by adding Chapter 19.28 Neighborhood Town Center (TC-1) Zoning District; amending Chapter 19.01 General Provisions; Chapter 19.02 Definitions; Chapter 19.04 Establishment of Zoning Districts And Official Map; and amending Title 20 Sign Regulations; Chapter 20.04 Specific Sign Regulations and Permitted Locations – Ordinance 26-08

ADJOURN:

Notice is hereby given that:

- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____ **By:** _____
Kimberly S Read, City Recorder

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org, and at the Layton City Center.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 48 hours in advance at 801-336-3826 or 801-336-3820.

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 1.

Subject:
Mayor's Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 2.

Subject:

Councilmembers' Reports

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.

Subject:

Recreation, Arts, Museum, and Parks (RAMP) Commission Recommended Funding

Background:

Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Chairperson Cameron Cross will present the 2026 RAMP Grant applications and recommend funding to the Mayor and Council.

Alternatives:

N/A

Recommendation:

N/A

Project #	Organization	Project Name	Tier	Priority	Organization Requested Funding	RAMP Commission Recommended Funding
26.1	AYSO	Ellison Park Soccer Lights	Major	2	\$418,470.00	\$0.00
26.2	Layton City P&R-Aquatics	Pool Dome and Fastener System	Major	1	\$1,115,584.80	\$1,115,584.80
26.3	Layton City P&R-Parks	Eastridge Nature Park Improvements	Major	1	\$300,000.00	\$300,000.00
26.4	AYSO	Soccer Goal Replacements	Tier I	1	\$16,757.40	\$0.00
26.5	CenterPoint Theatre	Dear Evan Hansen	Tier I	1	\$60,000.00	\$0.00
26.6	Davis Arts Council	Active Pages December	Tier I	2	\$21,200.00	\$21,200.00
26.7	Davis Arts Council	Active Pages October	Tier I	1	\$17,450.00	\$17,450.00
26.8	Davis Arts Council	Free Sunday Concert Series	Tier I	3	\$28,300.00	\$28,300.00
26.9	Davis Arts Council	Multicultural Arts Festival	Tier I	8	\$27,200.00	\$27,200.00
26.10	Davis Arts Council	Small Stage Series	Tier I	6	\$10,700.00	\$10,700.00
26.11	Davis County Pride	Common Thread Speaker Series	Tier I	2	\$12,500.00	\$0.00
26.12	Davis County Pride	Festival Entertainment	Tier I	1	\$13,250.00	\$0.00
26.13	Davis County Pride	Uplift Art Festival	Tier I	3	\$12,500.00	\$0.00
26.14	Layton City P&R-Museum	Archival Digitization Project 2026-2027	Tier I	1	\$15,000.00	\$15,000.00
26.15	Layton City P&R-Museum	Collections Digitization 2026-2027	Tier I	2	\$15,000.00	\$15,000.00
26.16	Layton City P&R-Museum	Oral History Project 2026-2027	Tier I	3	\$15,000.00	\$15,000.00
26.17	Layton City P&R-Parks	AAA Ball Field Improvements	Tier I	2	\$171,864.00	\$171,864.00
26.18	Layton City P&R-Parks	Wendall Starkey Ball Field Improvements	Tier I	3	\$155,433.00	\$155,433.00
26.19	Layton City P&R-Recreation	America250 4th of July Events	Tier I	7	\$15,000.00	\$15,000.00
26.20	Layton City P&R-Recreation	2027 Liberty Days Entertainment	Tier I	1	\$25,000.00	\$25,000.00
26.21	Layton City P&R-Recreation	Soccer Goals	Tier 1	6	\$43,125.84	\$43,125.84
26.22	Layton City P&R-Recreation	Portable Pitching Mounds	Tier I	3	\$13,915.20	\$13,915.20
26.23	Layton City P&R-Recreation	Tackle Football Helmets	Tier I	1	\$25,000.00	\$25,000.00
26.24	OPPA!	Layton Community Theatre Access & Engagement	Tier I	1	\$36,560.00	\$34,560.00
26.25	OPPA!	RAMP Nights at OPPA! 26/27	Tier I	2	\$15,000.00	\$0.00
26.26	OPPA!	Shrek The (Big FAMILY) Musical	Tier I	3	\$40,708.00	\$40,708.00
26.27	OPPA!	Summer Arts Access Concert-2 Nights	Tier I	5	\$23,000.00	\$23,000.00

26.28	OPPA!	Winter Arts Access Concert	Tier I	4	\$19,500.00	\$19,500.00
26.29	Davis Arts Council	Free Elementary School Tour (FEST)	Tier II	9	\$3,000.00	\$3,000.00
26.30	Davis Arts Council	Free Friday Film Series	Tier II	4	\$9,500.00	\$9,500.00
26.31	Davis Arts Council	Senior Stages	Tier II	10	\$800.00	\$800.00
26.32	Davis Arts Council	Snow Horse Art Galleries	Tier II	5	\$5,250.00	\$5,250.00
26.33	Davis Arts Council	Whispers in the Dark	Tier II	7	\$2,350.00	\$2,350.00
26.34	Davis County Celebration Orchestra	Fall Concert 2026	Tier II		\$800.00	\$800.00
26.35	Davis County Celebration Orchestra	Spring Concert 2027	Tier II		\$800.00	\$800.00
26.36	Harmonic Winds of Utah	Summer Performance	Tier II		\$1,580.00	\$1,580.00
26.37	Jaks Youth Theatre Company	Jaks MegaMix Free Community Performance	Tier II		\$5,000.00	\$5,000.00
26.38	Layton City P&R-Aquatics	Locker Room Benches	Tier II	4	\$5,668.08	\$0.00
26.39	Layton City P&R-Aquatics	Patio Chairs	Tier II	3	\$7,836.00	\$7,836.00
26.40	Layton City P&R-Aquatics	Soft Life Vests	Tier II	2	\$5,072.25	\$5,072.25
26.41	Layton City P&R-Museum	Family Special Events 2026-2027	Tier II	4	\$9,500.00	\$9,500.00
26.42	Layton City P&R-Recreation	All Star Softball and Baseball Showcase	Tier II	5	\$8,000.00	\$8,000.00
26.43	Layton City P&R-Recreation	Layton City Community Band	Tier II	4	\$4,000.00	\$4,000.00
26.44	OPPA!	Creating Together-Art & Community 26/27	Tier II	6	\$9,000.00	\$9,000.00
26.45	OPPA!	FREE Arts for Kids Monthly Classses	Tier II	7	\$5,400.00	\$5,400.00

Funds Distributed 2026-2027

\$2,766,574.57

\$2,210,429.09

Available 2026 RAMP Budget			\$2,215,584.80
Administrative Budget			\$5,000.00
2026 Recommended RAMP Funding			\$2,210,429.09
Balance			\$155.71

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 4.

Subject:

Amendment – Development Guidelines and Design Standards – Ordinance 26-06

Background:

The Public Works Department, Engineering Division currently maintains a set of Development Guidelines and Design Standards (Guidelines) for the purpose of informing developers of the current guidelines and standards and to assist them in meeting those standards. Some of these guidelines and standards require updates or revisions. Section 19.01.240 of the Layton City Municipal Code allows for the City Engineer to draft, approve, adopt, interpret and amend the Guidelines from time to time as determined necessary. The Utah State Code requires that the Guidelines be adopted and amended by ordinance. The City Engineer and Staff have re-written the current Guidelines, as specified in the attachment.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 26-06 amending the Development Guidelines and Design Standards; 2) Adopt Ordinance 26-06 with any additional amendments the Council deems appropriate; or 3) Not adopt Ordinance 26-06 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Ordinance 26-06 amending the Development Guidelines and Design Standards.

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.

Subject:

Text Amendment – Neighborhood Town Center (TC-1) and Zoning District Amendments – Amending Title 19, Zoning, by adding Chapter 19.28 Neighborhood Town Center (TC-1) Zoning District; amending Chapter 19.01 General Provisions; Chapter 19.02 Definitions; Chapter 19.04 Establishment of Zoning Districts And Official Map; and amending Title 20 Sign Regulations; Chapter 20.04 Specific Sign Regulations and Permitted Locations – Ordinance 26-08

Background:

The Layton Forward General Plan (General Plan), adopted in 2019, identifies multiple locations for town centers, which are meant to be “local mixed-use centers that provide convenient access to goods and services with diverse housing options, shopping, and jobs that are closer to where people live.” “Town centers provide housing choice variety and a sense of community,” with “a blend of commercial and residential uses” that are “situated in a walkable development pattern with architectural variety and interest.” The General Plan identifies six town centers, one of which is the Gordon Avenue and Highway 89 Town Center. In March 2024, the City adopted a specific master plan for this town center following significant public outreach, visioning, and planning. In anticipation of development of the town center, the TC-1 (Neighborhood Town Center) code was drafted. The proposed TC-1 ordinance is intended to implement the town center vision and planning principles outlined in the General Plan and the Gordon Avenue and Highway 89 Town Center Plan. The property for this town center was recently sold at auction by the Utah Department of Transportation (UDOT). The property has been purchased by a development group.

The TC-1 Zone has been drafted to provide design-based development standards. The proposed ordinance requires the use of sub-districts for the purpose of regulating building types and land uses. The sub-districts include Commercial Core, Mixed-Use Core, Townhome Residential, Neighborhood Residential, and Detached Residential. Streetscape standards are included to regulate the width of the sidewalks and the furnishing zone (park strip), the placement and specific type of street trees, tree grates, streetlights, and benches. Additional landscape standards include regulating parking lot medians and islands, and landscape buffers. Commercial building design standards require the use of mountain modern architecture, with additional requirements such as articulation, quality materials, and the use and placement of windows. Residential design standards will allow for the following architectural styles to be used: mountain modern, farmhouse, craftsman, and prairie styles. The proposed ordinance also includes specific sign standards that would apply to the TC-1 zone, as well as the MU (Mixed-Use), MU (DO-1) (Mixed-Use Design Overlay District), and MU-TOD (Mixed-Use Transit Oriented Development) zones. These additional zones are used throughout the City to facilitate a mix of residential and commercial uses. However, these zones have limited sign standards, which has made it difficult for Staff to functionally regulate sign allowances. Allowing these additional zones to use the same sign standards will set clear and uniform standards.

An applicant who would like to use the TC-1 zone would be required to go through a rezone application, which may include a development agreement. They would then be required to submit a detailed development plan. Once approved, the project would move through to the site plan, preliminary, and final plat processes as necessary.

The proposed ordinance and associated code amendments have been drafted to be applicable to other town center contexts in the City, as identified in the General Plan, and to establish a framework for the West Layton Town Center. All the regulations are intended to create a unique sense of place that is inviting for residents and visitors alike. The sense of place found in the TC-1 is meant to be a pedestrian-oriented mixed-use center that is uniquely different than all other commercial zoning districts. This district will broaden the range of development types the City has to offer. As such, limitations on certain uses that would discourage pedestrian activities and town center street life are discouraged, while elements of walkable streetscapes and interconnectivity of buildings and uses with high-quality architecture are encouraged.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 26-08, amending Title 19, Zoning, by adding Chapter 19.28 Neighborhood Town Center (TC-1) Zoning District; amending Chapter 19.01 General Provisions; Chapter 19.02 Definitions; Chapter 19.04 Establishment of Zoning Districts And Official Map; and amending Title 20 Sign Regulations; Chapter 20.04 Specific Sign Regulations and Permitted Locations; 2) Adopt Ordinance 26-08 with modifications; or 3) Not adopt Ordinance 26-08.

Recommendation:

The Planning Commission is scheduled to consider this item on April 14, 2026. Staff will provide the Planning Commission recommendation during the City Council presentation of the agenda.

Staff recommends the adoption of Ordinance 26-08.

ADDITIONAL

PACKET

ATTACHMENTS

Development Guidelines and Design Standards

April 16, 2026

City Council Work Meeting

Development Guidelines and Design Standards

- Engineering Division maintains Development Guidelines and Design Standards
 - Written standards
 - Standard Plans for Public Facility Construction
- Updates and revisions are necessary on occasion to meet current construction standards, regulations, and City needs.

Key Updates

- Checklist for Review
 - Preliminary Approval Checklist
 - Easements included on preliminary plat
 - Letter of acknowledgement from irrigation company
 - Title report valid within 90 days
 - Final Site Plan
 - Remove requirements for Davis County coordinates and bearings
 - Preference for Utah Plan Coordinate System and requirement to follow Utah Code
 - Subdivision Development
 - Clarify responsibility of civil engineering plan
- Culinary Water Systems
 - Information regarding construction of water meter boxes and vaults
- Sanitary Sewer Systems and Land Drain Improvements
 - Clarification of concrete collar thickness

Key Updates

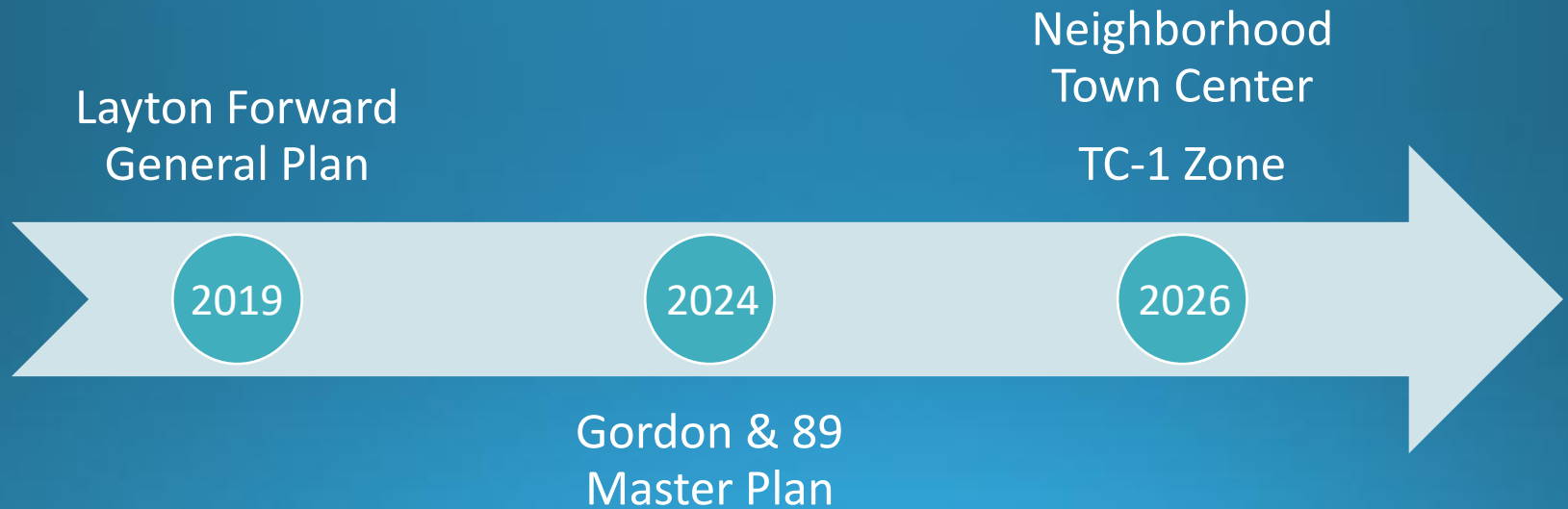
- Dedication Plat
 - Preference for Utah Plan Coordinate System and requirement to follow Utah Code
 - Remove NAD 83 requirements no longer required by Utah Code
- Warranty and Utility System Acceptance
 - Clarify acceptance of sidewalk
 - Add Defective Concrete Replacement paragraph
- Standard Plans
 - Updates to coordinate with written standards
 - Clarify design of curb and gutter through commercial drive approach

April 16, 2026

City Council Meeting

6A. Text Amendment Neighborhood Town Center (TC-1) Zoning District

Background



TC-1 Code Text Amendment

AMENDING

- 19.01.135 Designation Of Land Use Authority
- 19.02.020 Definitions
- 19.04.010 Zoning Districts And Classifications Established
- 19.04.020 Purpose of Zoning Districts
- 20.04.135 Specific Sign Regulations for Town Center and Urban Zoning Districts

ENACTING

- Chapter 19.28 Neighborhood Town Center (TC-1) Zoning District



19.01.135 Designation Of Land Use Authority

Type Of Land Use Decision	Review Body	Recommending Body	Land Use Authority	Appeal Authority	Final Appeal Authority
General Plan Amendment	Planning Staff	Planning Commission	City Council	District Court	
Zoning Text Amendment	Planning Staff	Planning Commission	City Council	District Court	
Zoning Map Amendment	Development Staff	Planning Commission	City Council	District Court	
Conditional Use	Development Staff	Development Staff	Planning Commission	Hearing Officer	District Court
Variance	Development Staff	Development Staff		Hearing Officer	District Court
Routine & Uncontested Variance	Development Staff	Development Staff	Zoning Administrator	Hearing Officer	District Court
Condominium Approvals	Development Staff	Development Staff	Zoning Administrator	Hearing Officer	District Court
Site Plan Review	Development Staff	Development Staff	Zoning Administrator	Hearing Officer	District Court
Development Agreement	Development Staff	Planning Commission	City Council	District Court	
<u>TC-1 Development Plan</u>	<u>Development Staff</u>	<u>Development Staff</u>	<u>Planning Commission</u>	<u>Hearing Officer</u>	<u>District Court</u>
MU & MU-TOD Development Plan	DRC, Development Staff	Development Staff	Planning Commission	City Council	District Court
C-TH Preliminary Plan/Development Plan	DRC, Development Staff	Development Staff	Planning Commission	Hearing Officer	District Court
C-TH Final Plan	DRC, Development Staff	Development Staff	Zoning Administrator	Hearing Officer	District Court



19.02.020 Definitions

“Build-to Zone”: The area between two parallel lines measured from a property line within which a building or structure, or a percentage thereof, must be located. Building elements such as awnings, balconies, signage, porches, stoops, and/or other similar features may encroach into a build-to zone provided they do not create encumbrances for utility easements or other aspects of public safety or necessity.

“Façade”: A façade and/or building façade is any exterior face of a building.

“Façade Division, Horizontal”: The use of a horizontally oriented expression line or form to divide the façade into multiple increments. Horizontal façade divisions may include but are not limited to a cornice, belt course, molding, string course, and/or other continuous horizontal ornamentation.

“Façade Division, Vertical”: The use of a vertically oriented expression line or form to divide a façade into multiple increments. Vertical façade divisions may include: columns, pilasters, and/or other vertical ornamentation.

“Façade, Primary”: The building façade which includes the main entrance and faces a public or private street.

“Façade, Secondary”: A side or rear building façade or a façade that faces a side street and does not include a main entrance.

“Fenestration”: The arrangement, proportion, and design of windows, doors, and other openings within a building façade along with the transparency and glazing of those openings.

“Floor Height”: See definition for Story Height.

“Front Property Line Coverage”: The percentage of a building façade that is required to be along the front property line. The percentage is calculated by dividing the width of the principal structure(s) (as measured within the front build-to-zone) by the width of the of the front property line, excluding vehicular and pedestrian access points.

“Glazing”: The treatment of glass in windows and/or doors, including mullions, with a high level of reflectance and may include frosted glass, tinted glass, and/or mirrored glass. The intent is to give the appearance of windows for the purpose of architectural effect, but to limit the visibility into the building by obscuring the view with a glazing.



“Occupation of Corner”: The requirement for a building to be located at the front and corner setbacks or build-to zones to “occupy” the corner.

“Required Occupied Space”: The interior building space designed for and intended to be occupied by permitted uses and aids in the separation of uses within a building such as non-residential uses and residential uses within a mixed-use building or live/work units. This space is measured from inside wall to inside wall beginning from the interior wall of the front façade of a building inwards until the minimum dimension is met. It does not include areas for storage, utility space, or parking.

“Semi-Pervious Surface”: A surface material that is not fully impervious and permits a reduced amount of water for natural soil absorption into the soil and may reduce the amount of surface water runoff based upon the amount of water that is able to penetrate the semi-pervious material. Examples of semi-pervious surfaces and materials include but are not limited to permeable pavers, permeable asphalt, gravel, concrete turf blocks, and/or other similar surfaces.

“Story Height”: Also referred to as “floor height”, is the permitted in feet for each story as measured from the floor to the ceiling of each story. For single story buildings and the upper most story of multi-story buildings, the height shall be measured from the floor to the tallest point of the ceiling.

“Structural Soil”: A medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits.

“Tower”: A vertical architectural element of a building that extends above the main and highest roofline of the building and has a smaller footprint than the main portion of the building.

“Transparency”: The ability to see through a building façade through openings such as windows and doors that is clear and unobscured by elements such as high levels of reflectance, frosted glass, tinted glass, and/or mirrored glass. Transparency includes windows with internal elements such as mullions.

“Root Zone, Critical”: The soil area within the tree root zone extending to a depth of four feet below the soil surface.

“Root Zone, Tree”: Area of the ground around the base of the tree measured from the trunk to five feet beyond the outer base of the branching system.



19.04.010 Zoning Districts And Classifications Established

A	Agriculture
A-2	Agriculture Production
R-S	Residential Suburban
R-1	Single Family Residential
R-2	Single and Two Family Residential
R-MH	Mobile Home Parks & Subdivisions
R-M1	Low/Medium Density Residential
R-M2	Medium Density Residential
R-H	High Density Residential
B-RP	Business and Research Park
PB	Professional Office
CP-1	Planned Neighborhood Commercial
CP-2	Planned Community Commercial
CP-3	Planned Regional Commercial
C-TH	Condominium/Townhouse
C-H	Planned Highway Commercial
M-1	Light Manufacturing/Industrial
M-2	Heavy Manufacturing/Industrial
MU	Mixed-Use
DO-1	Mixed-Use Design Overlay District
MU-TOD	Mixed-Use – Transit Oriented Development
TC-1	Neighborhood Town Center



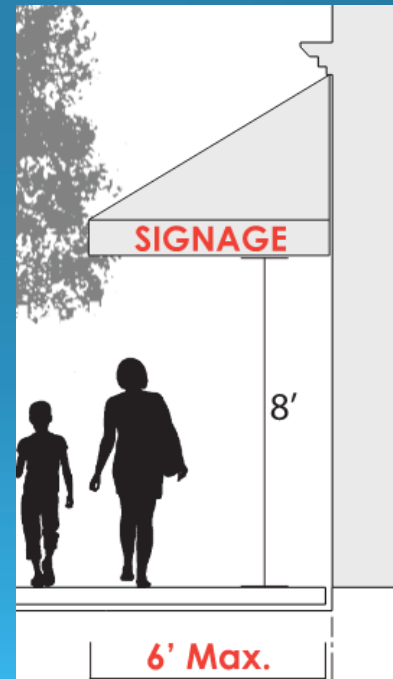
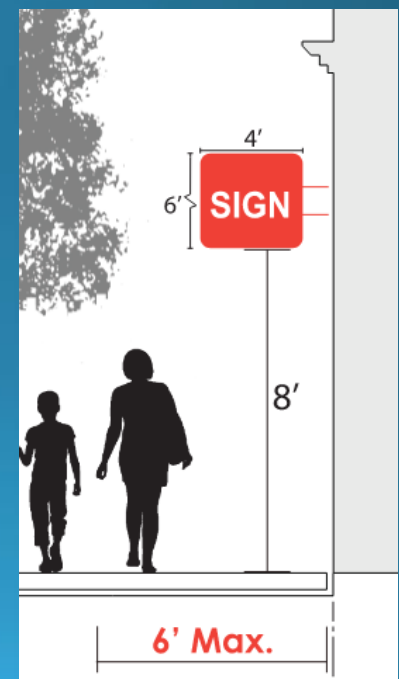
19.04.020 Purpose of Zoning Districts

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 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 increased density and height are appropriate in order to meet the policies and objectives of the General Plan. 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.
11. The "TC-1" (Neighborhood Town Center) zoning district is intended to provide neighborhood scale mixed of uses by providing a diversity of housing choices within proximity to goods and services, jobs, recreational and educational opportunities in a walkable district. The mix of uses are intended to be blended vertically within buildings and horizontally within the neighborhood.



20.04.135 Specific Sign Regulations for Town Center and Urban Zoning Districts

- Awning Sign and/or Cantilever Canopy Sign
- Projecting or Hanging Sign
- Development Monument Detached Sign
- Attached Building Sign
- Window/Door Sign
- Development Architectural Freestanding Sign



Chapter 19.28 Neighborhood Town Center (TC-1) Zoning District

19.28.010 Purpose and Intent; Administration

19.28.020 Zoning Sub-districts

19.28.030 Land Uses

19.28.040 Building Types; Setbacks and Standards

19.28.050 Design Standards

19.28.060 Architectural Standards

19.28.070 Gordon Avenue and Hwy 89 Architecture and Plaza Standards

19.28.080 Site and Landscape Standards

19.28.090 Streetscape Standards

19.28.100 Parking Standards

19.28.110 Sign Standards



19.28.010 Purpose and Intent; Administration



Purpose, Intent,
Objectives



Development
Plan



Platting
Requirement



Order of
Construction



Development
Agreement



Zoning Sub-Districts

- C (Commercial Core)
- MU (Mixed-Use Core)
- TR (Townhome Residential)
- NR (Neighborhood Residential)
- DR (Detached Residential)
- OS (Open Space)



19.28.030 Land-Uses

Table 30-1						
Uses	Sub-Districts					
	Commercial	Mixed-Use	Town Residential	Neighborhood Residential	Detached Residential	Open Space
Residential/Domestic						
Accessory Dwelling Unit, Internal (IADU)					P	
Dwelling, Multiple Unit		D	P	D		
Dwelling, 2 Unit				P		
Dwelling, 1 Unit					P	
Household Pets		P	P	P	P	
Off-Street Parking Inc. to Main Use	P	P	P	P	P	P
Model Home		P	P	P	P	
Temporary Sales Office	D	D	D	D	D	



Table 30-1

Uses	Sub-Districts					
	Commercial	Mixed-Use	Town Residential	Neighborhood Residential	Detached Residential	Open Space
Institutional/Civic and Special Services						
Community Center	P	P				P
Community Use	P	P	P	P		P
Day Care Center	P	D				
Religious or Philanthropic Institution	P	P	P	P	P	P
Library, Art Gallery, Museum	P	P				P
Park and/or Playground	D	D	D	D	D	P
Private/Quasi-Public School		P	P	P	P	



Table 30-1

Uses	Sub-Districts					
	Commercial	Mixed-Use	Town Residential	Neighborhood Residential	Detached Residential	Open Space
Utility Related Services						
Local Utility Distribution Line	P	P	P	P	P	P
Radio, TV, or Microwave Tower	D	D				
Sewage/Water Pumping/Control Station	P	P	P	P	P	P
Telecommunications Antenna, Roof Mounted	P	P	P	P		
Telecommunications Antenna, Wall Mounted	P	P				
Telephone Business Office	P	P				
Water Wells, Reservoir, or Storage Tank	P	P	P	P	P	P



Table 30-1						
Uses	Sub-Districts					
	Commercial	Mixed-Use	Town Residential	Neighborhood Residential	Detached Residential	Open Space
Recreational Uses						
Indoor Commercial Amusement	P	P				
Outdoor Commercial Amusement						P
Athletic Center; and Sports Facility/Complex	D	P				P
Theater, Indoor	D	D				
Theater, Live	D	D				
Theater, Outdoor						P



Table 30-1						
Uses	Sub-Districts					
	Commercial	Mixed-Use	Town Residential	Neighborhood Residential	Detached Residential	Open Space
Agriculture and Related Uses						
Family Food Production			P	P	P	
Automobile, Industrial and Related Uses						
Gasoline Retail (No Repairs)	D					
New & Reconditioned Auto Parts, Indoor	D					



Table 30-1						
Uses	Sub-Districts					
	Commercial	Mixed-Use	Town Residential	Neighborhood Residential	Detached Residential	Open Space
Retail and Related Uses						
Bank, Credit Union, or Savings & Loan with Drive-through	D	D				
Bank or Credit Union without Drive-through	P	P				
Barber or Beauty Shop	P	P				
Convenience Store (No Gasoline Sales)	P	P				
Fast Food Eating Establishment	D	D				
Grocery Store	P					
Laundromat	P	P				
Music Store	P	P				
Office, Professional or General Business	P	P				
Restaurant	P	P				
Retail Sales and Commercial Services	P	P				
Studio – Art, Photo	P	P				
Studio – Health, Exercise, Dance, Music, Drama, or Similar	D	D				

Table 30-1

Uses	Sub-Districts					
	Commercial	Mixed-Use	Town Residential	Neighborhood Residential	Detached Residential	Open Space
Commercial and Related Services						
Bakery	P	P				
Food Cart, Food Truck	D	D				
Kiosk	P	P				
Medical/Dental Clinic	P	P				
Permanent Cosmetics	P	P				
Pre-School		D				
Seasonal Outdoor Vendor	D	D				
Single Event	P	P				
Street Vendor	D	D				



Uses Permitted with Development Standards

Gasoline Retail:

- Permitted as a secondary use to a grocery store

Fast Food Eating Establishment:

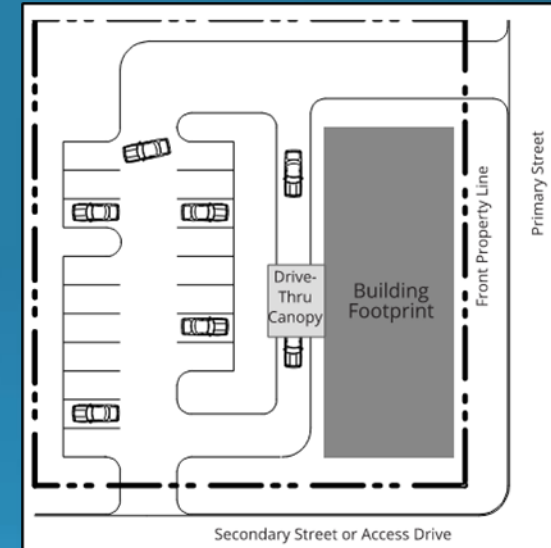
- Drive-through must be located to the rear of building.
- No double drive-through
- Not permitted within 350' of intersection
- Not permitted within 1,000 feet of any other fast food with drive-thru

Bank/Credit Union:

- Drive-thru located to the side or rear
- Maximum of two drive thru lanes for teller lines and one for ATM

Studio – Health, Exercise, Dance, Music, Drama or Similar:

- Limited to 5,000 square feet



19.28.040 Building Types; Setbacks and Standards

Table 40-1 Permitted Building Types by Sub-district						
		Sub-Districts				
		Commercial Core	Mixed-Use Core	Town Residential	Neighborhood Residential	Detached Residential
Building Types	Commercial	P	P			
	Office	P	P			
	Mixed-Use Commercial	P	P			
	Mixed-Use Residential		P			
	Townhouse			P		
	Mansion Style			P	P	
	Twin Home				P	
	Single-Family Detached					P

Appendices 40-A through E for Examples



Table 40-2 Commercial, Office, Mixed-Use Commercial, & Mixed-Use Residential Building Standards

	Commercial	Office and Mixed-Use Commercial	Mixed-Use Residential
Property and Building Location Standards			
Front Property Line Coverage	60%	60%	80%
Front Build-to Zone with Plaza or Main Entry Canopy	0'-15' Up to 25'	0'-20' Up to 30'	0'-10' Up to 20'
Corner Build-to Zone	0'-15'	0'-20'	0'-10'
Occupation of Corner	Required		
Minimum Side Yard Setback	0'	5'	0'
Minimum Rear Yard Setback	5'	10'	5'
Site Access & Parking			
Parking and Loading Location	Rear or Interior Side Yard		
Vehicular Access	1 access is permitted <u>per</u> Public Works or UDOT Standards		
Building Massing			
Minimum Overall Height	2 Stories ¹		
Maximum Overall Height	3 Stories		
Ground Story: Min. / Max. Height	12' / 24'	12'/18'	
Upper Stories: Min. / Max. Height	9'/14'		
Permitted Roof Types	Roof type shall be consistent with the architectural style of the building and in accordance with Section 19.28.050.1.k		
Tower	Permitted, Required at Street Corners		Permitted
Façade Articulation/Details			
Blank Wall Limitations	Per Section 19.28.050.1.f		
Vertical Façade Divisions	Every 25' of façade width		
Horizontal Façade Divisions	Required within 3' of the top of the ground story or at the base of the uppermost story		
Front Façade Entrance	Covered		
Building Entrance			
Principal Entrance Location	Front or Corner Façade		Residential: Rear or Side Commercial: Front or Side
Required Number of Street Entrances	1 per 150' of front <u>façade</u> or per unit.	1 per 100' of front façade	1 per 75'of front façade
Uses			
Parking within Building	Permitted fully in basement; Or to rear of all floors beyond required occupied space		
Required Occupied Space	35' (See Section 19.28.050.1.j)		

¹Reduced minimum height standards may be considered as part of a Development Agreement.

Architectural Styles



Appendix 40-A. Mountain Modern

Illustrative image layout for architectural styles

Commercial



Office



Mixed Use Commercial



Mixed Use Residential



Appendix 40-B. Townhomes

Illustrative image layout for architectural styles

Mountain Modern



Farmhouse



Craftsman



Prairie



Appendix 40-C. Mansion Style

Illustrative image layout for architectural styles

Mountain Modern



Farmhouse



Craftsman



Prairie



Appendix 40-D Twin Home

Illustrative image layout for architectural styles

Mountain Modern



Farmhouse



Craftsman



Prairie



Appendix 40-E Single-Family Detached

Illustrative image layout for architectural styles

Mountain Modern



Farmhouse



Craftsman



Prairie



19.28.050 Design Standards

- Transition Setbacks and Entrance Locations

Figure 50-1: Transition Setback

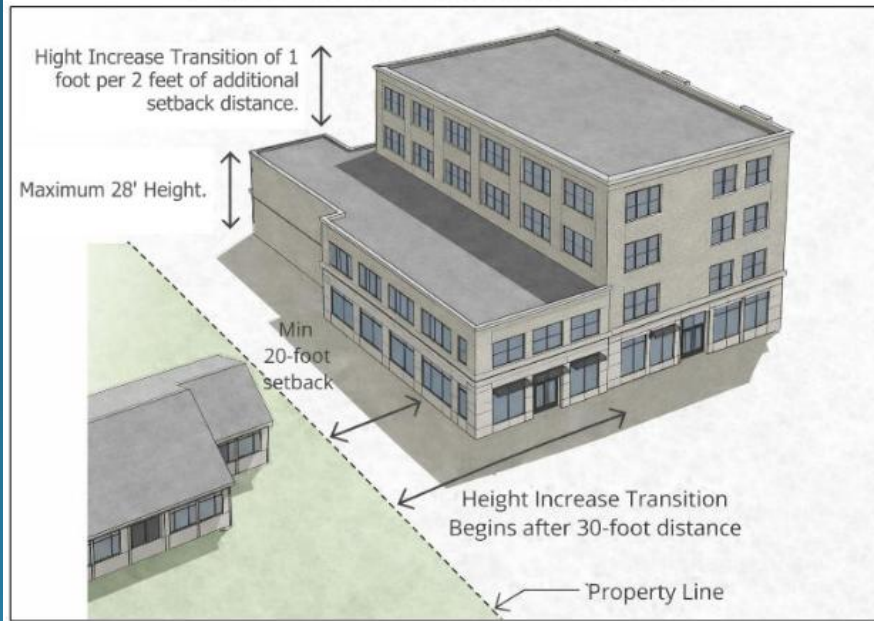


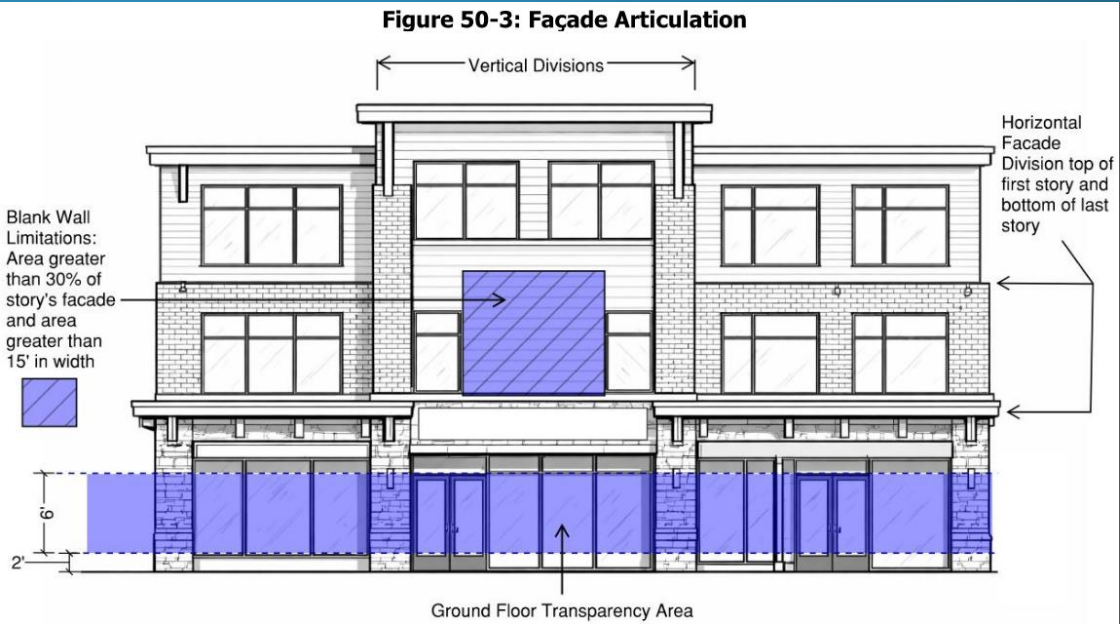
Figure 50-2: Buildings on Corner



Transparency & Fenestration

Table 50-1			
Building Type	Minimum Required Transparency		Vertical Divisions (Bay Size)
	Ground Floor	Upper Floors	
Commercial	55%	35%	20'
Mixed-Use Commercial	55%	35%	25'
Mixed-Use Residential	40%	30%	25'
Office	30%	30%	30'

PC Recommendation: Provide clarity for architectural divisions allowed such as projections and recesses identifying the depth or height of 18.” As well as how that material or change is articulated.



Roof Types

Appendix 50-A for Examples

Appendix 50-A Mountain Modern Roof Types

Illustrative Roof Options - Gordon Avenue & Highway 89 Town Center



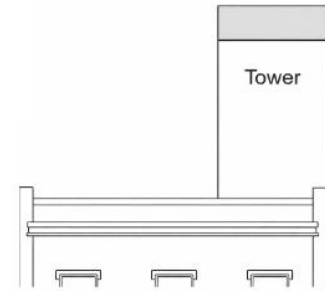
Gable Roof



Split Shed Roof



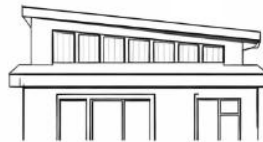
Flat Roof with Parapet



Tower



Asymmetrical
Gable



Monitor Roof
(Clerestory Roof)



Intersecting
Shed Roof



Low-Slope Gable
with Extended Eaves



Primary Building Materials

Combo of at least 2 for 75% coverage of all facades.

- Brick
- Stone
- Engineered Wood Siding (lapped, board and batten, or shingled)
- Fiber Cement Board (lapped, board and batten, or shingled)
- Mass timber, exposed structural timber

- PC Recommendation:

Add criteria that allows for the land-use authority to approve additional materials that demonstrate equal or superior quality, durability, and compatibility with the TC-1 design standards.

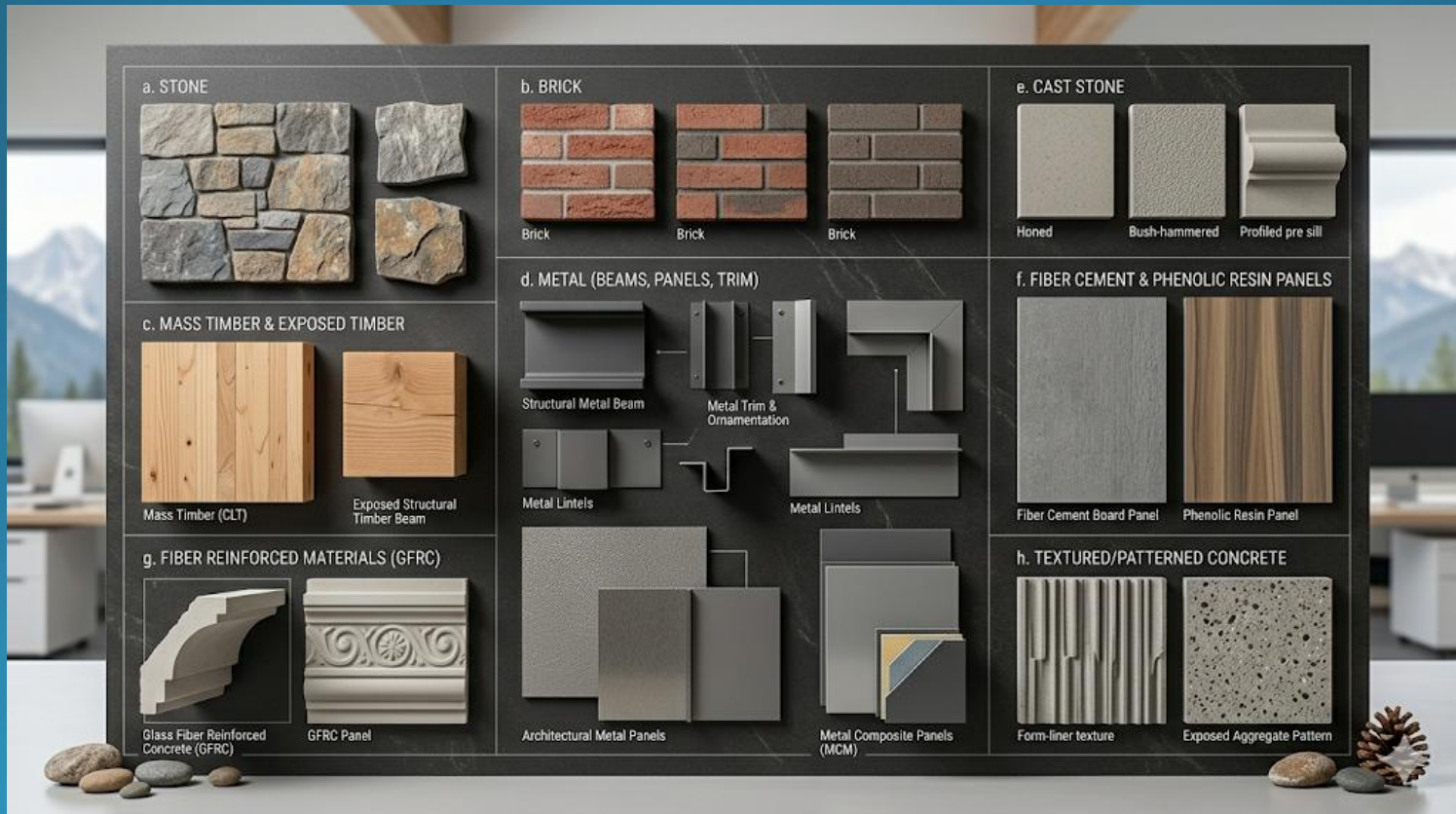
This would apply to both primary and secondary building materials.



Secondary Building Materials

Not to exceed 25% of any facade. To be used for accents, trim, and/or architectural elements.

- Brick
- Stone
- Mass timber, exposed structural timber
- Metal for beams, lintels, trim, and ornamentation; exterior architectural metal panels and cladding; and metal composite material panels and cladding.
- Cast stone
- Fiber Cement Board Panels and Phenolic Resin Panels
- Fiber reinforced materials for trim, cornice elements including: glass fiber reinforced concrete (GFRC)
- Textured or patterned concrete



Residential Amenities & Open Space

Mixed-Use Residential Developments

- Min. of 6 from Table 50-2

Townhouse, Mansion Style, and Twin Home Developments

- 25% of developed area.
- Limitations for storm water areas.

Table 50-2 Residential Building Amenities

Rooftop/Stepback Terrace of no less than 15' in depth
Green/landscaped roof (may count toward site amenity or residential outdoor space. May also be used to meet landscape requirements)
Lobby of at least 500 square feet
Interior social area, such as a common kitchen/dining area, media room, or event room
Indoor fitness room
Outdoor Dining Patio
Secure bike storage and repair station
Sport Court (indoor or outdoor)
Enclosed storage units (indoor use)
Pool (indoor, outdoor, or rooftop)
Hot Tub/Spa (indoor, outdoor, or rooftop)
Community Garden (may count toward site landscape requirements)
First-floor café/eatery (open to public or private to tenants)
Playground structure with benches (minimum of two)
Dog Park with at least four usable play elements and landscaped with sod
Comparable amenities may be proposed for review and approval



19.28.060 Architectural Standards

Regulated per Architectural Style:

- Massing
- Roofs
- Windows & Doors
- Porch/Entry
- Detail and Materials

Specific Residential Architectural Composition Standards

- Banding
- Garage Location



19.28.070 Gordon Avenue and Highway 89 Architecture and Plaza Standards

- Building Massing
- Roof Form
- Entrance Feature Types

Figure 70-1: Arcades



Table 70-1 Arcade Entrance Requirements

Dimensions	
Minimum Depth	10', measured from building façade to leading edge of canopy
Maximum Average Depth	15'
Clear Height	Minimum 10' Maximum 14'
Canopy Supports	Columns
Column Spacing	Minimum 10' Maximum 20' or coincides with size of tenant spacing.
Column Width	Minimum 1'6"
Materials	
Primary Materials	Stone, brick, heavy timber beams, fiber cement boards. Excludes window and door areas
Column Materials	Stone or brick and heavy timber beams
Material Colors	Earth tones and natural wood tones
Permitted Building Types	
Commercial, Office, Mixed-Use Commercial and Residential	

Figure 70-2: Standard Entrances



Table 70-2 Standard Entrance Requirements

Required Components	
Depth	Flush with building façade
Minimum Canopy Width	Minimum 35% of façade, if alternating with Standard Entrance width is based on the tenant space.
Minimum Canopy Depth	5'
Canopy Supports	Knee brace or timber corbels
Column Spacing	Minimum 10' Maximum 20' or coincides with size of tenant spacing.
Column Width	Minimum 1'6"
Materials	
Primary Materials	Stone, brick, heavy timber beams, fiber cement boards, excludes window and glass door area.
Posts/Beam Materials	Stone or brick and heavy timber beams
Material Colors	Earth tones and natural wood tones
Permitted Building Types	
Commercial, Office, Mixed-Use Commercial and Residential	

Figure 70-3: Plaza Space



19.28.080 Site and Landscape Standards

Parking Lot Buffer

- 8' Landscaping along frontage
- 1 medium or large tree required ever 40'
- Trees alternate with street trees
- Hedges/Shrubs shall provide screening
- PC Recommendation: Fence location to be a min. of 6' from back of sidewalk and 2' from parking curb.

Figure 80-2.1: Buffer Cross-Section

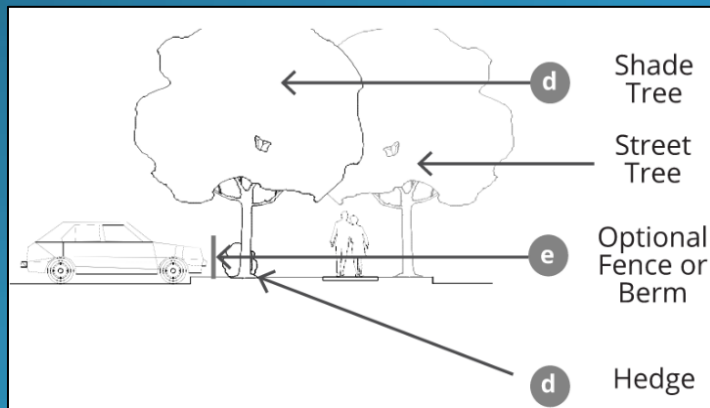
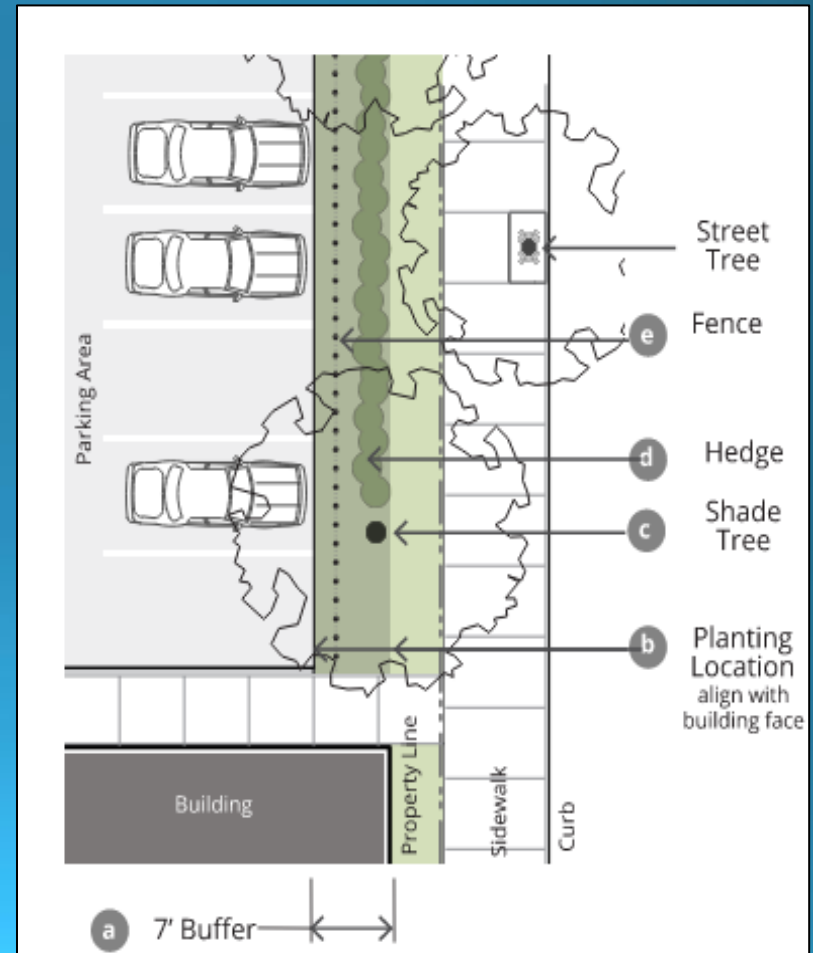


Figure 80-2: Buffer Plan View

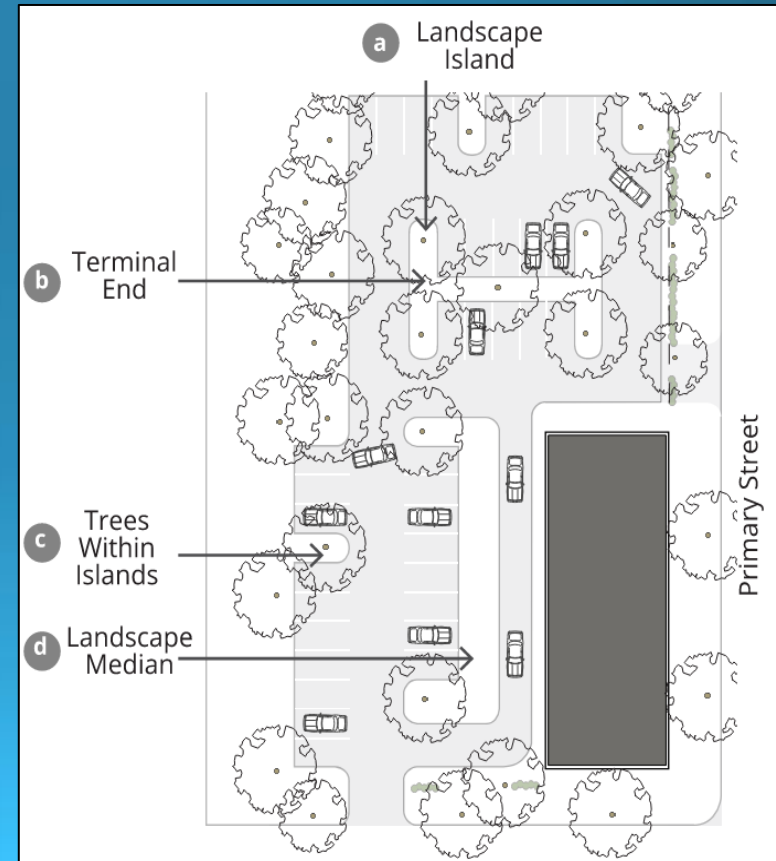


Interior Parking Lot

- Landscape Islands & Medians: Min. 8' wide.
- Trees required in islands and medians.
- Islands required at ends of parking rows and every 12 spaces.



Figure 80-3: Interior Parking Lot Landscaping



Transition Buffer

- Required between TC-1 properties and adjacent lower density residential zones.
- Min. depth of 8'.
- Fencing, trees, and shrubs.
- Applies to dissimilar uses.

Figure 80-4.1: Buffer Cross-Section

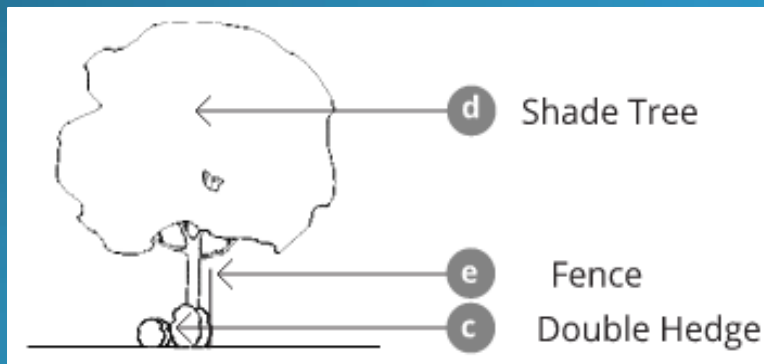
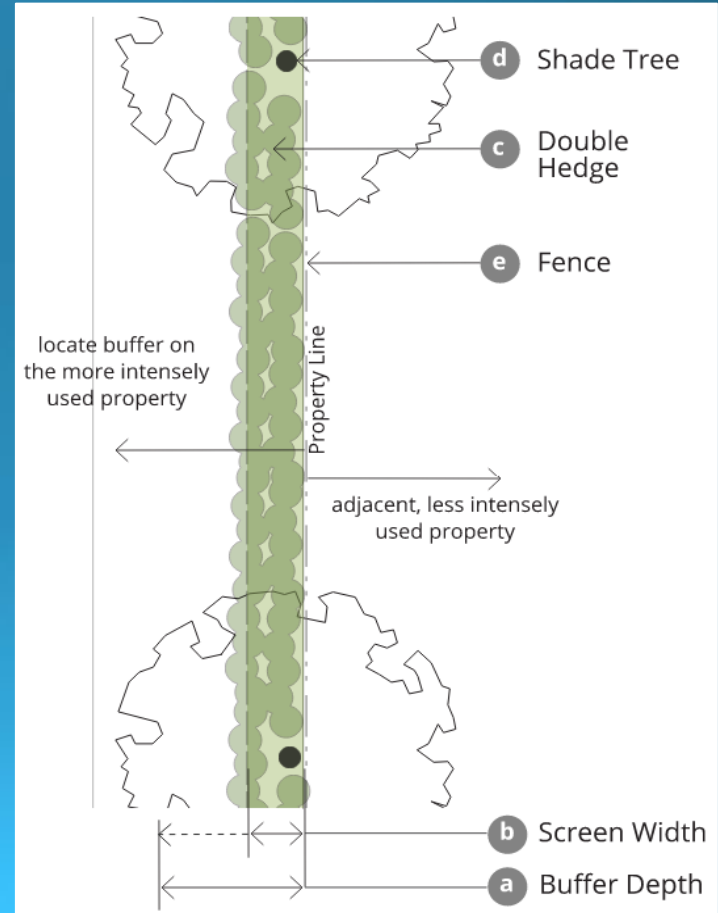


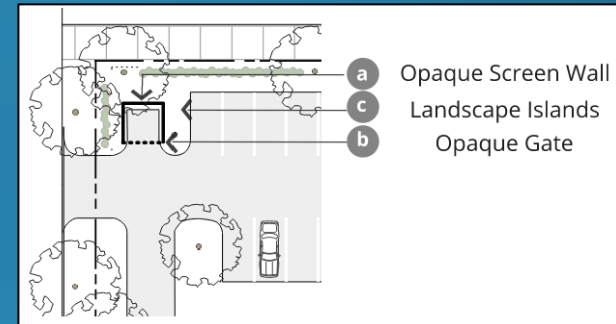
Figure 80-4: Buffer Plan View



Landscape Screening

- Required for dumpster areas and around utility appurtenances.
 - Screening wall standards.
 - Tree and shrub standards.
-
- PC Recommendation: Building mounted utilities shall be screened and not permitted along primary building frontages.
 - Language would be added to building sections.

Figure 80-5: Screening of Refuse Areas



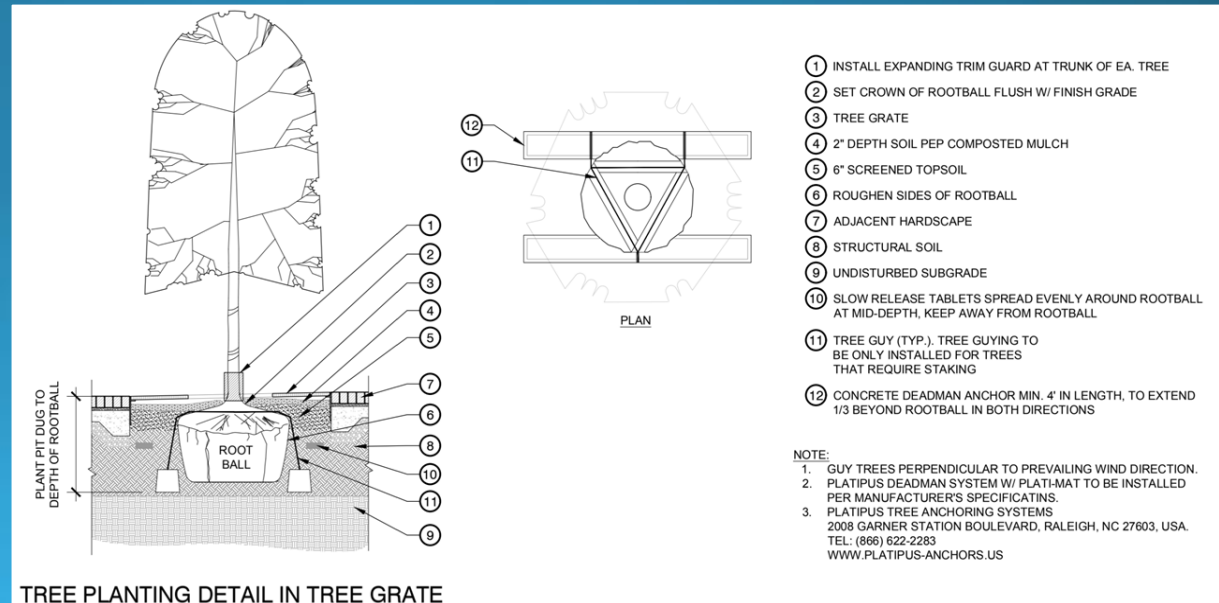
Installation and Maintenance

- Planting bed standards.
- Minimum tree size standards.
- Structural Soil standards.
- Maintenance Standards

Table 80-6 Estimated Tree Canopy & Height at Maturity		
Tree Size	Estimated Height at Maturity	Estimated Mature Canopy Spread
Small	15'-25'	12'-18'
Medium	25'-40'	20'-30'
Large	40'+	40'-60'

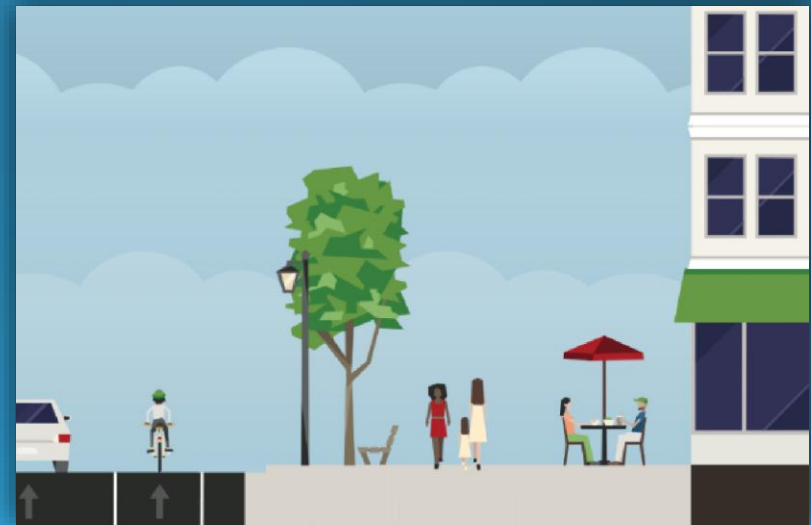
Table 80-1 Plant Material Size at Installation	
Plant Material Type	Minimum Size
Deciduous Tree	2" caliper
Evergreen Tree	48" in height
Shrub – Deciduous	5 gallon
Shrub – Evergreen	5 gallon
Groundcover	3" in height
Ornamental Grass	1 gallon
Perennial	1 gallon

Figure 80-6: Tree Planting Detail with Structural Soil



19.28.090 Streetscape Standards

- Utilities
- Street Lighting
- Street Trees
- Street Furnishings
- Streetscape Design
- Identity Elements
- Street Types



Street Lighting

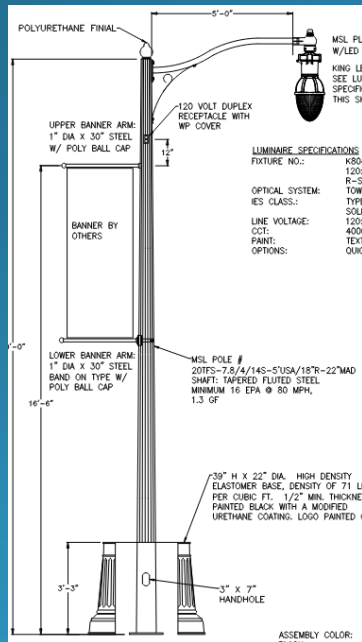
Table 90-1 Streetlight Standards

Standard	Street Type	Spacing
Tear Drop Pole & Fixture - SL-01	Town Center Arterial Streets	200'± (Stagger of ≈ 100')
Single Light Fluted Pole & Fixture – SL-04	Town Center Collector Streets	200'± (Stagger of ≈ 100')
Double Light Fluted Pole – SL-03*	Town Center Collector Streets	200'± (Stagger of ≈ 100')

*Only allowed in commercial or mixed-use sub-districts per Layton City approval.

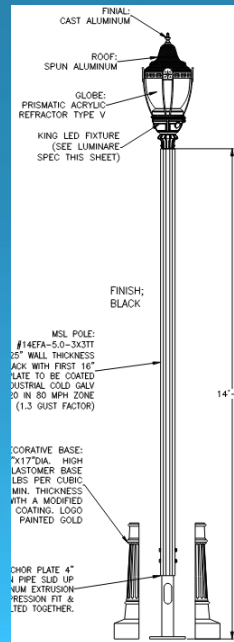
Tear Drop Pole

Ex. Layton
Parkway & 2700
West



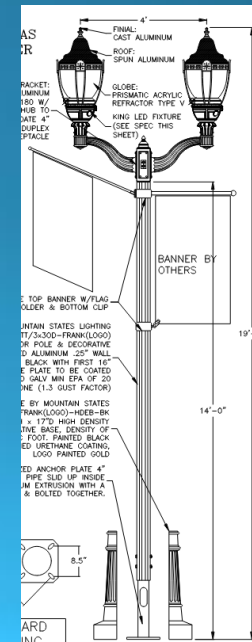
Single Light

Ex. Midtown
Crossing



Double Light

Ex. Midtown
Crossing &
Main Street



Town Center Street Trees

Table 90-2 Permitted Town Center Street Trees		
Common Name	Scientific Name	Tree Size
Chanticleer Flowering Pear	pyrus calleryana 'Chanticleer'	Medium
Ginkgo	ginkgo biloba – Male	Medium
Japanese Zelkova Musashino,' or 'Green Vase'	zelkova serrata 'musashino' zelkova serrata 'Green Vase'	Medium Large
Street trees shall be provided in groupings. Groupings shall alternate to provide street tree variety and a more natural variation between groupings.		



Ginkgo



Chanticleer Flowering Pear

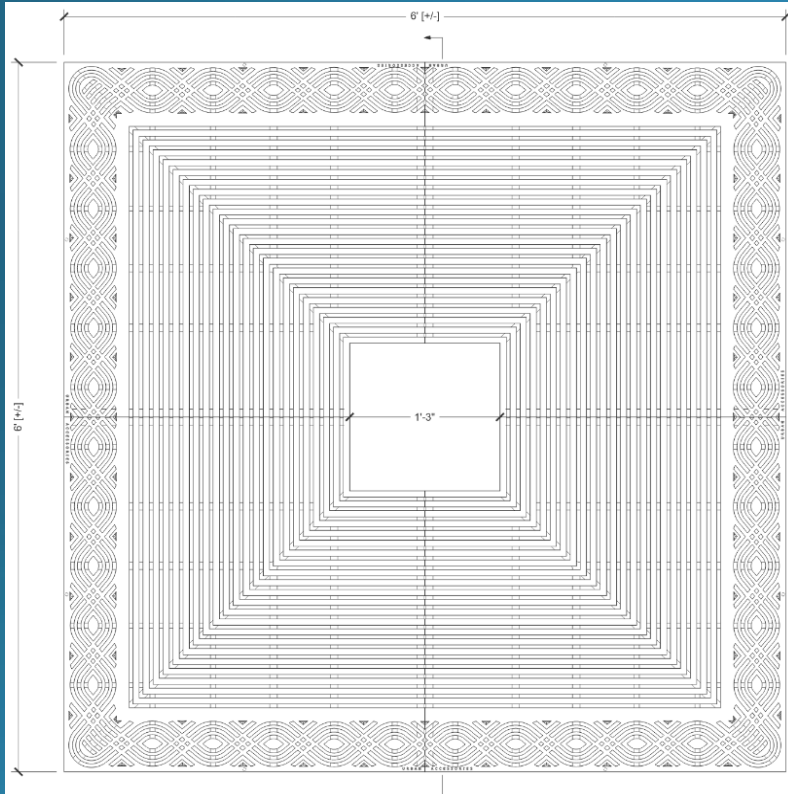


Japanese Zelkova



Street Tree Grates

Figure 60-1: Chinook Tree Grate

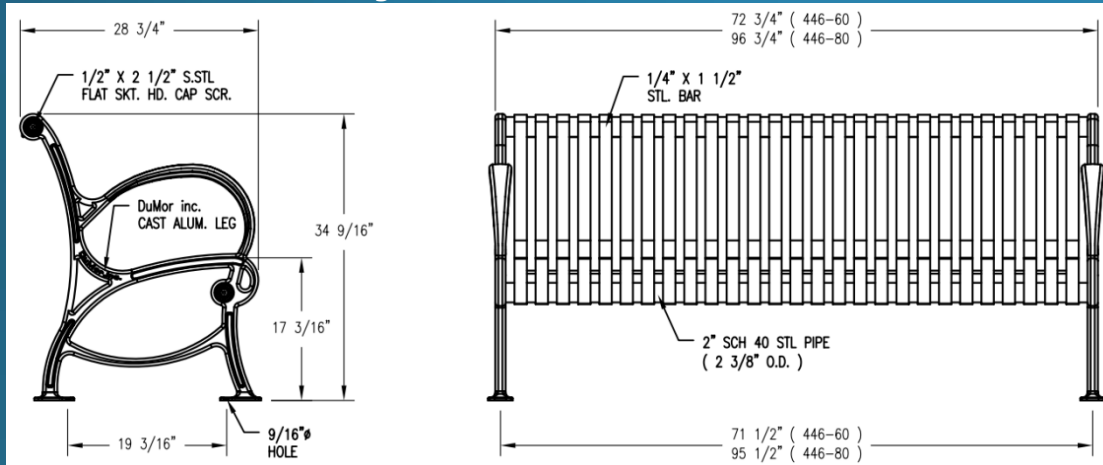


- Street Trees shall use street tree grates
- 6'x6' Urban Accessories Chinook Grate



Street Benches

Figure 60-2: DuMore 446 Series

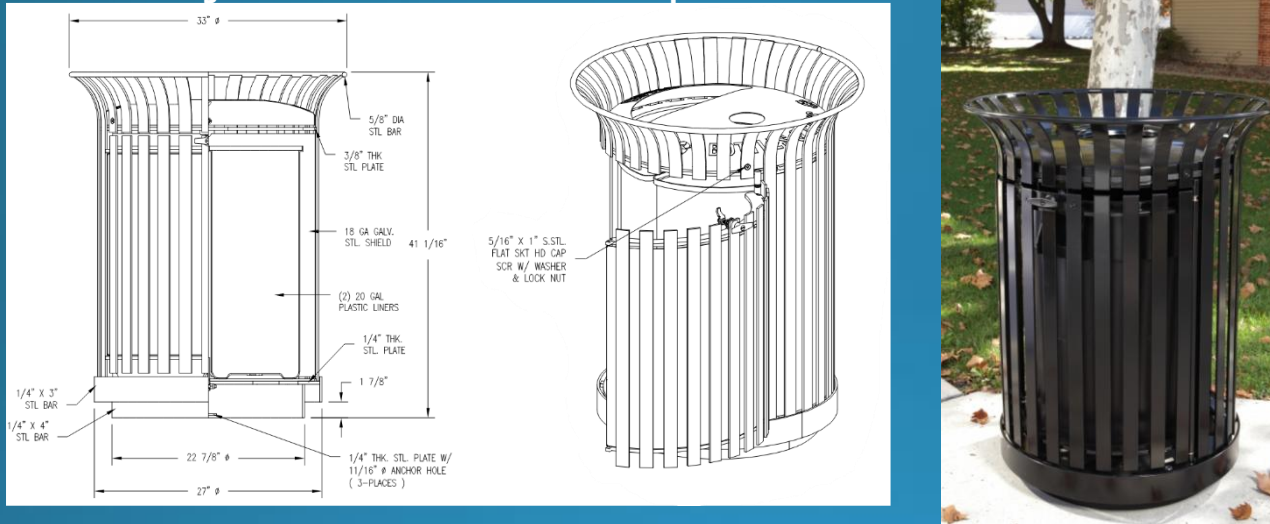


- Required every 200 linear feet on Arterial, Collector, and Local Streets.
- Placed within furnishing zone adjacent to street trees within tree grates.
- Placed in pairs facing each other, perpendicular to roadway, and between 8' and 12' apart.



Receptacles

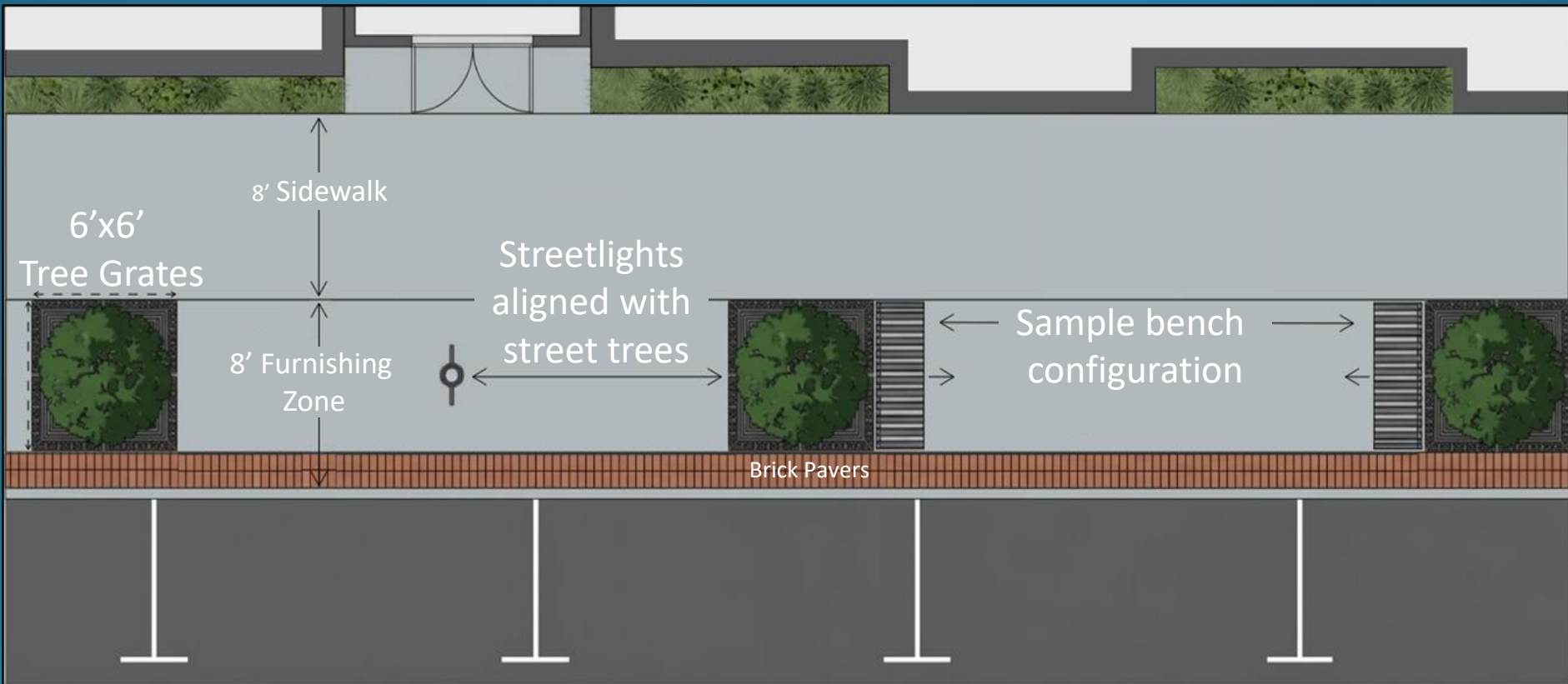
Figure 60-3: DuMore 157-40SH Receptacle



- Required every 400 liner feet on all Arterial and Collector Streets.
- Placed within 15' of a bench in furnishing zone.
- To be maintained and emptied by adjacent property ownership.



19.28.090 Streetscape Standards

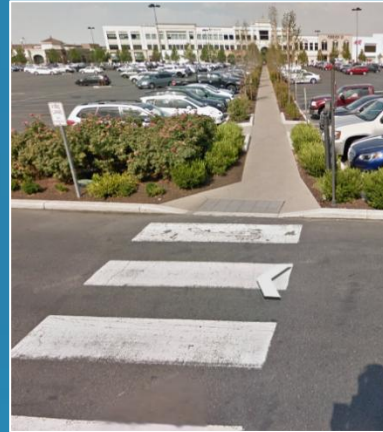
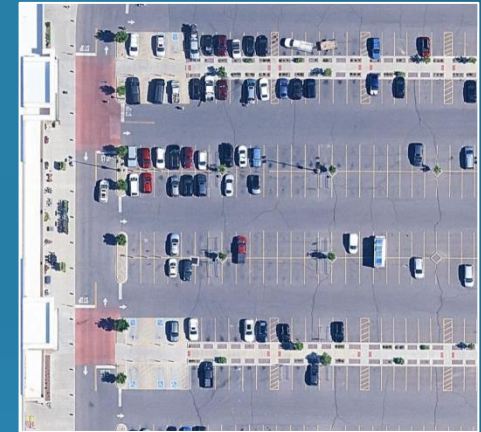
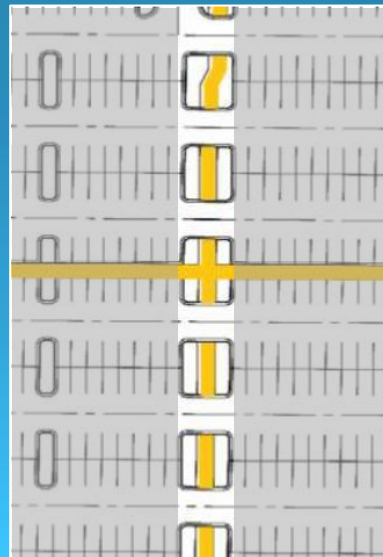


- Required along all town center streets except edge streets.



19.28.100 Parking Standards

- Compliance with parking standards in 19.12.
- Pedestrian pathways through parking lots.
 - 1 for every 3 rows single or double free standing rows of parking.
 - 1 bisecting pathway (perpendicular) for parking lots with 6 or more double rows of parking.
- Enhanced bicycle parking and wayfinding.
 - Near main entrances.
 - Surface and signage standards.



19.28.110 Sign Standards

- Compliance with Title 20 “Sign Regulations.”
- 20.04.135 Specific Sign Regulations for Town Center and Urban Zoning Districts.



Recommendation

On April 14, 2026, the Planning Commission forwarded a recommendation of approval to the City Council to adopt Ordinance 26-08 for the proposed text amendment. The recommendation was made on a unanimous 7-0 vote and included 5 modifications.

Staff supports the recommendation of the Planning Commission.



Planning Commission Modifications

1. 19.02.020: Add a definition for “Floor Height.”

2. 19.28.050.1.h.iii modified:

A horizontal expression line shall be provided at or near the top of the ground floor/store front area. This element shall occur within three feet of the ground floor ceiling line and shall include a minimum horizontal projection or recess with a depth of at least 18". Alternatively, the horizontal expression line may be provided through the use of a horizontal band that is a different material from the surrounding material(s) and has a minimum height of no less than 18". (See Figure 50-3)

3. 19.28.050.1.m.vi & vii modified:

- vi. The land use authority may approval additional materials that demonstrate equal or superior quality, durability, and compatibility with the design standards.
- vii. Prohibited Building Materials. Vinyl or aluminum siding, unfinished poured concrete, rusted metal, composite siding, corrugated metal, or CMU block.

4. 19.28.050.1.r added:

- r. Building Mounted Utilities or Mechanical Equipment. All building mounted utilities or mechanical equipment shall be screened and is not permitted to be located along a primary building frontage.



5. Table 80-2 modified:

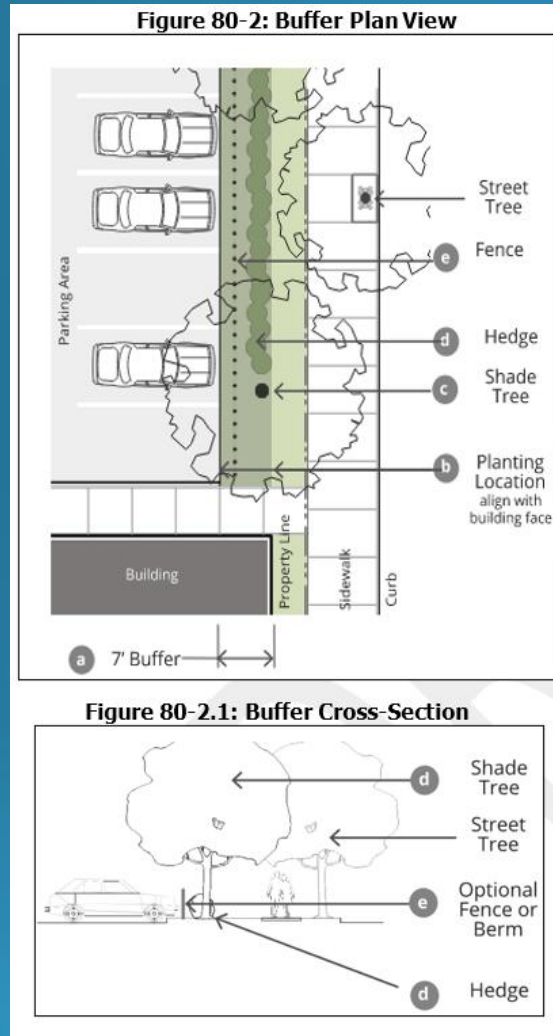


Table 80-2 Parking Lot Buffer Requirements	
Buffer Landscape Requirements	
Depth	<p>a</p> <p>8' along property frontages.</p> <p>6' for side and rear property lines. (Measured from back of curb to back of sidewalk or <u>other</u> similar built element)</p>
Location on Site	<p>b</p> <p>Between property line and parking area.</p>
Shade Trees	<p>c</p> <p>1 medium or large deciduous tree is required every 40'.</p> <p>If located along a street frontage, trees shall alternate with street trees. Trees shall be located on the street side of fence, if a fence exists.</p>
Hedge	<p>d</p> <p>A continuous row or groupings of shrubs and grasses on the street side of a fence shall be located between trees and between the parking area and property line. They are to be arranged to create a natural buffer/screen of parked cars.</p>
Landscape Surface Coverage	
Plant materials shall be provided at a minimum of 50% ground cover at maturity.	
Fence Requirements (Optional)	
Location	<p>e</p> <p>Minimum of 6' from back of sidewalk <u>and a minimum of 2' from the top of parking lot curbing.</u></p>
Materials	<p>Iron, Steel, or a composite. Vinyl not permitted.</p> <p>Masonry columns are permitted with a maximum column width of 2'6" and a maximum base height of 18".</p>
Height	<p>Minimum height of 30" and maximum height of 36"</p>
Pedestrian Gate/Opening	<p>One gate permitted per street frontage.</p> <p>Opening width maximum of 6'</p>

