



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: November 9, 2011

Re: Land Use Tables & Definitions
Petition PLNPCM2009-00169

As you are aware, 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).

At the August 24th, 2011, Planning Commission hearing, Planning Staff discussed the proposed changes to *Chapter 62 – Definitions* as they relate to the specific land uses in the land use tables. At this time, it is Planning Staff's intention to brief the Planning Commission on proposed changes to the various land use tables and to seek comments and direction regarding the matter. Other proposed changes will be presented to the Planning Commission for consideration as amendment work progresses.

The attached documents are the draft land use tables. The current language for each individual land use is included as reference in these document to demonstrate how the proposed land use language would change. In some instances, land uses have been collapsed into a new title and therefore appear in the tables more than once. These duplicate titles will be deleted as the project moves forward, but for amendment purposes they are being shown. An example of a duplicate title would be the "Airport" use in the Special Use Table; this use appears multiple times, but would only appear once when the tables are finalized. To note, in particular, are proposed changes for whether a use would be a permitted use, a conditional use, or a use not permitted at all in any given zone. Planning Staff requests that the Planning Commission provide specific comments and/or direction regarding these proposed changes.

21A.26.080: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Old Use Title	New Use Title	Permitted And Conditional Uses By District						
		CN	CB	CS ¹	CC	CSHBD ¹	CG	TC-75
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P
Liquor store	Alcohol, liquor store		C	C	C	C	C	C
Private club	Alcohol, social club		C	P	C	P	P	C
Tavern/lounge/brewpub, 2,500 square feet or less in floor area	Alcohol, tavern or brewpub, 2,500 square feet or less in floor area			P	P	P	P	P
Tavern/lounge/brewpub, more than 2,500 square feet in floor area	Alcohol, tavern or brewpub, more than 2,500 square feet in floor area			C	C	P	P	C
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building	Ambulance service (indoor)		P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations	Ambulance service (outdoor)		P ⁷	P ⁷	P ⁷	P ⁷	P	
Amusement park	Amusement park			P			P	
Animal cremation service	Animal, cremation service				GP		P	
Kennels	Animal, kennel						P	
Pet cemeteries⁴	Animal, pet cemetery						P-P ⁴	
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	Animal, veterinary office	C	P	P	P	P	P	C
Communication towers	Antenna, communication tower		P	P	P	P	P	P
Communication towers, exceeding the maximum building height	Antenna, communication tower, exceeding the maximum building height in the zone		C	C	C	C	C	C

Art gallery	Art gallery	P	P	P	P	P	P	P
Auction sales	Auction (outdoor)				P		P	
Auditorium	Auditorium			P	P	P	P	P
Bakery, commercial	Bakery, commercial						P	
Bed and breakfast	Bed and breakfast	P	P	P	P	P	P	P
Bed and breakfast inn	Bed and breakfast inn	P	P	P	P	P	P	P
Bed and breakfast manor	Bed and breakfast manor	C ³	C ³		P	P	P	P
Blacksmith shop	Blacksmith shop						P	
Blood donation centers, commercial and not accessory to a hospital or medical clinic	Blood donation center				C		P	
Bus line terminals	Bus line station/terminal				P		P	C
Bus line yards and repair facilities	Bus line yard and repair facility						P	
Car wash, with or without gasoline sales	Car wash			P	P		P	C
Car wash as accessory use to gas station or convenience store that sells gas	Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P	C
Check cashing/payday loan business	Check cashing/payday loan business		P ¹⁰		P ¹⁰		P ¹⁰	
Medical and dental clinics and offices	Clinic (medical, dental)	P	P	P	P	P	P	P
Community correctional facility, large (see section 21A.36.110 of this title)	Community correctional facility, large							
Community correctional facility, small (see section 21A.36.110 of this title)	Community correctional facility, small						C ⁹	
Community gardens	Community garden	P	P	P	P	P	P	P
Community gardens	Community garden	P	P	P	P	P	P	P
Contractor's yard/office (including outdoor storage)	Contractor's yard/office				C		P	
Crematorium	Crematorium			C	C	C	C	C
Adult daycare center	Daycare center, adult	P	P	P	P	P	P	P
Child daycare center	Daycare center, child	P	P	P	P	P	P	P

Assisted living center, large	Dwelling, assisted living facility (large)		P		P		P	P
Assisted living center, small	Dwelling, assisted living facility (small)		P		P		P	P
Group home, large (see section 21A.36.070 of this title)	Dwelling, group home (large)				C		C	P
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	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	P	P	P	P	P
Living quarters for caretaker or security guard	Dwelling, living quarter for caretaker or security guard	P	P	P	P	P	P	P
Multiple family dwellings	Dwelling, multi-family	P	P	P	P	P	P	P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)	Dwelling, residential substance abuse treatment home (large)				C		C	C
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)	Dwelling, residential substance abuse treatment home (small)				C		C	C
Rooming (boarding) house	Dwelling, rooming (boarding) house	G	G	G	G	G	G	G
Dwelling, single room occupancy⁶	Dwelling, single room occupancy							P P ⁶
Transitional treatment home, large (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (large)				C		C	C
Transitional treatment home, small (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (small)				C		C	C
Transitional victim home, large (see section 21A.36.080 of this title)	Dwelling, transitional victim home (large)				C		C	C
Transitional victim home, small (see section 21A.36.080 of this title)	Dwelling, transitional victim home (small)				C		C	C
Eleemosynary facilities	Eleemosynary facility		P			P		P
Pedestrian pathways, trails, and greenways	Eliminate	P	P	P	P	P	P	P
Equipment rental, indoor and outdoor	Equipment rental (indoor and/or outdoor)				P		P	G
Farmers' market	Farmers' market			C	C	P	P	C
Financial institutions without drive-through facilities	Financial institution	P	P	P	P	P	P	P
Financial institutions with drive-through facilities	Financial institution with drive-through facility		P	P	P	P	P	C

Flea market (indoor)	Flea market (indoor)			P	P	P	P	C
Flea market (outdoor)	Flea market (outdoor)						P	
Funeral home	Funeral home			P	P	P	P	C
"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title	Gas station	C	C	P	P	P	P	
Government facilities (excluding those of an industrial nature and prisons)	Government facility requiring special design features for security purposes	P	P	P	P	P	P	P
Homeless shelter	Homeless shelter						C	
Hotel or motel	Hotel/Motel		C		P	P	P	C
House museum in landmark sites (see subsection 21A.24.010 of this title)	House museum in landmark site	C	C	C	C	C	C	C ⁸
Impound lot	Impound lot						C	
Industrial assembly	Industrial assembly						P	
Intermodal transit passenger hub	Intermodal transit passenger hub						<u>CP</u>	
Laboratory, medical, dental, optical	Laboratory (medical, dental, optical)	P	P	P	P	P	P	P
Laboratory, testing	Laboratory, testing			<u>CP</u>	<u>CP</u>		P	<u>CP</u>
	Large wind energy system		P		P		P	P
Commercial laundries, linen service and dry cleaning	Laundry, commercial						P	
Libraries	Library	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>
Limousine service utilizing 4 or more limousines	Limousine service (large)						P	
Limousine service utilizing not more than 3 limousines	Limousine service (small)		C		C		P	
Manufactured/mobile home sales and service	Manufactured/mobile home sales and service						P	
Microbrewery	Microbrewery						P	
Mixed use developments including residential and other uses allowed in the zoning district	Mixed use developments including residential and other uses allowed in the zoning district	P ¹¹	P	P	P	P	P	P
Museum	Museum		P	P	P	P	P	P

Nursing home	Nursing care facility		P		P		P		P
Offices	Office	P	P	P	P	P	P	P	P
Temporary labor hiring office	Office						P		
Offices and reception centers in landmark sites (see subsection 21A.24.010 of this title)	Office and/or reception center in landmark site	P	P	P	P	P	P	P	P
Natural open space and conservation areas	Open space	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>	<u>GP</u>
Parks and playgrounds, public and private, on lots less than 4 acres in size	Park	P	P	P	P	P	P	P	P
Commercial parking garage or lot	Parking, commercial				C	P	P	P	C
Off site parking, as per chapter 21A.44 of this title	Parking, off-site	C	P	P	P	P	P	P	C
Park and ride lots	Parking, park and ride lot		C	C	<u>GP</u>	P	P	P	C
Park and ride, parking shared with existing use	Parking, park and ride lot shared with existing use		P	P	P	P	P	P	P
Photo finishing lab	Photo finishing lab			P	P	P	P	P	P
Places of worship on lots less than 4 acres in size	Place of worship on lot less than 4 acres in size	<u>GP</u>	P	P	P	P	P	P	P
Squares and plazas on lots less than 4 acres in size	Plazas and squares	P	P	P	P	P	P	P	C
Precision equipment repair shops	Precision equipment repair shop				P		P		
Radio, television station	Radio, television station			C	<u>P</u>	<u>GP</u>	P	P	
Commercial indoor recreation	Recreation, commercial (indoor)			P	P	P	P	P	P
Commercial outdoor recreation	Recreation, commercial (outdoor)			C			P		C
Community recreation centers on lots less than 4 acres in size	Recreation, community center	P	P	P	P	P	P	P	P
Health and fitness facility	Recreation, health and fitness facility		P	P	P	P	<u>GP</u>		P
Miniature golf	Recreation, miniature golf		<u>P</u>	P	P		P		P
Commercial video arcade	Recreation, video arcade		<u>P</u>	<u>P</u>	P	P	P		P
Recreational vehicle park (minimum 1 acre)	Recreational vehicle park (minimum 1 acre)				C				

Recycling collection station	Recycling collection station	P	P	P	P	P	P	
Research, commercial, scientific, educational	Research and development facility							P
Medical/dental research facilities	Research facility (medical/dental)							P
Restaurants without drive-through facilities	Restaurant	P	P	P	P	P	P	P
Restaurants with drive-through facilities	Restaurant, with drive-through facility	G	P	P	P	P	P	C
Retail goods establishments without drive-through facilities	Retail goods establishment	P	P	P	P	P	P	P
Plant and garden shop, with outdoor retail sales area	Retail goods establishment, plant and garden shop with outdoor retail sales area	GP	GP	GP	GP	GP	P	P
Retail goods establishments with drive-through facilities	Retail goods establishment, with drive-through facility	C	P	P	P	P	P	C
Retail services establishments without drive-through facilities	Retail service establishment	P	P	P	P	P	P	P
Upholstery shop	Retail service establishment	GP	P	P	P	P	P	P
Furniture repair shop	Retail service establishment, furniture repair shop	C	P	P	P	P	P	P
Retail services establishments with drive-through facilities	Retail service establishment, with drive-through facility	C	P	P	P	P	P	C
Reverse vending machines	Reverse vending machine	P	P	P	P	P	P	P
Outdoor sales and display	Sales and display (outdoor)		C	C	P	P	P	C
Colleges and universities with nonresidential campuses	School, college or university						P	P
Music conservatory	School, music conservatory		P	P	P	P	P	P
Schools, professional and vocational	School, professional and vocational		P	P	P	P	P	P
Seminaries and religious institutes	School, seminary and religious institute	GP	P	P	P	P	P	P
	Seasonal farm stand	P	P	P	P	P	P	P
Sexually oriented businesses	Sexually oriented business						P ⁵	
Sign painting/fabrication	Sign painting/fabrication						P	
	Solar array						P	
Outdoor storage	Storage (outdoor)				C		P	
Miniwarehouse	Storage, mini-warehouse				P		P	C

Outdoor storage, public	Storage, public (outdoor)				C			P	
Conventional department store	Store, department			P		P			
Mass merchandising store	Store, mass merchandising			P		P		P	
Pawnshop	Store, pawnshop							P	
Specialty store	Store, specialty			P	P	P		P	
Superstore and hypermarket store	Store, superstore and hypermarket			P				P	
Value retail/membership wholesale	Store, warehouse club							P	
Warehouse club store	Store, warehouse club							P	
Art studio	Studio, art	P	P	P	P	P		P	P
Dance studio	Studio, dance	P	P	P	P	P		P	P
Motion picture studio	Studio, motion picture			P		P		P	P
Taxicab facilities, dispatching, staging and maintenance	Taxicab facility							P	
Movie theaters	Theater, movie		C	P	P	P		P	P
Live performance theaters	Theatre, live performance		C	P	P	P		P	P
	Urban farm	P	P	P	P	P		P	P
Public/private utility buildings and structures²	Utility, building or structure	P ²	P ²	P ²	P ²	P ²		P ²	P ²
Public/private utility transmission wires, lines, pipes and poles²	Utility, transmission wire, line, pipe, or pole	<u>P</u> <u>P²</u>	<u>P</u> <u>P²</u>	<u>P</u> <u>P²</u>	<u>P</u> <u>P²</u>	<u>P</u> <u>P²</u>		<u>P</u> <u>P²</u>	<u>P</u> <u>P²</u>
Vehicle auction use	Vehicle, auction							P	
Automobile repair, major	Vehicle, automobile repair (major)			C	P			P	C
Automobile repair, minor	Vehicle, automobile repair (minor)	C	P	P	P	P		P	P
Automobile sales/rental and service	Vehicle, automobile sales/rental and service				P			P	
Auto salvage (indoor)	Vehicle, automobile salvage and recycling (indoor)							P	
Boat/recreational vehicle sales and service	Vehicle, boat/recreational vehicle sales and service				P			P	
Truck repair, large	Vehicle, truck repair (large)							P	

Truck sales and rental, large	Vehicle, truck sales and rental (large)				P		P	
Vending carts on private property as per title 5, chapter 5-65 of this code	Vending cart, private property					P		
Warehouse	Warehouse				P		P	
Welding shop	Welding shop						P	
Wholesale distributors	Wholesale distribution				P		P	
Wireless telecommunications facility (see table 21A.40.090E of this title)	Wireless telecommunications facility (see table 21A.40.090E of this title)							
Cabinet and woodworking mills	Woodworking mill						P	

Qualifying provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of chapter 21A.55 of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection [21A.26.060D](#) of this chapter and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title for utility regulations.
3. When located in a building listed on the Salt Lake City register of cultural resources (see subsection [21A.24.010T](#) of this title and subsection [21A.26.010K](#) of this chapter).
4. Subject to Salt Lake Valley health department approval.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. Subject to location restrictions as per section [21A.36.190](#) of this title.
7. Greater than 3 ambulances at location require a conditional use.
8. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional uses process.
9. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
10. No check cashing/payday loan business shall be located closer than $\frac{1}{2}$ mile of other check cashing/payday loan businesses.
11. Mixed use developments within the CN zoning district may include single-family and duplex dwellings.

(Ord. 27-10, 2010: Ord. 23-10 § 8, 2010: Ord. 21-10 § 1, 2010: Ord. 19-10 § 3, 2010: Ord. 10-10 § 13, 2010: Ord. 7-09 § 2, 2009: Ord. 2-09 § 2, 2009: Ord. 61-08 § 4 (Exh. C), 2008: Ord. 60-08 § 10 (Exh. D), 2008: Ord. 21-08 § 3 (Exh. B), 2008: Ord. 2-08 § 2, 2008: Ord. 61-06 § 3 (Exh. C), 2006: Ord. 13-06 § 2 (Exh. A), 2006: Ord. 1-06 § 30, 2005: Ord. 89-05 § 6 (Exh. F), 2005: Ord. 76-05 § 8 (Exh. C), 2005: Ord. 68-05 § 1 (Exh. A), 2005: Ord. 18-04 § 2, 2004: Ord. 17-04 § 6 (Exh. E), 2004: Ord. 13-04 § 7 (Exh. B), 2004: Ord. 6-03 § 1 (Exh. A), 2003: Ord. 23-02 § 3 (Exh. A), 2002: Ord. 2-02 § 1, 2002: Ord. 38-99 § 6, 1999: Ord. 35-99 § 29, 1999: Ord. 19-98 § 2, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-7), 1995)

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21A.30.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Old Use Title	New Use Title	Permitted And Conditional Uses By District			
		D-1	D-2	D-3	D-4
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P	P	P	P
Brewpub (indoor)	Alcohol, brewpub (indoor)	P	P	P	P
Brewpub (outdoor)	Alcohol, brewpub (outdoor)	P	P	C	P
Liquor store	Alcohol, liquor store	C	C	C	C
Microbreweries	Alcohol, microbrewery		C		
Private club (indoor)	Alcohol, social club (indoor)	P	P	P	P
Private club (outdoor)	Alcohol, social club (outdoor)	P	P	C	P
Tavern/lounge (indoor)	Alcohol, tavern (indoor)	P	P	P	P
Tavern/lounge (outdoor)	Alcohol, tavern (outdoor)	P	P	C	P
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	Animal, veterinary office		P	P	
Communication towers	Antenna, communication tower	P	P	P	P
Communication towers, exceeding the maximum building height	Antenna, communication tower, exceeding the maximum building height	C	C	C	C
Art galleries	Art gallery	P	P	P	P
Bed and breakfast	Bed and breakfast	P	P	P	P
Bed and breakfast inn	Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	Bed and breakfast manor	P	P	P	P
Blood donation center, commercial and not accessory to a hospital or medical clinic	Blood donation center		P		

Bus line terminal	Bus line station/ terminal	€ P ⁷	P	€ P ⁷	€ P ⁷
Bus line yards and repair facilities	Bus line yard and repair facility		P		
Car wash	Car wash		P ⁴		
Check cashing/payday loan business	Check cashing/payday loan business	P ⁶			
Medical and dental clinics	Clinic (medical, dental)	P	P	P	P
Community gardens	Community garden	P	P	P	P
Conference centers	Conference center				P
Convention centers with or without hotels	Convention center				P
Crematorium	Crematorium	€ P	€ P	€ P	
Adult daycare centers	Daycare center, adult	P	P	P	P
Child daycare centers	Daycare center, child	P	P	P	P
Artists' lofts and studios	Dwelling, artists' loft/studio	P	P	P	P
Group home, large (see section 21A.36.070 of this title)	Dwelling, group home (large)		C	C	
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial use or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	Dwelling, group home (small)	P	P	P	P
Multiple family dwellings	Dwelling, multi-family	P	P	P	P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)	Dwelling, residential substance abuse treatment home (large)		C	C	
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)	Dwelling, residential substance abuse treatment home (small)		C	C	
Transitional treatment home, large (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (large)		C	C	
Transitional treatment home, small (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (small)		C	C	
Transitional victim home, large (see section 21A.36.080 of this title)	Dwelling, transitional victim home (large)		C	C	
Transitional victim home, small (see section 21A.36.080 of this title)	Dwelling, transitional victim home (small)		C	C	

Eleemosynary facilities	Eleemosynary facility	P	P	P	P
Pedestrian pathways, trails, and greenways	Eliminate	G	G	G	G
Specialty fashion department store	Eliminate	P ³			
Temporary labor hiring office	Eliminate				
Exhibition halls	Exhibition hall				P
Financial institutions without drive-through facilities	Financial institution	P	P	P	P
Financial institutions with drive-through facilities	Financial institution, with drive-through facility	P	P	G P	P
Funeral home	Funeral home	P	P	P	
"Gas station" (may include accessory retail sales and/or minor repair) as defined in chapter 21A.62 of this title	Gas station	G P ⁷	P	G P ⁷	G P ⁷
Government facilities (excluding those of an industrial nature and prisons)	Government facility requiring special design features for security purposes			P ⁷	P ⁷
Heliports, accessory	Heliport, accessory	C	C		C
Homeless shelter	Homeless shelter		C	C	
Hotels and motels	Hotel/Motel	P	P	P	P
House museum in landmark sites (see subsection 21A.24.010T of this title)	House museum in landmark site	C	C	C	C
Industrial assembly	Industrial assembly		C	C	
Laboratory, medical, dental, optical	Laboratory (medical, dental, optical)	P	P	P	P
Retail laundries, linen service and dry cleaning	Laundry, commercial	P	P	P	P
Commercial laundry, linen service, and commercial dry cleaning establishments	Laundry, commercial	C	P	C	C
Libraries	Library	P	P	P	P
Limousine service	Limousine service		P		
Food product processing/manufacturing	Manufacturing and processing, food		P		
Mixed use developments, including residential and other uses allowed in the zoning district	Mixed use development, including residential and other uses allowed in the zoning district	P	P	P	P
Museum	Museum	P	P	P	P

Offices	Office	P	P	P	P
Graphic/design business	Office	P	P	P	P
Offices and reception centers in landmark sites (see subsection 21A.24.010 of this title)	Office and/or reception center in landmark site	C	C	C	C ⁶
Publishing company	Office, publishing company	P	P	P	P
Natural open space and conservation areas on lots less than 4 acres in size	Open space on lots less than 4 acres in size	$\underline{C} \underline{P}^7$	$\underline{C} \underline{P}^7$	$\underline{C} \underline{P}^7$	$\underline{C} \underline{P}^7$
Parks and playgrounds on lots less than 4 acres in size	Park	P	P	P	P
Commercial parking garage, lot or deck	Parking, commercial	C	P	C	C
Off-site parking	Parking, off -site	P	P	P	P
Performance arts facilities	Performing arts production facility	P	P	P	P
Places of worship	Place of worship	P	P	P	P
Squares and plazas on lots less than 4 acres in size	Plazas and squares	$\underline{C} \underline{P}^7$	$\underline{C} \underline{P}^7$	$\underline{C} \underline{P}^7$	$\underline{C} \underline{P}^7$
Precision equipment repair shops	Precision equipment repair shop		P	C	
Radio stations	Radio, television station	P	P	P ²	P
TV stations	Radio, television station	P	P		P
Railroad passenger station	Railroad, passenger station	P	P	P	P
Commercial indoor recreation	Recreation, commercial (indoor)	P	P	P	P
	<u>Recreation, commercial (outdoor)</u>		<u>P</u>		
Community and recreation centers, public and private, on lots less than 4 acres in size	Recreation, community center	P	P	P	P
Health and fitness facility	Recreation, health and fitness facility	P	P	P	P
Commercial video arcade	Recreation, video arcade	P	P	P	P
Restaurants without drive-through facilities	Restaurant	P	P	P	P
Restaurants with drive-through facilities	Restaurant, with drive-through facility	P	P	P	P
Merchandise display rooms	Retail goods establishment	P	P	P	P
Retail goods establishments	Retail goods establishment	P	P	P	P

Furniture repair shop	Retail service establishment	P	P	P	P
Retail services establishments	Retail service establishment	P	P	P	P
Upholstery shop	Retail service establishment, upholstery shop		P	P	
Outdoor sales and display	Sales and display (outdoor)	C	P	P	C
Colleges and universities	School, college or university	P	P	P	P
Schools, K - 12 private	School, K - 12 private			P	P
Schools, K - 12 public	School, K - 12 public			P	P
Music conservatory	School, music conservatory	P	P	P	P
Schools, professional and vocational	School, professional and vocational	P	P	P	P
Seminaries and religious institutes	School, seminary and religious institute			P	P
Social service missions and charity dining halls	Social service mission and charity dining hall		P	P	
Miniwarehouse	Storage, mini-warehouse		P	P	
Conventional department store	Store, department	P	P		P
Fashion oriented department store	Store, fashion oriented department	P ³			
Mass merchandising store	Store, mass merchandising	P	P		P
Pawnshop	Store, pawnshop	C	P		
Specialty store	Store, specialty	P	P		P
Superstore and hypermarket store	Store, superstore and hypermarket		P		
Dance studios	Studio, dance	P	P	P	P
Live performance theater	Theater, live performance	P	P	P	P
Motion picture theaters	Theater, movie	P	P	P	P
Public/private utility buildings and structures⁴	Utility, buildings or structure	P ¹	P ¹	P ¹	P ¹
Public/private utility transmission wires, lines, pipes and poles⁴	Utility, transmission wire, line, pipe or pole	<u>P</u> P ¹	<u>P</u> P ¹	<u>P</u> P ¹	<u>P</u> P ¹
Automobile repair, major	Vehicle, automobile repair (major)	C <u>P</u> ⁷	P	C <u>P</u> ⁷	C <u>P</u> ⁷
Automobile repair, minor	Vehicle, automobile repair (minor)	C <u>P</u> ⁷	P	C <u>P</u> ⁷	C <u>P</u> ⁷
Automobile sales/rental and service	Vehicle, automobile sales/rental and service	C	C <u>P</u>		

Vending carts on private property as per title 5, chapter 5.65 of this code	Vending cart, private property	P	P	P	P
Street vendors (see title 5, chapter 5.64 of this code)	Vending cart, street				
Warehouse	Warehouse		P	P	
Warehouse, accessory	Warehouse, accessory	P	P	P	P
Wholesale distribution	Wholesale distribution		P	P	
Wireless telecommunications facilities (see table 21A.40.090E of this title)	Wireless telecommunications facility(see table 21A.40.090E of this title)				

Qualifying provisions:

1. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title.
2. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
3. Uses allowed only within the boundaries and subject to the provisions of the downtown Main Street core overlay district (section [21A.34.110](#) of this title).
4. Any car wash located within 165 feet (including streets) of a residential use shall only be permitted as a conditional use.
5. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
6. No check cashing/payday loan business shall be located closer than $\frac{1}{2}$ mile of other check cashing/payday loan businesses.
7. Subject to conformance with the provisions of Chapter 21A.59 - Conditional Building and Site Design Review.

(Ord. 27-10, 2010: Ord. 19-10 § 6, 2010: Ord. 7-09 § 4, 2009: Ord. 61-08 § 4 (Exh. C), 2008: Ord. 21-08 § 4 (Exh. C), 2008: Ord. 2-08 § 2, 2008: Ord. 13-06 § 3 (Exh. B), 2006: Ord. 66-05 § 1 (Exh. A), 2005: Ord. 86-04 § 1 (Exh. A), 2004: Ord. 79-04 § 1 (Exh. A), 2004: Ord. 17-04 § 2 (Exh. A), 2004: Ord. 13-04 § 9 (Exh. D), 2004: Ord. 4-04 § 1 (Exh. A), 2004: Ord. 23-02 § 5 (Exh. C), 2002: Ord. 38-99 § 7, 1999: Ord. 35-99 § 38, 1999: Ord. 83-98 § 4 (Exh. B), 1998: Ord. 21-98 § 1, 1998: Ord. 19-98 § 4, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(15-4), 1995)

21A.31.050: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	C =	Conditional	P =	Permitted
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Old Use Title	New Use Title	G-MU
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P
Brewpub (indoor)	Alcohol, brewpub (indoor)	P
Brewpub (outdoor)	Alcohol, brewpub (outdoor)	C
Liquor store	Alcohol, liquor store	C
Microbreweries	Alcohol, microbrewery	
Private club (indoor)	Alcohol, social club (indoor)	P
Private club (outdoor)	Alcohol, social club (outdoor)	C
Tavern/lounge (indoor)	Alcohol, tavern (indoor)	P
Tavern/lounge (outdoor)	Alcohol, tavern (outdoor)	C
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building	Ambulance service (indoor)	C
Amphitheater	Amphitheater	P
Amusement park	Amusement park	C
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	Animal, veterinary office	
Communication towers	Antenna, communication tower	P
Communication towers, exceeding the maximum building height	Antenna, communication towers, exceeding the maximum building height	C
Art galleries	Art gallery	P
Auction sales (indoor)	Auction (indoor)	P
Auditorium	Auditorium	P
Bakery, commercial	Bakery, commercial	

Bed and breakfast	Bed and breakfast	P
Bed and breakfast inn	Bed and breakfast inn	P
Bed and breakfast manor	Bed and breakfast manor	P
Blacksmith shop	Blacksmith shop	
Blood donation centers, commercial and not accessory to a hospital or medical clinic	Blood donation center	
Botanical gardens	Botanical garden	P
Bottling plant	Bottling plant	
Bus line terminal	Bus line station/terminal	€ P ²
Bus line yards and repair facilities	Bus line yard and repair facility	C
Car wash	Car wash	€
Carpet cleaning	Carpet cleaning	P
Medical and dental clinics	Clinic (medical, dental)	P
Community garden	Community garden	P
Contractor's yard/office (with exterior storage)	Contractor's yard/office	€
Adult daycare center	Daycare center, adult	P
Child daycare center	Daycare center, child	P
Artists' lofts and studios	Dwelling, artists' loft/ studio	P
Group home, large (see section 21A.36.070 of this title)	Dwelling, group home (large)	C
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	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 the street frontage	P
Living quarters for caretaker or security guard	Dwelling, living quarter for caretaker or security guard	P
Multiple family dwellings	Dwelling, multi-family	P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)	Dwelling, residential substance abuse treatment home (large)	C
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)	Dwelling, residential substance abuse treatment home (small)	C

Single-family residence – attached	Dwelling, single-family (attached)	P
Transitional treatment home, large (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (large)	C
Transitional treatment home, small (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (small)	C
Transitional victim home, large (see section 21A.36.080 of this title)	Dwelling, transitional victim home (large)	C
Transitional victim home, small (see section 21A.36.080 of this title)	Dwelling, transitional victim home (small)	C
Eleemosynary facilities	Eleemosynary facility	P
Automobile repair, major (outdoor)	Eliminate	
Automobile repair, minor (outdoor)	Eliminate	
Automobile sales/rental and service (outdoor)	Eliminate	
Boat/recreational vehicle sales and service (outdoor)	Eliminate	
Railroad "spur" delivery facility	Eliminate	C
Emergency response and medical service facilities including fire stations and living quarters	Emergency response and medical service facilities including fire stations and living quarters	C
Equipment rental, indoor and outdoor	Equipment rental (indoor and/outdoor)	P
Farmers' market	Farmers' market	P
Financial institutions, without drive-through facilities	Financial institution	P
Financial institutions, with drive-through facilities	Financial institution, with drive-through facility	C
Flea market (indoor)	Flea market (indoor)	P
Funeral home	Funeral home	<u>P</u>
"Gas station" (may include accessory convenience retail and/or minor repairs as defined in chapter 21A.62 of this title)	Gas station	C <u>P²</u>
Government facilities (excluding those of an industrial nature and prisons)	Government facility requiring special design features for security purposes	P ²
Heliports, accessory	Heliport, accessory	C
Hotels and motels	Hotel/Motels	P
Industrial assembly	Industrial assembly	C
Laboratory; medical, dental, optical	Laboratory (medical, dental, optical)	P
Libraries	Library	P

Limousine service	Limousine service	
Museum	Museum	P
Museums	Museum	P
Offices	Office	P
Graphic/design business	Office	P
Temporary labor hiring office	Office	P
Publishing company	Office, publishing company	P
Park (public and private)	Park	P
Commercial parking garage, lot or deck	Parking, commercial	C
Off site parking	Parking, off-site	P
Park and ride lots	Parking, park and ride lot	C
Park and ride, parking shared with existing use	Parking, park and ride lot shared with existing use	P
Performance arts facilities	Performing arts production facility	P
Photo finishing lab	Photo finishing lab	P
Places of worship	Place of worship	P
Precision equipment repair shops	Precision equipment repair shop	
Printing plant	Printing plant	C
Radio stations	Radio, television station	C
Television station	Radio, television station	C
Railroad passenger station	Railroad, passenger station	C
Commercial indoor recreation	Recreation, commercial (indoor)	P
Commercial outdoor recreation	Recreation, commercial (outdoor)	C P ²
Community and recreation centers	Recreation, community centers	P
Health and fitness facility	Recreation, health and fitness facility	P
Miniature golf	Recreation, miniature golf	P
Private recreational facilities	Recreation, private facility	P

Commercial video arcade	Recreation, video arcade	P
Recycling collection station	Recycling collection station	
Restaurants, without drive-through facilities	Restaurant	P
Restaurants, with drive-through facilities	Restaurant, with drive-through facility	<u>P</u> ²
Merchandise display rooms	Retail goods establishment	P
Retail goods establishments	Retail goods establishment	P
Plant and garden shop, with outdoor retail sales area	Retail goods establishment, plant and garden shop, with outdoor retail sales area	C
Electronic repair shop	Retail service establishment	P
Furniture repair shop	Retail service establishment	<u>P</u>
Retail services establishments	Retail service establishment	P
Upholstery shop	Retail service establishment, upholstery shop	C
Reverse vending machines	Reverse vending machine	
Outdoor sales and display	Sales and display (outdoor)	C
Colleges and universities	School, college and university	P
Schools, K - 12 private	School, K - 12 private	P
Schools, K - 12 public	School, K - 12 public	P
Music conservatory	School, music conservatory	P
School, professional and vocational	School, professional and vocational	P
Seminaries and religious institutes	School, seminary and religious institute	P
Sign painting/fabrication (indoor)	Sign painting/fabrication (indoor)	
Social service missions and charity dining halls	Social service mission and charity dining hall	C
Arenas, stadiums	Stadium	P
Miniwarehouse	Storage, mini-warehouse	C <u>P</u> ²
Conventional department store	Store, department	P
Mass merchandising store	Store, mass merchandising	P

Pawnshop	Store, pawnshop	
Specialty store	Store, specialty	P
Superstore and hypermarket	Store, superstore and hypermarket	P
Value retail/membership wholesale	Store, warehouse club	
Dance studio	Studio, dance	P
Motion picture studio	Studio, motion picture	C
Taxicab facilities, dispatching, staging and maintenance	Taxicab facility	
Live performance theaters	Theater, live performance	P
Motion picture theaters	Theater, movie	P
Movie theaters	Theater, movie	P
Truck freight terminal	Truck freight terminal	
Public/private utility buildings and structures¹	Utility, building or structure	P ¹
Public/private utility transmission wires, lines, pipes and poles	Utility, transmission wire, line, pipe or pole	C
Automobile repair, major (indoor)	Vehicle, automobile repair (major)	P
Automobile repair, minor (indoor)	Vehicle, automobile repair (minor)	P
Automobile sales/rental and service (indoor)	Vehicle, automobile sales/rental and service (indoor)	P
Auto salvage and recycling (indoor)	Vehicle, automobile salvage and recycling (indoor)	C
Boat/recreational vehicle sales and service (indoor)	Vehicle, boat/recreational vehicle sales and service (indoor)	P
Vending carts on private property as per title 5, chapter 5.65 of this code	Vending cart, private property	P
Street vendors (see title 5, chapter 5.64 of this code)	Vending cart, street	
Moving and storage	Warehouse	
Warehouse	Warehouse	C
Welding shop	Welding shop	
Wholesale distributors	Wholesale distribution	C
Wireless telecommunications facilities (see table 21A.40.090E of this title)	Wireless telecommunications facility (see table 21A.40.090E of this title)	
Cabinet and woodworking mills	Woodworking mill	

Zoological park	Zoological park	C
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Qualifying provisions:

1. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title.
2. Subject to conformance with the provisions of Chapter 21A.59 - Conditional Building and Site Design Review.

No conditional use permit shall be granted for any property which abuts a residential zoning district, except for places of worship, public/private utilities and related facilities, residential facilities for persons with a disability, ~~planned developments~~ and educational facilities.

(Ord. 27-10, 2010: Ord. 2-09 § 7, 2009: Ord. 21-08 § 5 (Exh. D), 2008: Ord. 2-08 § 2, 2008: Ord. 13-04 § 10 (Exh. E), 2004: Ord. 4-04 § 2 (Exh. B), 2004: Ord. 23-02 § 6 (Exh. D), 2002: Ord. 38-99 § 8, 1999: Ord. 83-98 § 6 (Exh. D), 1998)

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21A.28.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Old Use Title	New Use Title	Permitted And Conditional Uses By District	
		M-1	M-2
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P	P
Agricultural use	Agricultural use	P	P
Liquor store	Alcohol, liquor store	C	P
Taverns, private social clubs, brewpubs, and microbreweries⁶	Alcohol, tavern, social club, brewpub, and microbrewery	P P ⁶	C
Ambulance services, dispatching, staging and maintenance utilizing indoor and outdoor operations	Ambulance services (indoor and/or outdoor)	P	P
Animal cremation service	Animal, cremation service	P	P
	<u>Animal, kennel</u>	<u>P</u>	<u>P</u>
Pet cemeteries²	Animal, pet cemetery	P P ²	<u>P²</u>
Animal pound, kennel and veterinary offices offering general overnight boarding	Animal, pound	P	P
Raising of furbearing animals	Animal, raising of furbearing animals	C	P
Stockyards	Animal, stockyard	C	P
	<u>Animal, veterinary office</u>	<u>P</u>	<u>P</u>
Communication towers	Antenna, communication tower	P	P
Communication towers, exceeding the maximum building height	Antenna, communication tower, exceeding the maximum building height	C	C
Art gallery	Art gallery	P	C
Commercial bakery	Bakery, commercial	P	P

Blacksmith shops	Blacksmith shop	P	P
Bottling plant	Bottling plant	P	P
Building materials distribution	Building materials distribution	P	P
Bus line terminals	Bus line station/terminal	P	P
Bus line yards and repair facilities	Bus line yard and repair facility		P
Carpet cleaning	Carpet cleaning	P	P
Check cashing/payday loan business	Check cashing/payday loan business	P ⁹	
Chemical manufacturing and storage	Chemical manufacturing and storage		C
Community correctional facility, large (see section 21A.36.110 of this title)	Community correctional facility, large (see section 21A.36.110 of this title)	C ⁸	
Community correctional facility, small (see section 21A.36.110 of this title)	Community correctional facility, small (see section 21A.36.110 of this title)	C ⁸	
Community gardens	Community garden	P	P
Concrete manufacturing	Concrete manufacturing	C	P
Contractor's yard/office (with exterior storage)	Contractor's yard/office	P	P
Crematorium	Crematorium	P	P
Adult daycare center	Daycare center, adult	P	P
Child daycare center	Daycare center, child	P	P
Drop forge industry	Drop forge industry		P
Living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	C	C
Communication services	Eliminate	P	P
Diaper service	Eliminate	P	P
Pedestrian pathways, trails, and greenways	Eliminate	P	P
Railroad "spur" delivery facility	Eliminate	P	P
Heavy equipment (rental)	Eliminate (combined with "Equipment, heavy")	P	P

Equipment rental	Equipment rental (indoor and/or outdoor)	P	P
Heavy equipment (sales and service)	Equipment, heavy (rental, sales, service)	P	P
Explosive manufacturing and storage	Explosive manufacturing and storage		C
Financial institutions with or without drive-through facilities	Financial institution with or without drive-through facility	P	
Flammable liquids or gases, heating fuel distribution and storage	Flammable liquids or gases, heating fuel distribution and storage		P
Food processing	Food processing	P	P
Funeral home	Funeral home	P	P
Gas station (sales and/or minor repair)	Gas station	P	P
Grain elevator	Grain elevator		P
Greenhouse for food and plant production	Greenhouse	P	
Heavy manufacturing	Heavy manufacturing		P
Hotel or motel	Hotel/Motel	P	
House museum in landmark sites (see subsection 21A.24.010 of this title)	House museum in landmark site	C	C
Impound lot	Impound lot	P	P
Incinerator, medical waste/hazardous waste	Incinerator, medical waste/hazardous waste		C
Industrial assembly	Industrial assembly	P	P
Laboratory, medical, dental, optical	Laboratory (medical, dental, optical)	P	P
Laboratory, testing	Laboratory, testing	P	P
Laundry, dry cleaning and dyeing	Laundry, commercial	P	P
Commercial laundry, linen service and dry cleaning establishments	Laundry, commercial	P	P
Light manufacturing	Light manufacturing	P	P
Limousine service	Limousine service	P	P
Local government facilities	Local government facility	P	P
Museum	Museum	P	C

Offices, medical and nonmedical	Office	P	
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)	Office and/or reception center in landmark site	C	C ⁷
Publishing company	Office, publishing company	P	P
Natural open space and conservation areas	Open space	P	P
Package delivery facility	Package delivery facility	P	P
Paint manufacturing	Paint manufacturing		P
Off-site parking	Parking, off-site	P	P
Park and ride lots	Parking, park and ride lot	P	P
Park and ride, parking shared with existing use	Parking, park and ride lot shared with existing use	P	P
Photo finishing lab	Photo finishing lab	P	P
Places of worship	Place of worship	C	
Poultry farm or processing plant	Poultry farm or processing plant		P
Precision equipment repair	Precision equipment repair shop	P	P
Printing plant	Printing plant	P	
Radio, television station	Radio, television station	P	P
Railroad freight terminal facility ⁴	Railroad, freight terminal facility	C <u>C</u> ⁴	C <u>C</u> ⁴
Railroad repair shop	Railroad, repair shop		P
Commercial indoor recreation	Recreation, commercial (indoor)	P	P
Commercial outdoor recreation	Recreation, commercial (outdoor)	P	P
Community and recreation centers	Recreation, community center	P	C
Commercial video arcade	Recreation, video arcade	P	P
Recycling collection station	Recycling collection station	P	P
Recycling processing center (indoor)	Recycling processing center (indoor)	P	P
Recycling processing center (outdoor)	Recycling processing center (outdoor)	C	P
Refinery of petroleum products	Refinery, petroleum products		C

Restaurants with or without drive-through facilities	Restaurant, with or without drive-through facilities	P	
Retail goods establishments with or without drive-through facilities	Retail goods establishment, with or without drive-through facility	P	P
Electronic repair shop	Retail service establishment, electronic repair shop	P	
Furniture repair shop	Retail service establishment, furniture repair shop	P	P
Upholstery shop	Retail service establishment, upholstery shop	P	P
Rock, sand and gravel storage and distribution	Rock, sand and gravel storage and distribution	C	P
Music conservatory	School, music conservatory	P	C
Schools, professional and vocational (with outdoor activities)	School, professional and vocational (with outdoor activities)	P	
Schools, professional and vocational (without outdoor activities)	School, professional and vocational (without outdoor activities)	P	P
Seminaries, religious institutes	School, seminary and religious institute	P	C
Sexually oriented business ⁵	Sexually oriented business	P <u>P</u> ⁵	P
Sign painting/fabrication	Sign painting/fabrication	P	P
Slaughterhouses	Slaughterhouse	C	P
Outdoor storage and display	Storage and display (outdoor)	P	P
Outdoor storage, public	Storage, public (outdoor)	P	P
Convenience store	Store, convenience	P	P
Art studio	Studio, Art	P	C
Dance studios	Studio, dance	P	C
Motion picture studio	Studio, motion picture	P	P
Taxicab operation; dispatching, staging and maintenance	Taxicab facility	P	P
Live performance theaters	Theater, live performance	P	C
Movie theaters	Theater, movie	P	C

Tire distribution retail/wholesale	Tire distribution retail/wholesale	P	P
Truck freight terminal	Truck freight terminal	P	P
Public/private utility buildings and structures	Utility, building or structure	P	P
Public/private electric generation facility³	Utility, electric generation facility	C <u>C³</u>	C <u>C³</u>
Sewage treatment plant	Utility, sewage treatment plant	C	C <u>P</u>
Solid waste transfer station	Utility, solid waste transfer station	C	C <u>P</u>
Public/private utility transmission wires, lines, pipes and poles¹	Utility, transmission wire, line, pipe or pole	P <u>P¹</u>	P <u>P¹</u>
Vehicle auction establishment	Vehicle, auction	P	P
Automobile and truck repair	Vehicle, automobile and truck repair	P	P
Automobile and truck sales and rental (including large truck)	Vehicle, automobile and truck sales and rental (including large truck)	P	P
Automobile parts sales	Vehicle, automobile part sales	P	P
Automobile salvage and recycling (indoor)	Vehicle, automobile salvage and recycling (indoor)	P	P
Automobile salvage and recycling (outdoor)	Vehicle, automobile salvage and recycling (outdoor)	C	P
Recreational vehicle sales and service	Vehicle, recreational vehicle (RV) sales and service	P	P
Truck repair, large	Vehicle, truck repair (large)	P	P
Vending carts on private property as per title 5, chapter 5.65 of this code	Vending cart, private property	P	P
Moving and storage	Warehouse	P	P
Warehousing	Warehouse	P	P
Display room; wholesale	Warehouse	P	P
Welding shop	Welding shop	P	P
Wholesale distributors	Wholesale distribution	P	P
Wireless telecommunications facility (see table 21A.40.090E of this title)	Wireless telecommunications facility (see table 21A.40.090E of this title)		

Cabinet making/woodworking mills	Woodworking mill	P	P
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Qualifying provisions:

1. See subsection [21A.02.050B](#) of this title for utility regulations.
2. Subject to Salt Lake Valley health department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility may be located within a 5 mile radius of any other existing railroad freight terminal facility.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. If a place of worship is located within 600 feet of a tavern, private club, brewpub or microbrewery, a written waiver of spacing requirements is required as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than $\frac{1}{2}$ mile of other check cashing/payday loan businesses.

(Ord. 19-10 § 4, 2010: Ord. 11-10 § 1, 2010: Ord. 7-09 § 3, 2009: Ord. 2-09 § 3, 2009: Ord. 61-08 § 4 (Exh. C), 2008: Ord. 2-08 § 2, 2008: Ord. 61-06 § 1 (Exh. A), 2006: Ord. 1-06 § 30, 2005: Ord. 22-04 § 1 (Exh. A), 2004: Ord. 18-04 § 3, 2004: Ord. 17-04 § 5 (Exh. D), 2004: Ord. 13-04 § 8 (Exh. C), 2004: Ord. 50-02 § 1, 2002: Ord. 23-02 § 4 (Exh. B), 2002: Ord. 84-01 § 1, 2001: Ord. 35-99 § 32, 1999: Ord. 19-98 § 3, 1998: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(14-3), 1995)

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21A.24.190: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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		Permitted And Conditional Uses, By District Residential Districts																			
Old Use Title	New Use Title	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R- 2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO	
Commercial:																					
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
Accessory uses on accessory lots	Accessory use, on accessory lot	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Liquor store	Alcohol, liquor store																				
Private clubs/tavern/lounge/brewpub; 2,500 square feet or less in floor area	Alcohol, social club/tavern/brewpub; 2,500 square feet or less in floor area																			C ⁸	
Veterinary offices	Animal, veterinary office																			P ³ P ⁶	
Art galleries	Art gallery																P	P	P	P ³ P	
Bed and breakfast	Bed and breakfast																P	P	P	P P	
Bed and breakfast inn	Bed and breakfast inn																P		P	P P	
Bed and breakfast manor	Bed and breakfast manor																			P	
Medical and dental clinics and offices	Clinic (medical, dental)													€	€	€ <u>P</u>	€ <u>P</u>	€ <u>P</u>	€ ³ <u>P</u> ³	€ ⁶ <u>P</u> ⁶	
Community gardens as defined in chapter 21A.62 of this title and as regulated by subsection 21A.24.010Q of this chapter	Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P	
Crematorium	Crematorium																	C	C	C	
Adult daycare center	Daycare center, adult																P	P	P	P	

Child daycare center	Daycare center, child																P	P	P	P	P	P
Accessory guest and servants' quarters	Dwelling, accessory guest and servant's quarter	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹																		
Assisted living facility, large	Dwelling, assisted living facility (large)												C	P	P		C	P	P	P		
Assisted living facility, small	Dwelling, assisted living facility (small)				C	C	C	C			C	C	P	P	P	P	P	P	P	P	P	P
Group home, large (see section 21A.36.070 of this title)	Dwelling, group home (large)											C	C	C	C	C	C	C	C	C	C	C
Group home, small (see section 21A.36.070 of this title)	Dwelling, group home (small)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured home	Dwelling, manufactured home	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	
Multiple family dwellings	Dwelling, multi-family											P	P	P	P	P	P	P	P	P	P	P
Resident healthcare facility (see section 21A.36.040 of this title)	Dwelling, resident healthcare facility											P	P	P	P	P	P	P	P	P	P	P
Residential substance abuse treatment home, large	Dwelling, residential substance abuse treatment home (large)																					
Residential substance abuse treatment home, small	Dwelling, residential substance abuse treatment home (small)															P		P	P	P	P	P
Rooming (boarding) house	Dwelling, rooming (boarding) house														C	<u>CP</u>	C	C	C	<u>CP</u>	<u>CP</u>	
Single-family attached dwellings	Dwelling, single-family (attached)									P		P	P	P	P	P		P	P	P	P	P
Single-family detached dwellings	Dwelling, single-family (detached)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Transitional treatment home, large (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (large)														C	C			C	C	C	
Transitional treatment home, small (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (small)													C	C	C		C	C	C	C	
Transitional victim home, large (see section 21A.36.080 of this title)	Dwelling, transitional victim home (large)														C	C			C	C	C	
Transitional victim home, small (see section 21A.36.080 of this title)	Dwelling, transitional victim home (small)													C	C	P		C	C	P	P	

section 21A.36.080 of this title	home (small)																			
Twin home dwellings	Dwelling, twin home and two-family							P		P	P	P	P			<u>P</u>	P	P	P	P
Two-family dwellings	Dwelling, twin home and two-family							P		P	P ²	P	P			P	P	P	P	P
Dormitories, fraternities, sororities (see section 21A.36.150 of this title)	Dwelling; dormitory, fraternity, sorority						<u>P¹⁰</u>													
Eleemosynary facilities	Eleemosynary facility	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Pedestrian pathways, trails and greenways	Eliminate	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Parking, off-site facilities (accessory to permitted uses)	Eliminate																			
Reuse of church and school buildings	Eliminate																			
Financial institutions without drive-through facilities	Financial institution																P	P	P ³	P ⁶
Financial institutions with drive-through facilities	Financial institution with drive-through facility																			
Funeral home	Funeral home																C	C	C	
Gas station (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title	Gas station															C	C	C	C	
Governmental uses and facilities	Governmental facility															C	C	C	C	P ⁶
House museum in landmark sites (see subsection 21A.24.010T of this chapter)	House museum in landmark site	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Laboratory, medical, dental, optical	Laboratory (medical, dental, optical)																			P ³
Library	Library	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Mixed use developments, including residential and other uses allowed in the zoning district	Mixed use development, including residential and other uses allowed in the zoning															P ¹	P	P	P	P

	district																			
Municipal service uses, including city utility uses and police and fire stations	Municipal service use, including city utility use and police and fire station	C	C	C	C	C	C	C	G	C	C	C	C	C	C	C	C	C	C	C
Museum	Museum															P	C	C	P	
Nursing care facility (see section 21A.36.060 of this title)	Nursing care facility													P	P			P	P	
Nursing care facility (see section 21A.36.060 of this title)	Nursing care facility													P	P			P	P	
Offices, excluding medical and dental clinics and offices	Office, excluding medical and dental clinic and office													G	G	G ⁴ P ⁴	G ⁴ P	G ⁴ P	G ³ P ³	G ⁶ P ⁶
Offices and reception centers in landmark sites (see subsection 21A.24.010 of this chapter)	Offices and/or reception center in landmark site	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C ⁶
Natural open space and conservation areas on lots less than 4 acres in size	Open space on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parks and playgrounds, public and private, less than 4 acres in size	Park	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Park and ride parking, shared with church parking lot on arterial street	Park and ride parking, shared with church parking lot on arterial street				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)	Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)															C	C	C	C	C
Places of worship on lots less than 4 acres in size	Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Community and recreation centers, public and private on lots less than 4 acres in size	Recreation, community center																<u>P</u>	<u>P</u>	<u>P</u>	P
Health and fitness facility	Recreation, health and fitness facility															C	C	C	C	

Restaurants, without drive-through facilities	Restaurant																<u>P</u>	P	<u>P</u>	P ³	
Restaurant, with drive through facilities	Restaurant, with drive through facility																				
Retail goods establishments	Retail goods establishment																P ⁴	P	P	P ³	
Plant and garden shop, with outdoor retail sales area	Retail goods establishment, plant and garden shop with outdoor retail sales area																<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Retail service establishments	Retail service establishment																P ⁴	P	P	P ³	
Music conservatory	School, music conservatory																P	C	C	P	
Schools, professional and vocational	School, professional and vocational																P ⁴	C	C	P ³	P ⁶
Seminaries and religious institutes	School, seminary and religious institute					C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Art studio	Studio, art																P	P	P	P	P
Dance studio	Studio, dance																P	P	P	P ³	<u>P</u>
Live performance theaters	Theater, live performance																C	C	C	C	C
Movie theaters	Theater, movie																C	C	C	C	C
Public/private utility buildings and structures⁵	Utility, building or structure	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵		P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ^{5,7}	
Public/private utility transmission wires, lines, pipes and poles⁵	Utility, transmission wire, line, pipe or pole	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵		P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	
Wireless telecommunications facilities (see table 21A.40.090E of this title)	Wireless telecommunications facility (see table 21A.40.090E of this title)																				

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Subject to conformance with the provisions of subsection [21A.24.170E](#) of this chapter.
4. Construction for a nonresidential use shall be subject to all provisions of subsections [21A.24.160I](#) and J of this chapter.
5. See subsection [21A.02.050B](#) of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.

7. Subject to conformance to the provisions in section [21A.02.050](#) of this title.

8. A conditional use permit for a class B or C private club or association shall be subject to the following qualifying provisions. For the purpose of these provisions a class B or C private club or association shall have the meaning set forth in [title 5, chapter 5.50](#) of this code, as amended.

a. In approving a conditional use permit for a class B or C private club or association the planning commission shall:

(1) Require that a security and operations plan be prepared and filed with the city which shall include:

(A) A complaint-response community relations program;

(B) Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;

(C) Design and construction requirements to ensure that any sound level originating within the premises, measured within 15 feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for residential use districts in section [9.28.060](#) of this code;

(D) Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;

(E) Prohibiting electronically amplified sound in any exterior portion of the premises;

(F) Designating a location for smoking tobacco outdoors in conformance with state law;

(G) Having trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6:00 A.M. the following day; and

(H) Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a city approved trash storage area;

(2) Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;

(3) Require buffering where a private club or association abuts a residential building or area, including landscaping or walls along any property line or within any required yard area on the lot where the premises are located;

(4) Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and

(5) Require that the exterior of the premises be maintained free of graffiti at all times, including the main building, any accessory building or structure, and all signs.

b. If necessary to meet the standards for approval of a conditional use permit set forth in section [21A.54.080](#) of this title, the following conditions may be imposed:

(1) Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians but does not intrude on residents' enjoyment of their homes; and

(2) Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses and buildings and designating a new area if the area designated in the security and operations plan appears to adversely affect neighboring residences, businesses and buildings

9. Accessory guest or servant's quarters must be located within the buildable area on the lot.

10. Subject to conformance with the provisions of subsection 21A.36.150 of this title.

(Ord. 79-10, 2010: Ord. 27-10, 2010: Ord. 19-10 § 5, 2010: Ord. 12-09 § 1 (Exh. A), 2009: Ord. 61-08 § 4 (Exh. C), 2008: Ord. 60-08 § 9 (Exh. C), 2008: Ord. 21-08 § 2 (Exh. A), 2008: Ord. 2-08 § 1, 2008: Ord. 13-06 § 4 (Exh. C), 2006: Ord. 54-05 § 1 (Exh. A), 2005: Ord. 11-05, 2005: Ord. 71-04 § 3 (Exh. C), 2004: Ord. 13-04 § 5, 2004: Ord. 5-02 § 2, 2002: Ord. 19-01 § 6, 2001: Ord. 35-99 § 20, 1999: Ord. 30-98 § 2, 1998: Ord. 19-98 § 1, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(12-18), 1995)

21A.32.140: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional use P = Permitted use

Old Use Title	New Use Title	Permitted And Conditional Uses																
		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Accessory use, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Agricultural uses	Agricultural use		C		P	P	P	P			P							
Air cargo terminals and package delivery facilities	Air cargo terminals and package delivery facility		P								P							
Airline service and maintenance operations	Airport										P							
Airline ticketing and baggage processing	Airport										P							
Airport operations (including air traffic control, navigational aids, emergency and maintenance operations)	Airport										P							
Alcoholic beverage consumption establishments (on premises) (within terminal complex only)	Airport										P							
Commercial recreation center (within terminal complex only)	Airport										P							
Financial institutions (within terminal complex only)	Airport										P							
Fuel storage for on site distribution	Airport										P							
General aviation facilities	Airport										P							
Meeting rooms (within terminal complex only)	Airport										P							
Offices	Airport										P							
Restaurants; other food services	Airport										P							

Retail goods establishments – specialty, primarily for airport customers (within terminal complex only)–	Airport											P							
Retail services establishments – primarily for airport customers (within terminal complex only)–	Airport											P							
Private club 2,500 square feet or less in floor area–	Alcohol, social club/tavern/brewpub (2,500 square feet or less in floor area)																		C ¹²
Tavern/lounge/brewpub; 2,500 square feet or less in floor area–	Alcohol, social club/tavern/brewpub (2,500 square feet or less in floor area)																		C ¹²
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building–	Ambulance service (indoor)	P	P																
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations –	Ambulance service (outdoor)	P ¹⁰	P ¹⁰																
Amphitheaters–	Amphitheater																	C	
Kennels, public or private, on lots of 5 acres or larger ⁸ –	Animal, kennel on lots of 5 acres or larger		C		P ⁸	P ⁸	P ⁸	P ⁸											
Pet cemetery–	Animal, pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4,5}										
Stable, private–	Animal, stable (private)				P	P	P	P											
Stable, public–	Animal, stable (public)				<u>P</u>	<u>P</u>	<u>C-P</u>	<u>C-P</u>											
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes–	Animal, veterinary office		P																P
Communication towers–	Antenna, communication tower	P	P	C	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			P	P	C	P	P			P	
Communication towers, exceeding the maximum building height–	Antenna, communication tower, exceeding the maximum building height in the zone	C	C								P	C		C	C			C	
Art galleries–	Art gallery													P					P
Bed and breakfast	Bed and breakfast													<u>C</u> ²	P				P

																	P ²				
Bed and breakfast inn	Bed and breakfast inn																G ² P ²	P			P
Bed and breakfast manor	Bed and breakfast manor																P ²	P			P
Botanical gardens—	Botanical garden	G P											P	G P							
Cemeteries and accessory crematoriums—	Cemetery								P												
Medical and dental offices—	Clinic (medical, dental)	P	P														P	P			P
Medical and dental clinics—	Clinic (medical, dental)	P	P														P	P			P
Community gardens as defined in chapter 21A.62 of this title—	Community garden																				P
Conference center	Conference center	P											P		C	C	P				
Convents and monasteries—	Convent/monastery																P	P			
Convention center, with or without hotels—	Convention center													C							
Adult daycare centers—	Daycare center, adult														P	P	P				P
Child daycare centers—	Daycare center, child	P	P										P	P	P	P	P				P
Dental laboratories/research facilities—	Dental laboratory/research facility	P	P														C				P
Assisted living facility (see section 21A.36.050 of this title)—	Dwelling, assisted living facility																				P
Congregate care facility—	Dwelling, congregate care facility																P	P			P
Group home, large (see section 21A.36.070 of this title)—	Dwelling, group home (large)																				C
Group home, small (see section 21A.36.070 of this title)—	Dwelling, group home (small)				P	P	P														P
Living quarters for caretakers and security guards—	Dwelling, living quarter for caretaker or security guard	P	P											P			P	P			P
Manufactured home—	Dwelling, manufactured home				P	P	P														P
Mobile homes—	Dwelling, mobile home																			P	
Multi-family (no maximum density limitation)—	Dwelling, multi-family																	P			

Multiple family dwellings	Dwelling, multi-family																			P	
Resident healthcare facility (see section 21A.36.040 of this title)	Dwelling, resident healthcare facility																				P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)	Dwelling, residential substance abuse treatment home (large)																				C
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)	Dwelling, residential substance abuse treatment home (small)																				P
Rooming (boarding) house	Dwelling, rooming (boarding) house																				<u>GP</u>
Single family attached dwellings	Dwelling, single-family (attached)																				P
Single family detached dwellings	Dwelling, single-family (detached)			P	P	P	P														P
Transitional treatment home, large (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (large)																				C
Transitional treatment home, small (see section 21A.36.090 of this title)	Dwelling, transitional treatment home (small)																				<u>GP</u>
Transitional victim home, large (see section 21A.36.080 of this title)	Dwelling, transitional victim home (large)																				C
Transitional victim home, small (see section 21A.36.080 of this title)	Dwelling, transitional victim home (small)																				P
Twin home and two family dwellings	Dwelling, twin home and two-family																				P
Eleemosynary facilities	Eleemosynary facilities												P	P	P	P					P
Commercial service establishments	Eliminate																				C
Religious assembly with exhibit hall	Eliminate														C	P					
Reuse of schools and churches	Eliminate												C		C	C					P
Pedestrian pathways, trails and greenways	Eliminate															P					P
Parking structure	Eliminate	P	P	P								P	P	P	C	C			P	P	
Emergency response and medical service facilities including fire stations and living quarters	Emergency response and medical service facilities including fire stations and living quarters	<u>GP</u>	<u>P</u>								P				<u>P</u>						
Exhibition hall	Exhibition hall												C	P	C	P					

Local government facilities	Local government facility	P	P	P								P	P	P	P	P		P	
Concrete or asphalt manufacturing	Manufacturing, concrete or asphalt																	P	
Meeting halls of membership organizations	Meeting hall of membership organization		P											<u>P</u>	P	P			P
Mixed use developments, including residential and other uses allowed in the zoning district	Mixed use developments, including residential and other uses allowed in the zoning district																		P
Municipal service uses, including city utility uses and police and fire stations	Municipal service uses, including city utility uses and police and fire stations	<u>P</u>	<u>P</u>									<u>P</u>			<u>P</u> ¹³				C
Museums	Museum	C											P	P	P	P			P
Nursing care facility	Nursing care facility														P	P			P
Nursing care facility; sanitariums	Nursing care facility, sanitarium														P	P			
Offices	Office		P									P		P					C <u>P</u>
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)	Office and/or reception center in landmark site																		C ¹⁴ <u>P</u> ²
Accessory offices supporting an institutional use	Office, accessory use supporting an institutional use													P	<u>P</u>	P			
Offices, research related	Office, research related	P	P											P					P
Natural open space and conservation areas	Open space			<u>P</u>	P	P	P	P	P	P ⁹		<u>P</u>	<u>P</u>						P
Nature preserves/conservation areas, public and private	Open space			P	P	P	P	P	P	P ⁹		<u>P</u>	<u>P</u>						P
Park (public)	Park	C							P				P	P		P			P
Commercial parking garage or lot	Parking, commercial		C																
Off-site parking	Parking, off-site											P	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>			C
Park and ride lots	Parking, park and ride lot											P	C						
Park and ride parking, shared with existing use	Parking, park and ride lot shared with existing use	P	P									P	P		P	P		P	P
Performing arts production facility	Performing arts production facility																		P
Philanthropic uses	Philanthropic use													P	P	P			<u>P</u>

wholesale business (maximum 5,000 square foot floor plate)	business (maximum 5,000 square foot floor plate)																		
Wholesale distribution	Wholesale distribution		P								P								⊖
Zoological park	Zoological park									P									

Qualifying provisions:

1. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title.
2. When located in a building listed on the Salt Lake City register of cultural resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
8. Kennels, public or private, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
12. A conditional use permit for a class B or C private club or association shall be subject to the following qualifying provisions. For the purpose of these provisions a class B or C private club or association shall have the meaning set forth in section [5.50.010](#) of this code, as amended.

a. In granting conditional use approval for a class B or C private club or association the planning commission shall:

(1) Require that a security and operations plan be prepared and filed with the city which shall include:

- (A) Providing a complaint-response community relations program;
- (B) Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;
- (C) Requiring design and construction methods to ensure that any sound level originating within the premises, measured within 15 feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for residential use districts in section [9.28.060](#) of this code;
- (D) Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
- (E) Prohibiting electronically amplified sound in any exterior portion of the premises;
- (F) Designating a location for smoking tobacco outdoors in conformance with state law;

(G) Requiring any trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6:00 A.M. the following day;

(H) Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a city approved trash storage area; and

(I) A parking management plan that takes into consideration the impact of parking on surrounding neighborhoods.

(2) Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;

(3) Require buffering where a private club or association abuts a residential building or area, including landscaping or walls along any property line or within any required yard area on the lot where the premises are located;

(4) Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and

(5) Require that the exterior of the premises be maintained free of graffiti at all times, including the main building, any accessory building or structure, and all signs.

b. If necessary to meet the standards for approval of a conditional use set forth in section [21A.54.080](#) of this title, the following conditions may be imposed:

(1) Limit the size and kind of signage located on the outside of any building containing a private club or association in conformance with chapter 21A.46 of this title;

(2) Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians but does not intrude on residents' enjoyment of their homes; and

(3) Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses and buildings.

13. If located on a collector or arterial street according to the Salt Lake City Transportation Master Plan – Major Street Plan: Roadway Functional Classification map.

(Ord. 27-10, 2010: Ord. 23-10 § 13, 2010: Ord. 10-10 § 3, 2010: Ord. 65-09 § 1, 2009: Ord. 48-09 § 1, 2009: Ord. 61-08 § 4 (Exh. C), 2008: Ord. 21-08 § 6 (Exh. E), 2008: Ord. 2-08 § 2, 2008: Ord. 61-06 § 2 (Exh. B), 2006: Ord. 13-06 § 5 (Exh. D), 2006: Ord. 10-06 § 1 (Exh. A), 2006: Ord. 1-06 § 30, 2005: Ord. 71-05 § 1 (Exh. A), 2005: Ord. 18-04 § 4, 2004: Ord. 13-04 § 12 (Exh. F), 2004: Ord. 73-02 § 4 (Exh. A), 2002: Ord. 23-02 § 7 (Exh. E), 2002: Ord. 64-01 § 2, 2001: Ord. 68-00 § 1, 2000: Ord. 14-00 § 4, 2000: Ord. 9-00 § 3, 2000: Ord. 35-99 § 41, 1999: Ord. 12-98 § 4, 1998: amended during 5/96 supplement: Ord. 85-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(16-12), 1995)