

Chapter 13A-09 – INSTITUTIONAL CARE DISTRICT

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Chapter 13A-09 – INSTITUTIONAL CARE DISTRICT

13A-09-01 Purpose and Applicability of Institutional Care District (IC)

The Institutional Care (IC) District is designed to provide a safe, quiet living arrangement for patients and tenants who are in need of special care of medical attention.

13A-09-02 Institutional Care District

A. **Purpose.** The Institutional Care District is established to provide a residential environment within the City for institutional care developments such as:

1. Transitional Care Development
2. Assisted Living Facility
3. Nursing Home/Convalescent Home/Rest Home
4. Congregate Care Facility
5. Nursing Care Facility
6. Alzheimer's Facility
7. Hospice
8. Medical and Health Care Offices as ancillary use only
9. Other similar land uses that are constructed and used primarily for long term or permanent residence by the elderly and persons with a disability.

This does not include any facility licensed or operating as a general acute or specialty hospital, day treatment, domestic violence treatment program, residential support, residential treatment, secure treatment, youth program, community correctional center, correctional facility, secure correctional facility, rehabilitation/treatment facility, transitional housing facility, or protective housing facility,

It is intended that this zone district be placed in areas along an arterial street, preferably within reasonable walking distance to either general commercial centers that provide grocery and other similar services or major mass transit transportation facilities such as bus or light rail.

B. **Development Standards.** The following development standards apply to all developments within the Institutional Care District regardless of the type of use. Additional development standards for institutional care and transitional care development specific land uses are listed elsewhere in this section.

1. **Parcel Size.** Any development within the Institutional Care District shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit.
2. **Building Height.** The maximum height for all buildings shall be 35 feet from average grade to the peak of the roof.

3. **Building Setbacks.**

- a. **Front Setback.** No building shall be closer to a public street right-of-way than 20 feet. Porticos, porte-cochere, and similar walkway coverings may project into the front setback and front landscape area a maximum of 10 feet.
- b. **Side Setback.** Side setback areas shall be a minimum of 10 feet excluding porticos and similar overhangs except where a side property line abuts a residential (R-1) district, in which case the side setback area shall be a minimum of 30 feet.
- c. **Rear Setback.** Rear setback areas shall be a minimum of 10 feet except where a rear property line abuts a residential (R-1) district, in which case the rear setback area shall be a minimum of 30 feet.
- d. **Interpretation.** It shall be within the authority of the Director to determine for any lot in this district as to which property line or lines shall be considered as side or rear lines for the purpose of administering this ordinance.

4. **Architectural Design and Materials**

- a. **Building Materials.** All main buildings shall utilize a combination of brick, stone, ceramic tile, masonry materials, and wood composite siding. (Exposed concrete, cinder block, and concrete masonry unit are not permitted, except for minimal foundation exposure). Stucco, vinyl, aluminum, or wood siding are to be used as accent materials only.
 - b. **Building Design.** All buildings shall have a residential look and incorporate design elements such as dormers, a pitched roof, porticos, quoins, shutters, or other residential elements consistent with the immediate residential neighborhood, as determined during site plan review. In addition, all buildings shall follow the City Architectural Design Standards.
5. **Parking.** Parking for all uses shall be in accordance with the Parking, Access, and Circulation Requirements chapter of this Development Code. In addition to the above code section, the following parking standards shall apply:
- a. No parking shall be permitted between the street and all main buildings.
 - b. A minimum of one parking space shall be provided on each site for bus only parking. This parking space must be the same size as a handicap stall and clearly designated on the site.
 - c. The number of required parking stalls may be reduced up to 25 percent of the requirement upon review and approval of the Planning Commission if the following criteria can be met:
 - (1) An expandable area is indicated on the site plan and shown as a future phase of the project.
 - (2) The applicant/developer is the current owner of record for the property, and any expandable property shown on the site plan.

6. **Loading.** All loading and unloading operations shall be performed on the site in accordance with the Parking, Access, and Circulation Requirements chapter of this Development Code.
7. **Driveways.** All driveways shall be located as required in the Parking, Access, and Circulation Requirements chapter of this Development Code.
8. **Storage Areas.** All storage areas shall be developed in accordance with the Commercial, Office, Industrial, and Transit Corridor Development Standards chapter of this Development Code.
9. **Refuse Collection Areas.** All refuse areas shall be developed in accordance with the Commercial, Office, Industrial, and Transit Corridor Development Standards chapter of this Development Code.
10. **Landscaping.** The landscaping upon the entire site shall conform to the following minimum requirements:
 - a. **Front Setback.** A minimum of 20 feet measured from the front property line after any required street dedication. This standard shall apply to both frontages of a corner parcel.
 - b. **Side and Rear Setback.**
 - (1) A minimum of 10 feet between parking areas and side or rear property lines.
 - (2) A minimum of 10 feet between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent commercial parcel.
 - (3) Other side and rear setback areas that are open to view from public rights-of-way or from residentially zoned property shall be landscaped.
 - (4) Irrespective of other requirements, developments abutting residential districts shall have a minimum of 10 feet of perimeter landscaping that is compatible with adjacent land uses and existing landscaping.
11. **Screening at District Boundaries.** An opaque screen shall be installed and maintained along all district boundaries, other than streets, where the premises abut areas zoned for residential uses, unless otherwise provided.
 - a. Except where otherwise provided, the screen shall have a minimum height of 6 feet.
 - b. Under special conditions where it has been determined that the development may create unique impacts on an adjoining residential district, such as in the case of hillside developments, the Director may review and approve other methods of screening such as bermed landscaping, open construction, screen height, placement of screen, or other types of screening.

- c. No signs or sign supports shall be permitted on any required screen or fence.
- d. Acceptable construction materials for screen walls shall include only ceramic tile, stone, brick, concrete panel, concrete block, vinyl, or such other materials as the Director may approve. Concrete panels and posts must be reinforced with rebar and wire as determined by the Chief Building Official.

C. General Amenities for Institutional Care Facilities. The following amenities are required for all developments under this Section, including all multiunit developments and similar developments intended for independent or assisted living.

1. **Amenities.** Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics, and lighting shall be designed as integrated portions of the total planned development and shall project a residential character.
2. **Building Spaces.** Each development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walks, barriers, landscaping, and sound-reducing construction techniques shall be used as appropriate for the aesthetic enhancement of property and the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.
3. **Elevators.** All two-story or greater multiunit buildings shall include at least one elevator per building.
4. **Common Areas.** All projects shall provide accessible common areas. For multiunit enclosed projects, the common areas shall also exist within the building. Such indoor common areas and accents may include a meeting area, laundry facilities, large furnished lobby, artwork within the hallways, library, reading room, game room, or exercise room. Exterior common areas may include a walking path, garden area, outdoor sitting area, and an outdoor eating area. Additional amenities may include an indoor/outdoor swimming pool, pharmacy, beauty salon, ancillary interior convenience store for residents only, nursing station, classrooms, and patios.
5. **Transportation.** All institutional care facilities shall provide transportation options for its residents. Such transportation may include van service operated by the facility or contracted out to a multifacility provider. Such facilities are encouraged to be located near mass transit lines (bus or rail) to provide alternative travel options for its residents. Such facilities shall provide connections to public sidewalks, trail systems, and other compatible land uses.
6. **24-Hour On-Site Facilities Manager.** All institutional care facilities shall provide at least one on-site facilities manager 24 hours per day, seven days per week. The position may either be a live-in manager or regular employee staffing.

D. Required Amenities and Development Standards for Transitional Care Developments.

1. **Land Use Classifications.** A transitional care development must contain at least two of the following land use classifications to qualify under this section:

- a. Single family unit development (either detached or attached, such as a traditional home or twin home development).
- b. Congregate care facility.
- c. Assisted living facility.
- d. Nursing home/convalescent home/rest home.
- e. Hospice.
- f. Nursing care facility.
- g. Alzheimer’s facility.

The project shall be developed as a cohesive development that will allow residents to remain in the same location during the transition period from total independence to total dependence. The facility should be constructed in a campus setting allowing residents to transition from one location to another within the same complex. These standards do not apply for stand alone assisted living facilities, nursing homes, or other similar living arrangements not associated with the campus setting.

2. **Amenities.** The following amenities are required for all transitional care developments that are developed under this Section.
 - a. **Parking.** Parking for all uses shall be in accordance with the uses in residential districts (Planned Unit Development) section of this Development Code. No parking shall be permitted in the minimum front, side, or rear landscape setback areas. No parking shall be permitted between the street and all main buildings within the following exceptions:
 - (1) Twin home developments may utilize private driveway areas for parking.
 - (2) The completed parking ratio may be reduced to one space per unit for any congregate care facility within the development, and to one-half space per unit for any assisted living center or nursing facility within the development, provided that adequate space is created and landscaped that can be converted to additional parking stalls to comply with the minimum standards as set forth in the Planned Unit Development section in this Title. The area that is held in reserve for additional parking shall not be located within a required landscape setback area and shall not be used in the calculations for any required landscaping or open space coverage percentage. This exception does not apply to any other type of land use such as single family dwellings, twin homes, or traditional multifamily projects that may be associated with the transitional care development.
 - b. **Common Areas.** All projects shall provide accessible common areas. For multiunit enclosed projects, the common areas shall also exist within the building. Such indoor common areas and accents shall include a meeting area, laundry facilities, large furnished lobby, and artwork within the hallways. Exterior common areas shall include a walking

path, garden area, outdoor sitting area, and an outdoor eating area. Additional amenities may include an indoor/outdoor swimming pool, pharmacy, beauty salon, nursing station, classrooms, and patios.

13A-09-03 Permitted Land Uses by the Institutional Care District

A. **Matrix Explanation.** The matrix below lists all uses permitted within the City Institutional Care District.

- P= Permitted
- AC= Administrative Conditional
- NC= Nonadministrative Conditional
- S= Special Use Permit
- N= Not Permitted

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the City Engineer or as noted in the Transportation Element of the City General Plan).

For those land uses marked with a superscript number (i.e. AC¹), refer to subsection following the table for explanation.

B. Table of Uses.

Table 13A-09-03 – Land Uses in Institutional Care District	
Uses	District
Accessory Apartments	N
Accessory Structure (unless otherwise specified)	AC
Agriculture	P
Alcoholic Beverage Dining Clubs	N
Alcoholic Beverage Equity Clubs	N
Alcoholic Beverage Fraternal Clubs	N
Alcoholic Beverage Social Clubs	N
Alcoholic Beverage Package Agency	N
Alcoholic Beverage Special Event Beer License	S
Alcoholic Beverage State Liquor Store	N

Table 13A-09-03 – Land Uses in Institutional Care District	
Uses	District
Alzheimer's Facility	AC
Ancillary Commercial as part of a mixed use building	P
Ancillary Commercial as a stand alone use	N
Animal Hospital, Veterinary Office	N
Animal Kennel, Commercial	N
Arcade	N
Art Gallery	P
Artists Studio	N
Athletic, Tennis, Health Club	N
Assembly, High Tech	N
Assisted Living Facility – Limited Capacity (must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)	P
Assisted Living Facility – Large Capacity (must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)	P
Auto, Truck, RV, Equipment Sales & Rental	N
Auto, Truck, RV, Equipment Storage	N
Automotive Dealerships (new cars and light trucks) Sales and Service Agencies	N
Automotive Dealerships (used cars and light trucks)	N
Automotive Rental and Leasing Agencies	N
Automotive Service (lube and oil)	N
Automotive Parts Sales	N
Automotive Service and Repair – Major	N
Automotive Service and Repair – Minor	N
Automotive Self-Service Station	N

Table 13A-09-03 – Land Uses in Institutional Care District	
Uses	District
Automotive Service Station	N
Bed and Breakfast Facility	N
Birthing Center	N
Boarding House	N
Botanical and Zoological Gardens	N
Building Lots that do not have Frontage on a Public Street	NC
Business or Financial Services	N
Car Wash and Detailing Shops	N
Cemetery, Columbarium, Crematory, Mausoleum	N
Commercial Center, Regional	N
Commercial Repair Services	N
Commercial, Convenience Store	N
Commercial Retail Sales and Services	N
Commercial, Heavy	N
Commercial, Parking Garage	N
Commercial, Specialty	N
Commercial Uses of a complimentary nature which are shown to be compatible and necessary for the development project.	N
Community Correctional Facility	N
Conference and Convention Facilities	N
Conservation areas including but not limited to wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under the Jordan River Parkway Authority	N
Convenience Sales and Services	N
Correctional Facility	N
Comprehensive Mental Health Treatment	N

Table 13A-09-03 – Land Uses in Institutional Care District	
Uses	District
Congregate Care Facility	NC
Crematory, Embalming Facility	N
Dance Hall, Discotheque	N
Day Care, Adult	AC
Day Care, Elderly	N
Day Care, Group	N
Dwelling Multiple Unit – Transitional Care Development	AC
Dwelling, Duplex	N
Dwelling, Earth Sheltered	N
Dwelling, Group Planned	N
Dwelling, Multiple Unit	N
Dwelling, Single Family	NC
Educational Facility with Housing	N
End Stage Renal Disease Facility	N
Equestrian Facilities	N
Equipment Sales and Services	N
Extended Living Areas	AC
Forests	N
Fraternity or Sorority House	N
Half-Pipe Ramps	N
Homeless Shelter	N
Home Health Agency	N
Home Occupation (Categories A, B, C, and D)	N

Table 13A-09-03 – Land Uses in Institutional Care District	
Uses	District
Hospice	P
Hospital	AC/NC
Hotel, Motel	N
Industry, Light	N
Industry, Medium	N
Jail	N
Juvenile Detention Facility	N
Juvenile Secure Facility	N
Laboratories, Development and Testing	N
Library	N
Manufactured Homes	N
Medical and Health Care Offices	P/AC
Mixed Use, Residential and Office Use	N
Mixed Use Commercial/Residential Development	N
Mobile Homes	N
Model Home	N
Mobile Home Park	N
Mortuary, Funeral Home	N
Multi-Family, 8 U/A	N
Nursing Care Facility	AC
Nursing Home, Convalescent Home, and Rest Home (<i>must comply with development standards for that zone</i>)	P
Office, Administrative, Corporate, and General	AC
Open Air Theaters and Meeting Places	N

Table 13A-09-03 – Land Uses in Institutional Care District	
Uses	District
Open Space in Sensitive Area Overlay Zone	AC
Park and Ride Facilities	N
Park and Ride Facilities on Arterial Streets	N
Parks	N
Pawn Shop	N
Permanent Make-up	N
Planned Unit Development	NC
Plant Nursery	N
Playgrounds	AC
Prison	N
Protective Housing Facility	N
Prototype Production Facilities	N
Public and private parks and recreation areas including but not limited to playgrounds, athletic fields, golf courses, country clubs, tennis courts, and swimming pools.	N
Publicly Dedicated Open Space	P
Public Service	N
Public Utility Station	N
Reception Center	N
Recreation Center	N
Recreation, Indoor	N
Recreation, Outdoor	N
Recreational Vehicle Park	N
Recyclable Materials Collection/Drop-Off Facility	N
Rehabilitation/Treatment Facility	N

Table 13A-09-03 – Land Uses in Institutional Care District	
Uses	District
Religious or Cultural Activity	N
Research, Business and Scientific	N
Research Park	N
Residential Facility for Elderly Persons (<i>must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage</i>)	P
Residential Facility for Persons with a Disability (<i>must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage</i>)	P
Residential Lease, Short Term	N
Restaurant	N
Restaurant, Drive-up Window	N
School, Commercial	N
School, Commercial (Low Impact)	N
School, Private or Quasi-Public	N
School, Public	N
Sculpture Park	N
Sheltered Workshop	N
Small Health Care Facility	AC
Social Detoxification Facility	N
Social or Reception Center	N
Storage (Mini-Storage) Facilities	N
Street Vendors	N
Tattoo Parlor	N
Trade or Vocational School	N
Transitional Care Development	AC

Table 13A-09-03 – Land Uses in Institutional Care District	
Uses	District
Transitional Housing Facility (<i>must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage</i>)	N
Twin Home	N
Theater	N
Warehouse, Wholesale	N
Veterinary Hospital, Small Animal	N
Zero Lot Line Development (Detached Only)	N
Zero Lot Line Development	N