

Project Title: Zoning Text Amendment

Petition No.: PLNPCM2024-01412

Version: Department Routing

Date Prepared: 4/06/2026

Recommended by Planning Commission: [Yes/No]

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

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

- Adds provisions to Ordinance Section 21A.24.010.R Residential Districts Chapter - General Provisions Section
- Adds provisions to Ordinance Section 21A.28.010.B.3 Manufacturing Districts Chapter- General Provisions Section
- Amends code references associated with the land use tables in 21A.33 Land Use Tables
- Adds permitted use to 21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS
- Adds permitted uses to 21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR MIXED-USE DISTRICTS
- Adds permitted uses to 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS
- Adds permitted uses to 21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS
- Adds permitted uses to 21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICTS
- Deletes permitted uses from 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS
- Deletes permitted use from 21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS
- Deletes permitted use from 21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICTS
- Adds Retail Storage Units as a conditional use to Table 21A.34.030.B.1 (T Transitional Overlay District)
- Amends code references associated with section of 21A.62 Definitions of Terms.
- Modifies the existing definition of Sales and Display (Outdoor) in ordinance section 21A.62 Definitions of Terms
- Modifies the existing definition of Storage (Outdoor) in ordinance section 21A.62 Definitions of Terms
- Deletes the definitions for Storage, Self in ordinance section 21A.62 Definitions of Terms
- Adds a new definition for Retail Storage Units in ordinance section 21A.62 Definitions of Terms
- Deletes the definition of Storage, Public (Outdoor) in ordinance section 21A.62 Definitions of Terms
- Adds a new definition of Storage, Residential (Outdoor) in ordinance section 21A.62 Definitions of Terms

Underlined text is new; text with a strikethrough is proposed to be deleted. All other text remains unchanged.

Adds provisions to Ordinance Section 21A.24.010.R of Residential Districts Chapter - General Provisions section

21A.24.010.R

R. Accessory Storage: Unless otherwise specified, all accessory storage in residential districts shall be located within enclosed buildings. Firewood and the temporary storage of materials for construction activity in progress on the premises shall be excepted. Ordinary household recycling storage and household garbage container storage is also permitted outdoors. RV parking and storage shall conform to the provisions set forth in [chapter 21A.44](#) of this title and the following:

- A. The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g., upholstered furniture or indoor appliances), is prohibited per ordinance 21A.40.140. For vehicle storage, see 21A.40.140. Junk Vehicles and Materials.
- B. Heavy tools, equipment, and supplies typically used for commercial construction, such as backhoes, excavators, and stockpiles of brick, gravel, or lumber, shall not be stored outdoors except when used in connection with permitted on-site construction and only for the duration of the on-site construction.
- C. No outdoor storage shall be between the front of the line of the building and the front property line.
- D. Furniture specifically produced for outdoor use is exempt from this limitation.
- E. The use of portable storage/moving containers on private property, for storing household items, must be limited to 16-feet by 8-feet in size, and are limited to being on the property for a maximum of 30 days. Storage containers located on the property for over 30 days are subject to the accessory building and structure regulations. For on-street container parking, please refer to Ord. Section 12.56.520

Adds provisions to Ordinance Section 21A.28.010.B.3. Manufacturing Districts Chapter- General Provisions Section

21A.28.010.B.3 (Manufacturing Districts General Provisions)

- B. Impact Controls and General Restrictions in the Manufacturing Districts:
 1. Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of Section [21A.40.120](#) of this title.
 2. Lighting: On site lighting shall be located, directed or designed in such a manner as to contain and direct light and glare only to the property on which it is located.
 3. Outdoor Sales, Display Or Storage: "Sales and display (outdoor)" ~~and "storage and display (outdoor)"~~ and "Storage (Outdoor)", as defined in [chapter 21A.62](#) of this title, are allowed where specifically authorized in the table of permitted and conditional uses in section [21A.33.040](#) of this title. These uses shall conform to the following:
 - a. The outdoor sales display of merchandise, and outdoor storage of equipment shall not:

- (1) Encroach into areas of required parking;
 - (2) Be located in any required yard area within the lot; or
 - (3) Include the use of banners, pennants or strings of pennants.
- b. Outdoor storage of auto bodies, or other metal, glass bottles, rags, rubber, paper or other articles commonly known as junk, in the M-1 and M-2 districts shall be screened by a solid wall or fence (including solid entrance and exit gates) not less than seven feet (7') nor more than ten feet (10') in height. The outdoor storage shall not be stacked higher than the enclosing wall or fence. Fencing location shall not encroach into any sight distance triangle.
- c. Outdoor storage of cargo/shipping containers stacking is allowed up to the height limit of the zone and may be regulated by the building code.
- e. d. Outdoor sales and display, and outdoor storage shall also be permitted when part of an authorized temporary use, as established in [chapter 21A.42](#) of this title.

Amends code references associated with the land use tables in 21A.33 Land Use Tables

Adds permitted use to 21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Use	Permitted and Conditional Use by District														
	FR-1/43,560	FR-2/21,780	FR-3/12,000	R-1/12,000	R-1/7,000	R-1/5,000	SR-1	SR-2	SR-3	R-2	RM F-30	RM F-35	RM F-45	RM F-75	FB UN-1
Storage, Residential (Outdoor)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Adds permitted uses to 21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR MIXED-USE DISTRICTS:

Use	Permitted and Conditional Use by District						
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11	
Sales and Display (Outdoor)	P	P	P	P	P	P	
Storage, Residential (Outdoor)	P	P	P	P	P	P	

Adds permitted uses to 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Use	Permitted and Conditional Use by District			
	M-1	M-2	M-1A	
Retail Storage Units	P	P	P	
Storage (Outdoor)	P	P	P	

Adds permitted uses to Table 21A.34.030.B.1 (T Transitional Overlay District):

Use	Permitted (P) or Conditional (C)
Ambulance service	C
Blacksmith shop	C
Bus line yard and repair	C
Contractor's Yard/Office (indoor)	P
Contractor's Yard/Office (outdoor)	C
Equipment rental (indoor)	P
Equipment rental (outdoor)	C
Industrial Assembly	C
Limousine service	P
Outdoor Storage	C
Retail Storage Units	C
Sign painting/fabrication	C
Taxicab facility	C
Vehicle, automobile rental agency	P
Vehicle, automobile repair (major)	C
Vehicle, automobile sales and service	P
Warehouse	C
Welding shop	C
Wholesale distribution	C
Woodworking mill	C

Amends code references associated with section of 21A.62 Definitions of Terms.

Modifies the existing definition of Sales and Display (Outdoor) in ordinance section 21A.62 Definitions of Terms.

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.~~ of products, equipment, and machinery for sale or lease. Products are displayed in an outdoor area for customers to examine and compare. 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 general consuming public (e.g., pallets, construction equipment and supplies, and industrial products). It does not include damaged or inoperable vehicles.

Modifies the existing definition of Storage (Outdoor) in ordinance section 21A.62 Definitions of Terms.

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-~~ Placement of items, goods, vehicles,

or materials in open areas of a lot for an extended period of time. This can consist of raw or finished goods (packaged or bulk), such as sand, gravel, and building materials; machinery and tools; and automobiles, fleet vehicles, and recreational vehicles. Goods stored in a structure that is not fully enclosed on all sides, will be considered outdoor storage. This use includes personal or commercial storage not otherwise listed in the table of permitted and conditional uses found in chapter 21A.33 of this title. This category does not include a parking lot accessory to the principal use on the lot and does not allow the storage of junk as defined in section 21A.40.140 of this title.

Deletes the definition of Storage, Self in ordinance section 21A.62 Definitions of Terms.

~~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.~~

Adds a new definition for Retail Storage Units in ordinance section 21A.62 Definitions of Terms.

RETAIL STORAGE UNITS: A retail service establishment providing off-site storage space, for a fee to residents and businesses for their personal and business effects, household goods, or private personal vehicles. Storage areas may be indoor or outdoor and may offer space for vehicles, RVs, boats, and similar large items. Personal units within storage buildings may not be used for workshops, hobby shops, manufacturing, or commercial activity unless such use is allowed in the zone and is subject to all necessary permits.

Deletes the definition of Storage, Public (Outdoor) in ordinance section 21A.62 Definitions of Terms.

~~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.~~

Add a new definition of Storage, Residential (Outdoor) in ordinance section 21A.62 Definitions of Terms.

Storage, Residential (Outdoor): The outdoor storage of equipment and materials accessory to the principal residential use, including but not limited to lawn furniture, lawn care equipment, gardening supplies, pool toys & equipment, bicycles, children's toys, firewood, recreational vehicles, automobiles, or food preparation equipment intended for outdoor use. This use does not include the storage of junk as defined in section 21A.40.140 of this title.