

47 apply in cases where an existing building is being converted to assisted living facility use or new
48 construction within the DT2 zone.

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50 ~~(4) Notwithstanding the provisions of the zone in which it is located, an assisted living~~
51 ~~facility shall be set back at least fifty (50) feet from all property lines. This regulation shall not~~
52 ~~apply in cases where an existing building is being converted to assisted living facility use or new~~
53 ~~construction within the DT2 zone.~~

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55 (5) Parking shall be provided as set forth in Section 14.37.060, Provo City Code.

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57 ~~(6) An assisted living facility shall be located only within the following described area:~~
58 ~~beginning at the intersection of Center Street and 500 West, thence north to 100 North, thence~~
59 ~~east to 100 West, thence north to 200 North, thence east to University Avenue, thence south to~~
60 ~~100 North, thence east to 100 East, thence south to Center Street, thence west to University~~
61 ~~Avenue, thence south to 200 South, thence west to 100 West, thence north to 100 South, thence~~
62 ~~west to 300 West, thence north to Center Street, thence west to the point of beginning.~~

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64 (1) Assisted Living Facilities may only be located in the Low Density Residential (LDR)
65 zone.

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67 (2) Assisted Living Facilities may have a maximum density of 30 beds per acre in the
68 LDR zone.

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70 (3) Any assisted living facility with more beds per gross acre than the maximum number
71 of dwelling units allowed in the zone where the facility is located, shall abut an arterial or
72 collector street.

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74 (4) Notwithstanding the height limitations of the LDR zone, an assisted living facility
75 shall not exceed two (2) stories or thirty-five (35) feet in height unless a conditional use permit
76 for additional height is granted by the Planning Commission. This regulation shall not apply in
77 cases where an existing building is converted to an assisted living facility.

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79 (5) Notwithstanding the yard requirements of the LDR zone, an assisted living facility
80 shall be set back at least thirty (30) feet from all public streets, and at least fifty (50) feet from all
81 other property lines. This regulation shall not apply in cases where an existing building is
82 converted to an assisted living facility.

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84 PART II:

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86 A. If a provision of this Ordinance 2013-27 conflicts with a provision of a previously
87 adopted ordinance concerning the same title, chapter, and/or section number amended herein, the
88 provision in this ordinance shall prevail.

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90 B. This ordinance and its various sections, clauses and paragraphs are hereby declared to
91 be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid,
92 the remainder of the ordinance shall not be affected thereby.

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C. The Municipal Council hereby directs that the official copy of the Provo City Code be updated to reflect the provisions enacted by this ordinance.

D. This ordinance shall take effect immediately after being posted or published as required by law.

END OF ORDINANCE.