

1 Project Title: Prohibiting Distribution Centers on Former Northwest Quadrant Landfill Sites

2 Petition No.: PLNPCM2024-00226

3 Version: Public Draft

4 Date Prepared: April 9, 2024

5 Recommended by Planning Commission: [Yes/No] Tentatively scheduled for May 8, 2024 PC
6 Hearing

APPROVED AS TO FORM	
Salt Lake City Attorney's Office	
Date:	_____
By:	_____
	Katherine D. Pasker, <i>Senior City Attorney</i>

7 This proposed ordinance makes the following amendments:

- 8 • Amends the land use tables by removing “Wholesale Distribution” and replacing it with “Distribution Center.”
- 9 • Adds a new footnote to the manufacturing districts land use table prohibiting distribution-related primary uses on the former North Temple
10 Landfill site.
- 11 • Amends the off-street parking table by removing “Wholesale Distribution” and replacing it with “Distribution Center.”
- 12 • Amends the definitions section by changing the definition of “Wholesale Distribution” to “Distribution Center,” with new language that
13 includes both bulk and direct-to-consumer distribution.

14 Red underlined text is new; ~~red text with strikethrough~~ is proposed to be deleted. If modifications are made as part of the Planning Commission
15 recommendation, those will be added and highlighted in yellow. All other text is existing with no proposed change.

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17 **Amending section 21A.33.030 by removing “Wholesale Distribution” from the land use table and replacing it with “Distribution Center”**
18 **in the appropriate alphabetical order.**

19 21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Use	Permitted And Conditional Uses By District						
	CN	CB	CS ¹	CC	CSHBD ¹	CG	SNB
<u>Distribution center</u>				p²³		p²³	
Wholesale distribution				p²³		p²³	

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22 Amending section 21A.33.035 by removing “Wholesale Distribution” from the land use table and replacing it with “Distribution Center”
 23 in the appropriate alphabetical order.

24 21A.33.035: TABLE OF PERMITTED AND CONDITIONAL USES FOR TRANSIT STATION AREA DISTRICTS:

Use	Permitted And Conditional Uses By District							
	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
<u>Distribution center</u>						<u>p¹²</u>		
Wholesale distribution						p¹²		

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 26 Amending section 21A.33.040 by removing “Wholesale Distribution” from the land use table and replacing it with “Distribution Center”
 27 in the appropriate alphabetical order. Adding a new footnote prohibiting certain distribution-related primary uses on the former North
 28 Temple Landfill site.

29 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
<u>Distribution center</u>	<u>p^{19, 21}</u>	<u>p^{19, 21}</u>
Package delivery facility	<u>P²¹</u>	P
Truck freight terminal	<u>p^{12, 21}</u>	p ¹²
Warehouse	<u>p^{19, 21}</u>	p ¹⁹
Wholesale distribution	p¹⁹	p¹⁹

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 31 Qualifying provisions:

32 21. Prohibited on a former landfill site that is located within the Northwest Quadrant Overlay, as identified in the Northwest Quadrant Master Plan.
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35 Amending section 21A.33.050 by removing “Wholesale Distribution” from the land use table and replacing it with “Distribution Center”
 36 in the appropriate alphabetical order.

37 21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
<u>Distribution center</u>		<u>P¹⁸</u>		
Wholesale distribution		P¹⁸		

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 39 Amending section 21A.33.070 by removing “Wholesale Distribution” from the land use table and replacing it with “Distribution Center”
 40 in the appropriate alphabetical order.

41 21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Use	Permitted And Conditional Uses By District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
<u>Distribution center</u>		<u>P²⁴</u>								<u>P²⁴</u>							
Wholesale distribution		P²⁴								P²⁴							

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 43 Amending section 21A.33.080 by removing “Wholesale Distribution” from the land use table and replacing it with “Distribution Center”
 44 in the appropriate alphabetical order.

45 21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

Use	Permitted And Conditional Uses By District				
	FB-UN 1	FB-UN 2	FB-MU 11	FB-SC	FB-SE
<u>Distribution center</u>			<u>C⁶</u>		
Wholesale distribution			C⁶		

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- 48 Amending table 21A.44.040-A by removing “Wholesale Distribution” from the off-street parking table and replacing it with “Distribution
 49 Center” in the appropriate alphabetical order.

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-UN3, FB-SC, R-MU	
Storage and Warehousing					
Air cargo terminals and package delivery facility	No Minimum				No Maximum
Building materials distribution					
<u>Distribution center</u>	No Minimum			No Minimum	No Maximum
Flammable liquids or gases, heating fuel distribution and storage					
Package delivery facility					
Warehouse					
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)					
Wholesale distribution					

Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office		All Contexts: 1 space for every 15 storage units
Contractor's yard/office	2 spaces per 1,000 sq. ft. of office area			All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum			No Maximum
Storage (outdoor)				
Storage and display (outdoor)				
Storage, public (outdoor)				

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51 **Amending section 21A.62.040 by changing the definition of “Wholesale Distribution” to “Distribution Center,” with new language that**
52 **includes both bulk and direct-to-consumer distribution.**

53 21A.62.040: DEFINITIONS OF TERMS:

54 ~~WHOLESALE~~ DISTRIBUTION CENTER: A business that ~~maintains~~ receives an inventory of materials, supplies and goods related to one or
55 more industries and ~~sells bulk quantities of~~ distributes these materials, supplies and goods from its inventory to companies within the industry or
56 directly to customers. A ~~wholesale distributor~~ distribution center is not a retail goods establishment. The term “distribution center” does not
57 include accessory distribution that is subordinate and incidental to a primary land use (e.g., manufacturing, industrial assembly, or other type of
58 primary commercial or industrial use).