

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

To view TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS in PDF, click [HERE](#)

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R- 2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU- 35	R-MU- 45	R- MU	RO
Daycare center, child				C22	C22	C22	C22		C22	C22	C22	P	P	P	P	P	P	P	P
Daycare, nonregistered home daycare (small)	p22	p22	p22	p22	p22	p22	p22		p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22
Daycare, nonregistered home daycare (large)				C22	C22	C22	C22		C22	C22	C22	C22	C22	C22	C22	C22	C22	C22	C22

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Must contain retail component for on-site food sales.
4. Reserved.
5. See subsection 21A.02.050B of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.
7. Subject to conformance to the provisions in section 21A.02.050 of this title.
8. Subject to conformance with the provisions of subsection 21A.24.010S of this title.
9. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
10. In the RB Zoning District, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
12. Subject to conformance with the provisions of section 21A.36.150 of this title.
13. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
14. No large group home shall be located within 800 feet of another group home.
15. No small group home shall be located within 800 feet of another group home.
16. No large residential support shall be located within 800 feet of another residential support.
17. No small residential support shall be located within 800 feet of another residential support.
18. Large group homes established in the RB and RO Districts shall be located above the ground floor.
19. Small group homes established in the RB and RO Districts shall be located above the ground floor.
20. Large residential support established in RO Districts shall be located above the ground floor.
21. Small residential support established in RO Districts shall be located above the ground floor.
22. Subject to section 21A.36.130 of this title.
23. Subject to section 21A.36.170 of this title.
24. Subject to section 21A.36.030 of this title.

(Ord. 14-19, 2019; Ord. 53-18, 2018; Ord. 23-18, 2018; Ord. 47-17, 2017; Ord. 46-17, 2017)

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

To view TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS in PDF, click [HERE](#)

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District						
	CN	CB	CS ¹	CC	CSHBD ¹	CG	SNB
Daycare center, child	P	P	P	P	P	P	
Daycare, nonregistered home daycare or preschool	p22	p22	p22	p22	p22	p22	p22
Daycare, registered home daycare or preschool (small)	p22	p22	p22	p22	p22	p22	p22
Daycare, nonregistered home daycare (large)	C22	C22	C22	C22	C22	C22	C22

Qualifying provisions:

1. Development in the CS District shall be subject to planned development approval pursuant to the provisions of chapter 21A.55 of this title. Certain developments in the CSHBD Zone shall be subject to the design review process pursuant to the provisions of subsection 21A.26.060D and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility regulations.
3. When located in a building listed on the Salt Lake City register of cultural resources (see subsections 21A.24.010S and 21A.26.010K of this title).
4. Subject to Salt Lake Valley Health Department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. Greater than 3 ambulances at location require a conditional use.
7. A community correctional facility is considered an institutional use and any such facility located within an Airport Noise Overlay Zone is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Overlay Zone within chapter 21A.34 of this title.
8. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
9. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
10. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
11. In CN and CB Zoning Districts, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. Residential units may be located above or below first floor retail/office.
14. In the SNB Zoning District, bed and breakfast use is only allowed in a landmark site.
15. Medical and dental offices are not allowed in the SNB Zoning District, except for single practitioner medical, dental and health offices.
16. Permitted in the CG Zoning District only when associated with an on site food service establishment.
17. No large group home shall be located within 800 feet of another group home.
18. No small group home shall be located within 800 feet of another group home.
19. No large residential support shall be located within 800 feet of another residential support.
20. No small residential support shall be located within 800 feet of another residential support.
21. Prohibited within 1/2 mile of any Residential Zoning District boundary and subject to section 21A.36.110 of this title.
22. Subject to section 21A.36.130 of this title.
23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
24. Must contain retail component for on-site food sales.
25. Subject to conformance with the provisions of section 21A.36.350 of this title, the City may not prohibit construction of a homeless resource center or homeless shelter if the site is approved by and receives funding through the State Homeless Coordinating Committee, with the concurrence of the Housing and Community Development Division within the Department of Workforce Services, in accordance with section 35A-8-604 of the Utah Code.

(Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 23-18, 2018: Ord. 60-17, 2017: Ord. 47-17, 2017: Ord. 46-17, 2017)

21A.33.035: TABLE OF PERMITTED AND CONDITIONAL USES FOR TRANSIT STATION AREA DISTRICTS:To view *TABLE OF PERMITTED AND CONDITIONAL USES FOR TRANSIT STATION AREA DISTRICTS* in PDF, click [HERE](#)

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District							
	TSA-UC		TSA-JN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
Daycare center, child	P	P	P	P	P	P	P	P
Daycare, nonregistered home daycare or preschool	P10	P10	P10	P10	P10	P10	P10	P10
Daycare, registered home daycare or preschool (small)	P10	P10	P10	P10	P10	P10	P10	P10
Daycare, nonregistered home daycare (large)	C22	C22	C22	C22	C22	C22	C22	C22

Qualifying provisions for specific land uses:

1. Subject to Salt Lake Valley Health Department approval.
2. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
3. No large group home shall be located within 800 feet of another group home.
4. No small group home shall be located within 800 feet of another group home.
5. No large residential support shall be located within 800 feet of another residential support.
6. No small residential support shall be located within 800 feet of another residential support.
7. Surface parking lots as a principal use located on a lot that has frontage on a public street are prohibited.
8. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
9. Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility regulations.
10. Subject to section 21A.36.130 of this title.
11. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
12. Subject to section 21A.36.110 of this title.
13. Drive-through windows are prohibited on any public street facing facade and automobile stacking is prohibited between public street facing facades and the adjacent public right-of-way.
14. Subject to conformance with the provisions in section 21A.40.060 for drive-through use regulations.

(Ord. 45-19, 2019: Ord. 13-19, 2019: Ord. 23-18, 2018: Ord. 46-17, 2017)

21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Legend:		C = Conditional		P = Permitted
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Use	Permitted And Conditional Uses By District	
	M-1	M-2
Daycare center, child	P	

Qualifying provisions:

1. See Subsection 21A.02.050.B of this title for utility regulations.
2. Subject to Salt Lake Valley Health Department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility shall be located within 1 mile of a Residential Zoning District.
5. Pursuant to the requirements set forth in Section 21A.36.140 of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.
8. A community correctional facility is considered an institutional use and any such facility located within an Airport Noise Overlay Zone is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Overlay Zone within Chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related Establishments", of this title.
11. Subject to conformance to the provisions in Section 21A.40.060 of this title for drive- through use regulations.
12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.
15. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030 of this title.
16. Prohibited within 1/2 mile of any Residential Zoning District boundary and subject to Section 21A.36.110 of this title.
17. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.

(Ord. 4-20, 2020; Ord. 14-19, 2019; Ord. 13-19, 2019; Ord. 69-18, 2018; Ord. 23-18, 2018; Ord. 3-18, 2018)

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

To view TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS in PDF, click [HERE](#)

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Daycare center, child	P	P	P	P
Daycare, nonregistered home daycare	P ¹⁶	P ¹⁶	P ¹⁶	P ¹⁶
Daycare, registered home daycare or preschool (small)	P ¹⁶	P ¹⁶	P ¹⁶	P ¹⁶
Daycare, nonregistered home daycare (large)	C ²²	C ²²	C ²²	C ²²

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Uses allowed only within the boundaries and subject to the provisions of the Downtown Main Street Core Overlay District (section 21A.34.110 of this title).
3. A car wash located within 165 feet (including streets) of a residential use shall not be allowed.
4. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review (chapter 21A.59 of this title).
5. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
6. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
7. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
8. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
9. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
10. Must be located in a fully enclosed building and entirely indoors.
11. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
12. No large group home shall be located within 800 feet of another group home.
13. No small group home shall be located within 800 feet of another group home.
14. No large residential support shall be located within 800 feet of another residential support.
15. No small residential support shall be located within 800 feet of another residential support.
16. Subject to section 21A.36.130 of this title.
17. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
18. Must contain retail component for on-site food sales.
19. Subject to conformance with the provisions of section 21A.36.350 of this title, the City may not prohibit construction of a homeless resource center or homeless shelter if the site is approved by and receives funding through the State Homeless Coordinating Committee, with the concurrence of the Housing and Community Development Division within the Department of Workforce Services, in accordance with section 35A-8-604 of the Utah Code.
20. Limited to basement/below ground levels only. Not allowed on the ground or upper levels of the building, with the exception of associated public leasing/office space.

(Ord. 20-19, 2019: Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 23-18, 2018: Ord. 60-17, 2017: Ord. 47-17, 2017: Ord. 46-17, 2017)

21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	C =	Conditional	P =	Permitted
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Use	G-MU
Daycare center, child	P
Daycare, nonregistered home daycare	P ¹⁰
Daycare, registered home daycare or preschool (small)	P ¹⁰
Daycare, nonregistered home daycare (large)	C ²²

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.
3. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
4. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
5. Subject to the requirements set forth in section 21A.40.065, "Outdoor Dining", of this title.
6. No large group home shall be located within 800 feet of another group home.
7. No small group home shall be located within 800 feet of another group home.
8. No large residential support shall be located within 800 feet of another residential support.
9. No small residential support shall be located within 800 feet of another residential support.
10. Subject to section 21A.36.130 of this title.
11. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.

No conditional use permit shall be granted for any property which abuts a Residential Zoning District, except for places of worship, public/private utilities and related facilities, residential facilities for persons with a disability and educational facilities. (Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 23-18, 2018: Ord. 47-17, 2017: Ord. 46-17, 2017)

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

To view TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS in PDF, click [HERE](#)

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Daycare center, child	P	P						P		P	P	P	P	P			P
Daycare, nonregistered home daycare	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22
Daycare, registered home daycare or preschool (small)	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22	p22
Daycare, nonregistered home daycare (large)	C22	C22	C22	C22	C22	C22	C22	C22	C22	C22	C22	C22	C22	C22	C22	C22	C22

Qualifying provisions:

1. Subject to conformance to the provisions in Subsection 21A.02.050.B of this title.
2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley Health Department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of Chapter 21A.55 of this title.
8. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads with signage are subject to Section 21A.46.120, "Sign Regulations For Special Purpose Districts", of this title.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related Establishments", of this title.
13. If located on a collector or arterial street according to the Salt Lake City Transportation Master Plan - major street plan: roadway functional classification map.
14. Subject to conformance to the provisions in Section 21A.40.060 of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
16. Occupancy shall be limited to 25 persons.
17. No large group home shall be located within 800 feet of another group home.
18. No small group home shall be located within 800 feet of another group home.
19. No large residential support shall be located within 800 feet of another residential support.
20. No small residential support shall be located within 800 feet of another residential support.
21. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.
22. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.130 of this title.
23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030 of this title.
24. Must contain retail component for on-site food sales.
25. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.
26. When customarily provided with the principal use and is accessory to the principal use.
27. New antennae and communication towers are allowed outside the telecommunication corridor in the OS Open Space District for public safety, public security or Salt Lake City Public Utilities Department purposes only.
28. Reception centers may be allowed in parks of 100 acres or more where the reception center is a subordinate use to the principal use of the property as a park. Reception centers are allowed in existing buildings, are limited to 1 reception center per park, and hours of operation are limited to park hours. Removal of existing recreation areas to accommodate the stand alone reception center use, including areas to accommodate parking for the reception center use, is not permitted.

(Ord. 4-20, 2020; Ord. 13-19, 2019; Ord. 53-18, 2018; Ord. 47-18, 2018; Ord. 23-18, 2018; Ord. 48-17, 2017)

21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

To view *TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS* in PDF, click [HERE](#)

Note: Uses which are not listed in the following table are not permitted in any Form Based Code Zoning District.

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted Uses By District			
	FB-UN1	FB-UN2	FB-SC	FB-SE
Daycare center, child		P	P	P
Daycare, nonregistered home daycare	P ¹	P ¹	P ¹	P ¹
Daycare, registered home daycare or preschool (small)	P ¹	P ¹	P ¹	P ¹
Daycare, nonregistered home daycare (large)	C ¹	C ¹	C ¹	C ¹

Qualifying provisions:

1. Subject to section 21A.36.130 of this title.
2. Subject to section 21A.36.030 of this title.
3. Must contain retail component for on-site food sales.

(Ord. 13-19, 2019: Ord. 23-18, 2018: Ord. 47-17, 2017: Ord. 46-17, 2017)