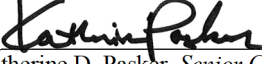


Project Title: Zoning Text Amendments - Utility Installation Exemptions 21A.02.050.B.2

Petition No.: PLNPCM2024-01352

Version: Transmitted

Date Prepared: May 27th, 2026

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: <u>May 28, 2026</u></p> <p>By: <u></u> Katherine D. Pasker, <i>Senior City Attorney</i></p>
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Recommended by Planning Commission: Yes

This proposed ordinance makes the following amendments (for summary purposes only):

- Amends Section 21A.02.050.B.2 to clarify exemptions for certain above-ground public utility structures.
- Amends Section 21A.33.020, Table of Permitted and Conditional Uses in Residential Districts, to provide clearer and more consistent language regarding exemptions in footnotes.
- Amends Section 21A.33.030, Table of Permitted and Conditional Uses for Mixed Use Districts, to add the utility exemptions footnote to Antenna land uses.
- Amends Section 21A.33.040, Table of Permitted and Conditional Uses for Manufacturing Districts, to add the utility exemptions footnote to Antenna land uses.
- Amends Section 21A.33.050, Table of Permitted and Conditional Uses for Downtown, to add the utility exemptions footnote to Antenna land uses and delete the “C” for homeless shelters and homeless resource centers.
- Amends Section 21A.33.060, Table of Permitted and Conditional Uses for Gateway Districts, to add the utility exemptions footnote to Antenna land uses.
- Amends Section 21A.33.00, Table of Permitted and Conditional Uses for Special Purpose Districts, to add the utility exemptions footnote to Antenna land uses.
- Amends Section 21A.34.020.F.1, Administrative Authority, to grant administrative authority to the planning director or designee for public utility buildings and structures when requiring a certificate of appropriateness.
- Amends Section 21A.37.020, to exclude public utility buildings and structures from design review standards found in 21A.37, provided that they meet specific design requirements to Public Utility Buildings.
- Amends Table 21A.40.090: Wireless Telecommunication Facilities, by revising the second footnote to include a reference to the antenna exemptions in section 21A.02.050.
- Amends Section 21A.55.020, to grant administrative authority to the planning director or designee when a public utility or structure is applying for a planned development and exempt these uses from minimum area requirements.
- Amends Section 21A.62.040, Definitions, to redefine “Utility, Building or Structure” to encompass a broader range.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1 I. *Amends Subsection 21A.02.050. B.2 as follows:*
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2. Utility Installations: Equipment or structures for the provision of essential services to the public as listed below:

a. Public utility infrastructure such as wires, cables, poles, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for the distribution to consumers of telephone or other telecommunications, electricity, gas or water, or the collection of water, sewer sewage, or stormwater, or transportation. Such infrastructure shall be when owned, operated and/or maintained by a governmental entity or a public utility. Such installations and shall comply with Federal Communications Commission and Federal Aviation Administration rules and regulations and those of other authorities having jurisdiction.

b. This exemption includes ground mounted utility boxes installed by a governmental entity in the public right-of-way for public safety and management purposes, such as traffic control devices, utility boxes for lighting and parking meters. All other ground mounted utility boxes shall not be exempt from the regulations of this title and are subject to section 21A.40.160, "Ground Mounted Utility Boxes", of this title.

c. Government owned and operated antennas, including communication towers, for public safety purposes, when deemed by the director of the planning department as critical infrastructure necessary to provide specific utility needs to the public, except that:

i) If located within the Airport Flight Path Protection Overlay, the antenna shall comply with the provisions in Section 21A.34.040.

ii) Antennas are prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.

d. Fences or walls only when necessary to restrict access and promote safety of public utility land uses or structures.

e. All other utility land uses, buildings or structures, shall comply with the applicable standards of this title.

2. *Amends Section 21A.33.020 only as to amending Qualifying Provision number 5, as follows:*

5. Certain utility installations may be exempt from the regulations of this title. See Subsection 21A.02.050.B. See subsection 21A.02.050.B for utility regulations.

3. *Amends Section 21A.33.030 only as to the "Antenna, Communication Tower", "Antenna, Communication Tower exceeding the maximum height in the zoning district" and "Utility, building or structure" uses, as follows:*

Use	Permitted And Conditional Uses by District					
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Antenna, Communication Tower			P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸
Antenna, Communication Tower exceeding the maximum height in the zoning district			C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸
Utility, building or structure	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸

4. *Amends Section 21A.33.030 only as to adding a new Qualifying Provisions number 18, as follows:*

45 18. Certain utility installations may be exempt from the regulations of this title. See Subsection
 46 21A.02.050.B.

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 49 5. *Amends Section 21A.33.040 only as to the “Antenna, communication tower”, “Antenna,*
 50 *communication tower exceeding the maximum building height” and “Utility, Building or structure” uses,*
 51 *as follows:*
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Use	Permitted And Conditional Uses By District		
	M-1	M-2	M-1A
Antenna, C ommunication T ower	P ¹	P ¹	P ¹
Antenna, C ommunication C tower exceeding the maximum building height in the zoning district	C ¹	C ¹	C ¹
Utility:			
b Building or structure	P ¹	P ¹	P ¹

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 55 6. *Amends Section 21A.33.040 only as to Qualifying Provisions number 1, as follows:*

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 57 1. Certain utility installations may be exempt from the regulations of this title. See Subsection
 58 21A.02.050.B.~~See Subsection 21A.02.050.B of this title for utility regulations.~~

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 61 7. *Amends Section 21A.33.050 only as to the “Antenna, communication tower”, “Antenna,*
 62 *communication tower exceeding the maximum building height”, “Homeless Resource Center” and*
 63 *“Homeless Shelter” uses, as follows:*
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Use	Permitted And Conditional Use By District			
	D-1	D-2	D-3	D-4
Antenna, C ommunication T ower	P ¹	P ¹	P ¹	P ¹
Antenna, C ommunication T ower exceeding the maximum building height in the zoning district	C ¹	C ¹	C ¹	C ¹
Homeless Resource Center		E ⁴⁵	E ⁴⁵	
Homeless Shelter		E ⁴⁵	E ⁴⁵	

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 67 8. *Amends Section 21A.33.050 only as to Qualifying Provisions number 1, as follows:*

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 69 1. Certain utility installations may be exempt from the regulations of this title. See Subsection
 70 21A.02.050.B.~~Subject to conformance to the provisions in subsection 21A.02.050B of this title.~~

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 73 9. *Amends Section 21A.33.060 only as to the “Antenna, communication tower”, “Antenna,*
 74 *communication tower exceeding the maximum building height” uses, as follows:*

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Use	G-MU
Antenna, C ommunication T ower	P ¹
Antenna, C ommunication T ower exceeding the maximum building height in the zoning district	C ¹

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10. Amends Section 21A.33.060 only as to Qualifying Provisions number 1, as follows:

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1. Certain utility installations may be exempt from the regulations of this title. See Subsection 21A.02.050.B.~~Subject to conformance to the provisions in subsection 21A.02.050B of this title.~~

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11. Amends Section 21A.33.070 only as to the “Antenna, communication tower”, “Antenna, communication tower exceeding the maximum building height in the zone” uses, as follows:

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Use	Permitted And Conditional Use By District														
	RP	BP	FP	AG	AG-2	AG-5	OS	NOS	A	PL	PL-2	I	UI	MH	EI
Antenna, communication Communication tower Tower	P ¹	P ¹	C ¹	P ¹	P ¹	P ¹	P ^{1,21}		P ¹	P ¹	C ¹	P ¹	P ¹		P ¹
Antenna, communication Communication tower Tower exceeding the maximum building height in the zone zoning district	C ¹	C ¹					P ^{1,21}		P ¹		P ^{1,11}	C ¹	C ¹		C ¹

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12. *Amends Section 21A.33.070 only as to Qualifying Provisions numbers 1 and 21, as follows:*

1. Certain utility installations may be exempt from the regulations of this title. See Subsection 21A.02.050.B. Subject to conformance to the provisions in subsection 21A.02.050B of this title.

21. New antennase and telecommunication towers are allowed outside the telecommunication corridor in the OS Open Space District for public safety, public security or Salt Lake City Public Utilities Department purposes only, if not already exempted under Section 21A.02.050.

13. *Amends Subsection 21A.34.020.F.1 as follows:*

- 1. Administrative Authority: The following may be decided by the planning director or designee:
 - a. Minor alteration of or addition to a landmark site or contributing building or structure;
 - b. Alteration of or addition to a noncontributing building or structure;
 - c. Partial demolition of either a landmark site or a contributing principal building or structure;
 - d. Demolition of an accessory building or structure; ~~and~~
 - e. Demolition of a noncontributing building or structure; and
 - f. New construction of a public utility building or structure necessary for the provision of essential services to the public.

14. *Amends Section 21A.37.020 only as to subsection D and a new subsection E, as follows:*

D. Utility: Public utility buildings or structures necessary for the provision of essential services to the public shall be exempt from this chapter. The Planning Director or designee shall consider the following design considerations when reviewing a request for new construction of these facilities:

- 1. Exterior building materials shall be similar in durability and design to those of structures in the surrounding area.
- 2. When feasible the structure and associated mechanical equipment shall be screened with landscaping and a solid fence when located adjacent to a residential use.
- 3. When feasible tThe structure and associated mechanical equipment shall be constructed in a portion of the property that is the least visually impactful to any adjacent residential use.
- 4. Existing landscaping that acts as a buffer along property lines shall be retained.
- 5. All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker unless for safety purposes in emergency situations.

E. Certificate of Appropriateness: All new construction, additions, exterior building work, structure work, and site work on property in an H Historic Preservation Overlay District or a landmark site remains subject to a certificate of appropriateness as required in Subsection 21A.34.020.E of this title.

135 15. *Amends Section 21A.33.070 only as to Qualifying Provisions number 2, as follows:*
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137 2. New telecommunications towers are allowed outside the telecommunication corridor in the OS
138 zone for public safety, public security, or Salt Lake Public Utilities Department purposes only, if
139 not already exempted under section 21A.02.050 of this title.

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142 16. *Amends Subsection 21A.55.020.A as follows:*
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144 A. Administrative Review: The planning director may approve, approve with modifications, deny,
145 or refer to the planning commission modifications ~~to specific zoning standards outlined in this~~
146 ~~Section, Subsection 21A.52.060.B.4.b for projects that meet the qualifying provisions in~~
147 ~~Subsection 21A.52.060.B.~~ The approval shall be in accordance with the standards and procedures
148 set forth in this chapter and other regulations applicable to the district in which the property is
149 located.
150 1. Specific zoning standards outlined in Subsection 21A.52.060.B.4.b for projects that meet
151 the qualifying provisions in Subsection 21A.52.060.B.
152 2. Dimensional standards to accommodate a public utility building or structure necessary
153 for the provision of essential services to the public. Additional building height shall be
154 limited to 5 feet.

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157 17. *Adds a new Subsection 21A.55.060.C as follows:*
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159 C. Exemption: Minimum area requirements do not apply when the planned development is for
160 public utility buildings or structures necessary for the provision of essential services to the public.

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162 18. *Amends Section 21A.62.040 only as to the “Utility, Building or Structure” definition, as follows:*
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164 UTILITY, BUILDING OR STRUCTURE: A building or structure owned, operated or maintained
165 by a governmental entity or a public utility and needed to provide distribution, transmittal and
166 maintenance for the provision of public utility services for water, sewer and flood control including
167 wells, pumping stations, reservoirs, water treatment plant, water storage tanks, detention basins,
168 lift stations, regulators and other similar facilities unless exempted in section 21A.02.050 of this
169 title. Utility, building or structure does not include offices or other uses otherwise defined in the
170 code.

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Effective Date: This ordinance, if passed, shall become effective on the date of its first publication and shall be recorded with the Salt Lake City Recorder.

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173 [end]