



Memorandum

Planning Division
Community & Economic Development Department

To: Salt Lake City Planning Commissioners

From: Lex Traughber – Senior Planner

CC: Wilf Sommerkorn – Planning Director
Nick Norris – Planning Programs Supervisor

Date: August 24, 2011

Re: Land Use Definitions (Use Tables)
Petition PLNPCM2009-00169

The Planning Division is currently working on the above referenced petition to analyze and amend, as appropriate, the various land use tables (Residential, Commercial, Manufacturing, Downtown, Gateway, and Special Purpose Districts) and associated land use definitions in the Zoning Ordinance. This petition was initiated through the 2009 Zoning Amendment Project (ZAP). Currently, many of the land uses that appear in the aforementioned tables are not defined in the Ordinance. This is, and has proven to be in the past, problematic.

This amendment project is multifaceted and is comprised of several tasks including the revision of Chapter 62 – Definitions. At this time, it is Planning Staff's intention to brief the Planning Commission on proposed changes to definitions as they relate to the specific land uses in the land use tables, and to seek comments and direction regarding the matter. Other proposed changes to the land use tables will be presented to the Planning Commission for consideration as amendment work progresses.

The attached document is a list of definitions for the land uses as they are proposed to appear in the revised land use tables. Those definitions that are highlighted are ones that currently exist in the Zoning Ordinance. In some instances, existing definitions have been slight revised (note strike and underline). The definitions that are not highlighted are new proposed definitions. When this project is completed, every listed land use in the tables should be defined.

PROPOSED USE	DEFINITION
Accessory use	<p>Accessory use means a <u>A</u> use that:</p> <ul style="list-style-type: none"> 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 Accessory Use and Accessory lot)
Agricultural use	<p>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; provided, however, such agricultural use shall not include the following uses:</p> <ul style="list-style-type: none"> A. Commercial operations or accessory uses which involve retail sales to the general public unless the use is specifically permitted by this title; and B. 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	<p>An area of land designed and set aside for the landing and take-off of aircraft, including, but not limited to, the following operational uses: air cargo terminal, package delivery facility, restaurant, airline service and maintenance operation, airline ticketing and baggage processing, fuel storage for on-site distribution, general aviation facility and airport operations (including air traffic control, navigational aids, emergency and</p>

	<p>maintenance). The facility may also allow the following uses only when housed completely within a terminal complex: alcoholic beverage consumption establishment, commercial recreation center, financial institution, meeting room, retail goods establishment primarily for airport customers and retail service establishment primarily for airport customers.</p>
<p>Alcohol, brewpub</p>	<p>A restaurant type establishment that also has a beer brewery, producing beer in batch sizes not less than seven (7) U.S. barrels (31 gallons), on the same property which produces, except as provided in subsection 6.08.081B2 of this code, only enough beer for sale and consumption on site or for retail carryout sale in containers holding less than two liters (2 l) or for wholesale as outlined in subsections D and E of this definition. Automated bottle or canning production is prohibited. At least fifty percent (50%) of the beer sold shall be brewed on the premises. Revenue from food sales shall constitute at least fifty percent (50%) of the total business revenues, excluding retail carryout sales of beer and the sales allowed pursuant to subsection 6.08.081B2 of this code. Brewpubs are limited to a total brewing capacity of two thousand five hundred (2,500) barrels per year or one hundred twenty (120) barrels of fermentation at any one time, whichever is less. Brewpubs may sell beer in keg (larger than 2 liters) containers for the following purposes and in the following amounts:</p> <p>A. An unlimited number of kegs (not to exceed 2,500 barrel capacity) for "brew fests" which, for the purpose of this definition, means events, the primary purpose of which is the exposition of beers brewed by brewpubs and microbreweries, which include the participation of at least three (3) such brewers;</p> <p>B. No more than one hundred (100) kegs per year (not to exceed 2,500 barrel capacity) to events sponsored by charitable organizations</p>

	<p>exempt from federal income tax pursuant to 26 USC, section 501(c)(3) or its successor; and</p> <p>C. No more than one hundred (100) kegs per year (not to exceed 2,500 barrel capacity) to events operating under a single event license from the state and the city where the purpose of the event is not for commercial profit and where the beer is not wholesaled to the event sponsor but is, instead, dispensed by employees of the brewpub;</p> <p>D. Unlimited distribution to other restaurants of same ownership or control (not to exceed 2,500 barrel capacity). "Ownership or control" means more than fifty percent (50%) ownership in the actual business or controlling interest in any management partnership; and</p> <p>E. No more than five hundred (500) barrels for wholesale distribution (not to exceed 2,500 barrel capacity).</p>
Alcohol, brewpub (2,500 square feet or less in floor area)	(See Alcohol, brewpub)
Alcohol, brewpub (indoor)	(See Alcohol, brewpub)
Alcohol, brewpub (more than 2,500 square feet in floor area)	(See Alcohol, brewpub)
Alcohol, brewpub (outdoor)	(See Alcohol, brewpub)
Alcohol, dining club (2,500 square feet or less in floor area)	A business establishment as defined in Title 32A, Utah Code Ann. (2009) and as amended.
Alcohol, distillery	A business establishment that manufactures distilled, spirituous beverages for off-premise consumption, 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 32A, Utah Code Ann. (2009), as amended.
Alcohol, microbrewery	A brewpub which, in addition to retail sale and consumption on site, markets beer wholesale in an amount not to exceed sixty thousand (60,000) barrels (31 gallons) per year. Revenue from food sales must

	constitute at least fifty percent (50%) of the total business revenues, excluding wholesale and retail carryout sales of beer.
Alcohol, social club	A business establishment as defined in Title 32A, Utah Code Ann. (2009), as amended.
Alcohol, social club (2,500 square feet or less in floor area)	(See Alcohol, social club)
Alcohol, social club (indoor)	(See Alcohol, social club)
Alcohol, social club (more than 2,500 square feet in floor area)	(See Alcohol, social club)
Alcohol, social club (outdoor)	(See Alcohol, social club)
Alcohol, tavern	Any business establishment engaged primarily in the retail sale or distribution of beer to public patrons for consumption on the establishment's premises, and that includes beer bars, parlors, lounges, cabarets and nightclubs. A business establishment as defined in Title 32A, Utah Code Ann. (2009), as amended.
Alcohol, tavern (2,500 square feet or less in floor area)	(See Alcohol, tavern)
Alcohol, tavern (indoor)	(See Alcohol, tavern)
Alcohol, tavern (more than 2,500 square feet in floor area)	(See Alcohol, tavern)
Alcohol, tavern (outdoor)	(See 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-premise consumption, not to include those alcoholic beverages produced in a brewery or distillery.
Ambulance service	An emergency response facility housing ambulance services, dispatching, staging, and maintenance.
Ambulance service (indoor)	(See Ambulance service)
Ambulance service (outdoor)	(See Ambulance service)
Amphitheater	A large open air structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment.
Amusement park	A commercial facility or operation that primarily offers entertainment in the form of rides and games.
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, public or private	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 5 acres or larger	(see 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, 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	<p>"Large veterinary office" means a veterinary facility that serves large animals, either wild or domesticated, such as sheep, goats, cows, pigs, horses, llamas, wildcats, bears or other similarly sized animals.</p> <p>Or</p> <p>"Small veterinary office" a veterinary facility that serves only small animals such as dogs, cats, birds, rabbits, reptiles, rodents and other similarly sized animals.</p> <p><u>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.</u></p>
Antenna, communication tower	Any system of wires, poles, rods, reflecting discs, 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 Antenna, communication tower)
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.
Artists' loft/studio	A building or portion of a building where an artist or photographer creates works of art. A place designed to be used as both a dwelling and work space by an artist, artisan, or craftsman, 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.
<u>Bakery</u> , commercial bakery	"Commercial bakery" means a use involving <u>An establishment where the primary function is the baking of food products for sale, principally to the wholesale trade, not directly to the consumer.</u>
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

	<p>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.</p>
Bed and breakfast manor	<p>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.</p>
Blacksmith shop	<p>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.</p>
Blood donation center	<p>A commercial establishment that's 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.</p>
Botanical garden	<p>A public or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants</p>
Bottling plant	<p>A commercial for the purpose of bottling of beverages for distribution.</p>
Building materials distributor	<p>A type of wholesale distributor supplying the building materials industry, but excluding retail outlets conducted in a warehouse format.</p>
Bus line station/terminal	<p>Facility used for the temporary housing or parking of buses, and the loading and unloading of passengers.</p>
Bus line yard and repair facility	<p>Facility for the storage and repair of buses.</p>

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 Car wash)
Carpet cleaning	A facility or mobile facility used for the cleaning of carpets or rugs.
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.
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 <u>and storage</u>	A facility engaged in making and storing chemical products from raw or partially finished materials, but excluding chemical wholesale distributors.
Medical/Dental Office or Clinic <u>(medical, dental)</u>	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.
Community correctional facility	An institutional facility licensed by or

	<p>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.</p>
<p>Large <u>Community correctional facility, large</u></p>	<p>A "large community correctional facility" means a <u>A</u> "community correctional facility" as defined in chapter 21A.62 of this title 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 B, E and F of this section and pursuant to section 21A.28.040 of this title.</p>
<p>Small <u>Community correctional facility, small</u></p>	<p>A "small community correctional facility" means a <u>A</u> "community correctional facility" as defined in chapter 21A.62 of this title that provides temporary occupancy for up to thirty</p>

	(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 B, E and F of this section and pursuant to sections 21A.26.080 and 21A.28.040 of this title.
Community garden	“Community garden” means a An area of land managed and maintained by an identifiable group of community members used to grow and harvest food crops and/or non-food, 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.
Concrete <u>and asphalt</u> manufacturing	A use engaged in making and delivering "ready mix" type concrete <u>and asphalt</u> from batch plant operations. This use excludes cement manufacturing, such as Portland cement, which is an ingredient in concrete manufacturing.
Conference 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-premise consumption.
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 unit of a religious order or congregation who carry on religious, medical,

	educational or charitable work.
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-premise consumption.
Crematorium	<p>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.</p> <p>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.</p>
Daycare center, adult	"Adult daycare center" means 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	"Child daycare center" means 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.
Dental laboratory/research facility	A laboratory used for research, development and processing of on or off site orders, limited to medical and dental testing and precision fabrication of dental articles worn by patients.
Drop forge industry	A facility used for forging metal between two dies, one of which is fixed, the other acting by gravity or by steam or hydraulic pressure.
<u>Dwelling</u> , accessory guest and servant's quarter	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.
<u>Dwelling</u> , assisted living facility	A facility licensed by the state of Utah that provides a combination of housing and personalized healthcare designed to respond

	to the needs of individuals who require help with the activities of daily living, such as meal preparation, personal grooming, housekeeping, medication, etc. Care is provided in a professionally managed group living environment in a way that promotes maximum independence and dignity for each resident.
<u>Dwelling, assisted living facility (large)</u>	A facility licensed by the state of Utah that provides a combination of housing and personalized healthcare designed to respond to the individual needs of more than six (6) individuals who require help with the activities of daily living, such as meal preparation, personal grooming, housekeeping, medication, etc. Care is provided in a professionally managed group living environment in a way that promotes maximum independence and dignity for each resident.
<u>Dwelling, assisted living facility (small)</u>	A facility licensed by the state of Utah that provides a combination of housing and personalized healthcare designed to respond to the individual needs of up to six (6) individuals who require help with the activities of daily living, such as meal preparation, personal grooming, housekeeping, medication, etc. Care is provided in a professionally managed group living environment in a way that promotes maximum independence and dignity for each resident.
Dwelling, congregate care facility	A housing development designed, and managed to include facilities and common space that maximize the residents' potential for independent living. The facility may be occupied by elderly or persons with a disability. The direct services that are provided or made available by the management of the congregate housing shall relate to the nutritional, social, recreational, housekeeping, and personal needs of the residents and shall be provided or made available at a level necessary to assist the residents to function independently.
<u>Dwelling, group home, (large)</u>	"Large group home" means a residential

	<p>facility set up as a single housekeeping unit and shared by seven (7) or more unrelated persons, exclusive of staff, who require assistance and supervision. A large group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment, along with habilitation or rehabilitation services for physically or mentally disabled persons. A large group home shall not include persons who are diagnosed with a substance abuse problem or who are staying in the home as a result of criminal offenses.</p>
<p><u>Dwelling, group home, (small)</u></p>	<p>"Small group home" means a residential facility set up as a single housekeeping unit and shared by up to six (6) unrelated persons, exclusive of staff, who require assistance and supervision. A small group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment, along with habilitation or rehabilitation services for physically or mentally disabled persons. A small group home shall not include persons who are diagnosed with a substance abuse problem or who are staying in the home as a result of criminal offenses.</p>
<p>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</p>	<p>(See Dwelling, group home (small))</p>
<p>Dwelling, live/work unit</p>	<p>Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.</p>
<p>Dwelling, living quarters for caretaker or security guard</p>	<p>A residence, secondary and accessory to an existing main dwelling 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.</p>
<p>Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre</p>	<p>(See Dwelling, living quarters for caretaker or security guard)</p>

in size or larger and accessory to a principal use allowed by the zoning district	
Dwelling, manufactured home	<p>"Manufactured home dwelling" means a <u>A</u> 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 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.</p>
Dwelling, mobile home	<p>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:</p> <ul style="list-style-type: none"> 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, multi-family	<p>"Multi-family dwelling" means a <u>A</u> building containing three (3) or more dwellings on a</p>

	<p>single lot. For purposes of determining whether a lot is in multiple-family dwelling use, the following considerations shall apply:</p> <p>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.</p> <p>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.</p>
<p><u>Dwelling</u>, resident healthcare facility</p>	<p>A facility licensed by the state of Utah which provides protected living arrangements for two (2) or more persons who because of minor disabilities cannot, or choose not to, remain alone in their own home. The facility may serve the elderly, persons with minor mental or physical disabilities, or any other persons who are ambulatory or mobile and do not require continuous nursing care or services provided by another category of licensed health facility. The resident healthcare facility shall be considered the resident's principal place of residence.</p>
<p><u>Dwelling</u>, residential substance abuse treatment home (large)</p>	<p>"Large residential substance abuse treatment home" means a <u>A</u> residential facility for seven (7) or more unrelated persons, exclusive of staff, and licensed by the state of Utah, that provides twenty four (24) hour staff supervision and may include a peer support structure to help applicants acquire and strengthen the social and behavioral skills necessary to live independently in the community. A large residential substance abuse treatment home provides supervision, counseling and therapy through a temporary living arrangement and provides specialized treatment, habilitation or rehabilitation services for persons with alcohol, narcotic drug or chemical dependencies.</p>
<p><u>Dwelling</u>, residential substance abuse treatment home (small)</p>	<p>"Small residential substance abuse treatment home" means a <u>A</u> residential facility for up to six (6) unrelated persons, exclusive of staff, and licensed by the state of Utah, that provides twenty four (24) hour staff</p>

	<p>supervision and may include a peer support structure to help applicants acquire and strengthen the social and behavioral skills necessary to live independently in the community. A small residential substance abuse treatment home provides supervision, counseling and therapy through a temporary living arrangement and provides specialized treatment, habilitation or rehabilitation services for persons with alcohol, narcotic drug or chemical dependencies.</p>
<p><u>Dwelling, rooming (boarding) house</u></p>	<p>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.</p>
<p>Dwelling, single room occupancy</p>	<p>"Single room occupancy dwelling" means a <u>A</u> residential dwelling facility containing individual, self-contained, dwelling units none of which may exceed five hundred (500) square feet in size.</p>
<p>Dwelling, single-family attached</p>	<p>"Single-family attached dwelling" means a <u>A</u> 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.</p>
<p>Dwelling, single-family</p>	<p>"Single-family dwelling" means a <u>A</u> 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.</p>
<p><u>Dwelling, transitional treatment home (large)</u></p>	<p>"Large transitional treatment home" means a <u>A</u> residential facility for seven (7) or more unrelated persons, exclusive of staff, and licensed by the state of Utah, that provides twenty four (24) hour staff supervision and a peer support structure to help applicants</p>

	<p>acquire and strengthen the social and behavioral skills necessary to live independently in the community. Such programs provide supervision, counseling and therapy through a temporary living arrangement and provide specialized treatment, habilitation or rehabilitation services for persons with emotional, psychological, developmental, behavioral dysfunctions or impairments. A large transitional treatment home shall not include any persons referred by the Utah state department of corrections.</p>
<p><u>Dwelling, transitional treatment home (small)</u></p>	<p>"Small transitional treatment home" means a <u>A</u> residential facility for up to six (6) unrelated persons, exclusive of staff, and licensed by the state of Utah, that provides twenty four (24) hour staff supervision and a peer support structure to help applicants acquire and strengthen the social and behavioral skills necessary to live independently in the community. Such programs provide supervision, counseling and therapy through a temporary living arrangement and provide specialized treatment, habilitation or rehabilitation services for persons with emotional, psychological, developmental, behavioral dysfunctions or impairments. A small transitional treatment home shall not include any persons referred by the Utah state department of corrections.</p>
<p><u>Dwelling, transitional victim home (large)</u></p>	<p>"Large transitional victim home" means a <u>A</u> residential facility for seven (7) or more unrelated persons, exclusive of staff, and licensed by the state of Utah as a residential support facility. A large transitional victim home provides twenty four (24) hour care and peer support to help victims of abuse or crime. A large transitional victim home arranges for or provides the necessities of life and protective services to individuals or families who are experiencing a temporary dislocation or emergency which prevents them from providing these services for themselves or for their families. Treatment is not a necessary component of residential</p>

	support services, however, care shall be made available on request.
<u>Dwelling</u> , transitional victim home (small)	" Small transitional victim home " means a <u>A</u> residential facility for up to six (6) unrelated persons, exclusive of staff, and licensed by the state of Utah as a residential support facility. A small transitional victim home provides twenty four (24) hour care and peer support to help victims of abuse or crime. A small transitional victim home arranges for or provides the necessities of life and protective services to individuals or families who are experiencing a temporary dislocation or emergency which prevents them from providing these services for themselves or for their families. Treatment is not a necessary component of residential support services, however, care shall be made available on request.
Dwelling, twin home and two-family	" Twin home dwelling " means a <u>A</u> 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, dormitory, fraternity, sorority FRATERNITY/SORORITY HOUSE:	<u>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.</u> A building which is occupied only by a group of university or college students who are associated together in a fraternity/sorority that is officially recognized by the university or college and who receive from the fraternity/sorority lodging and/or meals on the premises for compensation.
Eleemosynary facility	A facility operated by a nonprofit charitable organization or government entity to provide temporary housing and assistance to individuals who suffer from and are being treated for trauma, injury or disease and/or their family members. Eleemosynary facilities

	are traditionally not funded wholly by government but are usually supported by philanthropic, corporate and private funding. The term "eleemosynary facilities" shall not include places of worship, social and community services organizations, homeless shelters, community dining halls, group homes, transitional treatment homes, transitional victim homes, residential substance abuse treatment homes and other similar nonprofit organizations.
Emergency response and medical service facilities including fire stations and living quarters	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. <u>An "Emergency response facility" includes fire stations and living quarters.</u>
Equipment rental <u>(indoor and/or outdoor)</u>	A type of 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 does not include excluding heavy construction vehicles and equipment, in which all operations are contained within fully enclosed buildings.
Equipment, rental, <u>sales, and service,</u> heavy	"Heavy equipment rental" means a 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.
Exhibition hall	A facility used to house exhibits and displays, where individuals and groups gather to view exhibits, promote and share common interests.
Explosive manufacturing <u>and storage</u>	A use engaged in making <u>and storage</u> of explosive devices, but excluding explosive materials wholesale distributors.
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.
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.
Financial institution, with drive-through facility	(See Financial institution and Drive-through window
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.
Flammable liquids or gases, heating fuel distribution <u>and storage</u>	A type of wholesale distributor engaged in supplying flammable liquids, gases and/or heating fuel. This use does not include the accessory storage of such substances on site.
Flea market (indoor)	"Indoor flea market" means a 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)	"Outdoor flea market" means a An outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
Food processing	(See Manufacturing and processing, food)
Funeral home	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.
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. A gas station may include minor auto repair and car wash facilities when such uses are listed as a permitted or conditional use.
Governmental uses-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. State or federal operations providing services from nonspecialized facilities shall be considered office uses.
Government facility (excluding those of an industrial nature and prisons)	A building or structure owned, operated, or occupied by a governmental agency to provide a governmental service to the public.
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.
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 for food and plant production	An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown both in open and enclosed buildings which are sold at retail or wholesale.
Heavy manufacturing, heavy	"Heavy manufacturing" means t 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.
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 Heliport)
Homeless shelter	A building or portion thereof in which sleeping accommodations are provided on an emergency basis for the temporarily homeless.
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 room	A room or combination of rooms (suite) offered as a single unit for lodging on a daily or weekly basis. <u>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, and recreational facilities.</u>
House museum in landmark site	(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.
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	"Medical waste/hazardous waste incinerator" means 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.
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.
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, dental, optical)	"Medical, dental and optical laboratory" means a <u>A</u> laboratory processing on or off site orders limited to medical testing and precision fabrication of dental/optical articles worn by patients.
Testing laboratory <u>Laboratory, testing</u>	A use engaged in determining the physical qualities of construction, medical or manufactured materials. This use does not include research laboratories engaged in scientific experimentation.
Large wind energy system	A "Large Wind Energy System" is a 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 100 kW.
Commercial laundry <u>Laundry, commercial</u>	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.
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.
<u>Light manufacturing, light</u>	"Light manufacturing" means t 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.
Local government facility	Local government operations providing services from specialized facilities, such as road maintenance/construction, local police and fire operations, etc. Local government operations providing services from nonspecialized facilities shall be considered office uses.
Manufactured/mobile home sales and service	A facility for the sale and service of manufactured/mobile homes.
Food processing	Manufacturing establishment producing or processing food and related products for consumption.
Manufacturing, heavy	(See Heavy manufacturing)
Manufacturing, light	(See Light manufacturing)
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.
Mixed use developments (including residential and other uses allowed in the zoning district)	A development that includes residential and non-residential uses allowed in the zoning district, on the same site.
<u>Municipal services uses, including city utility uses and police and fire stations</u>	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.
Nursing care facility	A healthcare facility, other than a 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.
Nursing care facility, sanitarium	A health station, retreat, or an institution for the recuperation and treatment of persons suffering from physical or mental disorders.
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 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, accessory use supporting an institutional use	(See Office)
Office, excluding medical and dental clinic and office	(See 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 Office)
Open space	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 4 acres in size	(See Open space)
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.
Park, public	"Public park" means <u>A noncommercial, not-for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a park, playground, swimming pool, golf course or athletic field within the city which is under operation or management of the city's park</u>

	department.
Parking-Garage, commercial	"Commercial parking garage" means <u>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. A garage used solely in conjunction with multiple-family housing or a hotel shall not be construed to be a commercial garage, but rather a permitted accessory structure and use, even though not on the same premises as the multiple-family housing or motel/hotel.</u>
Parking, off-site	"Off site parking" means The use of a lot for required parking that is separate from the lot of the principal use.
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)	(See Parking, off-site)
Parking, park and ride lot	The use of a lot for parking as an adjunct to mass transit.
Parking, park and ride lot shared with existing use	(See Parking, park and ride lot)
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.
Philanthropic use	An office or meeting hall used exclusively by a nonprofit public service organization.
Photo finishing lab	A business where the primary function is to develop and print photographic film.
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 4 acres in size	(See Place of worship)
Plazas and squares	An open area which is available to the public <u>for uses such as, but not limited to, walking, seating, socializing, reading and eating.</u>
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.
Precision equipment repair shop	A shop that provides repair services for industrial, commercial, research, and similar establishments. Precision instrument repair does not include consumer repair services for individuals and households for items such as watches or jewelry, household appliances, musical instruments, cameras, and household electronic equipment.
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.
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 primary use by railroad employees 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. No breakdown of self-contained cargo containers occurs at intermodal railroad freight terminal facilities.
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.
Raising of furbearing animals	A tract of land devoted in whole or part to the commercial raising of animals for their fur.
Commercial indoor recreation <u>Recreation,</u>	Public or private recreation facilities, tennis

<p><u>commercial (indoor)</u></p>	<p>or other racquet courts, swimming pools, bowling alleys, skating rinks, or similar uses which are enclosed in buildings and are operated on a commercial or membership basis 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 "commercial indoor recreation" 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 "commercial indoor recreation" 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 found at the end of each chapter in part III of this title for each category of zoning district or districts.</p>
<p>Commercial outdoor recreation <u>Recreation,</u> <u>commercial (outdoor)</u></p>	<p>Public or private golf courses, golf driving ranges, swimming pools, tennis courts, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, or gun firing ranges, which are not enclosed in buildings and are operated on a commercial or membership basis 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 "commercial outdoor recreation" shall include any accessory uses, such as snack bars, pro shops, and clubhouses which are designed and intended primarily for the use of patrons of the principal recreational use.</p>
<p>Community recreation center <u>Recreation,</u> <u>community center</u></p>	<p>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.</p>
<p>Recreation, country club</p>	<p>A membership club catering primarily to its</p>

	membership, typically providing one or more of the following recreational and social amenities: golf, horseback riding, tennis, swimming, any of which shall be open only to members and their duly authorized guests.
Recreation, golf course	A tract of private or public land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, driving range, and shelters as accessory uses but excludes miniature golf.
<u>Recreation</u> , 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.
Recreation, miniature golf	A theme-oriented recreational facility, typically comprised of nine or 18 putting greens, each with a “cup” or “hole,” where patrons pay a fee to move in consecutive order from the first hole to the last.
<u>Recreation</u> , private recreational facility	A golf course, swimming pool, tennis club or other recreational facility under private control, operation or management which functions as the principal use of the property.
Commercial Recreation, video arcade	A principal use that contains ten (10) or more automatic amusement devices.
Recreational vehicle park (minimum 1 acre)	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.
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 processing center (indoor)	(See Recycling processing center)
Recycling processing center (outdoor)	(See Recycling processing center)
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.
Research and development facility	A structure or group of structures used primarily for applied and developmental research, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing.
Research facility, medical	A structure or group of structures used primarily for applied and developmental research, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing.
Research facility, medical/dental	A structure or group of structures used primarily for applied and developmental medical and dental research, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing.
Restaurant, with drive-through facility	(See Restaurant and Drive-through window)
Restaurant, with or without drive-through facility	(See Restaurant and Drive-through window)
Restaurant	An establishment where food and drink are prepared, served, and consumed, mostly within the principal building.
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 at the

	end of each chapter of part III of this title for the category of zoning district or districts.
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 Retail goods establishment and Drive-through window)
Retail goods establishment, with or without drive-through facility	(See Retail goods establishment and Drive-through window)
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 services 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 services 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 at the end of each chapter of part III of this title for each category of zoning district or districts.
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 Retail service establishment and Drive-through window)
Retail, sales and service accessory use when located within a principal building	(See 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 Retail goods establishment and Retail service establishment)
Reverse vending machines	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.
Outdoor <u>Sales and display (outdoor)</u>	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).
<u>School</u> , 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.)
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.
Medical nursing school <u>School, medical/nursing</u>	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	"Professional and vocational schools" means schools <u>An institution</u> 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 School, professional and vocational)
School, professional and vocational (without outdoor activities)	(See School, professional and vocational)
School, seminary and religious institute	An institution used for the purposes of educating students in theology.
Seasonal Farm Stand	"Seasonal farm stand" means a <u>A sales table, area, or kiosk of food crops and/or non-food, an ornamental crop, such as flowers, that is located off-premise 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.</u>
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.)
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 Sign painting/fabrication)
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.
Social service mission and charity dining hall	(See Social Service Mission and Charity Dining Hall)
Solar array	A “solar array” is a principal use of 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: (1) water heating, (2) space heating or cooling, and (3) power generation.
Stadium	A facility used or intended to be used primarily for spectator sports, entertainment events, expositions, and other public gatherings.
Outdoor <u>Storage (outdoor)</u>	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, accessory (outdoor)	(See Storage (outdoor))
<u>Storage</u> , miniwarehouse	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.
Outdoor <u>Storage</u> , 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 and display (outdoor)	The use of a lot for storage or public display of products.
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, 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. Examples include, but are not limited to, Kohls, J.C. Penney and Mervyn's, as such stores are typically configured as of January 13, 2004.
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. Examples include, but are not limited to, Meier & Frank, Bloomingdales, Macy's, Dillards, Marshall Fields, Bon Marche, Broadway, Broadway Southwest, Robinsons/May, as such stores are typically

	configured as of January 13, 2004.
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. Examples include, but are not limited to, Wal-Mart, K-Mart, Target, Fred Meyer and ShopKo, as such stores are typically configured as of January 13, 2004.
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. Examples include, but are not limited to, The Home Depot, OfficeMax, Toys"R"Us, PetsMart, Michaels, Bed, Bath & Beyond, Borders Books, Barnes & Noble, Circuit City, Galyan's, Sports Authority, Pep Boys, and CompUSA, as such stores are typically configured as of January 13, 2004.
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

	<p>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. Examples include, but are not limited to, Wal-Mart Supercenter, Meijer's, Fred Meyer (with grocery) and Super Target, as such stores are typically configured as of January 13, 2004.</p>
Store, warehouse club	<p>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. Examples include, but are not limited to, BJ's Wholesale Club, Costco, and Sam's Club, as such stores are typically configured as of January 13, 2004.</p>
Art sStudio, art	<p>A building or portion of a building where an artist or photographer creates works of art <u>or where instruction in art is given such as a dance or music studio.</u></p>
Dance sStudio, dance	<p>A use engaged in the instruction of dance. <u>A building or portion of a building where instruction in dance is given.</u></p>
Studio, motion picture	<p>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.</p>
Taxicab facility	<p>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</p>

	or vans.
Theater, live performance or movie	(See Theater, movie and Theater, live performance)
Theater, movie	An establishment for showing movies or motion pictures.
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.
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, pickup, 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.
Truck freight terminal	A premise 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.
Trucking, repair, storage, etc., associated with extractive industries	A facility used for the repair and storage of trucks associated with extractive industries.
Urban farm	"Urban Farm" is a 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."
Public/Private Utility, buildings or and structures	A Buildings or structures used in conjunction with the provision of public or private utilities.
Utility, E electric generation facility, public/private	"Public/private electric generation facility" means a 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, S sewage treatment plant	A licensed facility that purifies sanitary sewer effluent to a minimum level as established by state and/or federal environmental protection

	agencies.
<u>Utility, S</u> 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.
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.
<u>Vehicle, A</u> utomobile repair, major	"Major automobile repair" means any <u>A</u> use principally engaged in repairing of

	automobiles, <u>where all repairs are performed within an enclosed building</u> , including any activities excluded in the definition of Automobile Repair, Minor.
<u>Vehicle, A</u> automobile repair, minor	"Minor automobile repair" means a <u>A</u> 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 Vehicle, automobile sales/rental and service)
<u>Vehicle, A</u> 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 may be conducted outdoors or within fully enclosed buildings.
<u>Vehicle, A</u> 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 Vehicle, boat/recreational vehicle sales and service)
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.
Warehouse	A structure, or part thereof, or area used principally for the storage of goods and merchandise.

Warehouse, accessory	(See Warehouse)
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)	(See Warehouse)
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 distributor <u>tion</u>	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.
Lower Power Radio Services Facility or 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.
Zoological park	An area, building, or structures which contain wild animals on exhibition for viewing by the public.