

Proposed Changes to the Temporary Uses Section (21A.42) of the Salt Lake City Zoning Ordinance



What are Temporary Uses?

Temporary uses only last for a limited duration, do not utilize a permanent structure, and occur on private property. They include such things as food vending, seasonal item sales (Christmas trees, fireworks, flowers, etc), outdoor sales events, farmers' markets, festivals, bazaars, carnivals, circuses, etc.

Why make the Changes?

The current Temporary Use standards have created confusion for the public, the business community, and for city departments involved with applying them. The Mayor has initiated a petition to modify the temporary uses section of the zoning ordinance (21A.42) as part of an ongoing effort to simplify and streamline planning processes and regulations. The proposed text amendment is meant to clarify and facilitate the process to obtain a temporary use permit. The proposed changes would be citywide.

Proposed Text Changes

| Topic | Existing Standards | Description of Proposed Changes |
|------------------------------------|---|---|
| Limited Types of Food Vending | Temporary uses for snow cone/shaved ice stands are specifically allowed whereas other foods are not referenced. | The snow cone/shaved ice designation would be replaced by a general temporary food service designation that does not specify food types. These uses would be permitted in all zoning districts that allow retail sales. |
| Seasonal Timeframe of Food Vending | The snow cone/shaved ice section only allows such uses from May 15 – September 15. | The expanded food vending section would eliminate seasonal timeframes and set a maximum timeframe for such a use at 180 days. |
| Christmas Tree Sales | Permitted in the CN, CB, CS, CC, CSHBD, CG, D-2, D-3, M-1, and M-2 zoning districts. | Would be permitted in all zones except those that are single-family or two-family residential. Can be located in parking lots if required parking is not occupied. |

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| Outdoor Sales of Plant Products | Permitted in the CN, CB, CS, CC, CSHBD, CG, D-2, M-1, M-2, and I zoning districts. | Would be permitted in any zoning district provided the sale is intended as a fundraiser for a community organization or non-profit and is no more than 3 consecutive days. These types of uses that are part of legally existing businesses are subject to the regulations in the underlying zoning district and any applicable regulation regarding outdoor sales. |
| Festivals, Bazaars, Outdoor Sale Events, Carnivals, Circuses and other Special Events | Permitted in any commercial, manufacturing, institutional, and downtown districts. | Would be permitted in all zones except those that are single-family or two-family residential. The removal of any and all temporary structures and related items upon termination of the permit would be required. |
| Farmers' Markets | Permitted in all commercial districts, except the CN district and in all downtown districts. | Would be permitted in all zones except those that are single-family or two-family residential. |
| Outdoor Sales of Fireworks | Permitted in any commercial, manufacturing, or the downtown D-2 districts. | Would be permitted in all zoning districts that allow retail sales. |
| Seasonal Item Sales | Seasonal Item Sales is currently grouped together with Christmas Tree Sales. | Would be grouped with Festivals, Bazaars, Outdoor Sale Events, Carnivals, Circuses and other Special Events. |
| Bus Shelters | Bus shelters is an existing Temporary Uses category. | Bus shelters would be removed because they are not considered to be a temporary use. |
| Kiosks | Kiosks are not currently allowed as temporary structures. | Kiosks would be included as a recognized type of temporary structure. |

Get Involved

An open house to provide more information and receive public feedback for this issue is scheduled for:

Thursday, June 15th, 2017

5:00-7:00 pm

Fourth Floor Hallway of the City and County Building

451 S State Street

You can check here for the agenda and any additional information: <http://www.slcgov.com/planning/planning-2016-open-houses>.

Once feedback is received from the open house, a planning commission public hearing will be scheduled in Room 326 at the City and County Building (451 S State Street). The public hearing is another opportunity for the public to comment on the proposal. Click here for more information: <http://www.slcgov.com/planning/pc>. After the public hearing, the Commission will make a recommendation to the City Council which will hold a similar public hearing and then make a final decision in regards to the proposed changes.

Connect

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