

June 15, 2018

**ADMINISTRATIVE INTERPRETATION  
DECISION AND FINDINGS  
PLNZAD2018-00373**



**REQUEST:**

A request for an administrative interpretation regarding a proposed granite counter top sales and installation use on a parcel located in the CC (Corridor Commercial Zoning District). The building containing the business is located at 1826 S Redwood Rd.

**DECISION:**

The Zoning Administrator finds that the proposed business use is considered "Retail Goods Establishment with Warehousing and Office" and is allowed at the proposed location pursuant to the findings below:

**FINDINGS:**

Pursuant to the Salt Lake City Land Use Tables (Section 21A.33 of the Salt Lake City Code) Retail Goods Establishment with Warehousing and Office in the CC zoning district is allowed as permitted uses. A Retail Goods Establishment, Warehousing and office are defined as follows:

*RETAIL GOODS ESTABLISHMENT: A building, property or activity, the principal use or purpose of which is the sale of physical goods, products or merchandise directly to the consumer. Retail goods establishment shall not include any use or other type of establishment which is otherwise listed specifically in the table of permitted and conditional uses found in chapter 21A.33 of this title.*

*WAREHOUSE: A structure, or part thereof, or area used principally for the storage of goods and merchandise.*

*OFFICE: A type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples of professional offices include accounting, investment services, architecture, engineering, legal services and real estate services. Unless otherwise specified, office use shall include doctors' and dentists' offices. Office use shall not include any use or other type of establishment which is otherwise specifically listed in the table of permitted and conditional uses for the applicable zoning districts.*

The proposed granite counter top sales and installation company has several components to their business. The first is a display area where they have their clients come in and choose what type of granite they want. They also have office space where they manage and keep track of orders and along with general office functions. There is also an area for storing the granite and cutting it to prepare it for installation. Retail

Goods Establishment with Warehousing and Office are allowed in the CC zoning district. However, the question we are addressing in this interpretation is if the granite cutting portion of the proposed business would be an allowed use in the CC zone. For this use to be allowed, it will need to be an accessory use and meet the definition for accessory use.

The definition of accessory use is as follows:

*ACCESSORY USE: A use that:*

- A. Is subordinate in area, extent and purpose to, and serves a principal use;*
- B. Is customarily found as an incident to such principal use;*
- C. Contributes to the comfort, convenience or necessity of those occupying, working at or being serviced by such principal use;*
- D. Is, except as otherwise expressly authorized by the provisions of this title, located on the same zoning lot as such principal use; and*
- E. Is under the same ownership or control as the principal use.*

The area for cutting the granite and preparing it for installation is approximately 144 square feet. The office and retail space is a total of 248 square feet. Approximately one-quarter of the weekly hours are spent cutting granite. Therefore, the granite cutting portion of the proposed business can be considered accessory to the primary use because it is subordinate in both area, extent, and purpose. Additionally, the applicant states that he does not require a contractor's license. The applicant will need to obtain all the required building permits for the new location.

If you have any questions regarding this interpretation please contact Anna Anglin at (801) 535-6050 or by email at [anna.anglin@slcgov.com](mailto:anna.anglin@slcgov.com).


#### **APPEAL PROCESS:**

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slcgov.com/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person or by mail at:

<b>In Person:</b> Salt Lake City Corp Planning Counter 451 S State Street, Room 215 Salt Lake City, UT	<b>US Mail:</b> Salt Lake City Corp Planning Counter PO Box 145471 Salt Lake City, UT 84114-5417
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#### **NOTICE:**

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.

  
Anna Anglin  
Principal Planner

cc: Nick Norris, Planning Director  
Joel Paterson, Zoning Administrator  
Greg Mikolash, Development Review Supervisor  
Posted to Web  
Applicable Recognized Organizations