

SALT LAKE CITY ORDINANCE

No. \_\_\_\_ of 2024

(Mobile Businesses)

An ordinance amending chapters 5.65, and 5.69 of the Salt Lake City Code; amending sections 21A.35.160, 21A.42.020, 21A.42.080, 21A.60.020 and 21A,62,040 of the Salt Lake City Code; and repealing section 21A.36.161 of the Salt Lake City Code in order to address legislative changes in Utah law regarding mobile businesses and to implement corresponding adjustments.

WHEREAS, in March of 2023 the Utah Legislature passed House Bill 408 which established an enclosed mobile business as a specific type of business and addressed aspects of a political subdivision’s ability to regulate such businesses; and

WHEREAS, Salt Lake City Corporation (the “City”) has ordinances in place that regulate categories of mobile businesses; and

WHEREAS, the City Council of Salt Lake City now desires to amend city ordinances to accommodate the recently-adopted provisions of House Bill 408 regarding mobile businesses and to make other related ordinance adjustments;

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. That chapter 5.69 of the Salt Lake City Code is hereby amended to read as follows:

**CHAPTER 5.65  
VENDING CARTS**

SECTION:

5.65.010: Definitions

5.65.020: Sidewalk Vending Allowed  
5.65.030: Business License, Revocable ~~Land Use~~ Permit, And Fees Required  
5.65.040: Application For Revocable ~~Land Use~~ Permit  
5.65.041: Application For Business License  
5.65.042: Notification For Vending Cart Approval  
5.65.043: Criminal Background Check  
5.65.050: Separate Applications  
5.65.060: Insurance Required  
5.65.070: License Issuance Conditions  
5.65.080: Form And Conditions Of Revocable ~~Land Use~~ Permit  
5.65.090: Use, Site And Design Review Required  
5.65.100: Items For Sale  
5.65.110: Location Review  
5.65.120: Location Requirements  
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5.65.150: Fire Marshal Inspection  
5.65.160: Approved Kitchen  
5.65.170: Operational Regulations  
5.65.180: Special Events  
5.65.190: Denial, Suspension Or Revocation Of Business License  
5.65.200: Penalty For Violation (Rep. by Ord. 31-17, 2017)  
5.65.210: Violation A Nuisance; Summary Abatement  
5.65.220: Vending Carts On Private Property Outside The Expanded Central Business District

5.65.010: DEFINITIONS:

For the purpose of this chapter, the following words shall have the meanings as defined in this section:

**EXPANDED CENTRAL BUSINESS DISTRICT:** The following streets within the City and all areas bounded within such streets:

- A. North Temple Street on the north, from Sixth West Street to Third West Street;
- B. Third West Street on the east, from North Temple Street to South Temple Street;
- C. South Temple Street on the north, from Third West Street to Second East Street, on the south side of South Temple Street only;
- D. Second East Street on the east from South Temple Street to Sixth South Street;
- E. Sixth South Street (north side only) on the south from Second East Street to Sixth West Street;
- F. Sixth West Street on the west from Sixth South Street to North Temple Street.

PERMIT OPERATING LOCATION: A portion of a sidewalk which has been designated by the City for the conduct of business.

SECONDARY CENTRAL BUSINESS DISTRICT: The following streets within the City and all areas bounded within such streets:

- A. 600 South (south side only) on the north;
- B. 200 East on the east;
- C. 900 South on the south; and
- D. West Temple Street on the west.

SIDEWALK VENDING CART: A mobile device or pushcart meeting all of the requirements of this chapter for the conducting of business in a specified permit operating location approved by the City.

SIDEWALK VENDOR: A person meeting all of the requirements of this chapter and being issued the appropriate business license and revocable ~~land-use~~ permit to conduct business in a specified permit operating location by the use of a sidewalk vending cart.

SPECIAL EVENT: The Days of '47 Parade, Christmas Parade, children's parades or other special events which the Mayor shall so designate.

SUGAR HOUSE BUSINESS DISTRICT: Those streets within Salt Lake City as follows:

- A. Twenty First South Street from Ninth East Street to Thirteenth East Street;
- B. Highland Drive between Ramona Avenue and the I-80 Freeway;
- C. Wilmington Avenue from Highland Drive to Thirteenth East Street. (Ord. 54-07 § 1, 2007)

5.65.020: SIDEWALK VENDING ALLOWED:

Vendors of products specified in this chapter may conduct business by use of sidewalk vending carts within the expanded Central Business District, the Secondary Central Business District, the Sugar House Business District, City parks and Washington Square, in accordance with the provisions of this chapter. It shall be unlawful for any person to sell any goods or services, for profit, on any sidewalk within the City, except as provided by this chapter or by subsection 5.64.010C of this title pertaining to sidewalk sales by abutting property owners or possessors. The provisions of this chapter notwithstanding, nothing in this chapter shall pertain to news racks, telephone or telex booths or stands, postboxes, nor to the sale by nonprofit organizations of merchandise which is inextricably intertwined with a statement carrying a religious, political, philosophical or ideological message. (Ord. 54-07 § 1, 2007)

5.65.030: BUSINESS LICENSE, REVOCABLE ~~LAND-USE~~ PERMIT, AND FEES REQUIRED:

No person shall conduct business ~~on any City sidewalk~~, without first obtaining a valid base business license. All businesses conducted on City sidewalk shall also entering into a revocable ~~land-use~~ permit for the use of City property, and paying the required fees. In addition to the base business license fee, the annual revocable ~~land-use~~ permit payment shall be shown on the Salt Lake City consolidated fee schedule. (Ord. 24-11, 2011)

5.65.040: APPLICATION FOR REVOCABLE ~~LAND-USE~~ PERMIT:

Application for a revocable ~~land-use~~ permit to conduct business at a particular permit operating location shall be made with property management on forms prepared by property management. Such application shall require the following information:

- A. The applicant's true and correct legal name, including any former names or aliases used during the last ten (10) years.
- B. The applicant's present residence address, telephone number, and mailing address, if different.
- C. Type of product to be sold.
- D. If the vending cart includes an area for food preparation and/or sale, a copy of all permits required by State or local health authorities, including:
  - 1. A copy of signed restroom agreement for a restroom that must be accessible to the cart operator during all hours of the applicant's food service cart operations. The food service portion of applicant's vending cart operations will only be permitted to operate during the hours that the restroom facility is open. The restroom facility must be within five hundred feet (500') of the vending cart site. Restroom agreement must be submitted annually.
  - 2. A copy of the signed commissary agreement.
- E. The proposed permit operating location for conducting applicant's business, including a diagram showing the proposed area in proximity to nearby streets, intersections, and property owners, and adjacent ground level tenants. (Ord. 54-07 § 1, 2007)

5.65.041: APPLICATION FOR BUSINESS LICENSE:

Application for a business license shall be made with the Licensing Office on forms prepared by the Business Licensing Administrator. Such application shall, in addition to providing any information required under section 5.02.060 and and chapter 5.69 of this title or its successor section, also require the following information:

A. The applicant's true and correct legal name, including any former names or aliases used during the last ten (10) years.

B. The applicant's present residence address, telephone number, and mailing address, if different.

C. A list of three (3) persons who can attest to the applicant's honesty, good reputation and good moral character.

D. A statement affirming or denying whether the applicant has any felony or misdemeanor convictions or pleas of nolo contendere for a crime involving moral turpitude, narcotic or dangerous drugs, or offenses against persons or property, except those which have been expunged, and the disposition of all such arrests for the applicant for ten (10) years prior to the date of the application. Traffic offenses need not be disclosed unless a felony.

E. A statement affirming or denying whether there are any criminal charges currently pending against the applicant for a crime involving moral turpitude, narcotic or dangerous drugs, or offenses against persons or property.

F. The expiration date of applicant's base business license, if any.

G. Type of product to be sold.

H. A copy of all permits required by State or local health authorities.

~~I. A copy of signed restroom agreement for a restroom that must be accessible to the cart operator during all hours of cart operations. Vending cart operations will only be permitted to operate during the hours that the restroom facility is open. The restroom facility must be within five hundred feet (500') of the vending cart site. Restroom agreement must be submitted annually.~~

J. A signed statement that the permittee shall hold the City and its officers and employees harmless from any and all liability and shall indemnify the City and its officers and employees for any claims for damage to property or injury to persons arising from any activity carried on under the terms of the permit.

K. A description of the means to be used in conducting business including, but not limited to, a description of any mobile container or device, to be used for transport or to display products or services to be offered for sale. The description of the container or device may be in the form of detailed scale drawings of the device to be used, material specifications, and an isometric drawing in color of at least two (2) views showing all four (4) sides of the vending device and any logos, printing or signs which will be incorporated and utilized in the color scheme. Said description may include any additional items (e.g., color and material samples, layouts of signage and graphics, or photographs) which may reasonably be necessary to clearly visualize the proposed design. (Ord. 44-18, 2018)

**5.65.042: NOTIFICATION FOR VENDING CART APPROVAL:**

Prior to the approval of an administrative decision to issue a business license for a vending cart, the Business Licensing Administrator shall provide written notice of the intent to issue the business license to all property owners and licensed businesses within three hundred thirty feet (330') or six hundred sixty feet (660'), whichever is applicable per section 5.65.120 of this chapter or its successor section. The notice shall provide a twenty one (21) day comment period. The Business Licensing Administrator shall, within seven (7) days of the expiration of the comment period, either issue the license or refer the application to the Director of Financial Operations and/or Community and Neighborhoods Director who shall determine within seven (7) days to either issue or deny the application. For vending carts located on private property, written notice of the intent to issue the business license shall not be required. Adjacent property owners will be notified through the applicable land use process per title 21A of this Code. (Ord. 49-16, 2016)

#### 5.65.043: CRIMINAL BACKGROUND CHECK:

At the time of application or renewal, the person desiring to obtain a vending cart license pursuant to this chapter, or its successor chapter, shall furnish the Business Licensing Administrator an original, dated no older than thirty (30) days prior to the date of application of either: a) a verified criminal history report personal to the applicant or b) verification from the Utah Department of Public Safety Bureau of Criminal Identification, that no criminal history exists. Said verification shall be presented in a sealed envelope from the Utah Department of Public Safety Bureau of Criminal Identification. (Ord. 54-07 § 1, 2007)

#### 5.65.050: SEPARATE APPLICATIONS:

Separate revocable land use permit and business license applications shall be required for each mobile container or device to be used for transportation or display. Individual applications shall be accepted for one primary permit operating location. In order to allow a single cart mobility to coincide with daily changes in activity, the City may authorize, per administrative policy, up to four (4) additional secondary locations, based upon availability after awarding primary locations. Multiple operating locations may not be contiguous. A separate revocable land use permit must accompany each operating location. No application shall be accepted for a permit operating location for a term of which a current sidewalk vendor permit has been issued, remains unexpired or otherwise is not terminated or for which an application is pending. The permit operating location may be changed upon written application therefor accompanied by an additional application fee. (Ord. 54-07 § 1, 2007)

#### 5.65.060: INSURANCE REQUIRED:

No sidewalk vending permit shall be issued or continued in operation, unless there is on file with the city recorder a certificate of insurance executed by an insurance company or association authorized to transact business in this state, approved as to form by the city attorney, that there is in full force and effect public liability, food products liability and property damage insurance covering the operation of

applicant's business operations with minimum limits of two hundred fifty thousand dollars/five hundred thousand dollars (\$250,000.00/\$500,000.00) for personal injury and one hundred thousand dollars (\$100,000.00) for property damage or such greater amounts as set forth in section 63-30d-604, Utah Code Annotated, 1953, as amended, or its successor section. An original certificate of insurance shall be kept on file with the city's recorder at all times that a sidewalk vending permit is held verifying such continuing coverage and naming the city as an additional insured. The certificate shall contain a statement that the city will be given written notification at least thirty (30) days prior to cancellation or material change in the coverage without reservation of nonliability for failure to so notify the city. Cancellation shall constitute grounds for revocation of the sidewalk vending permit issued hereunder unless another insurance policy complying herewith is provided and is in effect at the time of the cancellation/termination. (Ord. 54-07 § 1, 2007)

#### 5.65.070: LICENSE ISSUANCE CONDITIONS:

A. The business licensing administrator shall approve the issuance of a business license to the applicant, unless the business licensing administrator finds one or more of the following:

1. The applicant has failed to provide the information on the application required by this chapter;
2. The applicant has falsely answered a material question or request for information as authorized by this chapter;
3. The applicant has failed to meet any of the provisions of this chapter;
4. There are grounds for denial as set forth in section 5.02.250 of this title, or its successor section, or in any other city ordinance or state or federal law or regulation;
5. The applicant has failed to provide a copy of his or her revocable land use permit required under section 5.65.040 of this chapter, or its successor section. (Ord. 54-07 § 1, 2007)

#### 5.65.080: FORM AND CONDITIONS OF REVOCABLE LAND-USE PERMIT:

The revocable land use permit issued shall be on a form deemed suitable by property management. In addition to naming the permittee, the permit shall contain the following conditions:

- A. The city will issue permits first to vendors seeking renewal of existing permits.
- B. Each permit issued shall expire at twelve o'clock (12:00) midnight on December 31 of the year so issued.
- C. The permit issued shall be personal only and not transferable in any manner.

D. The permit shall be valid only when used at the permit operating location designated on the permit.

E. The permit is valid for one cart only.

F. The city transportation engineer shall consider the need for parking to accommodate patrons of carts operating in locations outside the expanded central business district and may require written verification of a parking use agreement with an adjacent business that provides a reasonable number of parking spaces, as determined by the city transportation engineer, for the vendor's use without compromising the main business's compliance with minimum parking requirements.

G. The permit operating location may be changed, either temporarily or permanently, by written notice from property management to permittee, in the event of construction or remodeling of any nearby structure or of a force majeure which, in the opinion of the city transportation engineer, renders permittee's continued operation at the original permit operating location unsafe for any person. The term "force majeure", as used in this section, means acts of God, acts of public enemy, blockades, wars, insurrections or riots, epidemics, landslides, earthquakes, fires, storms, floods or washouts, civil disturbances, or explosions.

H. The permit is subject to the further restrictions of this chapter.

I. The permit as it applies to a given permit operating location may be suspended by the mayor for periods of not to exceed ten (10) days for special events, as defined by section 5.65.010 of this chapter. (Ord. 54-07 § 1, 2007)

#### 5.65.090: USE, SITE AND DESIGN REVIEW REQUIRED:

Prior to issuance of a sidewalk vending revocable ~~land use~~ permit, all applications therefor shall be reviewed and approved by property management to assure the proposed vendor meets the use and design criteria and by the transportation engineer to assure compliance with the location criteria as set forth in this chapter. (Ord. 54-07 § 1, 2007)

#### 5.65.100: ITEMS FOR SALE:

A. Items approved for sale from sidewalk vending carts shall be limited to the following:

1. Food for immediate consumption, including beverages;
2. Inflated balloons;
3. Fresh cut flowers; and
4. Daily or monthly news publications.



B. The performance of personal services for sale shall not be provided from a sidewalk vending cart except as such may be necessary in connection with the sale of items allowed for sale under this section. (Ord. 54-07 § 1, 2007)

5.65.110: LOCATION REVIEW:

A. The permit operating location for sidewalk vending must be located within the expanded central business district, the secondary central business district, the Sugar House business district, city parks or Washington Square.

B. The use of the permit operating location for sidewalk vending must be compatible with the free flow of pedestrian and other traffic and with public safety. In making such determination, the city transportation engineer shall consider the width of sidewalk, the presence of bus stops, truck loading zones, taxi stands or hotel zones, the proximity of entrances to nearby business establishments, and the proximity and location of existing street furniture, including, but not limited to, signposts, lampposts, fire hydrants, parking meters, bus shelters, benches, phone booths, street trees and newsstands. Property management may modify an approved permit operating location at any time a change is deemed necessary to ensure safe and reasonable operating conditions for all users of the public right of way. (Ord. 54-07 § 1, 2007)

5.65.120: LOCATION REQUIREMENTS:

A. The permit for sidewalk vending shall be issued for a specific location and no more than one vending permit shall be issued for each three hundred thirty feet (330') of block frontage on Main Street between South Temple and 400 South. On other blocks, one permit shall be allowed per block face except that if the block face exceeds six hundred sixty feet (660'), one permit shall be allowed for each additional six hundred sixty feet (660') of block frontage.

B. The number of vendors in city parks and Washington Square shall be determined by administrative policy.

~~C. Vending carts may be located on private plazas and private open space within the expanded central business district. No more than one sidewalk vending cart shall be allowed per every forty thousand (40,000) square feet of private plazas and private open space. At least one vending permit may be awarded for any private open space larger than twenty four (24) square feet.~~

~~Vending carts on private property are subject to all of the requirements of this chapter except for the requirement of a revocable land use permit from the city under section 5.65.030 of this chapter or its successor section. Use of private property by sidewalk vendors hereunder shall be arranged with the real property owner.~~

D. No person may conduct business from a sidewalk vending cart in any of the following places:

1. Within ten feet (10') of the intersection of the sidewalk with any other sidewalk or midblock crosswalk. In the secondary central business district, within fifty feet (50') of the intersections of the sidewalk with any other sidewalk. The city transportation engineer may waive this restriction in writing for any location upon finding that construction of extra width sidewalks makes such use consistent with the standards established by section 5.65.110 of this chapter;

2. Any location which would reduce the clear, continuous sidewalk width to less than four feet (4');

3. Within five feet (5') of an imaginary perpendicular line running from any building entrance or doorway to the curb line;

4. Within five feet (5') of any parking space for persons with disabilities, or access ramp;

5. Within ten feet (10') of any bus stop;

6. Within five feet (5') of any office or display window; or

7. Within ten feet (10') of any driveway.

E. Vending cart customers shall not block driveways of existing businesses.

~~F. No food vendor shall operate within one hundred feet (100') on the same linear block face of a door to a restaurant, city authorized special event selling food (outside public right of way), Gallivan Plaza (during events), or fruit or vegetable market, with direct access to the sidewalk. No flower or balloon vendor shall operate within one hundred feet (100') on the same linear block face of a door to a flower or balloon shop or city authorized special event selling flowers/balloons (outside public right of way), Gallivan Plaza (during events), with direct access to the sidewalk. No newspaper/magazine vendor shall operate within one hundred feet (100') on the same linear block face of a door to a newspaper/magazine shop or city authorized special event selling newspapers/magazines (outside public right of way), Gallivan Plaza (during events), with direct access to the sidewalk. In the event of multiple entries/spacing requirements, the above requirement does not invalidate a legally authorized vending permit location. The vendor will still be authorized to operate at a maximum available spacing from all affected entries. The above requirement may be waived if the application is submitted with the written consent of the proprietor of such restaurant or shop. The consent shall be on forms deemed appropriate by the business license administrator. Payment of any consideration to a proprietor of such restaurant or shop or receipt of such consideration by a proprietor for such written consent is prohibited. Such waiver shall not except the permittee from compliance with the other location and distance restrictions of this chapter. (Ord. 54-07 § 1, 2007)~~

**5.65.140: DESIGN REQUIREMENTS:**

~~A. The location occupied by the mobile device or pushcart, together with the operator and any trash receptacle, cooler or chair, shall not exceed thirty four (34) square feet of sidewalk space.~~

~~B. The mobile device or pushcart shall not exceed three feet (3') in width and eight feet (8') in length including the hitch.~~

~~C. The height of the mobile device or pushcart, excluding canopies, or umbrellas, shall not exceed five feet (5').~~

~~D. Umbrellas or canopies shall be a minimum of seven feet (7') above the sidewalk if they extend beyond the edge of the cart.~~

~~E. Umbrellas or canopies shall not exceed thirty four (34) square feet in area.~~

~~F. The mobile device or pushcart shall be on wheels and of sufficiently lightweight construction that it can be moved from place to place by one adult person without any auxiliary power. The device or cart shall not be motorized so as to move on its own power.~~

~~G. The vendor shall be limited to three (3) coolers (stacked), one beverage container, one trash receptacle and one chair external to the cart. Coolers shall not exceed 3.75 square feet each in size.~~

~~H. Enclosures and canopy extensions are prohibited. (Ord. 54-07 § 1, 2007)~~

#### 5.65.150: FIRE MARSHAL INSPECTION:

Prior to the issuance of any permit, the fire marshal shall inspect and approve any mobile device or pushcart containing cooking or heating equipment to assure the conformance of any such equipment with the provisions of the city fire code. (Ord. 54-07 § 1, 2007)

#### 5.65.160: APPROVED KITCHEN:

If the vending cart includes an area for food preparation and/or sale, it must be approved by the Salt Lake Valley health department. Vending carts shall only be kept at a commissary approved by the health department for the purposes of cleaning, stocking and preparation of food. The keeping of vending carts at a personal residence or other location not approved by the health department is strictly prohibited. (Ord. 54-07 § 1, 2007)

#### 5.65.170: OPERATIONAL REGULATIONS:

A. All persons operating under a sidewalk vendor revocable ~~land use~~ permit issued by the city shall comply with the following regulations:

1. Display in a prominent and visible manner the business license issued by the city under the provisions of this chapter and conspicuously post the price of all items sold;

2. Pick up any paper, cardboard, wood or plastic containers, wrappers, or any litter in any form which is deposited by any person within a fifty foot (50') radius of the place of conducting business; and clean up all residue from any liquids spilled upon the sidewalk within said fifty foot (50') radius. Each person conducting business on a public sidewalk under the provisions of this chapter shall carry a suitable container for the placement of such litter by customers or other persons;

3. Vending carts whose operations involve the cooking of food which will result in suspended grease or oil particles that end up as deposits on the immediate sidewalks or adjacent walls shall at the permittee's sole expense be required to clean their assigned location twice monthly, except during the months of December 1 through March 31, in accordance with the standards set forth and approved by the department of public utilities. The cleaning method must use a solution which dissolves the grease, and contains the wastewater while the cleaning process takes place so that the cleaning water or solution is not allowed to drain into the street or storm drain. A plan for cleaning shall be submitted to the city before a revocable land use permit is issued;

4. Obey any lawful order of a police officer to move temporarily to a different location to avoid congestion or obstruction of the sidewalk or to remove the vending cart entirely from the sidewalk, if necessary, to avoid such congestion or obstruction;

5. Conduct no sidewalk vendor business at a location other than that designated on his/her permit;

6. Make no loud or unreasonable noise of any kind by vocalization or otherwise for the purpose of advertising or attracting attention to his/her wares;

7. Leave no permitted cart or device unattended on a sidewalk;

8. Except for the day of the Days of '47 Parade, vending carts shall not remain on the sidewalk between twelve o'clock (12:00) midnight and six o'clock (6:00) A.M. of any twenty four (24) hour period;

9. Conduct no business in violation of the provisions of any ordinance or mayor's executive order providing for a "special event", as defined by section 5.65.010 of this chapter;

10. Park no vehicles adjacent to the assigned location, except temporarily for purposes of restocking cart supplies. Permittee's vehicle will not violate city parking regulations or block private parking access at any time. (Ord. 54-07 § 1, 2007)

#### 5.65.180: SPECIAL EVENTS:

The restrictions of this chapter notwithstanding, nothing herein shall prohibit the city from authorizing vendors, other than those licensed under this chapter, to conduct concurrent sidewalk vending operations within the expanded central business district, or such other areas as the city may deem appropriate, during

special events (special event vendors). The special event vendors shall not be governed by this chapter, but shall be governed by such other ordinance, city policy, or executive order as may be applicable. However, as long as the public right of way remains open to the general public, such authorization of special event vendors shall not require removal of a permittee under this chapter from operating within his/her designated permit operating location or a mutually acceptable adjacent alternative location during such special event, unless otherwise provided under the city's ordinances. If the city is closing a public right of way to general access, either partially or fully, in order to accommodate a special event, the city may relocate the vendor to an adjacent location outside the special event boundary, subject to the spacing requirements of subsection 5.65.120D of this chapter. (Ord. 54-07 § 1, 2007)

#### 5.65.190: DENIAL, SUSPENSION OR REVOCATION OF BUSINESS LICENSE:

A. The Business License Administrator may revoke or suspend the business license or deny renewal thereof, of any person to conduct business on the sidewalks of Salt Lake City if he/she finds:

1. That such person has violated or failed to meet any of the provisions of this chapter;
2. That there are grounds for denial, suspension or revocation as set forth in section 5.02.250 of this title, or its successor section, or in any other City ordinance or State or Federal law or regulation;
3. That such person has been convicted within the last seven (7) years of any crime involving moral turpitude, narcotic or dangerous drugs, or offenses against a person or property;
4. Any required license or permit has been suspended, revoked or canceled; or
5. The permittee does not have a currently effective insurance policy in the minimum amount provided in this chapter; or
6. That the permittee has abandoned the use of the permit operating location for the conducting of business. The failure of a permittee to vend from a vending cart within the permittee's permit operating location for thirty (30) continuous calendar days or more, except during the period of December, January, and February, shall constitute abandonment.

B. Upon denial, suspension or revocation, the Business License Supervisor shall give notice of such action to the permit holder or applicant, as the case may be, in writing stating the action he/she has taken and the reasons therefor. Such notice shall contain the further provision that it shall become final and effective within ten (10) days, unless such action is the result of a failure of the permittee to maintain liability insurance as required by this chapter, or is the result of a threat to the public health, safety or welfare in which case the action shall be effective immediately upon issuance of such notice. Any person receiving such notice, other

than a notice effective upon issuance, shall have ten (10) days from the date of receipt thereof to file a written request with the Business License Administrator for a hearing thereon before a hearing examiner appointed by the Mayor. Upon receipt of such request the Business License Administrator shall schedule a hearing in accordance with the procedures set forth in chapter 5.02 of this title, or its successor chapter. If the notice of denial, suspension or revocation is effective upon issuance thereof, as provided in this section, a hearing shall be held within five (5) business days of the date of issuance without any requirement of a request for such hearing from the permit holder. (Ord. 54-07 § 1, 2007)

5.65.200: PENALTY FOR VIOLATION:

(Rep. by Ord. 31-17, 2017)

5.65.210: VIOLATION A NUISANCE; SUMMARY ABATEMENT:

The placement of any cart or device on any sidewalk in violation of the provisions of this chapter is declared to be a public nuisance. The Business Licensing Administrator may, as provided by law, cause the removal of any cart or device found on a sidewalk in violation of this chapter and is authorized to store such cart or device until the owner thereof shall redeem it by paying the removal and storage charges. (Ord. 54-07 § 1, 2007)

~~5.65.220: VENDING CARTS ON PRIVATE PROPERTY OUTSIDE THE EXPANDED CENTRAL BUSINESS DISTRICT:~~

~~A. Permits for vending carts on private property outside the expanded Central Business District may be approved pursuant to the applicable district regulations in title 21A, "Zoning", of this Code, where they conform to the requirements below:~~

~~1. Vending carts on private property are subject to all of the requirements of this chapter except for the requirement of a revocable land use permit with the City under section 5.65.030 of this chapter; the requirement of a signed statement of liability and indemnity with the City under subsection 5.65.041J of this chapter; the requirement of insurance under section 5.65.060 of this chapter; the requirement of location review under section 5.65.110 of this chapter; the suspension or revocation of business license due to a lack of use under subsection 5.65.190A6 of this chapter; and geographic location limits under section 5.65.020 of this chapter;~~

~~2. Use of private property by vendors shall be arranged with the real property owner and proof of such property owner authorization shall be required prior to the issuance of a business license;~~

~~3. Allowed only in zoning districts that permit vending carts as a permitted use, as defined by individual zoning district land use tables;~~

~~4. Allowed only on sites two (2) acres or larger and only as a secondary use to another primary commercial, office or industrial use. Vending carts on vacant or residentially used lots, regardless of zoning district, is prohibited;~~

~~5. No vending cart or device shall occupy required parking stalls;~~

~~6. No vending cart or device shall interfere with the internal parking lot circulation; and~~

~~7. Vending carts adjacent to residential zones shall be subject to site review to ensure compatibility. (Ord. 54-07 § 1, 2007)~~

SECTION 2. That chapter 5.69 of the Salt Lake City Code is hereby amended to read as follows:

**CHAPTER 5.69  
MOBILE BUSINESSES IN THE PUBLIC RIGHT OF WAY**

SECTION:

**5.69.010: Purpose And Intent**

**5.69.020: Definitions**

**5.69.030: Mobile Food Business Allowed**

**5.69.040: Application For A Business License**

**5.69.050: Separate Applications**

**5.69.060: Fees; Annual Operation**

**5.69.070: Business Activity To Be Temporary**

**5.69.080: Use Of Public Right Of Way**

**5.69.090: Design And Operation Guidelines**

**5.69.100: Signs**

**5.69.110: Professional And Personal Services Prohibited**

**5.69.120: Compliance Responsibility**

**5.69.130: Special Events**

**5.69.010: PURPOSE AND INTENT:**

The city council expressly finds that mobile businesses within public streets pose special dangers to the public health, safety and welfare of residents in Salt Lake City. It is the purpose and intent of the city council, in enacting this chapter, to provide responsible companies and individuals who engage in the operation of mobile businesses with clear and concise regulations to prevent safety, traffic and health hazards, as well as to preserve the peace, safety and welfare of the community.

**5.69.020: DEFINITIONS:**

**ENCLOSED MOBILE BUSINESS:** A business that maintains ongoing mobility and of which the receipt of goods or services offered and point of sales occurs within an enclosed vehicle, an enclosed trailer, or an enclosed mobile structure. An enclosed

mobile business does not include a food cart, a food truck, or an ice cream truck. The goods and services offered by an enclosed mobile business may include:

- a. barber;
- b. beauty and cosmetic, including nail, eyelash, and waxing;
- c. cycling;
- d. cell phone;
- e. computer;
- f. footwear;
- g. media archive and transfer;
- h. pet grooming;
- i. sewing and tailoring;
- j. small engine; and
- k. tools

**EVENT PERMIT:** a permit that the city issues to the organizer of a mobile business event located on public property.

**FOOD CART:** A cart that is not motorized; and that a vendor, standing outside the frame of the cart, uses to prepare, sell, or serve food or beverages for immediate human consumption.

**ICE CREAM TRUCK:**

- a. A fully-encased food service establishment on a motor vehicle or on a trailer pulled by a motor vehicle;
- b. that can signal the ice cream truck's presence in the area by loudspeaker or by playing music;
- c. and which may stop at the signal of a patron to serve ice cream or other frozen desserts;
- d. from a location within the frame of the vehicle.



**MOBILE BUSINESS:** A business that uses the public right of way as a means of transporting a self-contained unit to conduct business either at mobile business events or from locations within the public right of way.

**MOBILE BUSINESS EVENT:** An event at which one or more mobile businesses have been invited by the event organizer to offer the goods and services of the mobile businesses at a private or public gathering.

**MOBILE FOOD BUSINESS:** A business that serves food or beverages from a self-contained unit either motorized or in a trailer on wheels, and conducts all or part of its operations on premises other than its own and is readily movable, without disassembling, for transport to another location. The term "mobile food business" does not include enclosed mobile businesses or ice cream trucks.

**OPERATOR:** a person, including a vendor, who owns, manages, controls, or operates a mobile business

**POLITICAL SUBDIVISION:**

- a. a city, town, or metro township; or
- b. a county, as it relates to the licensing and regulation of businesses in the unincorporated area of the county.

**5.69.030: MOBILE BUSINESS LICENSE REQUIRED:**

- A. No person shall operate a mobile business, without first:
  - i. obtaining a business license from the city in accordance with [chapter 5.02](#) of this title, or its successor; or
  - ii. obtaining a reciprocal non-city permit after demonstrating that they possess a currently-valid business license to operate a mobile business that was issued another political subdivision of the state and that satisfies the requirements of subsection B:
- B. A business license to operate a mobile business will not be valid if:
  - i. the nature of the mobile business requires the business to obtain a health department permit, and the mobile business does not have a current health department permit from a local health department within the state; or
  - ii. the nature of the mobile business requires the business to have current evidence of passing a fire safety inspection performed by a political subdivision, and the mobile business does not have current evidence that it passed such a fire safety inspection.

C. A mobile business operator must keep a copy of any required business licenses, reciprocal non-city permits, health department permits, and fire safety inspection documentation in the self-contained operating unit of the mobile business.

D. Zones in Which a Mobile Business Can Operate:

(i) Mobile food businesses are only allowed to operate in the public right of way within zones in which a restaurant or other food establishment is a permitted or conditional use.

(ii) An enclosed mobile business is allowed to operate in the public right of way in all zones in which the services or goods being offered for sale are allowed as either a permitted or a conditional use.

E. Provisions found in this section shall not apply to, vending carts, mobile food trailers, mobile ice cream vendors, seasonal farm stands and other temporary merchants or uses that are specifically authorized by this title or other city ordinances.

**5.69.040: APPLICATION FOR A BUSINESS LICENSE:**

Application for a mobile business license pursuant to section 5-69-030(A)(i) will be made with the city business licensing division, prior to the commencement of operation. The applicant shall submit the following information:

- A. Name and address of applicant.
- D. License plate number if applicable.
- E. A description of any services to be performed and any products that will be offered for sales.
- F. A description of the vehicle to be used in conducting business.
- H. A valid copy of all necessary licenses or permits required by State or local health fire, and transportation authorities.

**5.69.050: SEPARATE APPLICATIONS:**

Separate business license applications may be required for each mobile business self-contained unit and separate business licenses will be issued for each mobile business self-contained unit. Separate business license fees shall be required for each business license issued.

**5.69.060: FEES; ANNUAL OPERATION:**

A. No business license to operate a mobile business shall be issued or continued in operation unless the holder thereof has paid any pertinent business regulatory fees set forth in the Salt Lake City consolidated fee schedule for each mobile food business.

B. In connection with the issuance of a business license for a mobile business, the City will only charge the fee shown on the Salt Lake City consolidated fee schedule.

C. City will charge only the reciprocal non-city permit fee set forth on the Salt Lake City consolidated fee schedule, if a mobile business demonstrates they have obtained a currently-valid license to operate a mobile business from another political subdivision.

**5.69.070: BUSINESS ACTIVITY TO BE TEMPORARY:**

All business activity related to mobile businesses shall be of a temporary nature, the duration of which shall not extend for more than twelve (12) hours within a twenty four (24) hour period at any one (1) premises or location.

**5.69.080: USE OF PUBLIC RIGHT-OF-WAY:**

Each mobile business shall abide by the following conditions and requirements. Failure to comply may result in the suspension or revocation of a business license, and shall constitute a violation of this title:

A. Mobile businesses shall obey all parking and traffic regulations as stated in title 12 of this Code.

B. Parking on a park strip, or otherwise landscaped area is not allowed.

C. Mobile business vehicles utilizing the parking space within the public right-of-way shall park only in parallel parking spaces. Mobile business vehicles must be parked so that neither the vehicle nor the customers block driveways of existing buildings or uses.

D. Where applicable, the operator shall locate the vending window facing the sidewalk.

E. No mobile business vehicle shall occupy parking stalls that the primary use of the property at issue is required to keep available for patrons of the primary use.

F. The mobile business vehicle operator shall proactively ensure that the vehicle's use of the right-of-way, including the sidewalk, in no way interferes with or limits sidewalk users' free and unobstructed passage.

G. The mobile business vehicle shall be prohibited from pulling any type of trailer.

H. The operator of the mobile business vehicle shall not sell to any person standing in the roadway unless approved by the Transportation Division.

I. Mobile business vehicles shall not operate on public streets where the speed limit exceeds forty five (45) miles per hour.

K. Any auxiliary power required for the operation of the mobile business shall be self-contained. No use of public or private power sources are allowed without consent of the owner.

L. All motorized vehicles of the mobile business applicant and operators shall comply with all other requirements of this chapter and any other requirements of ordinance or statute that may be applicable.

M. All materials generated from a mobile business that are to be disposed of should be disposed of properly. It is illegal to discharge or dispose of any substance, material, food, or waste into the storm drain system.

**5.69.100: SIGNS:**

No signs shall be used to advertise the conduct of the mobile business at the premises other than that which is physically attached to the vehicle, except temporary signs authorized by section [21A.46.055](#) of this Code.

**5.69.120: COMPLIANCE RESPONSIBILITY:**

The holder of the business license shall not be relieved of any responsibility for compliance with the provisions of this chapter, whether the holder of the business license pays salary, wages or any other form of compensation to drivers or operators.

**5.69.130: SPECIAL EVENTS:**

The restrictions of this chapter notwithstanding, nothing herein shall prohibit the city from authorizing mobile businesses, other than those licensed under this chapter, to conduct concurrent vending operations within the public right of way, or such other areas as the city may deem appropriate, during special events (special event vendors). The special event vendors shall not be governed by this chapter, but shall be governed by such other ordinance, city policy, or executive order as may be applicable. However, as long as the public right of way remains open to the general public, such authorization of special event vendors shall not require removal of a mobile business operating under this chapter from operating within a designated operating location or a mutually acceptable adjacent alternative location during such special event, unless otherwise provided under the city's ordinances. If the city is closing a public right of way to general access, either partially or fully, in order to accommodate a special event, the mobile business may not access that right of way unless specifically authorized by the city. (Ord. 24-12, 2012)

SECTION 3. That Section 21A.36.160 of the Salt Lake City Code shall be, and hereby is, amended to read as follows.

**21A.36.160: MOBILE BUSINESSES:**

A. Mobile Food Business Allowed: A mobile business is permitted as indicated in this section.

1. Public Rights of Way: Mobile business shall only be permitted in public rights of way within the city when: Persons selling food or beverages from mobile food businesses may do so by use of private property only, unless otherwise permitted under title 5, ~~chapter 5.69~~ of this Code. Use of private property by mobile food businesses shall be arranged with the real property owner and proof of such property owner authorization shall be required prior to the issuance of a business license.

a. the location is in or adjacent to a zoning district that allows restaurants and other food serving establishments, retail sales, or retail services;

b. an event permit has been issued by the appropriate city departments that includes event activities within a public right of way; or

c. the mobile business is located in a right of way that is adjacent to land that is exempt from this title as indicated in 21A.02.

d. the mobile business is legally parked in a right of way while providing a service to an occupant of a nearby land use.

2. Private Property: Mobile food businesses shall be permitted on private property when: are allowed only within the SNB, CN, CB, CS, CC, CSHBD, CG, TSA, M-1, M-2, D-1, D-2, D-3, D-4, G-MU, RP, BP, UI, MH, MU, R-MU, R-MU-35, and R-MU-45 Zones, in accordance with the provisions of this section

a. the property is located in a zoning district that allows a restaurant or other food serving establishment, retail sales, or retail services regardless if the use is listed as permitted or conditional in the land use tables found in 21A.33.

b. the property is located on government owned property and the government entity has authorized the mobile business to operate on the property.

c. the mobile business is associated with a private event located in any zoning district if the private event is less than 12 hours in duration.

d. the mobile business is associated with a public event located in any zoning district that has been authorized by the city, including when the private property is within ¼ mile of a public event held on a public right of way.

3. Public, Real Property: mobile businesses shall be permitted on publicly owned real property when consent is provided by the public entity or designee

who owns the property, regardless of the zoning district in which the property is located.

4. Location and Placement Requirements: A mobile business shall comply with the following provisions regarding the location and placement of the mobile vehicle.

a. Shall not be parked on dirt, vegetation, gravel or other permeable surface, regardless of whether the location is in a public right of way, park strip, or on private property.

b. Shall not be parking in any location where other vehicles are prohibited from parking, such as a no parking zone in a right way, blocking a sidewalk, trail, or other pedestrian way open to the public, blocking a driveway, in a clear view triangle, a fire zone or blocking a fire hydrant. Exceptions to this provision may be approved as part of a special event permit authorized by the city.

c. Shall not be parked or placed in a location that obstructs pedestrian, bicycle, or vehicle access to any land use, including properties that contain multiple land uses or businesses.

35. Provisions found in this section shall not apply to vending carts, mobile ice cream vendors, seasonal farm stands and other temporary merchants or uses that are specifically authorized by this title or other City ordinances.

B. Business License And Fees Required: No mobile food business shall continue in operation unless the holder thereof has paid an annual business regulatory fee and has met all applicable requirements as set forth in section 5.04.070 of this Code, or its successor section for each mobile food business. A business license issued by Salt Lake City is not required if the mobile business has a current business license issued by another political subdivision of the state of Utah.

C. Separate Applications: Separate business license applications may be required for each mobile food business. Separate business license fees shall be required for each mobile food business vehicle operating under one business license.

D. Business Activity To Be Temporary: All business activity related to mobile food businesses shall be of a temporary nature subject to the requirements below:

1. A mobile food truck business may not park in one individual location for the purpose of conducting business for more than twelve (12) hours during any twenty four (24) hour period.

2. The mobile food truck shall be occupied by the owner or operator thereof at all times.

3. No overnight parking is allowed in a public right of way.

E. Location And Placement Requirements: The business operating location must be on private property, on City streets as defined in title 5, chapter 5.69 of this Code, within the specified zones, or as otherwise authorized by applicable City ordinance, subject to the requirements below:

1. Parking on a park strip, or otherwise landscaped area is not allowed.

~~2. A mobile food business shall park on a hard surface. Alternatives to asphalt and cement may be approved by the transportation engineer if the applicant is able to demonstrate that the alternative will not result in the accumulation of debris on the City right-of-way.~~

~~3. Mobile food business vehicles must be parked so that neither the vehicle nor the customers block driveways of existing buildings or uses, or in such a manner as to create a traffic hazard.~~

~~4. No mobile food business shall occupy required parking stalls of the primary use.~~

~~5. No mobile food business shall interfere with the internal parking lot circulation.~~

~~6. Mobile food businesses shall not use the public right-of-way unless otherwise allowed by ordinance.~~

~~7. Any auxiliary power required for the operation of the mobile food truck shall be self-contained. No use of public or private power sources are allowed without providing written consent from the owner.~~

~~8E. Unless licensed prior to January 1, 2013, a~~ parked mobile food business shall conform to all requirements in the Salt Lake City vehicle idling ordinances (title 12, [chapter 12.58](#) of this Code).

~~9F. All materials generated from a mobile food business that are to be disposed of should be disposed of properly. It is illegal to discharge or dispose of any substance, material, food, or waste into the storm drain system.~~

~~(Sections [17.84.100](#), prohibition of discharge into storm drain system; [17.36.220](#), prohibition against opening manhole covers, of this Code.)~~

~~10G. Mobile food businesses shall comply with all other applicable City ordinances.~~

~~Provisions found in this section shall not apply to downtown vendors, vending carts, mobile ice cream vendors, seasonal farm stands and other temporary merchants or uses that are specifically authorized by this title or other City ordinances.~~

~~FH. Design And Operation Guidelines: Mobile food trucks operating in the public right-of-way shall comply with the following design requirements:~~

~~1. Mobile food truck vehicles shall be designed to meet all applicable Salt Lake Valley Health Department requirements relating to the handling and distribution of food.~~

~~2. The mobile food truck shall not have a drive-through.~~

~~3. Mobile food truck vehicles shall be kept in good operating condition, ~~no peeling paint or rust shall be visible.~~~~

~~4. No mobile food truck vehicle operating in the public right-of-way shall operate within the same block face as another mobile food vendor at any one time.~~

~~5. No mobile food truck vehicle shall operate within one hundred feet (100') on the same linear block face of a door to a restaurant, mobile food vendor, food cart, or City authorized special event selling food, except:~~

~~a. The above requirement may be waived if the application is submitted with the written consent of the proprietor of such restaurant or shop. The~~

~~consent shall be on forms deemed appropriate by the Business License Administrator. Such waiver shall not exempt the applicant from compliance with the other location and distance restrictions of this section.~~

~~6. All grounds utilized by a mobile food business shall at all times be maintained in a clean and attractive condition at all times.~~

~~76. Trash and recycling containers shall be provided for use of the business patrons.~~

~~87. Mobile food businesses shall source local products when available.~~

~~98. Any enclosures or canopy extensions must be integrated into the design of the mobile food business vehicle and must not project onto the public sidewalk or any other part of the public right-of-way not authorized by the Transportation Division.~~

~~G.I. Signs: No signs shall be used to advertise the conduct of a mobile food business at the premises other than that which is physically attached to the vehicle, except temporary signs authorized by section [21A.46.055](#) of this title.~~

~~H.J. Professional And Personal Services Prohibited: The performance of professional or personal services for sale shall not be provided from a mobile food business. Multiple Mobile Businesses at a Single Location: Multiple mobile businesses may be located on the same property in any zoning district that allows restaurants and any other food serving establishment, retail sales, and/or retail services.~~

~~I.K. Approved Kitchen: If the mobile food business includes an area for food preparation and/or sale, it must be approved by the Salt Lake Valley Health Department.~~

SECTION 5. That Section 21A.42.020 of the Salt Lake City Code shall be, and

hereby is, amended to read as follows.

**21A.42.020: APPLICABILITY:**

This chapter regulates temporary uses not otherwise regulated by title 3, [chapter 3.50](#) of this Code. Mobile businesses are subject to [chapter 21A.36](#) of this title if on private property or title 5, [chapter 5.69](#) of this Code if on public property. Art festivals, neighborhood fairs and other similar activities, authorized by other City regulations to operate on public property or within the public way, are not subject to the provisions of this chapter.



SECTION 6. That Section 21A.42.080 of the Salt Lake City Code shall be, and hereby is, amended to read as follows.

**21A.42.080: PERMITTED TEMPORARY USES:**

Subject to the specific regulations and time limits and to the other applicable regulations of the zoning district in which the use is permitted, the following temporary uses shall be permitted in the zoning districts specified below or in subsection 21A.42.070C of this chapter, upon a finding by the Zoning Administrator that the parcel upon which the temporary use will be located is adequate in size, that there are adequate parking provisions and traffic access, and that the applicant has agreed to comply with such other conditions as the Zoning Administrator deems necessary to ensure that the temporary use will not have any material detrimental impact upon other properties:

A. Fundraisers: Fundraisers are permitted in any zoning district provided the applicant is a recognized community organization or non-profit, and the sale or event is no more than three (3) consecutive days.

B. Christmas Tree Sales: In addition to the zoning districts allowed for all temporary uses, Christmas tree sales are permitted on any parking lot for a legally existing recreational land use that is seasonal in nature and not being used concurrently or if the site has more parking than is required per the zone. Such use shall be limited to a period not to exceed forty five (45) days, per calendar year. Display of Christmas trees need not comply with the yard requirements of this title. No tree shall be displayed obstructing the "sight distance triangle" as defined in [chapter 21A.62](#) of this title.

C. Festivals, Bazaars, Large Scale Outdoor Sale Events, Carnivals, Circuses, And Other Special Events: Festivals, bazaars, large scale outdoor sale events, carnivals, circuses and other special events shall be limited to a period not to exceed fourteen (14) days. Such use need not comply with the maximum height requirements of this title. There must be at least seven (7) days between events at a given location during which time any and all structures or other items associated with the temporary use must be disassembled and removed from the site.

D. Temporary Food Service And Other Small Scale Temporary Uses: Temporary food service and other small scale temporary uses are permitted for a maximum of one hundred twenty (120) days each calendar year. Such facilities shall be less than two hundred (200) square feet and shall not interfere with pedestrian access to other businesses on the site. Mobile businesses are subject to [chapter 21A.36](#) of this title if on private property or title 5, [chapter 5.69](#) of this Code if on public property.

E. Farmers' Markets: Farmers' markets shall be limited to a maximum of one hundred twenty (120) days each calendar year.

F. Outdoor Sales Of Fireworks: Outdoor sales of fireworks from temporary stands or trailers is permitted subject to the requirements of title 18 of this Code and all other City and State codes regulating the sale and distribution of fireworks. No additional off street parking is required.

G. Movie/Film Locations: Movie/film locations are allowed in all zoning districts. The applicant shall provide a short written description and schedule of the proposed filming event to the owners and/or occupants of the property where filming will occur along with all properties adjacent to it (including those across streets and alleys). A report noting the reaction of those owners and occupants, with their addresses and phone numbers, shall be required

SECTION 7. That Section 21A.60.020 of the Salt Lake City Code shall be, and hereby is, amended to read as follows.

**21A.60.020: LIST OF DEFINED TERMS:**

**Publisher's Note:** This Section has been **AMENDED** by new legislation (Ord. [14 of 2023](#), passed 3-21-2023). The text of the amendment will be incorporated below when the ordinance is codified.

A-frame sign. See [chapter 21A.46](#) of this title.

Abutting.

Access taper.

Accessory building or structure.

Accessory lot.

Accessory structure.

Accessory use.

Accessory use (on accessory lot).

Adaptive reuse of a landmark building.

Administrative decision.

Agricultural use.

Air circulation system. See section [21A.34.040](#) of this title.

Airport. See also section [21A.34.040](#) of this title.

Airport elevation. See section [21A.34.040](#) of this title.

Airport hazard. See section [21A.34.040](#) of this title.

Airport master plan. See section [21A.34.040](#) of this title.

Airport reference point. See section [21A.34.040](#) of this title.

Alcohol, bar establishment.

Alcohol, bar establishment (indoor).

Alcohol, bar establishment (more than 2,500 square feet in floor area). See Alcohol, bar establishment.

Alcohol, bar establishment (outdoor).

Alcohol, bar establishment (2,500 square feet or less in floor area). See Alcohol, bar establishment.

Alcohol, brewpub.

Alcohol, brewpub (indoor).

Alcohol, brewpub (more than 2,500 square feet in floor area). See Alcohol, brewpub.

Alcohol, brewpub (outdoor).

Alcohol, brewpub (2,500 square feet or less in floor area). See Alcohol, brewpub.  
Alcohol, distillery.  
Alcohol, liquor store.  
Alcohol related establishment.  
Alcohol, tavern.  
Alcohol, tavern (indoor).  
Alcohol, tavern (more than 2,500 square feet in floor area). See Alcohol, tavern.  
Alcohol, tavern (outdoor).  
Alcohol, tavern (2,500 square feet or less in floor area). See Alcohol, tavern.  
Alcohol, winery.  
Alley.  
Alteration.  
Alteration, sign. See [chapter 21A.46](#) of this title.  
Alternative parking property.  
Ambulance service.  
Ambulance service (indoor).  
Ambulance service (outdoor).  
Amphitheater, formal.  
Amphitheater, informal.  
Amusement park.  
Ancillary mechanical equipment.  
Animal, cremation service.  
Animal, kennel.  
Animal, kennel on lots of five acres or larger.  
Animal, pet cemetery.  
Animal, pound.  
Animal, raising of furbearing animals.  
Animal rendering.  
Animal, stable (private).  
Animal, stable (public).  
Animal, stockyard.  
Animal, veterinary office.  
Animated sign. See [chapter 21A.46](#) of this title.  
Antenna.  
Antenna, communication tower.  
Antenna, communication tower, exceeding the maximum building height in the zone. See  
Antenna, communication tower.  
Antenna, low power radio service.  
Antenna, low power radio service - monopole with antennas and antenna support  
structures greater than two feet in width.  
Antenna, low power radio service - monopole with antennas and antenna support  
structures less than two feet in width.  
Antenna, roof mounted.  
Antenna, satellite dish.  
Antenna, stealth.  
Antenna, TV.

Antenna, wall mounted.  
Antenna, whip.  
Apartment.  
Appeals Hearing Officer.  
Aquatic resource.  
Arcade.  
Architecturally incompatible.  
Art gallery.  
Artisan food production.  
Artists' loft/studio.  
Auction (indoor).  
Auction (outdoor).  
Auditorium.  
Automatic amusement device.  
Automobile.  
Awning. See [chapter 21A.46](#) of this title.  
Awning sign. See [chapter 21A.46](#) of this title.  
BMP.  
Backflow preventer.  
Backlit awning sign. See [chapter 21A.46](#) of this title.  
Bakery, commercial.  
Balloon. See [chapter 21A.46](#) of this title.  
Banner, public event. See [chapter 21A.46](#) of this title.  
Banner, secured. See [chapter 21A.46](#) of this title.  
Banner, unsecured. See [chapter 21A.46](#) of this title.  
Base zoning district.  
Basement.  
Bed and breakfast.  
Bed and breakfast inn.  
Bed and breakfast manor.  
Bench sign. See [chapter 21A.46](#) of this title.  
Best Management Practice (BMP) (applies only to [chapter 21A.48](#) of this title).  
Billboard. See subsection [21A.46.160B](#) of this title.  
Billboard bank. See subsection [21A.46.160B](#) of this title.  
Billboard credit. See subsection [21A.46.160B](#) of this title.  
Billboard (outdoor advertising sign). See [chapter 21A.46](#) of this title.  
Billboard owner. See subsection [21A.46.160B](#) of this title.  
Biodetention.  
Blacksmith shop.  
Block.  
Block corner.  
Block face.  
Blood donation center.  
Boarding house.  
Botanical garden.  
Bottling plant.

Brewery.  
Buffer yard.  
Buildable area.  
Building.  
Building, accessory.  
Building connection.  
Building coverage.  
Building face. See [chapter 21A.46](#) of this title.  
Building, front line of.  
Building height - in the FR-1, FR-2, FR-3, FP, R-1/5,000, R-1/7,000, R-1/12,000, R-2, SR-1 and SR-3 Districts.  
Building height - outside FR, FP, R-1, R-2 and SR Districts.  
Building line.  
Building materials distribution.  
Building official.  
Building or house numbers sign. See [chapter 21A.46](#) of this title.  
Building plaque sign. See [chapter 21A.46](#) of this title.  
Building, principal.  
Building, public.  
Building security sign. See [chapter 21A.46](#) of this title.  
Building sign. See [chapter 21A.46](#) of this title.  
Bulk.  
Bulk material storage.  
Bus line station/terminal.  
Bus line yard and repair facility.  
Business.  
Business, mobile.  
Business park.  
Caliper. See subsection [21A.48.135D](#) of this title.  
Canopy. See [chapter 21A.46](#) of this title.  
Canopy, drive-through. See [chapter 21A.46](#) of this title.  
Canopy, drive-through, sign. See [chapter 21A.46](#) of this title.  
Canopy sign. See [chapter 21A.46](#) of this title.  
Car pool.  
Car wash.  
Car wash as accessory use to gas station or convenience store that sells gas.  
Carpet cleaning.  
Carport.  
Cemetery.  
Certificate of appropriateness.  
Certificate of occupancy.  
Certificate, zoning.  
Change of use.  
Character Conservation District feasibility study.  
Character defining features.  
Charity dining hall.

Check cashing/payday loan business.  
Chemical manufacturing and storage.  
City Council.  
City Forester.  
Clearance (of a sign). See [chapter 21A.46](#) of this title.  
Clinic (medical/dental).  
Cold frame.  
Commercial Districts.  
Commercial food preparation.  
Commercial service establishment.  
Commercial vehicle.  
Commercial video arcade.  
Common areas, space and facilities.  
Communication tower.  
Community correctional facility.  
Community correctional facility, large.  
Community correctional facility, small.  
Community garden.  
Community recreation center.  
Compatibility.  
Compatible design.  
Compatible land use.  
Complete demolition.  
Composting.  
Concept development plan.  
Concrete and/or asphalt manufacturing.  
Conditional use.  
Condominium - condominium project and condominium unit.  
Condominium Ownership Act of 1975. See title 20, [chapter 20.56](#) of this Code.  
Condominium Ownership Act of 1975 or Act.  
Condominium unit.  
Consensus.  
Construction period.  
Construction sign. See [chapter 21A.46](#) of this title.  
Contractor's yard/office.  
Convent/monastery.  
Convention center.  
Conversion.  
Corner building.  
Corner lot.  
Corner side yard.  
Crematorium.  
Critical root zone.  
dbh. See subsection 21A.48.135D of this title.  
Daycare.  
Daycare center, adult.

Daycare center, child.  
Daycare, nonregistered home.  
Daycare, registered home daycare or preschool.  
Decibel.  
Dental laboratory/research facility.  
Design capacity.  
Design review.  
Development.  
Development entry sign. See [chapter 21A.46](#) of this title.  
Development pattern.  
Diameter at breast height. See subsection 21A.48.135D of this title.  
Directional or informational sign (private). See [chapter 21A.46](#) of this title.  
Directory sign. See [chapter 21A.46](#) of this title.  
Disabled.  
District plan and design standards.  
Dormer.  
Drive-through facility.  
Drop forge industry.  
Dwell time. See subsection 21A.46.160B of this title.  
Dwelling.  
Dwelling, accessory guest and servants' quarters.  
Dwelling, accessory unit.  
Dwelling, assisted living facility (large).  
Dwelling, assisted living facility (limited capacity).  
Dwelling, assisted living facility (small).  
Dwelling, fraternity, sorority.  
Dwelling, group home (large).  
Dwelling, group home (small).  
Dwelling, group home (small), when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage. See Dwelling, group home (small).  
Dwelling, living quarters for caretaker or security guard.  
Dwelling, living quarters for caretaker or security guard, limited to uses on lots one acre in size or larger and accessory to a principal use allowed by the zoning district. See Dwelling, living quarters for caretaker or security guard.  
Dwelling, living quarters for caretaker or security guard.  
Dwelling, manufactured home.  
Dwelling, mobile home.  
Dwelling, modular home.  
Dwelling, multi-family.  
Dwelling, residential support (large).  
Dwelling, residential support (small).  
Dwelling, rooming (boarding) house.  
Dwelling, single-family.  
Dwelling, single-family attached.  
Dwelling, twin home and two-family.  
Dwelling, two-family.

Dwelling unit.  
ET or ETo.  
ETAF.  
Ecological restoration project.  
Electronic billboard. See subsection [21A.46.160B](#) of this title.  
Electronic changeable copy sign. See [chapter 21A.46](#) of this title.  
Electronic sign. See subsection [21A.46.160B](#) of this title.  
Eleemosynary facility.  
Elevation area.  
Elevation area, first floor.  
Emergency medical service facility.  
End of life care.  
Equipment rental (indoor and/or outdoor).  
Equipment rental, sales, and service, heavy.  
Evapotranspiration (ET) rate.  
Evergreen.  
Excess dwelling units.  
Exhibition hall.  
Existing billboard. See subsection [21A.46.160B](#) of this title.  
Existing/established subdivision.  
Explosive manufacturing and storage.  
Externally illuminated sign. See [chapter 21A.46](#) of this title.  
Extractive industry.  
FAA. See section [21A.34.040](#) of this title.  
Fairground.  
Family.  
Farmers' market.  
Fee schedule.  
Fence.  
Fence, electric security.  
Fence, opaque or solid.  
Fence, open.  
Financial institution.  
Financial institution, with drive-through facility.  
Fixed dimensional standards.  
Flag, corporate. See [chapter 21A.46](#) of this title.  
Flag lot.  
Flag, official. See [chapter 21A.46](#) of this title.  
Flag, pennant. See [chapter 21A.46](#) of this title.  
Flammable liquids or gases, heating fuel distribution and storage.  
Flat sign. See [chapter 21A.46](#) of this title.  
Flea market (indoor).  
Flea market (outdoor).  
Floor.  
Floor area, gross.  
Floor area, usable.



Food processing.  
Foot-candle. See subsection 21A.46.160B of this title.  
Freestanding sign. See [chapter 21A.46](#) of this title.  
Front yard. See Yard, front.  
Fuel center.  
Fugitive dust.  
Funeral home or mortuary.  
Garage.  
Garage, attached.  
Garage/yard sale sign. See [chapter 21A.46](#) of this title.  
Gas price sign. See [chapter 21A.46](#) of this title.  
Gas pump sign. See [chapter 21A.46](#) of this title.  
Gas station.  
Gateway. See subsection 21A.46.160B of this title.  
General Plan.  
Golf course.  
Government facility requiring special design features for security purposes.  
Government office.  
Government sign. See [chapter 21A.46](#) of this title.  
Governmental facility.  
Grade, established.  
Grade, finished.  
Grade, natural.  
Grain elevator.  
Greenhouse.  
Gross floor area.  
Ground cover.  
Guest.  
Hard surfaced.  
Hazardous waste processing or storage.  
Health and fitness facility.  
Health hazard.  
Heavy manufacturing.  
Height. See section [21A.34.040](#) of this title.  
Height, exterior wall.  
Height (of a sign). See [chapter 21A.46](#) of this title.  
Height, sign face. See [chapter 21A.46](#) of this title.  
Heliport.  
Heliport, accessory. See Heliport.  
Historic buildings or sites.  
Historic Landmark Commission.  
Historic site.  
Historical marker. See [chapter 21A.46](#) of this title.  
Home occupation.  
Homeless resource center.  
Homeless shelter.

Hoop house.  
Hospice.  
Hospital, including accessory lodging facility.  
Hotel/motel.  
House museum in landmark site.  
Hunting club, duck.  
Hydrozones.  
Illegal sign. See [chapter 21A.46](#) of this title.  
Illuminance. See subsection 21A.46.160B of this title.  
Impact mitigation report.  
Impact statement.  
Impound lot.  
Incinerator, medical waste/hazardous waste.  
Incompatible use. See section [21A.34.040](#) of this title.  
Industrial assembly.  
Infill.  
Inland port.  
Inland port land use application.  
Inland port use.  
Institution.  
Interior side yard.  
Interior sign. See [chapter 21A.46](#) of this title.  
Intermodal transit passenger hub.  
Internally illuminated sign. See [chapter 21A.46](#) of this title.  
Interpretation.  
Interpretation, use.  
Irrigation audit.  
Jail.  
Jewelry fabrication.  
Kiosk. See [chapter 21A.46](#) of this title.  
Laboratory, medical, dental, optical.  
Laboratory, testing.  
Land use.  
Land Use Appeal Authority.  
Land use applicant.  
Land use application.  
Land Use Authority.  
Land use type (similar land use type).  
Landfill.  
Landfill, commercial.  
Landfill, construction debris.  
Landfill, end use plan.  
Landfill, Municipal.  
Landmark site.  
Landscape area.  
Landscape BMPs manual.

Landscape buffer.  
Landscape plan.  
Landscape yard.  
Landscaping.  
Lattice tower.  
Laundry, commercial.  
Legal conforming.  
Letter sign. See [chapter 21A.46](#) of this title.  
Library.  
Light manufacturing.  
Limousine service.  
Limousine service (large).  
Limousine service (small).  
Locally grown.  
Lodging house.  
Logo. See [chapter 21A.46](#) of this title.  
Lot.  
Lot area.  
Lot area, net.  
Lot assemblage.  
Lot, corner.  
Lot depth.  
Lot, flag.  
Lot, interior.  
Lot line, corner side.  
Lot line, front.  
Lot line, interior side.  
Lot line, rear.  
Lot width.  
Low volume irrigation.  
Major streets.  
Manufactured home.  
Manufactured/mobile home sales and service.  
Manufacturing, heavy.  
Manufacturing, light.  
Marquee. See [chapter 21A.46](#) of this title.  
Marquee sign. See [chapter 21A.46](#) of this title.  
Master plan.  
Maximum extent practicable. See subsection 21A.48.135D of this title.  
Meeting hall of membership organization.  
Memorial sign. See [chapter 21A.46](#) of this title.  
Mid block area.  
Mixed use development.  
Mobile business  
Mobile food business.  
Mobile food court.

Mobile food trailer.  
Mobile food truck.  
Monument sign. See [chapter 21A.46](#) of this title.  
Motel/hotel.  
Motion. See subsection 21A.46.160B of this title.  
Mulch.  
Municipal service uses, including City utility uses and police and fire stations.  
Museum.  
Nameplate sign. See [chapter 21A.46](#) of this title.  
Natural open space.  
Natural resource.  
Neighborhood identification sign. See [chapter 21A.46](#) of this title.  
Neon public parking sign. See [chapter 21A.46](#) of this title.  
New billboard. See subsection 21A.46.160B of this title.  
New construction.  
New development sign. See [chapter 21A.46](#) of this title.  
Noncomplying lot.  
Noncomplying structure.  
Nonconforming billboard. See subsection [21A.46.160B](#) of this title.  
Nonconforming sign. See [chapter 21A.46](#) of this title.  
Nonconforming use. See also section [21A.34.040](#) of this title.  
Nonconformity.  
Nonprecision instrument runway. See section [21A.34.040](#) of this title.  
Nursing care facility.  
Oasis.  
Obstruction.  
Off premises sign. See [chapter 21A.46](#) of this title.  
Off site.  
Off street parking.  
Office.  
Office, accessory use supporting an institutional use.  
Office and/or reception center in landmark site.  
Office, excluding medical and dental clinic and office.  
Office, publishing company.  
Office, research related.  
Office, single practitioner medical, dental, and health.  
On premises sign. See [chapter 21A.46](#) of this title.  
Open air mall. See [chapter 21A.46](#) of this title.  
Open space.  
Open space area.  
Open space on lots less than four acres in size.  
Outdoor advertising sign. See [chapter 21A.46](#) of this title.  
Outdoor dining.  
Outdoor television monitor.  
Overlay district.  
Overspray.

Owner occupant.  
Package delivery facility.  
Paint manufacturing.  
Parcel.  
Park.  
Park and ride lot.  
Park banner sign. See [chapter 21A.46](#) of this title.  
Park strip.  
Park strip landscaping.  
Parking, commercial.  
Parking facility, shared.  
Parking garage.  
Parking garage, automated.  
Parking, intensified reuse.  
Parking, leased.  
Parking, leased - alternative parking.  
Parking lot.  
Parking, off site.  
Parking, shared.  
Parking space.  
Parking study.  
Parking study - alternative parking.  
Parking, tandem.  
Parking, unbundled.  
Patio.  
Pedestrian connection.  
Perennial.  
Performance standards.  
Performing arts production facility.  
Person. See also section [21A.34.040](#) of this title.  
Persons with disabilities.  
Philanthropic use.  
Pitched roof.  
Place of worship.  
Place of worship on lot less than four acres in size.  
Planned development.  
Planning Commission.  
Planning director.  
Planting season.  
Plaza.  
Pole sign. See [chapter 21A.46](#) of this title.  
Political sign. See [chapter 21A.46](#) of this title.  
Portable sign. See [chapter 21A.46](#) of this title.  
Poultry farm or processing plant.  
Precision instrument runway. See section [21A.34.040](#) of this title.  
Premises. See [chapter 21A.46](#) of this title.

Prepared food, takeout.  
Primary entrance.  
Primary surface. See section [21A.34.040](#) of this title.  
Printing plant.  
Projecting building sign. See [chapter 21A.46](#) of this title.  
Projecting business storefront sign. See [chapter 21A.46](#) of this title.  
Projecting parking entry sign. See [chapter 21A.46](#) of this title.  
Public safety sign. See [chapter 21A.46](#) of this title.  
Public transportation, employer sponsored.  
Quality of life.  
Radio, television station.  
Railroad, freight terminal facility.  
Railroad, passenger station.  
Railroad, repair shop.  
Rainwater harvesting.  
Real estate sign. See [chapter 21A.46](#) of this title.  
Rear yard.  
Reception center.  
Record of survey map.  
Recreation (indoor).  
Recreation (outdoor).  
Recreation vehicle park.  
Recreational (playground) equipment.  
Recycling collection station.  
Recycling container.  
Recycling processing center (indoor).  
Recycling processing center (outdoor).  
Refinery, petroleum products.  
Relocatable office building.  
Research and development facility.  
Research facility, medical.  
Research facility, medical/dental.  
Residential Districts.  
Residential structure.  
Restaurant.  
Restaurant, with drive-through facility.  
Restaurant, with or without drive-through facility.  
Retail goods establishment.  
Retail goods establishment, plant and garden shop with outdoor retail sales area.  
Retail goods establishment, with drive-through facility.  
Retail goods establishment, with or without drive-through facility.  
Retail, sales and service accessory use when located within a principal building.  
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees.  
Retail service establishment.  
Retail service establishment, electronic repair shop.

Retail service establishment, furniture repair shop.  
Retail service establishment, upholstery shop.  
Retail service establishment, with drive-through facility.  
Retaining wall.  
Reuse water.  
Reverse vending machine.  
Rock, sand and gravel storage and distribution.  
Roof sign. See [chapter 21A.46](#) of this title.  
Runway. See section [21A.34.040](#) of this title.  
Sales and display (outdoor).  
Salt Lake City landscape BMPs for water resource efficiency and protection.  
Salt Lake City plant list and hydrozone schedule.  
School, college or university.  
School, K - 12 private.  
School, K - 12 public.  
School, medical/nursing.  
School, music conservatory.  
School, professional and vocational.  
School, professional and vocational (with outdoor activities).  
School, professional and vocational (without outdoor activities).  
School, seminary and religious institute.  
Schools, public or private.  
Seasonal farm stand.  
Seasonal item sales.  
Setback.  
Sexually oriented business.  
Shared housing.  
Shopping center.  
Shopping center identification sign. See [chapter 21A.46](#) of this title.  
Shopping center pad site.  
Side yard.  
Sight distance triangle.  
Sign. See [chapter 21A.46](#) of this title.  
Sign face. See [chapter 21A.46](#) of this title.  
Sign face area. See [chapter 21A.46](#) of this title.  
Sign graphics. See [chapter 21A.46](#) of this title.  
Sign maintenance. See [chapter 21A.46](#) of this title.  
Sign master plan agreement. See [chapter 21A.46](#) of this title.  
Sign painting/fabrication.  
Sign painting/fabrication (indoor).  
Sign structure or support. See [chapter 21A.46](#) of this title.  
Single-family dwelling.  
Site development permit.  
Site plan.  
Sketch plan review.  
Slaughterhouse.

Sleeping room.  
Sludge.  
Small brewery.  
Smoke or smoking.  
Snipe sign. See [chapter 21A.46](#) of this title.  
Snow cone and shaved ice hut.  
Social service mission.  
Social service mission and charity dining hall.  
Soil amendment.  
Solar array.  
Solar energy collection system, small.  
Sound attenuation. See section [21A.34.040](#) of this title.  
Special event sign. See [chapter 21A.46](#) of this title.  
Special gateway. See subsection [21A.46.160B](#) of this title.  
Special purpose districts.  
Specimen tree. See subsection [21A.48.135D](#) of this title.  
Spot zoning.  
Stabilizing.  
Stable.  
Stadium. See also [chapter 21A.46](#) of this title.  
Storage, accessory (outdoor).  
Storage and display (outdoor).  
Storage (outdoor).  
Storage, public (outdoor).  
Storage, self.  
Store, convenience.  
Store, conventional department.  
Store, fashion oriented department.  
Store, mass merchandising.  
Store, pawnshop.  
Store, specialty.  
Store, specialty fashion department.  
Store, superstore and hypermarket.  
Store, warehouse club.  
Storefront. See [chapter 21A.46](#) of this title.  
Story (floor).  
Story, half.  
Street.  
Street frontage.  
Street trees.  
Streetscape.  
Structural alteration.  
Structural soil.  
Structure. See also section [21A.34.040](#) of this title.  
Structure, accessory.  
Studio, art.



Studio, motion picture.  
Subdivision.  
TV antenna.  
Taxicab facility.  
Temporarily irrigated area.  
Temporary embellishment. See subsection 21A.46.160B of this title.  
Temporary sign. See [chapter 21A.46](#) of this title.  
Temporary use.  
Theater, live performance.  
Theater, live performance or movie.  
Theater, movie.  
Tier 2 water target.  
Tire distribution retail/wholesale.  
Transportation terminal, including bus, rail and trucking.  
Treasured landscape.  
Tree. See section [21A.34.040](#) of this title.  
Tree protection fencing. See subsection [21A.48.135D](#) of this title.  
Tree protection zone. See subsection [21A.48.135D](#) of this title.  
Trellis.  
Truck freight terminal.  
Truck stop.  
Trucking, repair, storage, etc., associated with extractive industries.  
Turf.  
Twirl time. See subsection 21A.46.160B of this title.  
Two-family dwelling.  
Undevelopable area.  
Unique residential population.  
Unit.  
Unit legalization, implied permit.  
Unit legalization permit.  
Unit legalization, substantial compliance with Life and Safety Codes.  
Urban agriculture.  
Urban farm.  
Use, principal.  
Use, unique nonresidential.  
Used or occupied.  
Utility, building or structure.  
Utility, electric generation facility.  
Utility runway. See section [21A.34.040](#) of this title.  
Utility, sewage treatment plant.  
Utility, solid waste transfer station.  
Utility, transmission wire, line, pipe or pole.  
Vacant lot.  
Vanpool.  
Vanpool, employer sponsored.  
Variance.

Vegetation.  
Vehicle.  
Vehicle, auction.  
Vehicle, automobile and truck repair.  
Vehicle, automobile and truck sales and rental (including large truck).  
Vehicle, automobile part sales.  
Vehicle, automobile rental agency.  
Vehicle, automobile repair, major.  
Vehicle, automobile repair, minor.  
Vehicle, automobile sales/rental and service.  
Vehicle, automobile sales/rental and service (indoor).  
Vehicle, automobile salvage and recycling (indoor).  
Vehicle, automobile salvage and recycling (outdoor).  
Vehicle, boat/recreational vehicle sales and service.  
Vehicle, boat/recreational vehicle sales and service (indoor).  
Vehicle, electric.  
Vehicle, recreational.  
Vehicle, recreational vehicle (RV) sales and service.  
Vehicle, truck repair (large).  
Vehicle, truck sales and rental (large).  
Vehicular sign. See [chapter 21A.46](#) of this title.  
Vending cart.  
Vending machine sign. See [chapter 21A.46](#) of this title.  
Vertical clearance.  
Vintage sign. See [chapter 21A.46](#) of this title.  
Visible. See [chapter 21A.46](#) of this title.  
Visual runway. See section [21A.34.040](#) of this title.  
Wall sign. See [chapter 21A.46](#) of this title.  
Warehouse.  
Warehouse, accessory.  
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate).  
Water body/waterway.  
Water budget.  
Water feature.  
Welding shop.  
Wholesale distribution.  
Wind energy system, large.  
Wind energy system, small.  
Window sign. See [chapter 21A.46](#) of this title.  
Wireless telecommunications facility.  
Woodworking mill.  
Yard.  
Yard, corner side.  
Yard, front.  
Yard, interior side.

Yard, rear.  
Yard, side.  
Zoning Administrator.  
Zoning districts.  
Zoning lot.  
Zoning map.  
Zoological park.

SECTION 8. That Section 21A.62.040 of the Salt Lake City Code shall be, and hereby is, amended to read as follows.

**21A.62.040: DEFINITIONS OF TERMS:**

For the purposes of this title, the following terms shall have the following meanings:

**ABUTTING:** Adjacent or contiguous including property separated by an alley, a private right of way or a utility strip.

**ACCESS TAPER:** The transitional portion of a drive access that connects a driveway to a parking pad located within a side yard.

**ACCESSORY BUILDING OR STRUCTURE:** A subordinate building or structure, located on the same lot with the main building, occupied by or devoted to an accessory use. When an accessory building or structure is attached to the main building in a substantial manner, as by a wall or roof, such accessory building shall be considered part of the main building.

**ACCESSORY LOT:** A lot adjoining a principal lot under a single ownership.

**ACCESSORY STRUCTURE:** See definition of Accessory Building Or Structure.

**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.

**ACCESSORY USE (ON ACCESSORY LOT):** See definitions of accessory use and accessory lot.

**ADAPTIVE REUSE OF A LANDMARK BUILDING:** The process of reusing a building for a purpose other than which it was built or designed for. This tool is designed for the preservation of landmark buildings whose original use is no longer feasible.

**ADMINISTRATIVE DECISION:** Any final order, requirement, decision, determination or interpretation made by a Land Use Authority in the administration or the enforcement of this title.

**AGRICULTURAL USE:** The use of a tract of land for growing crops in the open, dairying, pasturage, horticulture, floriculture, general farming uses and necessary accessory uses, including the structures necessary for carrying out farming operations and

the sales of food products and agricultural goods grown on site; provided, however, such agricultural use shall not include the following uses: the feeding of garbage to animals, the raising of poultry or furbearing animals as a principal use, or the operation or maintenance of commercial stockyards, or feed yards, slaughterhouses or rendering facilities.

**AIRPORT:** Facilities and associated land owned and operated by an airport authority or government entity that provides infrastructure and services for air travel, together with all activities necessary for, directly related to, or associated with the operation of an air carrier facility, air cargo facility or general aviation facility. Such services, infrastructure, and activities may include, but are not limited to, the following types of uses:

- A. Aircraft operation areas, including navigational aids, and air traffic control towers;
- B. Support facilities and services for airport operations, maintenance and construction;
- C. Passenger terminals and concourses;
- D. Rental car facilities and associated service sites;
- E. Vehicle parking lots and structures, including associated facilities, stations, and infrastructure;
- F. Public transportation infrastructure, including terminals, stations, and repair facilities;
- G. Safety and government facilities such as fire stations, police stations, and office space;
- H. Manufacturing and commercial uses compatible with airport environs;
- I. Retail, concessions, food and beverage establishments, including establishments that sell alcoholic beverages, and other uses primarily to serve airline passengers, general aviation patrons and other users;
- J. Energy production such as solar arrays, wind farms, geothermal, and airport utility plants;
- K. Other uses, services, infrastructure and activities as determined by the Executive Director of Airports or designee.

**ALCOHOL, BAR ESTABLISHMENT:** A business establishment as defined in title 32B, Utah Code, as amended.

**ALCOHOL, BAR ESTABLISHMENT (INDOOR):** See definition of alcohol, bar establishment.

**ALCOHOL, BAR ESTABLISHMENT (More Than 2,500 Square Feet In Floor Area):** See definition of alcohol, bar establishment.

**ALCOHOL, BAR ESTABLISHMENT (OUTDOOR):** See definition of alcohol, bar establishment.

**ALCOHOL, BAR ESTABLISHMENT (2,500 Square Feet Or Less In Floor Area):** See definition of alcohol, bar establishment.

**ALCOHOL, BREWPUB:** A restaurant type establishment that also contains a small brewery, where the product is brewed primarily for sale in the associated restaurant. Brewpubs may package their product in kegs, bottles or cans for on site or off site distribution. The alcohol to food sales revenue ratio for a brewpub shall comply with the requirements of chapter 6 (Specific Retail License Act) of title 32B (Utah Alcoholic Beverage Control Act) of the Utah Code, or its successor.

**ALCOHOL, BREWPUB (INDOOR):** See definition of alcohol, brewpub.

ALCOHOL, BREWPUB (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, brewpub.

ALCOHOL, BREWPUB (OUTDOOR): See definition of alcohol, brewpub.

ALCOHOL, BREWPUB (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, brewpub.

ALCOHOL, DISTILLERY: A business establishment that manufactures distilled, spirituous beverages, not to include those alcoholic beverages produced in a brewery or winery.

ALCOHOL, LIQUOR STORE: A facility for the sale of package liquor located on premises owned or leased by the State of Utah and operated by State employees. Referred to as a "State store" as defined in title 32B, Utah Code, as amended.

ALCOHOL RELATED ESTABLISHMENT: Tavern, bar establishment, or brewpub.

ALCOHOL, TAVERN: A business establishment as defined in title 32B, Utah Code, as amended.

ALCOHOL, TAVERN (INDOOR): See definition of alcohol, tavern.

ALCOHOL, TAVERN (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, tavern.

ALCOHOL, TAVERN (OUTDOOR): See definition of alcohol, tavern.

ALCOHOL, TAVERN (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, tavern.

ALCOHOL, WINERY: A business establishment that manufactures alcoholic beverages from the fermented juice of grapes, fruits, or other liquid bearing plants for off premises consumption, not to include those alcoholic beverages produced in a brewery or distillery.

ALLEY: A public or private right-of-way that affords a service access to abutting property.

ALTERATION: As applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side, by increasing in height, or the moving from one location or position to another.

ALTERNATIVE PARKING PROPERTY: The property for which an alternative parking requirement is proposed, pursuant to section [21A.44.050](#) of this title.

AMBULANCE SERVICE: An emergency response facility housing ambulance services, dispatching, staging, and maintenance.

AMBULANCE SERVICE (INDOOR): See definition of ambulance service.

AMBULANCE SERVICE (OUTDOOR): See definition of ambulance service.

AMPHITHEATER, FORMAL: A large open air built structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment. Formal amphitheatres typically include highly constructed elements including an elevated stage, formal lighting, stairs and other similar features.

AMPHITHEATER, INFORMAL: A small open air gathering area with a focal point that is at grade. Seating is generally created using natural or semi-natural materials such as wood or timbers, wood or stone benches or gabion seats.

AMUSEMENT PARK: A commercial facility or operation that primarily offers entertainment in the form of rides and games.

**ANCILLARY MECHANICAL EQUIPMENT:** Supplemental equipment, attached or detached, including, but not limited to, equipment for the provision of services for heat, ventilation, air conditioning, electricity, plumbing, telephone and television.

**ANIMAL, CREMATION SERVICE:** A service dedicated to the disposition of dead animal remains by means of cremation that may also provide necessary goods and services for the memorialization of the animal if requested.

**ANIMAL, KENNEL:** The keeping of more than two (2) dogs and/or two (2) cats that are more than six (6) months old. A third dog or cat may be allowed if a pet rescue permit has been approved under section [8.04.130](#) of this Code.

**ANIMAL, KENNEL ON LOTS OF FIVE ACRES OR LARGER:** See definition of animal, kennel.

**ANIMAL, PET CEMETERY:** A place designated for the burial of a dead pet animal where burial rights are sold.

**ANIMAL, POUND:** A public or licensed private facility to temporarily detain and/or dispose of stray dogs, cats and other animals.

**ANIMAL, RAISING OF FURBEARING ANIMALS:** A tract of land devoted in whole or part to the commercial raising of animals for their fur.

**ANIMAL RENDERING:** A facility that converts waste animal tissue into stable, usable products. Rendering includes the processing of animal products into more useful materials.

**ANIMAL, STABLE (PRIVATE):** A detached building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

**ANIMAL, STABLE (PUBLIC):** A building or land where animals are kept for remuneration, hire, sale, boarding, riding or show.

**ANIMAL, STOCKYARD:** An enclosure with pens, sheds, and other buildings or structures for the temporary keeping of livestock.

**ANIMAL, VETERINARY OFFICE:** A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short time boarding and shall be only incidental to such hospital use.

**ANTENNA:** Any system of wires, poles, rods, reflecting disks, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.

**ANTENNA, COMMUNICATION TOWER:** Any system of wires, poles, rods, reflecting disks, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.

**ANTENNA, COMMUNICATION TOWER, EXCEEDING THE MAXIMUM BUILDING HEIGHT IN THE ZONE:** See definition of antenna, communication tower.

**ANTENNA, LOW POWER RADIO SERVICE:** "Low power radio service antenna" means a transmitting or receiving device used in telecommunications that radiates or captures radio signals.

**ANTENNA, LOW POWER RADIO SERVICE - MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES GREATER THAN TWO FEET IN WIDTH:** "Low power radio service antenna - monopole with antennas and antenna support structures greater than two feet in width" means a self-supporting monopole tower on which antennas and antenna support structures exceeding two feet (2') in width

are placed. The antenna and antenna support structures may not exceed thirteen feet (13') in width or eight feet (8') in height.

**ANTENNA, LOW POWER RADIO SERVICE - MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES LESS THAN TWO FEET IN WIDTH:** A monopole with antennas and antenna support structures not exceeding two feet (2') in width. Antennas and antenna support structures may not exceed ten feet (10') in height.

**ANTENNA, ROOF MOUNTED:** An antenna or series of individual antennas mounted on a flat roof, mechanical room or penthouse of a building.

**ANTENNA, SATELLITE DISH:** A type of antenna capable of receiving, among other signals, television transmission signals, and which has a disk shaped receiving device, excluding wall mountable antennas with a surface size less than four hundred (400) square inches, projecting no more than two feet (2').

**ANTENNA, STEALTH:** An antenna completely disguised as another object, or otherwise concealed from view, thereby concealing the intended use and appearance of the facility. Examples of stealth facilities include, but are not limited to, flagpoles, light pole standards or architectural elements such as dormers, steeples and chimneys.

**ANTENNA, TV:** A type of antenna used to receive television transmission signals, but which is not a satellite dish antenna.

**ANTENNA, WALL MOUNTED:** An antenna or series of individual antennas mounted against the vertical wall of a building.

**ANTENNA, WHIP:** An antenna that is cylindrical in shape. Whip antennas can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

**ANTICIPATED DAILY WATER USE REPORT:** A detailed report provided by an applicant that demonstrates the anticipated daily use and/or consumption of water for the described use based on commonly accepted standards within the water utility industry.

**APARTMENT:** See definition of dwelling, multi-family.

**APPEALS HEARING OFFICER:** The Appeals Hearing Officer of Salt Lake City, Utah.

**AQUATIC RESOURCE:** High-functioning water bodies, riparian corridors, wetlands, uplands, and playas as determined by the Army Corps of Engineers.

**ARCADE:** Range of arches supporting a roofed area along with a column structure, plain or decorated over a walkway adjacent to or abutting a row of retail stores on one side or both.

**ARCHITECTURALLY INCOMPATIBLE:** Buildings or structures which are incongruous with adjacent and nearby development due to dissimilarities in style, materials, proportions, size, shape and/or other architectural or site design features.

**ART GALLERY:** An establishment engaged in the sale, loan or display of paintings, sculpture or other works of art. The term "art gallery" does not include libraries or museums.

**ARTISAN FOOD PRODUCTION:** A facility typically operated by a single business entity for the production of small-scale, hand-crafted specialty food and beverage products for on- and/or off-site sales and consumption. May include wholesale and/or retail sales.

**ARTISTS' LOFT/STUDIO:** A place designed to be used as both a dwelling and work space by an artist, artisan, or craftsperson, including persons engaged in the application,

teaching, or performance of fine arts such as, but not limited to, drawing, vocal or instrumental music, painting, sculpture, and writing.

**AUCTION (INDOOR):** A structure or enclosure where goods, livestock or vehicles are sold by auction.

**AUCTION (OUTDOOR):** A portion of land where goods, livestock or vehicles are sold by auction.

**AUDITORIUM:** A multipurpose assembly facility that is designed to accommodate conventions, live performances, trade shows, sports events and other such events.

**AUTOMATIC AMUSEMENT DEVICE:** Any machine, apparatus or device which, upon the insertion of a coin, token or similar object, operates or may be operated as a game or contest of skill or amusement and for the play of which a fee is charged, or a device similar to any such machine, apparatus or device which has been manufactured, altered or modified so that operation is controlled without the insertion of a coin, token or similar object. The term does not include coin operated televisions, ride machines designed primarily for the amusement of children, or vending machines not incorporating features of gambling or skill.

**AUTOMOBILE:** A self-propelled vehicle with wheels that can legally operate within a public right-of-way. The term includes but is not limited to passenger cars, light trucks, and recreational vehicles.

**BMP:** Best management practice. See definition of Best Management Practice (BMP) (Applies Only To Chapter 21A.48 Of This Title).

**BACKFLOW PREVENTER:** A mechanical device intended to prevent contamination of a culinary water line that meets the specifications set forth in the "Salt Lake City Landscape BMPs For Water Resource Efficiency And Protection".

**BAKERY, COMMERCIAL:** An establishment where the primary function is the baking of food products for sale, principally to the wholesale trade, not directly to the consumer.

**BASE ZONING DISTRICT:** A zoning district that reflects the four (4) basic geographically based land use categories in the city - residential areas, commercial areas, manufacturing areas and the downtown - with appropriate regulations and development standards to govern the uses in these districts.

**BASEMENT:** A story wherein each exterior wall is fifty percent (50%) or more below grade. For purposes of establishing building height, a basement shall not count toward the maximum number of stories allowed. The exposed portion of the basement wall shall not exceed five feet (5').

**BED AND BREAKFAST:** A building constructed originally as a single- family dwelling that is occupied by the property owner who offers lodging in up to seven (7) rooms on a nightly or weekly basis to paying guests. A bed and breakfast may provide breakfast to overnight guests only and shall not provide other meals.

**BED AND BREAKFAST INN:** A building that is designed to accommodate up to eighteen (18) rooms for lodging on a nightly or weekly basis to paying guests. A bed and breakfast inn may provide breakfast from internal kitchen facilities to overnight guests and their guests only other than meals that are occasionally catered from off site establishments. The owner of the bed and breakfast inn may prepare meals on site or receive catered meals for private use.

**BED AND BREAKFAST MANOR:** A building designed to accommodate up to thirty (30) rooms for lodging on a nightly or weekly basis to paying guests. A bed and breakfast



manor may provide breakfast from internal kitchen facilities to overnight guests and their guests only other than meals that are occasionally catered from off site establishments. The owner of the bed and breakfast manor may prepare meals on site or receive catered meals for private use. Restaurants operating in conjunction with a bed and breakfast manor must be approved under a separate restaurant license.

**BEST MANAGEMENT PRACTICE (BMP)** (Applies Only To Chapter 21A.48 Of This Title): A practice or system of practices and management measures found to be the most effective and practical methods of achieving an objective while making optimum use of available resources. Also sometimes called integrated management practices.

**BIODETENTION:** A low impact development term, also sometimes called a rain garden, biofilter or porous landscape detention that achieves on-site retention of stormwater through the use of vegetated depressions engineered to collect, store, and facilitate runoff infiltration.

**BIO-MEDICAL FACILITY:** An establishment that performs research and development in the field of medicine and produces biologic, biomedical, or pharmaceutical products. A bio-medical facility is not a hospital, health care facility, medical incinerator, or medical office.

**BLACKSMITH SHOP:** A facility used for the hand wrought manufacture of metal objects, such as wrought iron gates, grills and railings, light fixtures and furniture, sculpture, weapons, decorative and religious items, cooking utensils and tools.

**BLOCK:** An area or bounded by a public alley or street on all sides.

**BLOCK CORNER:** The ninety degree (90°) intersection of private property adjacent to the intersection of two (2) public street rights of way both of which are at least one hundred thirty two feet (132') wide. When applied to corner buildings, the provisions of this definition shall extend to one hundred sixty five feet (165') from the block corner on the street face and one hundred sixty five feet (165') in depth.

**BLOCK FACE:** All of the lots facing one side of a street between two (2) intersecting streets. Corner properties shall be considered part of two (2) block faces, one for each of the two (2) intersecting streets. In no case shall a block face exceed one thousand feet (1,000').

**BLOOD DONATION CENTER:** A commercial establishment whose primary function is the collection, storage and distribution of blood and blood products. The establishment may not be accessory to a hospital or medical clinic.

**BOARDING HOUSE:** See definition of Dwelling, Rooming (Boarding) House.

**BOTANICAL GARDEN:** A public or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants.

**BOTTLING PLANT:** An establishment that engages in the bottling, canning, or filling of any container with beverages for distribution. The term "bottling plant" shall not include any beverage or food manufacturing type use which is otherwise listed specifically in the table of permitted and conditional uses found in Chapter 21A.33 of this title.

**BREWERY:** A business establishment that manufactures more than fifteen thousand (15,000) barrels of beer, heavy beer, or malt liquor as otherwise defined and regulated in title 32B, Utah code, as amended.

**BUFFER YARD:** See definition of Landscape Buffer.

**BUILDABLE AREA:** The portion of the lot remaining after required yards have been provided and after the limitations of any pertinent environmental regulations have been

applied. Buildings may be placed in any part of the buildable area, but if there are limitations on percent of the lot which may be covered by buildings, some open space may be required within the buildable area.

**BUILDING:** A structure with a roof, intended for shelter or enclosure.

**BUILDING, ACCESSORY:** See definition of Accessory Building Or Structure.

**BUILDING CONNECTION:** Two (2) or more buildings which are connected in a substantial manner or by common interior space including internal pedestrian circulation. Where two (2) buildings are attached in this manner, they shall be considered a single building and shall be subject to all yard requirements of a single building. Determination of building connection shall be through the site plan review process.

**BUILDING COVERAGE:** That percentage of the lot covered by principal or accessory buildings.

**BUILDING, FRONT LINE OF:** "Front line of building" means the line of that face of the building nearest the front or corner side lot line of the lot. This face includes sun parlors, bay windows, and covered and/or uncovered porches, whether enclosed or unenclosed, but does not include uncovered steps less than four feet (4') above grade.

**BUILDING LINE:** A line dividing a required yard from other portions of a lot.

**BUILDING MATERIALS DISTRIBUTION:** A type of wholesale distributor supplying the building materials industry, but excluding retail outlets conducted in a warehouse format.

**BUILDING OFFICIAL:** The building official of the Department of Community and Neighborhoods.

**BUILDING, PRINCIPAL:** "Principal building" means a building that is used primarily for the conduct of the principal use.

**BUILDING, PUBLIC:** "Public building" means a building owned and operated, or owned and intended to be operated by a public agency of the United States of America or the State of Utah, or any of its subdivisions.

**BULK:** The size and setbacks of the buildings or structures and the location of same with respect to one another, and including: a) height and area of buildings; b) location of exterior walls in relation to lot lines, streets or other buildings; c) all open spaces allocated to buildings; d) amount of lot area required for each dwelling unit; and e) lot coverage.

**BULK MATERIAL STORAGE:** Loose, unwrapped, non-parceled, or unbundled materials stored outside.

**BUS LINE STATION/TERMINAL:** Facility used for the temporary housing or parking of buses, and the loading and unloading of passengers.

**BUS LINE YARD AND REPAIR FACILITY:** Facility for the storage and repair of buses.

**BUSINESS:** Any occupation, employment or enterprise which occupies time, attention, labor and/or materials for compensation whether or not merchandise is exhibited or sold, or services are offered.

**BUSINESS, MOBILE:** "Mobile business" means a business that conducts all or part of its operations on premises other than its own. The term "mobile business" shall not include any business involved in construction, home or building improvement, landscape construction, surveying or medical related activities, including veterinary services. The simple delivery of goods shall not constitute a mobile business.

**BUSINESS PARK:** A Business District planned and developed as an optimal environment for business occupants while maintaining compatibility with the surrounding community.

**CANNABIS PRODUCTION ESTABLISHMENT:** A facility as defined in Chapter 4-41a, Utah Code, as amended.

**CAR POOL:** A group of two (2) or more commuters, including the driver, who share the ride to and from work or other destination on a regularly scheduled basis.

**CARSHARE:** A membership-based model of car use where people rent or borrow cars for short periods of time, often by the hour. Vehicles may be made available through private individuals, a property owner/manager, or commercial companies, but are managed through a facilitator.

**CAR WASH:** The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty vehicles. A car wash may be an accessory use to a gas station or convenience store or it may be a principal use on the lot.

**CAR WASH AS ACCESSORY USE TO GAS STATION OR CONVENIENCE STORE THAT SELLS GAS:** See definition of car wash.

**CARPET CLEANING:** A facility or mobile facility used for the cleaning of carpets or rugs.

**CARPOR:** A garage not completely enclosed by walls or doors. For the purpose of this title, a carport shall be subject to all of the regulations prescribed for a garage.

**CEMETERY:** Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

**CERTIFICATE OF APPROPRIATENESS:** A certification by the Historic Landmark Commission stating that proposed work on historic property is compatible with the historic character of the property and of the Historic Preservation Overlay District in which it is located.

**CERTIFICATE OF OCCUPANCY:** An official authorization to occupy a structure as issued by the building official.

**CERTIFICATE, ZONING:** "Zoning certificate" means a written certification that a structure, use or parcel of land is, or will be, in compliance with the requirements of this title.

**CHANGE OF USE:** The replacement of an existing use by a new use, or a change in the nature of an existing use. A change of ownership, tenancy, name or management, or a change in product or service within the same use classification where the previous nature of the use, line of business, or other function is substantially unchanged is not a change of use. The conversion of existing residential units to condominiums is not a change of use.

**CHARACTER CONSERVATION DISTRICT FEASIBILITY STUDY:** A study conducted by the proposed district area or their authorized agent to determine whether or not a particular area of the City is eligible for Character Conservation District classification. The study is typically a summary report or white paper developed for the proposed Character Conservation District and there is no specific format.

**CHARACTER DEFINING FEATURES:** May include, but are not limited to, architecture or architectural features, mass and scale of buildings, streetscape, building orientation, landscaping or other items that contribute to the overall character of the area.

**CHARITY DINING HALL:** A sit down dining facility operated by a nonprofit organization to feed, without charge, the needy and the homeless.

**CHECK CASHING/PAYDAY LOAN BUSINESS:** A business that conducts transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State pursuant to the Check Cashing Registration Act. The term check cashing shall not include fully automated stand alone services located inside of an existing building, so long as the automated service incorporates no signage in the windows or outside of the building.

**CHEMICAL MANUFACTURING AND STORAGE:** A facility engaged in making and storing chemical products from raw or partially finished materials.

**CITY COUNCIL:** The City Council of Salt Lake City, Utah.

**CITY FORESTER:** The City's Urban Forestry Program Manager, or designee.

**CLINIC (MEDICAL, DENTAL):** A facility dedicated exclusively to providing medical, dental or similar examination, diagnosis, treatment, care and related healthcare services by licensed healthcare providers and other healthcare professionals practicing medicine as a group on persons on an outpatient basis. No portion of the facility may be used to provide on site inpatient care, overnight care, or twenty four (24) hour operations, unless it is in compliance with all ordinances applicable to hospitals. Laboratory facilities shall be accessory only and shall be utilized for on site care.

**COLD FRAME:** An unheated outdoor accessory structure typically consisting of, but not limited to, a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.

**COMMERCIAL DISTRICTS:** Those districts listed in subsection 21A.22.010B of this title.

**COMMERCIAL FOOD PREPARATION:** A facility in which food is processed or otherwise prepared, primarily for off-site consumption and/or sales. Facilities may be shared among various food processors, producers, or preparers. Uses may include, but are not limited to: commissary kitchen and catering.

**COMMERCIAL SERVICE ESTABLISHMENT:** A building, property, or activity, of which the principal use or purpose is the provision of services for the installation and repair, on or off site, of equipment and facilities that support principal and accessory uses to commercial and consumer users. Commercial service 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.

**COMMERCIAL VEHICLE:** A vehicle associated with a business that exceeds one (1) ton capacity. This includes but is not limited to buses, dump trucks, stake body trucks, step vans, tow trucks and tractor trailers. Taxis and limousines shall also be considered commercial vehicles.

**COMMERCIAL VIDEO ARCADE:** A principal use that contains ten (10) or more automatic amusement devices.

**COMMON AREAS, SPACE AND FACILITIES:** The property and improvements of the condominium project, or portions thereof, conforming to the definition set forth in section 57-8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, [chapter 20.56](#) of this code.)

**COMMUNICATION TOWER:** A tower structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission. A communication tower does not include "ham" radio transmission antenna.

**COMMUNITY CORRECTIONAL FACILITY:** An institutional facility licensed by or contracted by the state of Utah to provide temporary occupancy for previously incarcerated persons or parole violators, which assists such persons in making a transition from a correctional institution environment to independent living. Such facility may also provide ancillary, temporary occupancy for individuals placed as part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution. A community correctional facility may include a halfway house, work release center or any other domiciliary facility for persons released from any penal or correctional facility but still in the custody of the city, county or public agency and youth care centers or other facilities authorized to accept youth offenders. A community correctional facility includes a facility for the judicially required detention or incarceration of people who are under twenty four (24) hour supervision by sworn officers except when on an approved leave, confinement of offenders where force may be used to restrain them if they attempt to leave the institution without authorization, twenty four (24) hour supervision and confinement for youth offenders committed to the division for custody and rehabilitation, or services for parole violating offenders and/or noncompliant probationers.

**COMMUNITY CORRECTIONAL FACILITY, LARGE:** A "community correctional facility" as defined in this chapter that provides temporary occupancy for more than thirty (30) individuals exclusive of staff. Large community correctional facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of [chapter 21A.54](#) of this title, and pursuant to subsections [21A.36.110B](#), E and F of this title and pursuant to section [21A.33.040](#) of this title.

**COMMUNITY CORRECTIONAL FACILITY, SMALL:** A "community correctional facility" as defined in this chapter that provides temporary occupancy for up to thirty (30) individuals exclusive of staff. Small community correctional facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of [chapter 21A.54](#) of this title, pursuant to subsections [21A.36.110B](#), E and F of this title and pursuant to sections [21A.33.030](#) and [21A.33.040](#) of this title.

**COMMUNITY GARDEN:** An area of land managed and maintained by an identifiable group of community members used to grow and harvest food crops and/or nonfood, ornamental crops such as flowers, for personal or group use, consumption, donation, or sale, or for educational purposes. Generally operated as not for profit, limited sales and events may also occur on the site to fund the gardening activities and other charitable purposes. Private use of private land (not intended to benefit the community at large) and horticultural activities by the city on city owned land do not constitute community garden use.

**COMMUNITY RECREATION CENTER:** A place, structure, area, or other facility used for and providing social or recreational programs generally open to the public and designed to accommodate and serve segments of the community.

**COMPATIBILITY:** Capability of existing together in harmony.

**COMPATIBLE DESIGN:** The visual relationship between adjacent and nearby buildings and the immediate streetscape, in terms of a consistency of materials, colors, building

elements, building mass, and other constructed elements of the urban environment, is such that abrupt or severe differences are avoided.

**COMPATIBLE LAND USE:** A use of land and/or building(s) that, in terms of development intensity, building coverage, design, bulk and occupancy, traffic generation, parking requirements, access and circulation, site improvements, and public facilities and service demands, is consistent with and similar to neighboring uses and does not adversely affect the quality of life of persons in surrounding or nearby buildings.

**COMPLETE DEMOLITION:** Any act or process that destroys or removes seventy five percent (75%) or more of the exterior walls and/or total floor area of a structure, improvement or object.

**COMPOSTING:** A method of solid waste management whereby the organic component of the waste stream is biologically decomposed under controlled conditions to a state in which the end product or compost can be safely handled, stored or applied to the land without adversely affecting human health or the environment.

**CONCEPT DEVELOPMENT PLAN:** A conceptual plan submitted for review and comment in order to obtain guidance from the City regarding how City requirements would apply to a proposed planned development.

**CONCRETE AND/OR ASPHALT MANUFACTURING:** A use engaged in making and delivering "ready mix" type concrete and asphalt from batch plant operations. This use excludes cement manufacturing.

**CONDITIONAL USE:** A land use that because of its unique characteristics or potential impact on the Municipality, surrounding neighbors or adjacent land uses may not be compatible in some area or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

**CONDOMINIUM - CONDOMINIUM PROJECT AND CONDOMINIUM UNIT:** Property or portions thereof conforming to the definitions set forth in section 57-8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, [chapter 20.56](#) of this Code.)

**CONDOMINIUM OWNERSHIP ACT OF 1975 OR ACT:** The provisions of chapter 8 of title 57 of Utah Code Annotated, as amended in 1975. (See title 20, [chapter 20.56](#) of this Code.)

**CONDOMINIUM UNIT:** See definition of condominium - condominium project and condominium unit.

**CONSENSUS:** General agreement characterized by the absence of sustained and substantial opposition to issues by the concerned interests and by a process that involves seeking to take into account the views of all parties concerned and to reconcile any conflicting arguments. Consensus does not imply unanimity.

**CONSTRUCTION PERIOD:** The time period between when the building permit is obtained and the certificate of occupancy is issued.

**CONTRACTOR'S YARD/OFFICE:** A use that provides construction businesses with a base of operations that can include office space and indoor/outdoor storage of construction equipment or materials used by the construction business. This use excludes salvage or recycling operations.

**CONVENT/MONASTERY:** The dwelling place for a community of persons bound by vows to a religious order or congregation.

**CONVENTION CENTER:** A facility designed for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on premises consumption.

**CONVERSION:** A proposed change in the type of ownership of a parcel or parcels of land, together with the existing attached structures, from single ownership of said parcel, such as an apartment house or multi-family dwelling, into that defined as a condominium project or other ownership arrangement involving separate ownership of individual units combined with joint collective ownership of common areas, facilities or elements. (See title 20, [chapter 20.56](#) of this Code.)

**CORNER BUILDING:** A building, the structure of which rises above the ground within one hundred feet (100') of a block corner on the street face and one hundred feet (100') in depth.

**CORNER LOT:** See definition of lot, corner.

**CORNER SIDE YARD:** See definition of yard, corner side.

**CREMATORIUM:** A. As applied to funeral homes or mortuaries: A dedicated area within a licensed funeral home or mortuary building, or an accessory building of a licensed funeral home or mortuary, wherein human remains are cremated in a cremation retort.

B. As applied to pets: A dedicated area within a building approved for animal cremation service or an accessory building of an approved animal cremation service use wherein dead animals are cremated in a cremation retort.

**CRITICAL ROOT ZONE:** The area of soil surrounding a tree, where roots critical to the tree's health and survival are likely to be present.

**DATA CENTER:** An establishment that centralizes information technology operations and equipment for the purposes of storing, processing, and disseminating data and applications.

**DAYCARE:** Persons, associations, corporations, institutions or agencies providing on a regular basis care and supervision (regardless of educational emphasis) to children under fourteen (14) years of age, in lieu of care and supervision ordinarily provided by parents in their own homes, with or without charge, are engaged in providing child "daycare" for purposes of this title. Such providers and their facilities shall be classified as defined herein and shall be subject to the applicable provisions of title 5, title 9, chapters 9.08 through 9.20, 9.28 through 9.40, and title 14, [chapter 14.36](#) of this Code, this title, and applicable State law.

**DAYCARE CENTER, ADULT:** A nonmedical facility for the daytime care of adults who, due to advanced age, handicap or impairment, require assistance and/or supervision during the day by staff.

**DAYCARE CENTER, CHILD:** An establishment providing care and maintenance to seven (7) or more children at any one time of any age separated from their parents or guardians.

**DAYCARE, NONREGISTERED HOME:** "Nonregistered home daycare" means a person who uses his/her principal place of residence to provide daycare for no more than two (2) children.

**DAYCARE, REGISTERED HOME DAYCARE OR PRESCHOOL:** "Registered home daycare or preschool daycare" means the use of a principal place of residence to provide

educational or daycare opportunities for children under age seven (7) in small groups. The group size at any given time shall not exceed eight (8), including the provider's own children under age seven (7).

**DECIBEL:** A logarithmic and dimensionless unit of measure of ten (10) used to describe the amplitude of sound. Decibel is denoted as "dB".

**DESIGN REVIEW:** A design that is allowed only after review and approval as set forth in [chapter 21A.59](#) of this title, which includes a comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, height, setbacks, front facade glass, architecture, materials, colors, lighting and signs in accordance with a set of adopted criteria and standards.

**DEVELOPMENT:** The carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into parcels by any person. The following activities or uses shall be taken for the purposes of these regulations to involve "development":

- A. The construction of any principal building or structure;
- B. Increase in the intensity of use of land, such as an increase in the number of dwelling units or an increase in nonresidential use intensity that requires additional parking;
- C. Alteration of a shore or bank of a pond, river, stream, lake or other waterway;
- D. Commencement of drilling (except to obtain soil samples), the driving of piles, or excavation on a parcel of land;
- E. Demolition of a structure;
- F. Clearing of land as an adjunct of construction, including clearing or removal of vegetation and including any significant disturbance of vegetation or soil manipulation; and
- G. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken for the purpose of these regulations to involve "development":

- A. Work by a highway or road agency or railroad company for the maintenance of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way;
- B. Utility installations as stated in Subsection [21A.02.050B](#) of this title;
- C. Landscaping for residential uses; and
- D. Work involving the maintenance of existing landscaped areas and existing rights-of-way such as setbacks and other planting areas.

**DEVELOPMENT PATTERN:** The development pattern standard applies to principal building height and wall height, attached garage placement and width, detached garage placement, height, wall height, and footprint size. A development pattern shall be established when three (3) or more existing structures are identified to establish the pattern, or in the case that three (3) structures constitutes more than fifty percent (50%) of the structures on the block face fifty percent (50%) of the structures shall establish a pattern.

**DISABLED:** See definition of persons with disabilities.

**DISTRICT PLAN AND DESIGN STANDARDS:** Proposed design standards and provides for review of site plans in Character Conservation Districts, to ensure that the



character and distinctive features of these districts are maintained and reinforced by new construction.

**DORMER:** An extension built out from a sloping roof to accommodate a vertical window. A dormer has a small gabled or shed roof, and is secondary to the primary roof. A dormer is contained entirely within the primary roof structure.

**DRIVE-THROUGH FACILITY:** A facility which by design, physical facilities, service or packaging procedures, encourages or permits customers to transact business, receive services or goods, or be entertained while remaining in their motor vehicles.

**DROP FORGE INDUSTRY:** A facility used for forging metal between two (2) dies, one of which is fixed, the other acting by gravity or by steam or hydraulic pressure.

**DWELLING:** A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, shared housing developments boarding houses and lodging houses.

**DWELLING, ACCESSORY GUEST AND SERVANTS' QUARTERS:** Accessory living quarters with or without kitchen facilities located on the same lot as the principal use and meeting all yard and bulk requirements of the applicable district.

**DWELLING, ACCESSORY UNIT:** A type of accessory use that includes a residential unit that is located on the same lot as a single-family attached or detached dwelling unit, either internal to or attached to the single-family unit or in a detached structure. The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, and separate kitchen, sleeping area, closet space, and bathroom facilities.

**DWELLING, ASSISTED LIVING FACILITY (LARGE):** A residential facility, occupied by seventeen (17) or more individuals, licensed by the State of Utah under Title 26, Chapter 21 of the Utah Code or its successor, that provides healthcare and assistance with activities of daily living and social care, including hospice care and respite care, as defined in Utah Code Section 26-21-2 or its successor.

**DWELLING, ASSISTED LIVING FACILITY (LIMITED CAPACITY):** A residential facility, occupied by two (2) to five (5) individuals, licensed by the State of Utah under title 26, chapter 21 of the Utah Code or its successor, that provides healthcare and assistance with activities of daily living and social care, including hospice care and respite care, as defined in Utah Code section 26-21-2 or its successor.

**DWELLING, ASSISTED LIVING FACILITY (SMALL):** A residential facility, occupied by six (6) to sixteen (16) individuals, licensed by the State of Utah under title 26, chapter 21 of the Utah Code or its successor, that provides healthcare and assistance with activities of daily living and social care, including hospice care and respite care, as defined in Utah Code section 26-21-2 or its successor.

**DWELLING, CONGREGATE CARE FACILITY (LARGE):** A facility that provides temporary housing and assistance to seven (7) or more individuals, and/or their family members, who are suffering from a life-threatening illness, or injury, while they are receiving medical treatment. The term "congregate care facility (large)" does not include places of worship, social and community services organizations, homeless shelters, homeless resource centers, assisted living facilities, community dining halls, group home dwellings, residential support dwellings, and other similar facilities.

**DWELLING, CONGREGATE CARE FACILITY (SMALL):** A facility that provides temporary housing and assistance to up to six (6) individuals, which includes any family members, who are suffering from a life-threatening illness, or injury, while they are receiving medical treatment. The term "congregate care facility (small)" does not include places of worship, social and community services organizations, homeless shelters, homeless resource centers, assisted living facilities, community dining halls, group home dwellings, residential support dwellings, and other similar facilities.

**DWELLING, FRATERNITY, SORORITY:** A building which is occupied only by a group of university or college students who receive lodging and/or meals on the premises in exchange for compensation, and are associated together in a fraternity/sorority that is officially recognized by the university or college and that has a national affiliation.

**DWELLING, GROUP HOME (LARGE):** A residential treatment facility, occupied by seven (7) or more individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor that provides a twenty four (24) hour group living environment for individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. A group home dwelling includes a recovery residence, but does not include a boarding school or foster home as defined in title 62A, chapter 2 of the Utah Code or its successor, or a residential support dwelling as defined in this chapter.

**DWELLING, GROUP HOME (SMALL):** A residential treatment facility, occupied by two (2) to six (6) individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor that provides a twenty four (24) hour group living environment for individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. A group home dwelling includes a recovery residence, but does not include a boarding school or foster home as defined in title 62A, chapter 2 of the Utah Code or its successor, or a residential support dwelling as defined in this chapter.

**DWELLING, GROUP HOME (SMALL), WHEN LOCATED ABOVE OR BELOW FIRST STORY OFFICE, RETAIL, OR COMMERCIAL USE, OR ON THE FIRST STORY WHERE THE UNIT IS NOT LOCATED ADJACENT TO STREET FRONTAGE:** See definition of dwelling, group home (small).

**DWELLING, LIVING QUARTERS FOR CARETAKER OR SECURITY GUARD:** A residence, secondary and accessory to a principal use for persons employed principally on site for purposes of care and protection of persons, property, plants, animals, equipment, or other circumstances on site or on contiguous lots under the same ownership.

**DWELLING, LIVING QUARTERS FOR CARETAKER OR SECURITY GUARD, LIMITED TO USES ON LOTS ONE ACRE IN SIZE OR LARGER AND ACCESSORY TO A PRINCIPAL USE ALLOWED BY THE ZONING DISTRICT:** See definition of dwelling, living quarters for caretaker or security guard.

**DWELLING, MANUFACTURED HOME:** A dwelling transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a

permanent foundation. A manufactured home dwelling shall be connected to all utilities required for permanent dwellings and shall be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974. A manufactured home dwelling is a type of manufactured home that is considered a single-family dwelling for the purposes of this title. (See definition of dwelling, mobile home.) A modular home is a type of manufactured home that is a dwelling transported in one or more sections that is fixed to a permanent site built foundation and connected to all utilities required for a permanent dwelling. The dwelling shall have a minimum roof pitch of three to twelve (3:12) and the nongable roof ends shall have a minimum overhang of twelve inches (12"). The dwelling shall also meet all Uniform Building Code regulations and have a minimum width of twenty feet (20'). A "modular home dwelling" is a type of manufactured home that is considered a single-family dwelling for the purposes of this title.

**DWELLING, MOBILE HOME:** A transportable, factory built home, designed as a year round residential dwelling and built prior to June 15, 1976, the effective date of the National Manufactured Housing Construction and Safety Standards Act of 1974. The following are not included in the mobile home definition:

- A. Travel trailers, motor homes, camping trailers, or other recreational vehicles.
- B. Manufactured and modular housing designed to be set on a permanent foundation.

**DWELLING, MODULAR HOME:** See definition of dwelling, manufactured home.

**DWELLING, MULTI-FAMILY:** A building containing three (3) or more dwellings on a single lot. For purposes of determining whether a lot is in multiple-family dwelling use, the following considerations shall apply:

A. Multiple-family dwelling uses may involve dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like.

B. Any multiple-family dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a hotel/motel.

**DWELLING, RESIDENTIAL SUPPORT (LARGE):** A residential facility, occupied by seven (7) or more unrelated individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor which provides the necessities of life as a protective service to individuals or families who have a disability or who are experiencing a dislocation or emergency that prevents them from providing these services for themselves or their families.

**DWELLING, RESIDENTIAL SUPPORT (SMALL):** A residential facility, occupied by up to six (6) unrelated individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor which provides the necessities of life as a protective service to individuals or families who have a disability or who are experiencing a dislocation or emergency that prevents them from providing these services for themselves or their families.

**DWELLING, ROOMING (BOARDING) HOUSE:** A building or group of attached or detached buildings containing in combination at least three (3) lodging units for occupancy on at least a monthly basis, with or without board, as distinguished from hotels and motels in which rentals are generally for daily or weekly periods and occupancy is by transients.

**DWELLING, SINGLE-FAMILY:** A detached building containing only one dwelling unit surrounded by yards that is built on site or is a modular home dwelling that resembles site

built dwellings. Mobile homes, travel trailers, housing mounted on self-propelled or drawn vehicles, tents, or other forms of temporary housing or portable housing are not included in this definition. All living areas of a single-family dwelling shall be accessible and occupied by the entire family.

**DWELLING, SINGLE-FAMILY ATTACHED:** A dwelling unit that is attached via a common party side wall to at least one other such dwelling and where at least three (3) such dwellings are connected together.

**DWELLING, TWIN HOME AND TWO-FAMILY:** A building containing one dwelling separated from one other dwelling by a vertical party wall. Such a dwelling shall be located on its own individual lot.

**DWELLING, TWO-FAMILY:** A detached building containing two (2) dwelling units on a single lot.

**DWELLING UNIT:** See definition of dwelling.

**ET OR ETO:** See definition of evapotranspiration (ET) rate.

**ETAF:** Evapotranspiration adjustment factor. See definition of evapotranspiration (ET) rate.

**ECOLOGICAL RESTORATION PROJECT:** A project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

**ELEVATION AREA:** The area or portion thereof (in square feet) of an architectural elevation of one side of a building.

**ELEVATION AREA, FIRST FLOOR:** The elevation area or portion thereof (in square feet) of the first or ground floor (story) of one side of a building.

**EMERGENCY MEDICAL SERVICE FACILITY:** A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only. An emergency medical service facility shall not provide twenty four (24) hour service unless it meets all zoning requirements applicable to hospitals.

**END OF LIFE CARE:** Care given to the terminally ill which includes medical, palliative, psychosocial, spiritual, bereavement and supportive care, and treatment.

**EQUIPMENT RENTAL (INDOOR AND/OR OUTDOOR):** A use involving the rental of equipment including tools, lawn and garden equipment, party supplies and similar goods and equipment, including storage and incidental maintenance. This term excludes heavy construction vehicles and equipment.

**EQUIPMENT RENTAL, SALES, AND SERVICE, HEAVY:** A type of use involving the rental of equipment, including heavy construction vehicles and equipment, in which all operations are not contained within fully enclosed buildings.

**EVAPOTRANSPIRATION (ET) RATE:** The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time. Reference ET or ETO is a standard of measurement of environmental parameters that affect the water use of plants. ETO is expressed in inches of water per day, month, or year and is an estimate of the evapotranspiration of a large field of four inch (4") to seven inch (7") tall cool season grass that is well watered. Reference ET is used as a basis for determining the maximum applied water allowances. Reference ET for the Salt Lake City area is defined in the "Salt Lake City Plant List and Hydrozone Schedule". The evapotranspiration adjustment factor (ETAF) is a coefficient that adjusts reference evapotranspiration (ETo)

values based on a plant factor (PF) and irrigation efficiency (IE) and is used to calculate the maximum amount of water that can be applied to a landscape.

**EVERGREEN:** A plant having foliage that remains on the plant throughout the year.

**EXCESS DWELLING UNIT:** A dwelling unit which is not permitted by zoning regulations applicable to the property where the unit is located and which is not a legal nonconforming use recognized by the City.

**EXHIBITION HALL:** A facility used to house exhibits and displays, where individuals and groups gather to view exhibits, promote and share common interests.

**EXISTING/ESTABLISHED SUBDIVISION:** Any subdivision for which a plat has been approved by the City and recorded prior to the effective date hereof.

**EXPLOSIVE MANUFACTURING AND STORAGE:** A use engaged in making and storage of explosive devices, but excluding explosive materials wholesale distributors.

**EXTRACTIVE INDUSTRY:** An establishment engaged in the on site extraction of surface or subsurface mineral products or natural resources. Typical extractive industries are quarries, barrow pits, sand and gravel operations, oil and gas extraction, and mining operations.

**FAIRGROUND:** A use including, but not limited to: agricultural related office buildings, animal shows and judging, carnivals, circuses, community meeting or recreational buildings and uses, concerts, food booths and stands, games, rides, rodeos, sales and auctions, storage, theaters.

**FAMILY:**

A. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or

B. A group of not more than three (3) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or

C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, residential support dwelling, a lodge or a fraternity/sorority house.

**FARMERS' MARKET:** An establishment for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.

**FEE SCHEDULE:** The Salt Lake City consolidated fee schedule which, among other things, shows the fees required in connection with applications for a zoning amendment, a special exception, a conditional use, a zoning certificate, a certificate of occupancy, sign certificate, or any other type of approval required by the provisions of this title.

**FENCE:** A structure erected to provide privacy or security which defines a private space and may enhance the design of individual sites. A wall or similar barrier shall be deemed a fence.

**FENCE, ELECTRIC SECURITY:** "Electric security fence" means a fence designed to protect a property or properties from intrusion by means of conducting an electric current along one or more wires thereof so that a person or animal touching any such wire or wires will receive an electric shock.

**FENCE, OPAQUE OR SOLID:** An artificially constructed solid or opaque barrier that blocks the transmission of at least ninety five percent (95%) of light and visibility through the fence, and is erected to screen areas from public streets and abutting properties.

**FENCE, OPEN:** An artificially constructed barrier that blocks the transmission of a maximum of fifty percent (50%) of light and visibility through the fence, and is erected to separate private property from public rights of way and abutting properties.

**FINANCIAL INSTITUTION:** A building, property or activity, the principal use or purpose of which is the provision of financial services, including, but not limited to, banks, facilities for automated teller machines (ATMs), credit unions, savings and loan institutions, stock brokerages and mortgage companies. "Financial institution" shall not include any use or other type of institution which is otherwise listed in the table of permitted and conditional uses for each category of zoning district or districts under this title.

**FINANCIAL INSTITUTION, WITH DRIVE-THROUGH FACILITY:** See definitions of Financial Institution and Drive-Through Facility.

**FIXED DIMENSIONAL STANDARDS:** Numerical maximum or minimum conditions which govern the development on a site.

**FLAG LOT:** A lot of irregular configuration in which an access strip (a strip of land of a width less than the required lot width) connects the main body of the lot to the street frontage. (See illustration in section [21A.62.050](#) of this chapter.)

**FLAMMABLE LIQUIDS OR GASES, HEATING FUEL DISTRIBUTION AND STORAGE:** A type of wholesale distributor engaged in supplying flammable liquids, gases and/or heating fuel.

**FLEA MARKET (INDOOR):** A building devoted to the indoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.

**FLEA MARKET (OUTDOOR):** An outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.

**FLOOR:** See definition of Story (Floor).

**FLOOR AREA, GROSS:** "Gross floor area" (for determining size of establishment) means the sum of the gross horizontal area of all floors of the building measured from the exterior face of the exterior walls or from the centerline of walls separating two (2) buildings. The floor area of a building shall include basement floor area, penthouses, attic space having headroom of seven feet (7') or more, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses. Space devoted to open air off street parking or loading shall not be included in floor area.

The floor area of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks, shall be determined on the basis of height in feet (i.e., 10 feet in height shall equal 1 floor).

**FLOOR AREA, USABLE:** "Usable floor area" (for determining off street parking and loading requirements) means the sum of the gross horizontal areas of all floors of the building, as measured from the outside of the exterior walls, devoted to the principal use, including accessory storage areas located within selling or working space such as counters, racks, or closets, and any floor area devoted to retailing activities, to the

production or processing of goods or to business or professional offices. Floor area for the purposes of measurement for off street parking spaces shall not include:

A. Floor area devoted primarily to mechanical equipment or unfinished storage areas;

B. Floor area devoted to off street parking or loading facilities, including aisles, ramps, and maneuvering space.

**FOOD PROCESSING:** Manufacturing establishment producing or processing food and related products for consumption.

**FRONT YARD:** See definition of yard, front.

**FUEL CENTER:** A subordinate building site located on the same site as a principal building/use for the sale and dispensing of motor fuels or other petroleum products and the sale of convenience retail.

**FUGITIVE DUST:** Solid airborne particulate matter emitted from any source other than through a stack or chimney.

**FUNERAL HOME OR MORTUARY:** An establishment where the activities necessary for the care and custody of the dead, including: refrigeration, embalming; cremation; other necessary care; viewings; wakes; funerals; and other rites and ceremonies consistent with the proper final disposition of the dead, are conducted.

**GARAGE:** An accessory building or portion of a building designed or used for the storage of vehicles used by the occupants of the principal building.

**GARAGE, ATTACHED:** A garage that has a roof or wall of which fifty percent (50%) or more is attached to and in common with a principal building. An attached garage shall be considered part of the principal building and shall be subject to all yard requirements of the principal building.

**GAS STATION:** A principal building site and structures for the sale and dispensing of motor fuels or other petroleum products and the sale of convenience retail.

**GENERAL PLAN:** The comprehensive plan for Salt Lake City adopted by the City Council.

**GOLF COURSE:** An outdoor area of land laid out for golf with a series of holes each including tee, fairway and putting green and often one or more natural or artificial hazards. A golf course may also consist of a club house or building where activities associated with golf take place including retail sales and/or services, a cafe venue where meals are prepared and served, an office and area where private or public events and other similar activities associated with a golf course takes place.

**GOVERNMENT FACILITY REQUIRING SPECIAL DESIGN FEATURES FOR SECURITY PURPOSES:** A building or structure owned, operated, or occupied by a governmental agency to provide a governmental service to the public. Such facility has the necessity of augmented security features. This type of facility does not include those of an industrial nature or prisons.

**GOVERNMENT OFFICE:** A building or structure used primarily for office use that is owned, operated, or occupied by a governmental agency to provide a governmental service to the public.

**GOVERNMENTAL FACILITY:** State or Federal government operations providing services from specialized facilities, such as the Highway Department Maintenance/Construction, State Police and Federal Bureau of Investigation, etc. Local government operations providing services from specialized facilities, such as road maintenance/construction, equipment and materials storage, greenhouses, etc. Local

government operations providing services from nonspecialized facilities shall be considered office uses. State or Federal operations providing services from nonspecialized facilities shall also be considered office uses.

**GRADE, ESTABLISHED:** The grade of a property prior to the most recent proposed development or construction activity. On developed lots, the Zoning Administrator shall estimate established grade if not readily apparent, by referencing elevations at points where the developed area appears to meet the undeveloped portions of the land. The estimated grade shall tie into the elevation and slopes of adjoining properties without creating a need for new retaining wall, abrupt differences in the visual slope and elevation of the land, or redirecting the flow of runoff water.

**GRADE, FINISHED:** "Finished grade" means the final grade of a site after reconfiguring grades according to an approved site plan related to the most recent building permit activity on a site.

**GRADE, NATURAL:** The elevation of the surface of the ground which has been created through the action of natural forces and has not resulted from manmade cuts, fills, excavation grading or similar earthmoving processes.

**GRAIN ELEVATOR:** A storage area or structure where grain products are temporarily stored for transfer to trucks, train cars, or other forms of transportation.

**GREENHOUSE:** A temporary or permanent accessory structure typically made of, but not limited to, glass, plastic, or fiberglass in which plants are cultivated.

**GROSS FLOOR AREA:** See definition of floor area, gross.

**GROUND COVER:** Any perennial evergreen plant material species that generally does not exceed twelve inches (12") in height and covers one hundred percent (100%) of the ground all year.

**GROUND MOUNTED UTILITY BOXES:** Such equipment and facilities, including pedestals, boxes, cabinets, meters or other ground mounted facilities and associated equipment that extend over six inches (6") above ground level used for the transmission or distribution of utilities.

**GUEST:** Any person hiring or occupying a room for living or sleeping purposes.

**HARD SURFACED:** A concrete, asphalt, brick, stone turf block, or other surface approved by the city engineer that is suitable for vehicle traffic.

**HAZARDOUS WASTE PROCESSING OR STORAGE:** A facility that treats, stores, recycles, incinerates or transfers hazardous waste. Hazardous waste shall include any waste material that is subject to Utah Code title 19.

**HEALTH AND FITNESS FACILITY:** A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums (except facilities owned by a governmental entity), private clubs (athletic, health, or recreational), reducing salons, tanning salons, and weight control establishments.

**HEALTH HAZARD:** A classification of a chemical for which there is statistically significant evidence based on a generally accepted study conducted in accordance with established scientific principles that acute or chronic health effects may occur in exposed persons. The term "health hazard" includes chemicals which are carcinogens, toxic or highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, neurotoxins, agents which act on the hematopoietic system, and agents which damage the lungs, skin, eyes or mucous membranes.



**HEAVY MANUFACTURING:** The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards, or that otherwise do not constitute "light manufacturing". Heavy manufacturing generally includes processing and fabrication of large or bulky products, products made from extracted or raw materials, or products involving flammable or explosive materials and processes which require extensive floor areas or land areas for the fabrication and/or incidental storage of the products. The term "heavy manufacturing" shall include uses such as refineries and chemical manufacturing. The term "heavy manufacturing" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.

**HEIGHT, BUILDING - IN THE FR, FP, R-1, R-2, AND SR DISTRICTS:** The vertical distance between the top of the roof and established grade at any given point of building coverage.

**HEIGHT, BUILDING - OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS:** The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof (see illustration in section [21A.62.050](#) of this chapter).

**HEIGHT, EXTERIOR WALL:** The vertical distance of any building wall measured from finished grade to the top of the wall plate.

**HELIPORT:** A facility or structure that is intended or used for the landing and takeoff of rotary wing aircraft, but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of such aircraft.

**HELIPORT, ACCESSORY:** See definition of heliport.

**HISTORIC BUILDINGS OR SITES:** Those buildings or sites listed on the National Register of Historic Places.

**HISTORIC LANDMARK COMMISSION:** The Historic Landmark Commission of Salt Lake City, Utah. (See section [21A.06.050](#) of this title.)

**HISTORIC SITE:** See definition of landmark site.

**HOME OCCUPATION:** A business, profession, occupation, or trade conducted for gain or support and located and conducted within a dwelling unit, which use is accessory, incidental and secondary to the use of the building for dwelling purposes and does not change the essential residential character of appearance of such building and subject to the regulations set forth in section [21A.36.030](#) of this title.

**HOMELESS RESOURCE CENTER:** An establishment in which co-located supportive services such as sleeping, bathing, eating, laundry facilities, and housing case management is provided on an emergency basis for individuals experiencing homelessness. Additional services may include preparation and distribution of food; medical care and treatment; behavioral and mental health counseling; employment counseling; educational instruction, and vocational training.

**HOMELESS SHELTER:** An establishment in which sleeping accommodations are provided on an emergency basis for individuals experiencing homelessness.

**HOOP HOUSE:** A temporary or permanent accessory structure typically made of, but not limited to, piping or other material covered with translucent plastic, constructed in a "half

round" or "hoop" shape, for the purposes of growing plants. A hoop house is considered more temporary than a greenhouse.

**HOSPICE:** A program of care for the terminally ill and their families which occurs in a home or in a healthcare facility and which provides medical, palliative, psychological, spiritual, and supportive care and treatment.

**HOSPITAL, INCLUDING ACCESSORY LODGING FACILITY:** An institution licensed by the State of Utah specializing in giving clinical, temporary, or emergency services of a medical or surgical nature to human patients.

**HOTEL/MOTEL:** An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include, but shall not be limited to, conference and meeting rooms, restaurants, reception centers, and recreational facilities.

**HOUSE MUSEUM IN LANDMARK SITE:** A dwelling unit which is converted from its original principal use as a dwelling unit to a staffed institution dedicated to educational, aesthetic or historic purposes. Such museum should include a staff who commands an appropriate body of special knowledge necessary to convey the historical, aesthetic or architectural attributes of the building and its collections to the general public. Such staff should also have the ability to reach museological decisions consonant with the experience of his or her peers and have access to and acquaintance with the literature of the field. Such museum should maintain either regular hours or be available for appointed visits such that access is reasonably convenient to the public.

**HUNTING CLUB, DUCK:** Private association organized to participate in duck hunting activities on private property.

**HYDROZONES:** In a landscape, when plants with similar water needs are grouped together and irrigated together for the purpose of using water efficiently. A hydrozone may be irrigated or nonirrigated. Hydrozones and applicable plants are further defined in the "Salt Lake City Plant List and Hydrozone Schedule".

**IMPACT MITIGATION REPORT:** A report provided by an inland port land use applicant that identifies all potential detrimental impacts that may be produced by an inland port use. The impact mitigation report includes the topics required in section [21A.34.150](#) of this title and any other information deemed necessary by the Planning Director for the Planning Commission to evaluate the detrimental impacts identified in [chapter 21A.54](#) of this title.

**IMPACT STATEMENT:** A statement containing an analysis of a project's potential impact on the environment, traffic, aesthetics, schools, and/or Municipal costs and revenues, as well as comments on how the development fits into the General Plan of Salt Lake City.

**IMPOUND LOT:** A facility that provides temporary storage for vehicles that are to be claimed by titleholders or their agents.

**INCINERATOR, MEDICAL WASTE/HAZARDOUS WASTE:** A device using heat, for the reduction of medical/hazardous waste materials, as defined by the State of Utah Division of Solid and Hazardous Waste.

**INDUSTRIAL ASSEMBLY:** An industrial use engaged in the fabrication of finished or partially finished products from component parts produced off site. Assembly use shall

not entail metal stamping, food processing, chemical processing or painting other than painting that is accessory to the assembly use.

**INFILL:** New development that occurs within an already developed area where building patterns and lot platting are already established.

**INLAND PORT:** The use of land as defined in Utah Code chapter 11-58 and its successor.

**INLAND PORT LAND USE APPLICATION:** Any application required by this title and any required building permits, utility permits, or other permits required by the City necessary to develop an inland port use.

**INLAND PORT USE:** A use of land that supports, promotes and depends on the proximity to the inland port as defined in Utah Code chapter 11-58 and its successor.

**INSTITUTION:** An organization or establishment providing religious, educational, charitable, medical, cultural or governmental services.

**INTERIOR SIDE YARD:** See definition of yard, interior side.

**INTERMODAL TRANSIT PASSENGER HUB:** A publicly owned and operated central transit passenger transfer facility servicing rail, bus, shuttle, limousine, taxis, bicyclists and pedestrians and may include, but is not limited to, the following complementary land uses such as offices, restaurants, retail sales and services, bus line terminals, bus line yards and repair facilities, limousine service and taxicab facilities.

**INTERPRETATION:** An administrative decision regarding the general provisions of this title to specific cases. Interpretations shall not include administrative decisions that will affect a permitted use, conditional use or nonconforming use.

**INTERPRETATION, USE:** An administrative decision of this title related to specific cases which affect permitted use or conditional use provisions within a specific district and affect nonconforming uses.

**IRRIGATION AUDIT:** An in depth evaluation of the performance of an irrigation system that includes, but is not limited to, an on site inspection, system tune up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

**JAIL:** A place for lawful confinement of persons. For the purpose of this title, a jail shall not include community correctional facilities and mental hospitals. A jail includes a facility for the judicially required detention or incarceration of people who are under twenty four (24) hour supervision by sworn officers, and confinement of offenders where force may be used to restrain them if they attempt to leave the institution without authorization.

**JEWELRY FABRICATION:** The production of jewelry from component materials, diamond cutting and related activities.

**LABORATORY, MEDICAL RELATED:** An establishment that performs research and analysis of medical tests and biologic samples collected for the purpose of medical diagnosis. A medical related laboratory is not a bio-medical facility.

**LAND USE:** The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility for the purpose for which the land or building is occupied, or maintained, arranged, designed or intended.

**LAND USE APPEAL AUTHORITY:** The designated or appointed Land Use Appeals Hearing Officer(s) for Salt Lake City.

**LAND USE APPLICANT:** An individual or entity that submits a land use application. A land use applicant shall be the owner of the property or a designated representative of the owner.

**LAND USE APPLICATION:** An application required by this title for any process, development, or permit required by this title. A land use application does not include an application to create or modify a master plan or a zoning amendment.

**LAND USE AUTHORITY:** The entity identified by this title to decide a land use application.

**LAND USE TYPE (SIMILAR LAND USE TYPE):** Land uses shall be considered to be similar land use types, if the uses are listed as a permitted or conditional use in the same land use tables within [chapter 21A.33](#) of this title and the uses have similar off street parking requirements as defined in [chapter 21A.44](#), "Off Street Parking, Mobility And Loading", of this title.

**LANDFILL:** A Municipal, commercial or construction debris disposal facility where solid waste is placed in or on the land and which is not a land treatment facility. The term "landfill" does not include facilities where solid waste is applied onto or incorporated into the soil surface for the purpose of biodegradation.

**LANDFILL, COMMERCIAL:** "Commercial landfill" means a commercial landfill which receives any nonhazardous solid waste for disposal. A commercial landfill does not include a landfill that is solely under contract with a local government within the State to dispose of nonhazardous solid waste generated within the boundaries of the local government.

**LANDFILL, CONSTRUCTION DEBRIS:** "Construction debris landfill" means a landfill that is to receive only construction/demolition waste, yard waste, inert waste or dead animals, but excluding inert demolition waste used as fill material.

**LANDFILL, END USE PLAN:** "End use plan landfill" means a plan showing how the site will be reused/reclaimed upon completion of landfill activities to allow for the productive and compatible reuse of the site.

**LANDFILL, MUNICIPAL:** "Municipal landfill" means a Municipal landfill or a commercial landfill solely under contract with a local government taking Municipal waste generated within the boundaries of the local government.

**LANDMARK SITE:** A building or site of historic importance designated by the City Council.

**LANDSCAPE AREA:** That portion of a lot devoted exclusively to landscaping, except that streets, drives and sidewalks may be located within such area to provide reasonable access.

**LANDSCAPE BMPs MANUAL:** An abbreviated name for "Salt Lake City Landscape BMPs for Water Resource Efficiency and Protection".

**LANDSCAPE BUFFER:** An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use.

**LANDSCAPE PLAN:** The plan for landscaping required pursuant to [chapter 21A.48](#) of this title.

**LANDSCAPE YARD:** That portion of a lot required to be maintained in landscape area.

**LANDSCAPING:** The improvement of a lot, parcel or tract of land with grass, shrubs and trees. Landscaping may include pedestrian walks, flowerbeds, ornamental objects such as fountains, statuary, and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.

**LATTICE TOWER:** A self-supporting multiple sided, open steel frame structure used to support telecommunications equipment.

**LAUNDRY, COMMERCIAL:** An establishment primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than retail services establishments. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.

**LEGAL CONFORMING:** A status conferred by a provision of this title which shall be limited to the regulation(s) contained within that provision. Legal conforming status allows the reconstruction of a destroyed use/structure to its level of use intensity and building bulk before destruction.

**LIBRARY:** A public, nonprofit facility in which literary, musical, artistic, or reference materials such as, but not limited to, books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility.

**LIGHT MANUFACTURING:** The assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication or processing takes place or where such processes are housed entirely within a building. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials, and includes processes which do not require extensive floor areas or land areas. The term "light manufacturing" shall include uses such as electronic equipment production and printing plants. The term "light manufacturing" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.

**LIMOUSINE SERVICE:** A use that provides personal vehicular transportation for a fee, and operating by appointment only.

**LIMOUSINE SERVICE (LARGE):** A use that provides personal vehicular transportation for a fee, and operating by appointment only, utilizing four (4) or more vehicles.

**LIMOUSINE SERVICE (SMALL):** A use that provides personal vehicular transportation for a fee, and operating by appointment only, utilizing three (3) or less vehicles.

**LOCALLY GROWN:** Food crops and/or nonfood, ornamental crops, such as flowers that are grown within the state of Utah.

**LODGING HOUSE:** A residential structure that provides lodging with or without meals, is available for monthly occupancy only, and which makes no provision for cooking in any of the rooms occupied by paying guests.

**LOT:** A piece of land identified on a plat of record or in a deed of record of Salt Lake County and of sufficient area and dimensions to meet district requirements for width, area, use and coverage, and to provide such yards and open space as are required and has been approved as a lot through the subdivision process. A lot may consist of combinations of adjacent individual lots and/or portions of lots so recorded; except that no division or combination of any residual lot, portion of lot, or parcel shall be created

which does not meet the requirements of this title and the subdivision regulations of the city.

**LOT AREA:** The total area within the property lines of the lot plus one-half ( $\frac{1}{2}$ ) the right of way area of an adjacent public alley.

**LOT AREA, NET:** "Net lot area" means the area within the property lines of a lot, excluding any right of way area of an adjacent public alley.

**LOT ASSEMBLAGE:** Acquisition of two (2) or more contiguous lots by the same owner(s) that may or may not be consolidated into a single parcel.

**LOT, CORNER:** "Corner lot" means a lot which has two (2) adjacent sides abutting on public streets, serving more than two (2) lots, provided the interior angle at the intersection of such two (2) sides is less than one hundred thirty five degrees ( $135^\circ$ ).

**LOT DEPTH:** The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.

**LOT, FLAG:** See definition of Flag Lot.

**LOT, INTERIOR:** "Interior lot" means a lot other than a corner lot.

**LOT LINE, CORNER SIDE:** "Corner side lot line" means any lot line between the front and rear lot lines which abuts a public street.

**LOT LINE, FRONT:** "Front lot line" means that boundary of a lot which is along an existing or dedicated public street, or where no public street exists, is along a public way. On corner lots, the property owner shall declare the front lot line and corner side yard line on a building permit application. In the case of landlocked land, the front lot line shall be the lot line that faces the access to the lot.

**LOT LINE, INTERIOR SIDE:** "Interior side lot line" means any lot line between the front and rear lot lines which does not abut a public street.

**LOT LINE, REAR:** "Rear lot line" means that boundary of a lot which is most distant from, and is, or is most nearly, parallel to, the front lot line.

**LOT WIDTH:** The horizontal distance between the side lot lines measured at the required front yard setback.

**LOW VOLUME IRRIGATION:** The application of irrigation water at low pressure through a system of tubing or lateral lines and low volume emitters such as drip, drip lines, microemitters, in line tubing, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

**MAJOR STREETS:** Those streets identified as major streets on city map 19372.

**MANUFACTURED HOME:** See definition of Dwelling, Manufactured Home.

**MANUFACTURED/MOBILE HOME SALES AND SERVICE:** A facility for the sale and service of manufactured/mobile homes.

**MANUFACTURING, HEAVY:** See definition of Heavy Manufacturing.

**MANUFACTURING, LIGHT:** See definition of Light Manufacturing.

**MASTER PLAN:** A portion of the long range general plan for Salt Lake City as adopted by the city council.

**MEDICAL CANNABIS PHARMACY:** An establishment as defined in Chapter 26-61a, Utah Code, as amended.

**MEETING HALL OF MEMBERSHIP ORGANIZATION:** A building designed for public assembly, containing at least one room for an association of persons for the promotion of a common objective, such as literature, science, politics, good fellowship,

or community service, which meets regularly and is limited to formal written membership.

**MID BLOCK AREA:** An area of development not deemed to be a block corner.

**MIXED USE DEVELOPMENT:** A development that includes residential and nonresidential uses allowed in the zoning district, on the same site.

**MOBILE FOOD BUSINESS:** A business that serves food or beverages from a self-contained unit either motorized or in a trailer on wheels, and conducts all or part of its operations on premises other than its own and is readily movable, without disassembling, for transport to another location. The term "mobile food business" shall not include vending carts or mobile ice cream vendors.

**MOBILE FOOD COURT:** A parcel of land where two (2) or more mobile food businesses congregate to offer food or beverages for sale to the public. Any cluster of more than one mobile food business, vending cart and seasonal farm stand, located on the same parcel of land shall be considered a mobile food court.

**MOBILE FOOD TRAILER:** A mobile food business that serves food or beverages from a nonmotorized vehicle that is normally pulled behind a motorized vehicle. The term "mobile food trailer" shall not include vending carts, mobile food trucks or mobile ice cream vendors.

**MOBILE FOOD TRUCK:** A mobile food business that serves food or beverages from an enclosed self-contained motorized vehicle. The term "mobile food truck" shall not include vending carts, mobile food trailers or mobile ice cream vendors.

**MOTEL/HOTEL:** A building or buildings in which lodging units are offered for persons, for compensation by the day or the week.

**MULCH:** Any organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

**MUNICIPAL SERVICE USES, INCLUDING CITY UTILITY USES AND POLICE AND FIRE STATIONS:** City or County government operations and governmental authorities providing services from specialized facilities, such as police service, Street/Highway Department maintenance/construction, fire protection, sewer and water services, etc. City or County operations and governmental authorities providing services from nonspecialized facilities shall be considered office uses.

**MUSEUM:** An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.

**NATURAL OPEN SPACE:** Land in a predominantly open and undeveloped condition that is suitable for protection of sensitive environmental conditions such as aquifer recharge areas; floodplains, river, stream and riparian corridors, water bodies, wetlands, shorelands and uplands, geologically unique or sensitive areas, wildlife habitat, native plant communities and similar features.

**NATURAL RESOURCE:** A material supplied by nature excluding any material that has gone through a process to alter the material from its natural state, such as refined products, chemical products, or waste materials, other than collecting it from its natural setting and transporting to another location.

**NEW CONSTRUCTION:** On site erection, fabrication or installation of any building, structure, facility or addition thereto.

**NONCOMPLYING LOT:** A parcel of land which was legally established on the effective date of any amendment to this title that made the lot noncomplying that has less lot area, frontage or dimensions than required in the district in which it is located.

**NONCOMPLYING STRUCTURE:** Buildings and structures that serve complying land uses which were legally established on the effective date of any amendment to this title that makes the structure not comply with the applicable yard area, height and/or bulk regulations of this title.

**NONCONFORMING USE:** Any building or land legally occupied by a use at the time of passage of the ordinance codified herein or amendment thereto which does not conform after passage of said ordinance or amendment thereto with the use regulations of the district in which located.

**NONCONFORMITY:** The presence of any nonconforming use or noncomplying structure.

**NURSING CARE FACILITY:** A healthcare facility licensed by the State of Utah under title 26, chapter 21 of the Utah Code, or its successor, other than a general acute or specialty hospital, constructed, licensed, and operated to provide patient living accommodations, twenty four (24) hour staff availability, and at least two (2) of the following patient services:

A. A selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological, or other professional therapies to intermittent health related or paraprofessional personal care services;

B. A structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or

C. A supervised living environment that provides support, training, or assistance with individual activities of daily living.

**OASIS:** A component of a landscape that requires a high, or comparatively higher volume of water to be sustained; includes water features.

**OBSTRUCTION:** A structure or appurtenance to a building that is located or projects into a required yard. Allowed obstructions are listed in section [21A.36.020](#) of this title.

**OFF SITE:** A lot that is separate from the lot on which the principal use is located.

**OFF STREET PARKING:** A site or portion of a site devoted to the parking of automobiles in an area that is not a public or private street or other public right-of-way, including parking spaces, aisles, driveways, and associated landscaped areas.

**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.

**OFFICE, ACCESSORY USE SUPPORTING AN INSTITUTIONAL USE:** See definition of office.

**OFFICE AND/OR RECEPTION CENTER IN LANDMARK SITE:** A facility located in a landmark site that primary functions as an office and/or reception center and may include on site kitchen/catering facilities. The banquet/reception hall's primary purpose is a location for activities such as weddings and other such gatherings by appointment.

**OFFICE, EXCLUDING MEDICAL AND DENTAL CLINIC AND OFFICE:** See definition of office.

**OFFICE, PUBLISHING COMPANY:** A company whose business is the editing and publishing of works of authors. The term "publishing company" shall not include a printing plant, unless it is only accessory to the publishing business.

**OFFICE, RESEARCH RELATED:** See definition of office.

**OFFICE, SINGLE PRACTITIONER MEDICAL, DENTAL, AND HEALTH:** An office where medical, dental, mental health, and/or other personal healthcare services are provided to human patients on an outpatient basis, and that accommodates no more than one State licensed primary practitioner (for example, medical doctor, dentist, chiropractor, psychologist, etc.) within a single parcel of land.

**OPEN SPACE:** An area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, recreation, or public health and safety. Open space is land set aside for conservation or recreation purposes. It may include woodlands, play areas, recreation centers, government facilities, walking and riding trails, nature center, wetlands and lands in the floodplain as well as land use for passive or active recreation.

**OPEN SPACE AREA:** Any area of a lot which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, uncovered patio areas, light poles and other ornamental features shall not be considered as obstructions for purposes of this definition. Driveways that provide access to parking lots shall not be considered as an obstruction subject to the driveways not exceeding twenty percent (20%) of any required yard area that they provide access through.

**OPEN SPACE ON LOTS LESS THAN FOUR ACRES IN SIZE:** See definition of open space area.

**OUTDOOR DINING:** A dining area with seats and/or table(s) located outdoors of a restaurant, brewpub, bar establishment, tavern, market, deli, and other retail sales establishment that sells food and/or drinks, and which is either: a) located entirely outside the walls of the building of the subject business, or b) enclosed on two (2) sides or less by the walls of the building with or without a solid roof cover, or c) enclosed on three (3) sides by the walls of the building without a solid roof cover.

**OUTDOOR TELEVISION MONITOR:** An outdoor large screen television monitor that displays material generated and/or produced by an on site television station. The material displayed shall be the television station's primary broadcast feed or rebroadcast news, sports and/or public affairs broadcasts, and shall not be in conflict with the Federal Communications Commission's (FCC) community standards that apply to broadcasts from the television station between the hours of six o'clock (6:00) A.M. and twelve o'clock (12:00) midnight (regardless of the time of day that such material is displayed on

the outdoor television monitor). The material displayed must be the television station's primary broadcast feed or rebroadcast news, sports and/or public affairs broadcasts to the general public (except between the hours of 12:00 midnight and 6:00 A.M. where daytime programming, consistent with community standards, may be substituted).

Outdoor television monitors may not be illuminated to a brightness that causes undue glare or interference with adjacent properties. Sound emanating from the outdoor television monitor may not exceed Salt Lake City or County health standards.

**OVERLAY DISTRICT:** A zoning district pertaining to particular geographic features or land uses imposing supplemental requirements and standards in addition to those provided in the base or underlying zoning district. Boundaries of overlay districts are shown on the zoning map or on special maps referenced in the text.

**OVERSPRAY:** Irrigation water that is delivered beyond the target landscaped area.

**OWNER OCCUPANT:** See section [21A.40.200](#) of this title.

**PACKAGE DELIVERY FACILITY:** A facility for the receipt, transfer, short term storage, and dispatching of goods and packages.

**PAINT MANUFACTURING:** A facility engaged in making and storing paint and related products from raw or partially finished materials.

**PARCEL:** A continuous area of real property, or lot, which is legally described and accurately drawn on the plat of such property and recorded with Salt Lake County. See definition of lot.

**PARK:** A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a playground, swimming pool, athletic field, pavilions, turf areas, horticultural gardens, nature center, community gardens, special events areas, concessions, trails, passive and active recreational uses, and other similar uses typically found within a park. This definition is further supplemented by the definitions of section [2.94.030](#) of this Code.

**PARK AND RIDE LOT:** An area or structure intended to accommodate parked vehicles for the general public, where commuters park their vehicles and continue travel to another destination via public transit, carpool, vanpool, or bicycle. Parking lot may be shared with other uses or stand alone.

**PARKING GARAGE:** A structure or part of a structure used primarily for the housing, parking, or storage of automobiles.

**PARK STRIP:** The landscape area within a public way located between the back of street curb and the sidewalk, or in the absence of a sidewalk, the right-of-way line.

**PARK STRIP LANDSCAPING:** The improvement of property within the street right-of-way situated between the back of curb and the sidewalk or, if there is no sidewalk, the back of curb and the right-of-way line, through the addition of plants and other organic and inorganic materials harmoniously combined to produce an effect appropriate for adjacent uses and compatible with the neighborhood. Park strip landscaping includes trees and may also include a combination of lawn, other perennial ground cover, flowering annuals and perennials, specimen shrubs, and inorganic material.

**PARKING, COMMERCIAL:** A surface lot or structure used for parking or storage of automobiles, generally available to the public, and involving payment of a charge for such parking or storage.

**PARKING FACILITY, SHARED:** "Shared parking facility" means a parking lot or garage used for shared parking by two (2) or more businesses or uses.

**PARKING GARAGE, AUTOMATED:** A parking garage that uses automated technology and equipment to move, park and store vehicles in parking spaces that do not meet minimum dimensional requirements.

**PARKING, INTENSIFIED REUSE:** "Intensified reuse parking" means the change of the use of a building or structure, the past or present use of which may or may not be legally nonconforming as to parking, to a use which would require a greater number of parking stalls available on site which would otherwise be required pursuant to section [21A.44.040](#) of this title. Intensified parking reuse shall not include residential uses in Residential Zoning Districts other than single room occupancy residential uses and unique residential populations.

**PARKING, LEASED:** "Leased parking" means the lease, for a period of not less than five (5) years, of parking spaces not required for any other use and located within five hundred feet (500') measured between a public entrance to the alternative parking property place of pedestrian egress from the leased parking along the shortest public pedestrian or vehicle way, except that in the downtown D-1 district the distance to the leased parking may be up to one thousand two hundred feet (1,200') measured between a public entrance to the alternative parking property and a place of pedestrian egress from the leased parking along the shortest public pedestrian or vehicle way.

**PARKING LOT:** An area on the surface of the land used for the parking of more than four (4) automobiles. Areas designated for the display of new and used vehicles for sale are not included in this definition.

**PARKING, OFF SITE:** An off-street parking area intended to serve one or more uses and that is located on a different parcel or lot than the use(s) it is intended to serve.

**PARKING, SHARED:** Joint use of a parking lot or area for more than one principal use.

**PARKING SPACE:** Space within a parking area of certain dimensions as defined in chapter 21A.44 of this title, exclusive of access drives, aisles, ramps, columns, for the storage of one vehicle.

**PARKING STUDY:** A study prepared by a licensed professional traffic engineer specifically addressing the parking demand generated by a use and which provides information necessary to determine whether proposed parking will have a material negative impact to adjacent or neighboring properties.

**PARKING, TANDEM:** The in-line parking of one vehicle behind another in such a way that one parking space can only be accessed through another parking space.

**PARKING, UNBUNDLED:** A parking strategy in which parking spaces are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit. Tenants or owners are able to purchase only as much parking as they need, and are given the opportunity to save money and space by using fewer parking stalls.

**PATIO:** A paved surface on an earthen/stone base that is not more than two feet (2') above established grade, designed for pedestrian use.

**PEDESTRIAN CONNECTION:** A right of way intended for pedestrian movement/activity, including, but not limited to, sidewalks, internal walkways, external and internal arcades, and plazas.

**PERENNIAL:** A plant having a life span more than two (2) years.

**PERFORMANCE STANDARDS:** Standards which establish certain criteria which must be met on a site, but allow flexibility as to how those criteria can be met.

**PERFORMING ARTS PRODUCTION FACILITY:** A mixed use facility housing the elements needed to support a performing arts organization. Such facility should include space for the design and construction of stage components; costume and prop design and construction, administrative support, rehearsal space, storage space, and other functions associated either with an on site or off site live performance theater.

**PERSON:** A firm, association, authority, organization, partnership, company or corporation as well as an individual.

**PERSONS WITH DISABILITIES:** The city adopts the definition of "disabled" from the Americans with disabilities act, the rehabilitation act, title 8 of the civil rights act and all other applicable federal and state laws.

**PHILANTHROPIC USE:** An office or meeting hall used exclusively by a nonprofit public service organization.

**PITCHED ROOF:** The covering on the top of a structure, serving to protect against rain, snow, sunlight, wind, and extremes of temperature, having a minimum pitch or slope of a two foot (2') rise over a twelve foot (12') run.

**PLACE OF WORSHIP:** A church, synagogue, temple, mosque or other place of religious worship, including any accessory use or structure used for religious worship.

**PLACE OF WORSHIP ON LOT LESS THAN FOUR ACRES IN SIZE:** See definition of Place Of Worship.

**PLANNED DEVELOPMENT:** A type of land development that requires more planning flexibility than is otherwise allowed under a strict application of zoning requirements and/or lot configuration, in order to create a development that achieves/implements adopted development policies/goals of the city. A planned development is controlled by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the character of which is compatible with adjacent parcels and the intent of the zoning district or districts in which it is located. The planned development maintains the same density that is permitted by the underlying zone.

**PLANNING COMMISSION:** The planning commission of Salt Lake City, Utah.

**PLANNING DIRECTOR:** The director of the Salt Lake City Planning Division, or his/her designee.

**PLANTING SEASON:** That period during which a particular species of vegetation may be planted for maximum survivability and healthy growth.

**PLAZA:** An open area which is available to the public for uses such as, but not limited to, walking, seating, socializing, reading and eating.

**POTABLE WATER:** Water that is safe for human consumption and provided by the Salt Lake City Department of Public Utilities.

**POULTRY FARM OR PROCESSING PLANT:** A lot, structure, or building used intensively for the raising, feeding, breeding, or keeping of chickens, turkeys, or other poultry for marketing or slaughter, or for the production of eggs for sale.

**PREPARED FOOD, TAKEOUT:** "Takeout prepared food" means a retail sales establishment which prepares food for consumption off site only.

**PRIMARY ENTRANCE:** The entrance to a building, parcel, or development most used by the public for day-to-day ingress and egress.

**PRIMARY FACADE:** The side of a building that faces a public or private street and includes the main customer or resident entrance. Buildings located in zoning districts that include a mix of residential and that have sides of the building that face multiple streets

shall be interpreted to have a principal facade along each side of the building that faces a street.

**PRINTING PLANT:** A commercial establishment which contracts with persons for the printing and binding of written works. The term "printing plant" shall not include a publishing company or a retail copy or reproduction shop.

**PUBLIC TRANSPORTATION, EMPLOYER SPONSORED:** "Employer sponsored public transportation" means a program offering free or substantially discounted passes on the Utah transit authority to employees.

**QUALITY OF LIFE:** The attributes or amenities that combine to make an area a desirable place to live or work, including, but not limited to, the availability of political, educational, and social support systems; good relations among constituent groups; a safe and healthy physical environment; and economic opportunities for both individuals and businesses.

**RADIO, TELEVISION STATION:** Land, buildings, or structures used as a media production facility. Typically, structures involved in or with the production of (but not limited to): motion pictures; radio and television shows or movies; recording or broadcasting facilities; and other motion picture production and distribution service offices.

**RAILROAD, FREIGHT TERMINAL FACILITY:** A major railroad track yard area for regional scale interstate mainline oriented intermodal freight transfers of: a) multimodal (sea, rail, truck transport) self-contained cargo containers from train to train, train to semitruck trailer, and semitruck trailer to train loading; and b) for new motor vehicle train transports to semitruck trailer transports for regional distribution purposes. Also includes storage of train vehicles and temporary storage of bulk materials at the facility while the material awaits distribution.

**RAILROAD, PASSENGER STATION:** A facility, either light or heavy rail, for the boarding of passengers and related ticketing sales and offices.

**RAILROAD, REPAIR SHOP:** An area of land used for the purpose of repairing rail cars, trains, engines, locomotives, rolling stock and similar facilities.

**RAINWATER HARVESTING:** Collection of rainwater on site that is used or stored for landscape irrigation. Rainwater harvesting is regulated and managed by the Utah Division of Water Rights.

**REAR YARD:** See definition of yard, rear.

**RECEPTION CENTER:** An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations or gatherings. Such a use may or may not include on site kitchen/catering facilities. In some cases, a bed and breakfast and/or a restaurant may be associated with a reception center.

**RECORD OF SURVEY MAP:** The map as defined in section 57-8-3(18), Utah Code Annotated, 1953, as amended, or its successor. (See title 20, [chapter 20.56](#) of this Code.)

**RECREATION (INDOOR):** Public or private recreation facilities, tennis or other racquet courts, swimming pools, bowling alleys, skating rinks, ball courts, video arcades, community centers, gymnasiums, health and fitness facilities, or similar uses which are enclosed in buildings primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (indoor)" shall include any accessory uses, such as snack bars, pro shops, and locker rooms, which are

designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (indoor)" shall not include theaters, cultural facilities, commercial recreation centers, massage parlors, or any use which is otherwise listed specifically in the table of permitted and conditional uses.

**RECREATION (OUTDOOR):** Miniature golf, swimming pools, tennis courts, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, hunting where permitted by Salt Lake City ordinance, fishing, hiking, biking or gun firing ranges, or other similar type uses which are not enclosed in buildings. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, concessionaires and pavilions which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (outdoor)" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses.

**RECREATION VEHICLE PARK:** A business that provides space for living in a recreational vehicle (camper, travel trailer or motor home), on a daily or weekly basis. A recreational vehicle park may include accessory uses such as a convenience store, gasoline pumps and recreation amenities, such as swimming pools, tennis courts, etc., for the convenience of persons living in the park.

**RECREATIONAL (PLAYGROUND) EQUIPMENT:** Structures used to provide recreational activities such as ropes courses, climbing walls, water slides, back stops and other similar features commonly found in parks, recreation centers and active recreation areas.

**RECYCLING COLLECTION STATION:** A use, often accessory in nature, providing designated containers for the collection, sorting and temporary storage of recoverable resources (such as paper, glass, metal and plastic products) until they are transported to separate processing facilities.

**RECYCLING CONTAINER:** An enclosed or semienclosed container used for the temporary storage of recyclable materials until such materials can be efficiently collected and processed.

**RECYCLING PROCESSING CENTER (INDOOR):** A facility to temporarily store, sort, recycle, process, compost or treat materials (such as paper, glass, metal and plastic products) to return them to a condition in which they can be reused for production or transported to another approved site for permanent storage, landfilling or further processing. Recycling processing center (indoor) does not include automobile salvage and recycling.

**RECYCLING PROCESSING CENTER (OUTDOOR):** A facility to temporarily store, sort, recycle, process, compost or treat materials (such as paper, glass, metal and plastic products) to return them to a condition in which they can be reused for production or transported to another approved site for permanent storage, landfilling or further processing. Recycling processing center (outdoor) does not include automobile salvage and recycling.

**REFINERY, PETROLEUM PRODUCTS:** Oil related industrial activities involving the processing or manufacture of substances such as: asphalt and tar paving mixtures; asphalt and other saturated felts (including shingles); fuels; lubricating oils and greases; paving

blocks made of asphalt, creosoted wood, and other compositions of asphalt and tar with other materials; and roofing cements and coating.

**RELOCATABLE OFFICE BUILDING:** A portable structure built temporarily on a chassis or skids, and designed to be used with or without a permanent foundation for use or occupancy for any commercial or industrial purpose when connected to water, power or utility hookups. (See subsection [21A.42.090D3](#) of this title.)

**RESEARCH AND DEVELOPMENT FACILITY:** An establishment comprised of one or more structures used primarily for applied and developmental research conducted entirely indoors. The use may include testing to determine the physical qualities of already manufactured materials or materials used in the manufacturing of a prototype. Research and development facility is not a bio-medical facility or light manufacturing.

**RESIDENTIAL DISTRICTS:** Those districts listed in subsection [21A.22.010A](#) of this title.

**RESIDENTIAL STRUCTURE:** For the purposes of the RB Zoning District means a structure that has maintained the original residential exterior without significant structural modifications. (False facades are not considered a significant structural modification.)

**RESTAURANT:** An establishment where food and drink are prepared, served, and consumed, mostly within the principal building.

**RESTAURANT, WITH DRIVE-THROUGH FACILITY:** See definitions of Restaurant and Drive-Through Facility.

**RESTAURANT, WITH OR WITHOUT DRIVE-THROUGH FACILITY:** See definitions of Restaurant and Drive-Through Facility.

**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.

**RETAIL GOODS ESTABLISHMENT, PLANT AND GARDEN SHOP WITH OUTDOOR RETAIL SALES AREA:** The growing, cultivation, storage, and sale of garden plants, flowers, trees, shrubs, and fertilizers, as well as the sale of garden tools and similar accessory and ancillary products, to the general public.

**RETAIL GOODS ESTABLISHMENT, WITH DRIVE-THROUGH FACILITY:** See definitions of Retail Goods Establishment and Drive-Through Facility.

**RETAIL GOODS ESTABLISHMENT, WITH OR WITHOUT DRIVE-THROUGH FACILITY:** See definitions of Retail Goods Establishment and Drive-Through Facility.

**RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING:** See definitions of Retail Goods Establishment and Retail Service Establishment.

**RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING AND OPERATED PRIMARILY FOR THE CONVENIENCE OF EMPLOYEES:** See definitions of Retail Goods Establishment and Retail Service Establishment.

**RETAIL SERVICE ESTABLISHMENT:** A building, property or activity, the principal use or purpose of which is the provision of personal services directly to the consumer. The term "retail service establishment" shall include, but shall not be limited to, barbershops, beauty parlors, laundry and dry cleaning establishments (plant off

premises), tailoring shops, shoe repair shops and the like. Retail service 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.

**RETAIL SERVICE ESTABLISHMENT, ELECTRONIC REPAIR SHOP:** A use engaged in the consumer repair services of household electronic items and appliances.

**RETAIL SERVICE ESTABLISHMENT, FURNITURE REPAIR SHOP:** A building, property or activity, the principal use or purpose of which is the consumer repair services of furniture.

**RETAIL SERVICE ESTABLISHMENT, UPHOLSTERY SHOP:** A business specializing in the upholstery of furniture for individual customers for residential, office or business use, but excluding upholstery for automobile use.

**RETAIL SERVICE ESTABLISHMENT, WITH DRIVE-THROUGH FACILITY:** See definitions of Retail Service Establishment and Drive-Through Facility.

**RETAINING WALL:** A wall designed to resist the lateral displacement of soil or other materials.

**REUSE WATER:** Treated or recycled wastewater of a quality suitable for nonpotable uses such as aboveground landscape irrigation and water features. This water is not intended or fit for human consumption.

**REVERSE VENDING MACHINE:** A machine designed to pay cash to customers in exchange for the deposit of used beverage cans and/or bottles for recycling.

**ROCK, SAND AND GRAVEL STORAGE AND DISTRIBUTION:** The outdoor storage and sale of rock, sand and gravel in bulk quantities and the storage on site of necessary loading equipment, facilities and vehicles.

**SALES AND DISPLAY (OUTDOOR):** The use of open areas of the lot for sales or display of finished products for sale to the consuming public. Outdoor sales and display shall include accessory sales/display areas, such as auto accessory items at a gas station, as well as principal sales/display areas, such as the sales yard of garden center. Outdoor sales and display shall not include items sold in bulk quantities (e.g., sand, gravel, lumber), merchandise inventory not intended for immediate sale, or items not typically sold to the consuming public (e.g., pallets, construction equipment and supplies, industrial products).

**SALT LAKE CITY LANDSCAPE BMPs FOR WATER RESOURCE EFFICIENCY AND PROTECTION:** A manual published and maintained by the Salt Lake City public utilities department establishing standards and practices to achieve water use efficiencies, water quality protection measures, and tree and landscape best management practices in landscaping. Also referred to as "Landscape BMPs Manual".

**SALT LAKE CITY PLANT LIST AND HYDROZONE SCHEDULE:** A guide published and maintained by the Salt Lake City public utilities department setting forth appropriate plants and turf to be utilized in landscape plans and their associated hydrozones.

**SCHOOL, COLLEGE OR UNIVERSITY:** An institution accredited by the state providing full time or part time education beyond the high school level for a BA, BS or associate degree, including any lodging rooms or housing for students or faculty. (See also definitions of Schools, Public Or Private.)



**SCHOOL, K - 12 PRIVATE:** A private institution of learning or instruction primarily catering to minors, which is licensed at such facility by either the city or the state of Utah. The definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.

**SCHOOL, K - 12 PUBLIC:** A public institution of learning or instruction primarily catering to minors, which is licensed at such facility by either the city or the state of Utah. The definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.

**SCHOOL, MEDICAL/NURSING:** A professional school with facilities for teaching and training individuals for the nursing profession and that awards a degree for individuals who complete the nursing curriculum.

**SCHOOL, MUSIC CONSERVATORY:** A school primarily engaged in the study of music.

**SCHOOL, PROFESSIONAL AND VOCATIONAL:** An institution offering occupational and vocational training, the courses of which are not generally transferable toward a bachelor's degree.

**SCHOOL, PROFESSIONAL AND VOCATIONAL (WITH OUTDOOR ACTIVITIES):** See definition of School, Professional And Vocational.

**SCHOOL, PROFESSIONAL AND VOCATIONAL (WITHOUT OUTDOOR ACTIVITIES):** See definition of School, Professional And Vocational.

**SCHOOL, SEMINARY AND RELIGIOUS INSTITUTE:** An institution used for the purposes of educating students in theology.

**SCHOOLS, PUBLIC OR PRIVATE:** "Public or private schools" means an institution of learning or instruction primarily catering to minors, whether public or private, which is licensed at such facility by either the city or the state of Utah. The definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.

**SEASONAL FARM STAND:** A sales table, area, or kiosk of food crops and/or nonfood, an ornamental crop, such as flowers, that is located off premises from the location where the food was grown, or when located in any agricultural district, and operates during the time of year coinciding with the growing season.

**SEASONAL ITEM SALES:** Items that are identified with individual holidays or celebrations relating to the four (4) seasons: spring, summer, autumn or winter (such as a winter festival or harvest festival). Such items include, but are not limited to, Valentine's Day or Easter items, Halloween pumpkin, or Christmas tree sales. Independence Day and Pioneer Day fireworks are governed independently in this code. Prepared food is not a seasonal item, however fresh farm produce, sold within the intermountain region harvest

season, is allowed. Food pertaining to farmers' markets and farm sales are regulated separately.

**SETBACK:** See definition of Yard.

**SEXUALLY ORIENTED BUSINESS:** Any business for which a sexually oriented business license is required as an adult business, nude entertainment business, or as a seminude dancing bar, pursuant to the sexually oriented business licensing requirements in title 5, [chapter 5.61](#) of this code. (See section [21A.36.140](#) of this title.)

**SHARED HOUSING:** A building, or portion thereof, that is designated for residential purposes and contains individual housing units that may be occupied on a weekly or monthly basis. Each individual housing unit consists of one or more sleeping rooms and may contain either kitchen or bathroom amenities, but not both. Whichever amenities are not contained within the individual unit (the kitchen, bathroom, or both) shall be provided as a common facility within the same building, to be shared with other tenants of the shared housing development.

**SHOPPING CENTER:** A concentration of related commercial establishments with one or more major anchor tenants, shared parking, and unified architectural and site design. A shopping center normally has single or coordinated ownership/operations/management control and may include pad site as well as architecturally connected units.

**SHOPPING CENTER PAD SITE:** A separate parcel of land designated in the shopping center plan as a building site. The pad site may not be owned by the shopping center owner.

**SIDE YARD:** See definition of Yard, Side.

**SIGHT DISTANCE TRIANGLE:** A triangular area formed by a diagonal line connecting two (2) points when measured as follows:

A. For corner lots: Extending thirty feet (30') from the intersecting line of each street face of curb, or edge of roadway where curbing is not provided. Proposals in commercial and industrial districts which have a minimum front or corner side yard setback requirement, that seem to allow encroachment into the sight distance triangle, shall be reviewed through the site plan review process by the city's development review team.

B. For street or large truck driveways: Extending thirty feet (30') from each intersecting edge of the driveway and street face of curb, or edge of roadway where curbing is not provided.

C. For passenger vehicle and light truck driveways crossing a sidewalk: Extending ten feet (10') from each intersecting edge of the driveway and back edge of the sidewalk. The purpose of the sight distance triangle is to define an area in which vision obstructions are prohibited. (See illustration in section [21A.62.050](#) of this chapter.)

**SIGN PAINTING/FABRICATION:** A facility and/or service that specializes in the fabrication of all types of interior and exterior signage and offers services including painting, printing, sandblasting, routing, engraving and/or sign installation.

**SIGN PAINTING/FABRICATION (INDOOR):** See definition of Sign Painting/Fabrication.

**SINGLE-FAMILY DWELLING:** See definition of Dwelling, Single- Family.

**SITE DEVELOPMENT PERMIT:** A permit for earthwork or site preparation required pursuant to title 18, [chapter 18.28](#) of this code.

**SITE PLAN:** An accurately scaled plan that illustrates the existing conditions on a land parcel and the details of a proposed development.

**SKETCH PLAN REVIEW:** A preliminary review process administered by the development review administrator or designee for the purpose of determining the required standard for front or corner side yard; building height and wall height, width and placement of attached garages; and the location, building height and footprint of accessory structures prior to the formal submittal of plans to obtain a building permit.

**SLAUGHTERHOUSE:** A building or structure where livestock is slaughtered and prepared for distribution to butcher shops or retail sales establishments such as grocery stores. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals and may include packing, treating, storage, or sale of the product on the premises.

**SLEEPING ROOM:** A room within a shared housing land use that is identified and used for sleeping purposes.

**SLUDGE:** Any solid, semisolid or liquid waste, including grit and screenings generated from a municipal, commercial or industrial wastewater treatment plant or water supply treatment plant or air pollution control facility or any other such use having similar characteristics.

**SMALL BREWERY:** A brewery that produces less than fifteen thousand (15,000) barrels of beer, heavy beer, or malt liquor annually and occupies less than ten thousand (10,000) square feet in gross floor area.

**SMOKE OR SMOKING:** Means and includes possession, carrying, or holding a lighted pipe, cigar, or cigarette of any kind, or any other lighted smoking equipment, or the lighting or emitting or exhaling of smoke of a pipe, cigar, or cigarette of any kind, or of any other lighted smoking equipment.

**SNOW CONE AND SHAVED ICE HUT:** A temporary building designed to accommodate the sales of flavored ice only.

**SOCIAL SERVICE MISSION:** An establishment that provides social services other than on site housing facilities.

**SOCIAL SERVICE MISSION AND CHARITY DINING HALL:** See definitions of Social Service Mission and Charity Dining Hall.

**SOIL AMENDMENT:** Elements added and incorporated into the soil, such as compost, peat moss, vermiculite, sand, or fertilizer, to improve its capacity to support plant life.

**SOLAR ARRAY:** A packaged interconnected assembly of solar cells used to transform solar energy into thermal, chemical, or electrical energy. A solar array uses solar energy for any or all of the following purposes: a) water heating, b) space heating or cooling, and c) power generation.

**SOLAR ENERGY COLLECTION SYSTEM, SMALL:** "Small solar energy collection system" shall mean an accessory structure that is roof mounted, wall mounted, or ground mounted panel, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating of buildings located on the same property.

**SPECIAL PURPOSE DISTRICTS:** Zoning districts which require regulations that address special types of land uses, such as the airport or institutional uses.

**SPOT ZONING:** The process of singling out a small parcel of land for a use classification materially different and inconsistent with the surrounding area and the adopted city master plan, for the sole benefit of the owner of that property and to the detriment of the rights of other property owners.

**STABILIZING:** The area is expected to become stable through continued reinvestment, maintenance, or remodeling.

**STABLE:** The area is expected to remain substantially the same with continued maintenance of the property. While some changes in structures, land uses, and densities may occur, all such changes are expected to be compatible with surrounding development and in accordance with the adopted master plan policies and adopted zoning regulations. Other items that can determine the stability of an area include, but are not limited to, the following: property values, number of demolition or building permits issued.

**STADIUM:** A facility used or intended to be used primarily for spectator sports, entertainment events, expositions, and other public gatherings.

**STORAGE, ACCESSORY (OUTDOOR):** The ancillary use of a lot for storage located outdoors.

**STORAGE AND DISPLAY (OUTDOOR):** The use of a lot for storage or public display of products.

**STORAGE (OUTDOOR):** The use of open areas of the lot for the storage of items used for nonretail or industrial trade, the storage of merchandise inventory, and the storage of bulk materials such as sand, gravel, and other building materials. Outdoor storage shall also include contractors' yards and salvage or recycling areas.

**STORAGE, PUBLIC (OUTDOOR):** The use of open areas of the lot for the storage of private personal property including recreational vehicles, automobiles and other personal equipment. This use category does not include or allow the storage of junk as defined in section [21A.40.140](#) of this title.

**STORAGE, SELF:** A retail service establishment providing off site storage space to residents and businesses, offering convenience storage and limited warehousing services primarily for personal effects and household goods within enclosed structures having individual access, but excluding use as workshops, hobby shops, manufacturing or commercial activity.

**STORE, CONVENIENCE:** A retail establishment that offers for sale a limited line of groceries and household items intended for the convenience of the neighborhood and may or may not include gasoline sales.

**STORE, CONVENTIONAL DEPARTMENT:** A retail business which offers a broad range of merchandise lines at moderate level price points, consisting of primarily apparel and home goods. No merchandise line predominates and goods are displayed in a departmentalized format. Customer assistance is provided in each department, but checkout facilities can be either departmentalized or centralized. These stores are typically over one hundred thousand (100,000) square feet in size.

**STORE, FASHION ORIENTED DEPARTMENT:** A retail business which offers more specialized lines of merchandise than conventional department stores, with an emphasis on apparel merchandise. The merchandise is displayed in separate departments, with over forty percent (40%) of sales area devoted to the sale of apparel, shoes, cosmetics and accessories related to personal care and appearance. Fashion oriented department stores sell goods which are primarily nationally advertised brands, they may sell appliances which are usually serviced by other companies, and often offer limited lines of merchandise through seasonal or special catalogs. These stores provide checkout service and customer assistance (salespersons) within each department. These stores are typically over one hundred thousand (100,000) square feet in size.

**STORE, MASS MERCHANDISING:** A retail business selling a variety of merchandise, including apparel and home goods, at generally lower price points. Mass merchandising stores have fast turnover and high volume retailing with centralized checkout stations. Generally, shopping carts are available to customers and there is reduced customer assistance within each department but customer assistance may occur in departments for special promotions or where appropriate for product demonstration, legal compliance or security purposes. These stores typically exceed eighty thousand (80,000) square feet in size.

**STORE, PAWNSHOP:** A commercial establishment which lends money at interest in exchange for valuable personal property left with it as security.

**STORE, SPECIALTY:** A retail business specializing in a broad range of a single category of goods at competitive prices. The categories usually included are home improvement, consumer music and electronics, office supply, auto aftermarket, computers, toys, books, home/bed/bath, pet supply, craft/hobby, or sporting goods. They often have departments, centralized and/or exit checkout stations and operate in various physical formats. These stores typically range from twenty thousand (20,000) to one hundred thousand (100,000) square feet in size.

**STORE, SPECIALTY FASHION DEPARTMENT:** A retail business which specializes in high end merchandise in the categories of apparel, fashion accessories, jewelry, and limited items for the home and housewares. These stores feature exclusive offerings of merchandise, high levels of customer service and amenities, and higher price points. Specialty fashion department stores provide checkout service and customer assistance (salespersons) within each department and often offer specialized customer services such as valet parking, exclusive dressing rooms and personal shoppers. These stores typically range from eighty thousand (80,000) to one hundred thirty thousand (130,000) square feet in size.

**STORE, SUPERSTORE AND HYPERMARKET:** A retail business primarily engaged in retailing a general line of groceries in combination with general lines of new merchandise, such as apparel, furniture, and appliances, sold at discount prices. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred eighty thousand (180,000) square feet in size.

**STORE, WAREHOUSE CLUB:** A retail business requiring patron membership, and selling packaged and bulk foods and general merchandise. They are characterized by high volume and a restricted line of popular merchandise in a no frills environment. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred fifty thousand (150,000) square feet in size.

**STORY (FLOOR):** The vertical distance between the finished floor of one level and the finished floor of the level above or below.

**STORY, HALF:** "Half story" means the portion of a building which contains habitable living space within the roof structure of a shed, hip or gable roof. The portion of a building which contains habitable living space within the roof structure of a mansard, gambrel or flat roof constitutes one full story, not one-half (1/2) story.

**STREET:** A vehicular way which may also serve for all or part of its width as a way for pedestrian traffic, whether called street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, alley, mall or otherwise designated.

**STREET FRONTAGE:** All of the property fronting on one side of the street between intersecting streets, or between a street and a waterway, a dead end street, or a political subdivision boundary, and having unrestricted vehicular and pedestrian access to the street. For the purpose of regulating signs or flags, "street frontage" means an entire lot fronting on a portion of the street.

**STREET TREES:** Trees located in the landscape area within a public way located between the back of the street curb and the sidewalk, or in absence of the sidewalk, the right of way line.

**STREETSCAPE:** All public rights of way, all front yards to the plane of the front of the house, and on corner lots, all side yards to the plane of the side of the house.

**STRUCTURAL ALTERATION:** Any change in the supporting members of a structure, such as foundations, bearing walls or bearing partitions, columns, beams or girder, or any substantial change in the roof.

**STRUCTURAL SOIL:** A combination of amended soil and gravel that allows tree root development while providing the structural strength to hold the weight of hard surface treatments such as sidewalks or parking lot pavement. The specific mix of structural soil is determined by Salt Lake City engineering standards.

**STRUCTURE:** Anything constructed or erected with a fixed location on the ground or in/over the water bodies in the city. Structure includes, but is not limited to, buildings, fences, walls, signs, and piers and docks, along with any objects permanently attached to the structure.

**STRUCTURE, ACCESSORY:** See definition of Accessory Building Or Structure.

**STUDIO, ART:** A building or portion of a building where an artist or photographer creates works of art or where instruction in art is given such as a dance or music studio.

**STUDIO, MOTION PICTURE:** A facility for the production of motion pictures and television film and tape, including motion picture and television stages; exterior sets; construction, repair, and storage facilities; caretaker and temporary housing; all vehicles used to transport this equipment and other related commercial vehicles; and accessory fabrication activities.

**SUBDIVISION:** Any land that is divided, resubdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

**TV ANTENNA:** See definition of Antenna, TV.

**TAXICAB FACILITY:** A service that offers transportation in passenger automobiles and vans to persons including those who are handicapped in return for remuneration. The business may include dispatching, staging, facilities for servicing, repairing, and fueling the taxicabs or vans.

**TECHNOLOGY FACILITY:** An establishment that is engaged in research, development, production, service, or related functions that uses technology to produce, deliver, or maintain data, information, equipment, computers, or related accessories or services to others. A technology facility is not a bio-medical facility or a research and development facility.

**TEMPORARILY IRRIGATED AREA:** Areas that are irrigated for a limited period only after landscaping installation until plantings become established.

**TEMPORARY USE:** A use intended for limited duration as defined for each type of temporary use in [chapter 21A.42](#) of this title.

**THEATER, LIVE PERFORMANCE:** An establishment for musical, theatrical, dance or any other combination thereof, performed by one or more persons, whether or not they are compensated for the performance, in a privately owned premises that is open to the public, whether or not admission is charged.

**THEATER, LIVE PERFORMANCE OR MOVIE:** See definitions of Theater, Movie and Theater, Live Performance.

**THEATER, MOVIE:** An establishment for showing movies or motion pictures.

**TIER 2 WATER TARGET:** When in reference to irrigation-only accounts, it is the volume of water that is calculated for reasonable outdoor water usage, as established by the Salt Lake City department of public utilities.

**TIRE DISTRIBUTION RETAIL/WHOLESALE:** An establishment where the principal business is the sale or installation of new, used, or retread tires and tubes.

**TRANSPORTATION TERMINAL, INCLUDING BUS, RAIL AND TRUCKING:** A facility for the transfer, pick up, or discharge of people or goods without the long term storage of such items. The transportation method can include bus, rail or trucking and can include the transient housing or parking of motor driven buses, rail or trucks.

**TREASURED LANDSCAPE:** Landscapes associated with designated historic structures and sites, public gardens, and other notable sites and institutions as determined by the city that may be allowed a higher volume of water use.

**TRELLIS:** A frame of latticework designed to support plants.

**TRUCK FREIGHT TERMINAL:** A premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

**TRUCK STOP:** A building site and structures where the business of maintenance, servicing, storage or repair of trucks, tractor trailer rigs, eighteen (18) wheel tractor trailer rigs, buses and similar commercial or freight vehicles is conducted, including the sale and dispensing of motor fuel or other petroleum products and the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may also include overnight sleeping accommodations and restaurant facilities.

**TRUCKING, REPAIR, STORAGE, ETC., ASSOCIATED WITH EXTRACTIVE INDUSTRIES:** A facility used for the repair and storage of trucks associated with extractive industries.

**TURF:** Grasses planted as a ground cover that may be mowed and maintained to be used as a lawn area of landscaping. Does not include inorganic substitutes.

**TWO-FAMILY DWELLING:** See definition of Dwelling, Two-Family.

**UNDEVELOPABLE AREA:** The portion of a lot that is unusable for or not adaptable to the normal uses made of the property, which may include areas covered by water, areas that are excessively steep, included in certain types of easements, or otherwise not suitable for development, including areas designated on a plat as undevelopable.

**UNIQUE RESIDENTIAL POPULATION:** Occupants of a residential facility who are unlikely to drive automobiles requiring parking spaces for reasons such as age, or physical or mental disabilities.

**UNIT:** The physical elements or space or time period of a condominium project which are to be owned or used separately, and excludes common areas and facilities as defined in section 57-8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, [chapter 20.56](#) of this code.)

**UNIT LEGALIZATION, IMPLIED PERMIT:** A permit for construction which either specifically is for the construction of a particular number of units in excess of what should have been allowed or which references that the structure has a number of units in excess of what should have been allowed or the City's continuous issuance of an apartment business revenue license for a number of units in excess of what should have been allowed.

**UNIT LEGALIZATION PERMIT:** A permit issued for building improvements required to obtain a unit legalization zoning certificate by the City.

**UNIT LEGALIZATION, SUBSTANTIAL COMPLIANCE WITH LIFE AND SAFETY CODES:** All units, and the building in which they are located, are constructed and maintained in such a manner that they are not an imminent threat to the life, safety or health of the occupants or the public.

**URBAN AGRICULTURE:** A general term meaning the growing of plants, including food products, and the raising of animals in and around cities. Urban farms and community gardens with their accessory buildings, farm stands, farmers' markets, and garden stands are components of urban agriculture.

**URBAN FARM:** A farm where food is cultivated, processed and distributed in or around a residential or commercial area. Urban farming is generally practiced for income earning or food producing activities.

**USE, PRINCIPAL:** "Principal use" means the main use of land and/or buildings on a lot as distinguished from an accessory use.

**USE, UNIQUE NONRESIDENTIAL:** "Unique nonresidential use" means the nonresidential use of a building resulting in a documented need for fewer parking spaces than would otherwise be required by [chapter 21A.44](#) of this title, due to the building's particular design, size, use, or other factors and unique characteristics.

**USED OR OCCUPIED:** Include the words intended, designed or arranged to be used or occupied.

**UTILITY, BUILDING OR STRUCTURE:** A building or structure needed to provide distribution, transmittal and maintenance of public utility services for water, sewer and flood control including wells, pumping stations, reservoirs, water treatment plant, water storage tanks, detention basins, lift stations, regulators and other similar facilities unless exempted in section [21A.02.050](#) of this title.

**UTILITY, ELECTRIC GENERATION FACILITY:** An electric generating facility that uses natural gas, coal, solar energy, steam, wind or other means to produce electricity for exclusive delivery to the local or regional high voltage electric transmission grid.

**UTILITY, SEWAGE TREATMENT PLANT:** A facility used for the treatment of industrial, commercial or domestic wastewater approved by the appropriate County, State, City, or Federal agencies, which provides a collection network and a central wastewater treatment facility for a community, or a region.

**UTILITY, SOLID WASTE TRANSFER STATION:** A facility used to combine and compact loads of solid waste into larger units of waste, which are then loaded onto trucks for delivery to landfill sites.



**UTILITY, TRANSMISSION WIRE, LINE, PIPE OR POLE:** Infrastructure used to support essential services such as water, sewer, electric, gas or communication such as telephone, television cable lines or internet, typically located in public rights-of-way or private easements.

**VACANT LOT:** A lot in an established area or neighborhood which at the present time contains no structures or other aboveground improvements. In new residential subdivisions, lots which contain no structures or other aboveground improvements shall be considered vacant, as opposed to undeveloped land, when ninety percent (90%) or more of the total number of lots in the subdivision have been built upon and the remaining lots are scattered throughout the subdivision.

**VANPOOL:** A group of seven (7) to fifteen (15) commuters, including the driver, who share the ride to and from work or other destination on a regularly scheduled basis.

**VANPOOL, EMPLOYER SPONSORED:** "Employer sponsored vanpool" means a program offered by a business or in conjunction with the Utah Transit Authority to provide a multipassenger van for employee transportation.

**VARIANCE:** A reasonable deviation from those provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure under this title and authorized according to the procedures set forth in [chapter 21A.18](#) of this title.

**VEGETATION:** Living plant material including, but not limited to, trees, shrubs, flowers, grasses, herbs and ground cover.

**VEHICLE:** A device by which any person or property may be transported upon a public highway except devices used exclusively upon stationary rails or tracks or exclusively moved by human power.

**VEHICLE AUCTION:** A place where vehicles, operable or inoperable, are offered for sale to persons who bid on the vehicles in competition with each other.

**VEHICLE, AUTOMOBILE AND TRUCK REPAIR:** Any building, structure, improvements, or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including, but not limited to, engine, body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire service and sales, or installation of radios, car alarms, stereo equipment, or cellular telephones.

**VEHICLE, AUTOMOBILE AND TRUCK SALES AND RENTAL (INCLUDING LARGE TRUCK):** A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used automobiles, trucks, vans, and trailers or other similar motorized transportation vehicles. An automobile and truck dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles and trucks sold or leased by the dealership.

**VEHICLE, AUTOMOBILE PART SALES:** An establishment that sells new automobile parts, tires, and accessories. May also include minor parts installation. Does not include tire recapping establishments or businesses dealing exclusively in used parts.

**VEHICLE, AUTOMOBILE RENTAL AGENCY:** Leasing or renting of automobiles, motorcycles, and light load vehicles including incidental parking and servicing of vehicles for rent or lease.

**VEHICLE, AUTOMOBILE REPAIR, MAJOR:** A use principally engaged in repairing of automobiles, where all repairs are performed within an enclosed building, including any activities excluded in the definition of Vehicle, Automobile Repair, Minor.

**VEHICLE, AUTOMOBILE REPAIR, MINOR:** A use engaged in the repair of automobiles involving the use of three (3) or fewer mechanics' service bays, where all repairs are performed within an enclosed building, and where not more than ten (10) automobiles, plus one automobile per employee, are parked on site at any one time including, but not limited to, those permitted as gas stations. Auto body repairs and drive train repair are excluded from this definition.

**VEHICLE, AUTOMOBILE SALES/RENTAL AND SERVICE:** A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats, or motorcycles or other similar motorized transportation vehicles. An automobile dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.

**VEHICLE, AUTOMOBILE SALES/RENTAL AND SERVICE (INDOOR):** See definition of Vehicle, Automobile Sales/Rental And Service.

**VEHICLE, AUTOMOBILE SALVAGE AND RECYCLING (INDOOR):** The dismantling of automobiles, including the collection and storage of parts for resale, and/or the storage of inoperative automobiles for future salvage or sale. Such activities shall be conducted within fully enclosed buildings.

**VEHICLE, AUTOMOBILE SALVAGE AND RECYCLING (OUTDOOR):** The dismantling of automobiles, including the collection and storage of parts for resale, and/or the storage of inoperative automobiles for future salvage or sale. Such activities may be conducted outdoors or within fully enclosed buildings.

**VEHICLE, BOAT/RECREATIONAL VEHICLE SALES AND SERVICE:** A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used recreational vehicles, boats, trailers, motorcycles or other similar motorized transportation vehicles. A boat/recreational vehicle dealership may maintain an inventory of the boats and vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the boats and vehicles sold or leased by the dealership.

**VEHICLE, BOAT/RECREATIONAL VEHICLE SALES AND SERVICE (INDOOR):** See definition of Vehicle, Boat/Recreational Vehicle Sales And Service.

**VEHICLE, ELECTRIC:** A device which is considered a vehicle that uses electricity as its primary source of power, such as a plug-in electric vehicle or a plug-in hybrid electric vehicle. An electric vehicle does not include devices that are moved by human power.

**VEHICLE, RECREATION:** Any motorized vehicle and/or associated non- motorized equipment used for camping, traveling, boating, or other leisure activities including, but not limited to campers, boats, travel trailers, motor homes, snow mobiles, wave runners, and other vehicles designed for traveling on water (motorized and non-motorized).

Trailers used for transporting this type of vehicle are also included within this definition.

**VEHICLE, RECREATIONAL VEHICLE (RV) SALES AND SERVICE:** A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used recreational vehicles (RVs). An RV dealership may maintain

an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.

**VEHICLE, TRUCK REPAIR (LARGE):** A use engaged in the repair of trucks that are in excess of one ton in size.

**VEHICLE, TRUCK SALES AND RENTAL (LARGE):** A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used trucks that are in excess of one ton in size and are primarily designed to carry cargo and material. A truck dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.

**VENDING CART:** Includes any nonmotorized mobile device or pushcart from which limited types of products, as listed in title 5, [chapter 5.65](#) of this code, are sold or offered for sale directly to any consumer, where the point of sale is conducted at the cart, where the duration of the sale is longer than fourteen (14) days and where the vending cart meets the requirements of title 5, [chapter 5.65](#) of this code for the conducting of business in a specified permit operating area approved by the city.

**VERTICAL CLEARANCE:** Clear space between floor grade level and ceiling height.

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

**WAREHOUSE, ACCESSORY:** See definition of Warehouse.

**WAREHOUSE, ACCESSORY TO RETAIL AND WHOLESALE BUSINESS (Maximum 5,000 Square Foot Floor Plate):** See definition of Warehouse.

**WATER BODY/WATERWAY:** A natural or manmade body of water such as a lake, river, creek, stream, canal, or other channel over which water flows at least periodically.

**WATER BUDGET:** The monthly and annual water use for a specific landscaped area based on the square footage of the area, the ETAF, and the reference ETo (see definition of Evapotranspiration (ET) Rate).

**WATER FEATURE:** A design element with open water that performs an aesthetic or recreational function. Water features include, but are not limited to, ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools where water is artificially supplied. Constructed wetlands used for on site wastewater treatment or stormwater best management practices are not included in this definition.

**WELDING SHOP:** A business in which metal is joined, united, repaired, produced, or created by heating and allowing the parts to flow together, or by hammering or compressing with or without previous heating.

**WHOLESALE DISTRIBUTION:** A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of materials, supplies and goods from its inventory to companies within the industry. A wholesale distributor is not a retail goods establishment.

**WIND ENERGY SYSTEM, LARGE:** A wind energy conversion system consisting of a wind turbine or group of wind turbines, tower, and associated control or conversion electronics, which has rated capacity of more than one hundred kilowatts (100 kW).

**WIND ENERGY SYSTEM, SMALL:** An accessory structure defined as a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics that has a rated capacity of not more than one hundred kilowatts

(100 kW) and that is intended to generate electricity primarily for buildings and/or uses on the same property, thereby reducing on site consumption of utility power.

**WIRELESS TELECOMMUNICATION FACILITY:** An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or (wireless) transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

**WOODWORKING MILL:** A facility where timber is processed to produce wood products.

**YARD:** On the same zoning lot with a use, building or structure, an open space which is unoccupied and unobstructed from its ground level to the sky, except as otherwise permitted herein. A yard extends along a lot line, and to a depth or width specified in the yard requirements for the zoning district in which such zoning lot is located.

**YARD, CORNER SIDE:** A yard on a corner lot extending between front yard setback line and the rear lot line and between the corner side lot line and the required corner side yard setback line.

**YARD, FRONT:** A yard extending between side lot lines and between the front lot line and the required front yard setback line.

**YARD, INTERIOR SIDE:** A yard extending between the front and rear yard setback lines and between the interior side lot line and the required interior side yard setback line.

**YARD, REAR:** A yard extending between the two (2) interior side lot lines from the rear lot line to the required rear yard setback line. In the case of corner lots, the rear yard shall extend from the interior side lot line to the front yard or corner side yard setback line.

**YARD, SIDE:** See definition of yard, interior side.

**ZONING ADMINISTRATOR:** The Director of the Planning Division of the Department of Community and Neighborhoods or his/her designee.

**ZONING DISTRICTS:** Areas of the City designated in the text of this title in which requirements and standards for the use of land and buildings are prescribed.

**ZONING LOT:** See definition of lot.

**ZONING MAP:** A map or series of maps delineating the boundaries of all zoning districts and overlay districts in the City.

**ZOOLOGICAL PARK:** An area, building, or structures which contain wild animals on exhibition for viewing by the public. It may also consist of accessory uses such as treatment facilities for the animals, storage areas, offices, retail sales and/or services, concession areas and areas where private or public events and other similar activities associated with a zoological park take place.

**SECTION 7. That Section 21A.36.161 of the Salt Lake City Code shall be, and**

**hereby is repealed in its entirety.**

**21A.36.161: MOBILE FOOD COURTS:**

**A. Mobile Food Courts A Conditional Use:**

1. Operating a mobile food court is unlawful without first obtaining conditional use approval subject to the qualifying provisions written below as well as those in [chapter 21A.54](#) of this title.
  2. Mobile food courts are allowed by administrative conditional use approval only within the M-1, M-2, D-1, D-2, D-3, D-4, G-MU, in accordance with the provisions of this chapter.
  3. Provisions found in this section shall apply to mobile food businesses, vending carts, and seasonal farm stands that are specifically authorized by this title or other City ordinances.
- B. Qualifying Provisions:
1. A mobile food court is required to be on a parcel of at least two thousand (2,000) square feet in size.
  2. No less than two (2) and no more than ten (10) individual mobile food businesses or other authorized vendors are allowed on a parcel.
  3. No participating mobile food business or other authorized vendor shall continue in operation at the mobile food court unless the holder thereof has paid an annual business regulatory fee as set forth in section [5.04.070](#) of this Code, or its successor section.
  4. All requirements of [chapter 21A.48](#), "Landscaping And Buffers", of this title and section [21A.36.020](#), "Conformance With Lot And Bulk Controls", of this chapter, or their successor chapter or section shall be met prior to the issuance of a permit.
  5. Mobile food courts are for the sale of food products only. Retail sale of nonfood items is not permitted.
  6. A master sign plan for the mobile food court shall be submitted for review and approval as part of the conditional use process. The plan shall provide information relating to permanent signs for the court, as well as individual signs for each business.
  7. All the proposed activities will be conducted on private property owned or otherwise controlled by the applicant and none of the activities will occur on any public right-of-way.
  8. The proposed mobile food court will not impede pedestrian or vehicular traffic in the public way.
  9. The proposed mobile food court complies with all conditions pertaining to any existing variances, conditional uses or other approvals granted for the property.
  10. All activities associated with a mobile food court must comply with all Salt Lake Valley Health Department requirements.
  11. A detailed site plan demonstrating the following is required:
    - a. The location and orientation of each vendor pad.
    - b. The location of any paving, trash enclosures, landscaping, planters, fencing, canopies, umbrellas or other table covers, barriers or any other site requirement by the International Building Code, or Health Department.
    - c. The location of all existing and proposed activities on site.
    - d. The circulation of all pedestrian and vehicle traffic on the site.
    - e. The mobile food court shall not occupy required parking stalls of any primary use of the site.

12. Live music will not be performed nor loudspeakers played in the mobile food court area unless the decibel level is within conformance with the Salt Lake City noise control ordinance, title 9, chapter 9.28 of this Code.

13. Parking for a mobile food court is required at a ratio of two (2) stalls per mobile food business. This requirement may be waived by the Planning Commission as part of the conditional use process. No additional parking is required in the D-1, D-2, D-3, D-4, G-MU, CSHBD1, CSHBD2, R-MU, R-MU-35, R-MU-45, MU, G-MU and TSA Zones. Hard surface paving at the vehicular entrance to the mobile food court, and for each individual mobile food business is required. Alternatives to asphalt and cement may be approved as part of the conditional use process if the applicant is able to demonstrate that the alternative will not result in the accumulation of mud or debris on the City right-of-way. (Ord. 46-17, 2017; Ord. 24-12, 2012)

SECTION 8. That this ordinance shall become effective immediately upon publication.

Passed by the City Council of Salt Lake City, Utah this \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2024.

Published: \_\_\_\_\_

**APPROVED AS TO FORM**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Jaysen Oldroyd, Senior City Attorney