

Layton City Zoning



* This graphic and zoning information is provided as a courtesy and remains the property of Layton City. User is advised to verify all information.

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	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
RESIDENTIAL / DOMESTIC																						
Accessory Farm Bldg.	P	C										P										
Accessory Dwelling Unit (ADU)	P	P	P	P	P																	
Accessory Bldg.	P	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												C
Dormitory								C	C	C								C				
Dwelling, Multiple Unit								P	P	P											P	P
Dwelling, 2 Unit							P	P	P	P	P										C	C
Dwelling, 1 Unit Attached (SF-A)	P ¹	P ¹	P ¹	P ¹	P ¹		P	P	P	P	P										P	P
Dwelling, 1 Unit Detached (SF-D)	P	P	P	P	P		P	P	P	P	P										C	C
Fraternity/Sorority House								C	C	C								C				
Household Pets	P	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	P
Secondary Residential Unit														P	P	P	P	P	P	P	P	P
Model homes	P	P	P	P	P	P	P	P	P	P	P											
Temporary Sales Office	P	P	P	P	P	P	P	P	P	P	P										P	P
INSTITUTIONAL/CIVIC AND SPECIAL SERVICES																						
Airport, Heliport																			C	C		
Assisted Living								C	C	C	C		P	P	P	P	P	P			P	P
Cemetery, Pet Cemetery, Mausoleum	C	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	P
Church/Temple/Rectory	C	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			C					
Commercial School													C	C	P	P	P	P			P	P
Community Center								C	C	C			P	P	P	P	P	P			P	P
Community Use	C	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			C	C
Day Care Center								C	C	C	C		P	P	P	P	P	P			P	P
Foster Home	C	C					C	C	C	C	C					C						
Fraternal/Benevolent Society											C				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	C	C	C			P	P	P					P	P
Hospital (Acute Care)											C		C	C		C	C				C	
Religious or Philanthropic Institution	C	C	C	C	C	C	C	C	C	C	C		C	P	P	P	P	P			P	P
Library, Art Gallery, Museum													C	P	P	P	P	P			P	P
Nursing Home								C	C	C			P	P	P	P	P	P			P	P
Park, Playground, Fairground	C	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							C	
Private Country Club	C	C						C	C	C			C	C	C	C	C	C	C		C	C
Pubic Admin. Offices	C	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							C	
Residential Facility for Elderly	C	C	C	C	C	C	P	P	P	P	P										C	
Residential Facility for Persons w/ a Disability - Large							C	P	P	P	P										C	C
Residential Facility for Persons w/ a Disability - Small	P	P	P	P	P	P	P	P	P	P	P										C	C

1. SF-A units are only permitted if approved through a PRUD Overlay rezoning and concept plan public review process (see Chapter 19.08 Planned Residential Unit Development (PRUD) Overlay Zone.)

P = Permitted C = Conditional L# = Permitted with Specific Limitation(s) (See Table 6-3)

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	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
UTILITY RELATED SERVICES																						
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		
RECREATIONAL USES																						
Indoor Commercial Amusement															P	P	P	P	P		L3	L3
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			
AGRICULTURE AND RELATED USES																						
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
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
Dairy	P	C										P								P		
Family Food Production	P	P										P							P	P		
Farm Industry, or Ranch	C	C										P								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		
Commercial Use Orchard	P	P										P		P	P	P	P	P	P	P	P	P

P = Permitted C = Conditional L# = Permitted with Specific Limitation(s) (See Table 6-3)

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	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
AUTOMOBILE RELATED USES																						
Major Auto Repair																C	C	C	P	P		
Car Wash															C	P	P	C	C	C		
Comm. Parking Structure, Auto Only													C				C	C			C	C
Dealership																	C	C		C		
Dealership, Small																	P	P	P	P		
Gasoline Sales (Wholesale)																	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		
INDUSTRIAL AND RELATED USES																						
Animal or Fowl Slaughter																				P		
Cannabis Production												P								P		
Chemical & Plastic Manufacturing																				P		
Contractor Storage Yard																			P	P		
Dairy Processing or Ice Cream Plant																		C	P			
Extraction of Soil, Sand, Gravel, Minerals, Gas, Petroleum, or Similar																				P		
Junk Yards																			C	C		
Heavy Equipment Rental/Sales, Repair, and Storage																			P	P		
Light Commercial Flex Manufacturing												L1			L1	L1	L1	L1	P	P	L2	L2
Manufacturing/Industrial Services												L1 C					L1 C	P	P			
Metallic Products Manufacturing																				C		
Outdoor Storage																			P	P		
Petroleum Products Manufacturing																				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																			P	P		
Warehouse and Distribution																			P	P		
Waste Transfer Station																			P	P		
Wood & Paper Manufacturing																				P		
Welding or Machine Shop																C	C	P	P			

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RETAIL AND RELATED USES																						
Bank, Credit Union, or Savings & Loan w/ Drive-In													C	C	P	P	P	P			C ²	C ²
Barber or Beauty Shop													P	C	P	P	P	P	P		P	P
Big Box Retail																C	C	C				
Convenience Store															C	C	C	C	C	C	C ²	C ²
E-commerce Retail & Fulfillment													P		P	P	P	P	L4	L4	L2	L2
Fast Food Eating Establishment													P ² L4		P	P	P	P	L4	L4	P ²	P ²
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
Kennels, Boarding															C	C	C	C	P	P		
Kennels, Daily Boarding & Extended Care	C																					
Kennels, Private	C	C																				
Laboratory, Medical or Dental													P	P	P	P	P	P	L4	L4	P	P
Laundry/Laundromat															P	P	P	P	L4	L4	P	P
Locksmith or Key Shop															P	P	P	P	P	P	L2	L2
Mortuary														C	C	P		C			C	
Music Store															P	P	P	P	L4	L4	L3	L3
Office, Professional or General Business													P	P	P	P	P	P	P	P	P	P
Package Liquor Store															C	P	P	P			C	C
Pawn Shop																C	P	C				
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															P	P	P	P	L4	L4	L3	L3
Reception Center										C			C	C	C	P	P	P			C	C
Repair for TV, Radio, Appliance or Similar																		P	P	P		
Restaurant													L4		P	P	P	P	L4	L4 C	P	P
Retail Sales and Commercial Services													L4		P	P	P	P	L4	L4	P ²	P ²
Retail Tobacco Specialty Business																		C				
Studio - Art, Photo													P	P	P	P	P	P	L4	L4	L2	L2
Studio - Health, Exercise, Dance, Music, Drama, or Similar													P	P	P	P	P	P	L4	L4	L3	L3
Studio - Decorate & Display													P	P	P	P	P	P	L4	L4	L2	L2
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 Business																C		C				

2. Drive-throughs in the MU, MU-TOD and B-RP zones are only permitted on the rear or side of a building. (See Sections 19.25.060 and 19.26.060)

P = Permitted C = Conditional L# = Permitted with Specific Limitation(s) (See Table 6-3)

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	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
COMMERCIAL AND RELATED SERVICES																						
Bakery, Wholesale															L2	P	P	P	P	P	L2	L2
Bed & Breakfast	C	C					C	C	C	C				C				C			C	C
Building Materials Sales Wholesale															L2	L1		L1	P	P		
Cleaning, Laundry or Dyeing															L1	L1	L1	P	P	P	L2	L2
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
Inpatient Medical Facility													P	P	P	P	P	P				L ⁵
Kiosk															P	P	P	P	P	P	P	P
Laboratory, Scientific or Research													P				P	P	P	P	P	P
Lumber Yard																	C	C	C	P	P	
Medical/Dental Clinic													P	P	P	P	P	P			P	P
Medical Treatment Facility													P	P	P	P	P	P				L ⁵
Milk Depot															P	P	P	P	P	P	C	C
Mixed Use Buildings																					P ²	P ²
Office and Indoor Storage													L1		L2	L2	L2	L1	P	P	L2	
Permanent Cosmetics													P	C	P	P	P	P	P	P	P	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
Tattooing																		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

P = Permitted C = Conditional L# = Permitted with Specific Limitation(s) (See Table 6-3)

* 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

TABLE OF LAND USE REGULATIONS	
TABLE 6-3	
L1	Land use limited to an interior building area of no more than 15, 000 s.f.
L2	Land use limited to an interior building area of no more than 6,000 s.f.
L3	Use not permitted directly below multi-family residential uses in MU and MU-TOD zoning districts
L4	Uses are subject to the standards and limitations provided in Section 19.06.170
L5	Uses are subject to the standards and limitations provided in Secion 19.26.020