



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Daniel Echeverria  
(801) 535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)  
Date: October 22, 2015  
Re: PLNPCM2015-00354: Fine Tuning Summer 2015

## ZONING TEXT AMENDMENT

**PROPERTY ADDRESS:** Citywide  
**PARCEL ID:** Not Applicable  
**MASTER PLAN:** Not Applicable  
**ZONING DISTRICT:** All Zoning Districts

**REQUEST:** Salt Lake City Mayor Ralph Becker is requesting to modify various sections of the Zoning Ordinance in order to clarify the regulations and processes within the code. The proposed changes also ensure that various code sections are consistent with corresponding and related sections and consistent with any applicable state law. The proposed regulation changes will affect several different sections of Title 21A or the Salt Lake City Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition.

**RECOMMENDATION:** Based on the findings in the staff report, Planning Staff finds the proposed amendment adequately meets the standards for general text amendments and therefore recommends that Planning Commission transmit a positive recommendation to the City Council to adopt the proposed zoning ordinance text amendment related to clarifying the regulations of noticing and operations of various boards and commission within the zoning ordinance.

The following motion is provided in support of the recommendation:

*Based on the findings and analysis in the staff report and testimony provided, I move that the Planning Commission forward a positive recommendation for PLNPCM2015-00354 to adopt the proposed zoning ordinance text amendments related to clarifying the regulations within the zoning ordinance.*

### ATTACHMENTS:

- A. [Petition to Initiate](#)
- B. [Proposed Ordinance Changes](#)
- C. [Analysis of Standards](#)
- D. [Public Process and Comments](#)
- E. [Motions](#)

## **PROJECT DESCRIPTION:**

The proposed text amendments will affect various sections of Title 21A. When changes are made to the Zoning Ordinance, potential misunderstandings are not always understood initially. As the ordinance is implemented, it becomes clear that some regulations are not producing the intended outcome or they just are not entirely clear. When a certain amount of changes are identified, a fine tuning petition is initiated to make those changes.

## **PROPOSED CHANGES:**

Each of the proposed changes is discussed in detail below and the corresponding ordinance changes are located in Attachment B. The specific proposed ordinance text changes are linked from each “Ordinance Section” title.

- 1. Ordinance Section: [21A.04.010.B \(Types of Zoning Districts\)](#)**  
**Section Description:** Describes the types of “base” zoning districts in the City.  
**Issue:** The existing section only describes traditional types of zones (Residential, Commercial, Downtown, and Manufacturing) and does not reference the TSA (performance based hybrid) or FB-UN (form based) zone.  
**Proposal:** Reword this section to be generic and remove specific references to certain types of zoning districts. This section is simply explanatory and includes no regulations. This change has no impact on development.
- 2. Ordinance Section: [21A.55.060 \(Planned Development Minimum Size Table\)](#)**  
**Section Description:** Indicates the minimum development size needed to qualify for a Planned Development.  
**Issue:** Developments must have a minimum net lot area to apply for Planned Development approval. There is a table of minimum sizes for particular districts but not all districts are listed. It is unclear if a minimum area is required in certain districts.  
**Proposal:** Add language that specifies that a minimum net lot area is not required for Planned Developments in a zoning district unless indicated in the associated table. Remove redundant listings that specify no lot size minimum.
- 3. Ordinance Section: [21A.48.080 \(Landscape Buffers\)](#)**  
**Section Description:** Indicates required landscape buffering for development when next to residential districts.  
**Issue:** The section establishes buffering standards for most districts. However, the SNB (Small Neighborhood Business) and TSA zones are not included in this section. The SNB zoning code refers to this section to find the applicable landscape buffer, but the zone is not actually mentioned in this code section. Additional zones have no specified buffer in the code, which leads to confusion in administering the buffering requirements for new development.  
**Proposal:** Establish basic landscape buffering for development in these zones when next to certain residential zones. The SNB zone will be subject to a 7' landscape buffer, similar to the CN, Neighborhood Commercial, zone that has a similar intensity. The TSA zone will inherit the 10' landscape buffer required for the TC-75 zone that it replaced. The FB-UN1 zone, which allows for generally low scale residential development, will not require a buffer next to residential development. The changes also establish a default minimum buffer of 7' for non-residential zoned properties when located next to a lower scale residential zone. This only affects zones that do not already have a required buffering standard within the zoning ordinance. This will affect the SNB, Downtown, Special Purpose, and other Form Based zones.

4. **Ordinance Sections:** [All sections that reference the TC-75 Zone \(21A.22.010, 21A.26.077, 21A.33.030, 21A.36.160.A.2, 21A.36.160.B.13, 21A.46.05.A, 21A.46.095, 21A.48.080, 21A.55.060, 21A.55.090, and 21A.55\)](#)  
**Issue:** The TC-75 zone was replaced by the TSA (Transit Station Area) zone and is no longer mapped anywhere in the City. However, the TC-75 zone was left in the Zoning Ordinance when the TSA zone was adopted.  
**Proposal:** Delete the TC-75 zone from the ordinance and remove all references to the zone that are located in other places in the code. This includes text removal from the sign, landscape, land use, and other general sections of the code.
  
5. **Ordinance Section:** [21A.40.120.D \(Fence Materials\)](#)  
**Section Description:** Lists allowed fence materials for zones.  
**Issue:** The current language limits creativity in fence materials by listing specific materials that are allowed, implying that other materials not listed are not allowed. However, some variation in materials has been allowed through administrative interpretation applications related to this section.  
**Proposal:** Add language that specifically allows for additional materials to be approved by the Zoning Administrator through an application process if the materials can be shown to be of the same quality and durability as the listed example materials.
  
6. **Ordinance Section:** [All minimum front/corner side yard requirements in 21A.24.](#)  
**Issue:** Front setback language is not consistent. Some districts include a provision that for “buildings legally existing on April 12, 1995” their required setback shall not be greater than their existing setback. This allows someone to build an addition to their home in-line with front setback of their current home even if the normally required setback is deeper than their existing home’s setback.  
**Proposal:** Add language that allows this exemption in all single-family zones.
  
7. **Ordinance Section:** [21A.24.130,140, & 150 \(RMF-35,45, & 75 Lot Size Minimums\)](#)  
**Section Description:** Regulations for development in the RMF-35,45, & 75 zones.  
**Issue:** Detached single-family development is a permitted use in the RMF-45 zone, but there is no lot size specified for such development. Currently such development is subject to a generic minimum of 10,000 square feet per lot.  
Also, the “single-family attached dwellings (3 or more)” development lot size listing states that a minimum of 3,000 sq ft is required for such development. However, it does not specify if that is 3,000 sq ft for 3 units, or 3,000 sq ft for each individual unit. The intent of this was 3,000 sq ft for each unit, but the language is not clear. The RMF-75 and RMF-35 also fail to specify that the requirement is meant per unit.  
**Proposal:** Add a specific 5,000 square foot minimum lot area for detached single-family development in the RMF-45 zone. This matches the standard for detached single-family development in the other RMF zones.  
Insert language that 3,000 sq ft of lot area is required “per unit” for single-family attached dwellings in the RMF-35, 45, & 75 zones.
  
8. **Ordinance Section:** [21A.24.170.E.8 \(R-MU Zone Maximum Facade Setback\)](#)  
**Section Description:** Establishes a maximum setback for 25% of building facades in the R-MU district.  
**Issue:** The existing language does not read clearly and could be simplified. A user of the code has to refer back to a previous section to determine the applicable maximum setback. Ultimately, the setback is 25’ for single-family homes and 15’ for other uses, but this is not clearly stated in this section.  
**Proposal:** Clarify setback language to a simple setback number that does not require reference to other section in order to determine the applicable maximum setback for a use.

9. **Ordinance Sections:** [21A.36 \(General Provisions\)](#) and [21A.33 \(Land Use Tables\)](#)  
**Section Description:** The general provisions section includes dimensional and use standards that are applicable to uses in a variety of zones, and the land use tables lists where specific uses are allowed by zone.  
**Issue:** The general provisions chapter includes a number of allowed uses that are not specifically listed in the land use tables or are listed incorrectly. For example, a use located within the text of 21A.36 describes the specific zones where it is allowed in a sentence. However, that list of zones does not actually match how the use is listed in the tables of P's and C's in Chapter 21A.33. This can cause confusion about whether a use is actually allowed in a specific zone. Listing uses in two different places in the code leads to inconsistencies when the land use tables or text are changed.

Additionally, some of the uses in 21A.33 are listed in the land use tables, but the land use tables do not include any reference to 21A.36 where there are specific conditions for these uses. Because of this, mistakes could be made in administering the rules of the code. For example, someone could look up Group Homes in Chapter 21A.33 "Land Use Tables", see that they are listed as "permitted", and assume that there are no special conditions that apply to these uses, despite there being specific conditions for these uses located in Chapters 21A.36.

**Proposal:** Move specific uses and their special conditions to Chapter 21A.33 and out of 21A.36 so that only one section needs to be looked at to determine the rules for these uses. Where not possible to move all of the conditions for a use to just one chapter (21A.33), a notation is added to a uses' P or C listing in the Land Use Tables that references the additional rules in 21A.36. This ensures that the rules are properly cross-referenced and not missed in administering the code.

10. **Ordinance Sections:** [21A.42 \(Temporary Uses\)](#) and [21A.33 \(Land Use Tables\)](#)  
**Section Description:** The temporary use section describes a number of temporary uses and in which zones they are allowed. Temporary uses are generally allowed for a limited duration. This can range from a few days or up to a year for certain uses. The land use tables in 21A.33 list where specific uses are allowed by zone.  
**Issue:** Temporary uses are listed by text within paragraphs in the temporary use Chapter 21A.42. However, most other uses are listed in the tables in 21A.33 leading to confusion when a user of the code is trying to determine whether a use is allowed in a zone.  
**Proposal:** Move the zones where temporary uses are allowed to Chapter 21A.33 and out of 21A.42 so that only one section needs to be looked at to determine where uses are allowed. Due to the number of conditions related to these uses, maintain conditions for these uses in Chapter 21A.42 and provide a notation which references these conditions where listed in the land use tables. This ensures that the rules are properly cross-referenced and not missed in administering the code.

11. **Ordinance Sections:** [21A.62 \(Definitions\) – Definition of Living Quarters for Caretaker or Security Guard](#)  
**Issue:** The current definition of "living quarters for caretaker or security guard" indicates that it is only allowed when associated with an existing residence, and not with an existing business. However, the use itself is allowed in areas of the City where the intent is that a security guard or caretaker is maintaining a business or other use, not necessarily a residence.  
**Proposal:** Delete part of definition that restricts this use as accessory to a residential dwelling so that a caretaker or security guard can live on site to maintain other principal uses, such as at businesses.

- 12. Ordinance Section:** [21A.40.060.D.5 \(Drive Through Walk Up Window Service\)](#)  
**Section Description:** This section includes general regulation regarding the use and dimensions of drive-through service. One particular section of the code requires that when a business is providing drive-through service open to vehicles, then walk-up service must also be provided at the same time.  
**Issue:** Utah state code ([10-8-44.6](#)) prohibits municipal regulations that require walk-up service for businesses providing drive-through service.  
**Proposal:** Delete this section to comply with state law.
- 13. Ordinance Section:** [21A.24.010.S \(Public Utilities in Residential Districts\)](#)  
**Section Description:** This section includes specific conditions for public utility uses in residential zones when allowed through a Conditional Use process.  
**Issue:** This section implies that public utility uses are a conditional use in residential zones. However, all public utility buildings and structures are listed as a permitted use in all residential districts in the land use tables. They were made permitted by a zoning ordinance amendment in 2008.  
**Proposal:** Delete this section of the code.
- 14. Ordinance Section:** [21A.36.130 \(Child Daycare\)](#)  
**Section Description:** Establishes regulations for child daycares.  
**Issue:** Child daycares or preschools with more than two children at a time are required to apply for a Special Exception approval. Previously, such uses were regulated by a different process that required a home owner to obtain signatures from their neighbors in order to apply for a daycare or preschool. This process was known as a “Routine and Uncontested Matter” and was replaced by the “Special Exception” process which does not require a home owner to provide signatures from their neighbors. However, this section of the code still requires signatures from neighbors as it was missed when the previous “Routine and Uncontested” process was replaced.  
**Proposal:** Delete the requirement for adjacent property owner signatures.
- 15. Ordinance Section:** [21A.26.078.F \(TSA Zone List of Prohibited Uses\)](#)  
**Section Description:** Establishes prohibited uses in the TSA zone.  
**Issue:** The prohibited use list includes both “Food processing” and “Manufacturing and processing, food.” The zoning ordinance only defines food processing and it is defined as: “Manufacturing establishment producing or processing food and related products for consumption.” As such, the listing of “Manufacturing and processing, food” is redundant and is covered by “Food processing.”  
**Proposal:** Delete “manufacturing and processing, food” from the prohibited use list. Such a use will still be prohibited by the existing “food processing” listing. Adjust particular TSA districts where it is prohibited to reflect combination of both current listings. Food processing will be prohibited in the Urban Neighborhood and Urban Center districts, but allowed in the Mixed Use Employment and Special Purpose TSA districts. These districts are located on the west edge of the North Temple TRAX line and are generally more industrial in nature than other TSA areas. These areas allow uses such as light manufacturing and industrial assembly.
- 16. Ordinance Section:** [21A.40.090.E.3 \(Antenna Electrical Equipment Regulations\)](#)  
**Section Description:** Establishes the size of antenna associated electrical equipment allowed in certain zones.  
**Issue:** This section still references a “Routine and Uncontested Special Exception” process and requires consenting signatures from adjacent property owners for electrical equipment above a certain size in specific zones. City code no longer requires signatures for such matters. This section was missed when the “Routine and Uncontested” process was eliminated from

City code and replaced by the “Special Exception” process.

**Proposal:** Remove reference to “routine and uncontested” process and maintain reference to “special exception” process. Remove signature requirement language. With this change, electrical equipment over a certain size will be subject to the Special Exception process which requires public notice to neighbors for input, but does not require neighbor’s consenting signatures.

**17. Ordinance Section: [21A.24.170.F \(R-MU Maximum Building Height\)](#)**

**Section Description:** Establishes the maximum height for development in the R-MU zone.

**Issue:** Additional height is allowed for development in the R-MU zone when it is specifically shown as allowed within a height map located within the East Downtown Master Plan. Determining the allowed height requires obtaining a copy of this plan and searching for the applicable map. This can result in difficulty administering the ordinance standards and can be confusing for property owners interested in determining the maximum height for their properties.

**Proposal:** Remove reference to height map within the East Downtown Master Plan and include a map within the zoning ordinance that specifies where additional height is allowed.

**DISCUSSION:**

The City Council has final decision making authority over Zoning Text Amendments. If the proposed changes are not adopted, there may be continued conflicts between various sections of the Zoning Ordinance and inconsistencies in the regulations. The proposed changes help to clarify and eliminate confusion.

**NEXT STEPS:**

The City Council has the final authority to make changes to the text of the Zoning Ordinance. The recommendation of the Planning Commission for this request will be forwarded to the City Council for their review and decision.

**ATTACHMENT A: PETITION TO INITIATE**

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PLN/PCM 2015-~~00116~~  
00354



# Petition Initiation Request



Planning Division  
Community & Economic Development Department

SCANNED TO: Mayor  
SCANNED BY: Nick  
DATE: 2/27/15

**To:** Mayor Becker  
**From:** Nora Shepard, Planning Director *NS*  
**Date:** February 26, 2015  
**CC:** David Everitt, Chief of Staff; Jill Love, Deputy Chief of Staff, Mary DeLaMare-Schaefer, Community and Economic Development Acting Director; file  
**Re:** Initiate Petition to Fine Tune Zoning Ordinance to address inconsistencies and clarify regulations.

This memo is to request that you initiate a petition directing the Planning Division to analyze the appropriateness of amending the Zoning Ordinance to make minor changes to address inconsistencies and clarify regulations in the Zoning Ordinance.


As part of a routine analysis of the Zoning Ordinance, the Planning Division has identified several instances where there are regulations that conflict with each other. In general these issues include conflicts in lot and bulk regulations, design standards and other similar items.

As part of the process, the Planning Division will follow the City adoption process for zoning text amendments which includes citizen input and public hearings with the Planning Commission and City Council.

If you have any questions, please contact me.

Thank you.

*Concurrence to initiate the zoning text amendment petition as noted above.*

  
\_\_\_\_\_  
Ralph Becker, Mayor

3/3/15  
\_\_\_\_\_  
Date



**ATTACHMENT B: PROPOSED ORDINANCE CHANGES**

## 1. Types of Zoning Districts

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### 21A.04.010: ORGANIZATION OF TITLE:

This title is organized into six (6) parts as described in subsection A of this section and includes different types of zoning districts and regulations for the use and development of land as described in subsections B and C of this section.

A. Structure Of This Title: This title consists of:

Part I	Introductory Provisions
Part II	Administration And Enforcement
Part III	Specific District Regulations
Part IV	Regulations Of General Applicability
Part V	Amendments And Special Approvals
Part VI	General Terms

B. Types Of Zoning Districts In This Title: This title establishes three (3) types of zoning districts: 1) base zoning districts; 2) special purpose districts; and 3) overlay districts. These districts are found in part III of this title. Base zoning districts [regulate the types of activities and land uses that may take place on a particular lot](#) ~~are the zoning districts that reflect the four (4) basic geographically based land use categories in the city—residential areas, commercial areas, manufacturing areas and the downtown—~~ with appropriate regulations and development standards [for each district](#). ~~to govern the uses in these districts.~~ Special purpose districts consist of regulations that address special types of land uses, such as the airport or institutional uses. Overlay districts consist of regulations that address specific subjects that may be applicable in a variety of areas in the city, such as historic areas or environmentally sensitive areas.

## ***2. Planned Development Minimum Size Table***

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### **21A.55.060: MINIMUM AREA:**

A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table 21A.55.060 of this section. No minimum net lot area is required unless indicated in table 21A.55.060 of this section.

TABLE 21A.55.060  
PLANNED DEVELOPMENTS

<b>District</b>	<b>Minimum Planned Development Size</b>
Residential districts:	
FR-1/43,560 Foothills estate residential district	5 acres
FR-2/21,780 Foothills residential district	5 acres
FR-3/12,000 Foothills residential district	5 acres
R-1/12,000 Single-family residential district	24,000 square feet
R-1/7,000 Single-family residential district	14,000 square feet
R-1/5,000 Single-family residential district	10,000 square feet
SR-1 and SR-1A Special development pattern residential district	10,000 square feet
SR-2 Reserved	-
SR-3 Special development pattern residential district	4,000 square feet
R-2 Single- and two-family residential district	10,000 square feet
RMF-30 Low density multi-family residential district	9,000 square feet
RMF-35 Moderate density multi-family residential district	9,000 square feet
RMF-45 Moderate/high density multi-family residential district	9,000 square feet
RMF-75 High density multi-family residential district	9,000 square feet

	<del>RB Residential/business district</del>	<del>No minimum required</del>
	R-MU-35 Residential/mixed use district	9,000 square feet
	R-MU-45 Residential/mixed use district	9,000 square feet
	<del>R-MU Residential/mixed use district</del>	<del>No minimum required</del>
	<del>RO Residential/office district</del>	<del>No minimum required</del>
Commercial districts:-		-
-	<del>CN Neighborhood commercial district</del>	<del>No minimum required</del>
-	<del>CB Community business district</del>	<del>No minimum required</del>
-	<del>CS Community shopping district</del>	<del>No minimum required</del>
-	<del>CC Corridor commercial district</del>	<del>No minimum required</del>
-	<del>CSHBD Sugar House business district</del>	<del>No minimum required</del>
-	<del>CG General commercial district</del>	<del>No minimum required</del>
-	<del>TC 75 Transit corridor district</del>	<del>No minimum required</del>
Manufacturing districts:-		-
-	<del>M-1 Light manufacturing district</del>	<del>No minimum required</del>
-	<del>M-2 Heavy manufacturing district</del>	<del>No minimum required</del>
Downtown districts:-		-
-	<del>D-1 Central business district</del>	<del>No minimum required</del>
-	<del>D-2 Downtown support district</del>	<del>No minimum required</del>
-	<del>D-3 Downtown warehouse/residential district</del>	<del>No minimum required</del>
-	<del>D-4 Downtown secondary central business district</del>	<del>No minimum required</del>
Special purpose districts:		-
-	<del>RP Research park district</del>	<del>No minimum required</del>
-	<del>BP Business park district</del>	<del>No minimum required</del>
	FP Foothills protection district	32 acres
	AG Agricultural district	10 acres

	AG-2 Agricultural district	4 acres
	AG-5 Agricultural district	10 acres
	AG-20 Agricultural district	40 acres
-	<del>A Airport district</del>	<del>No minimum required</del>
-	<del>PL Public lands district</del>	<del>No minimum required</del>
-	<del>PL-2 Public lands district</del>	<del>No minimum required</del>
-	<del>I Institutional district</del>	<del>No minimum required</del>
-	<del>UI Urban institutional district</del>	<del>No minimum required</del>
-	<del>OS Open space district</del>	<del>No minimum required</del>
-	<del>MH Mobile home park district</del>	<del>No minimum required</del>
-	<del>EI Extractive industries district</del>	<del>No minimum required</del>
-	<del>MU Mixed use district</del>	<del>No minimum required</del>

### ***3. Landscape Buffer Changes***

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21A.48.080.C. Size Of Landscape Buffers: The minimum size of landscape buffers for various situations is set forth below:

1. RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2  
And OS Districts: Lots in the RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 or OS districts which abut a lot in a single-family or two-family residential district, shall provide a ten foot (10') wide landscape buffer.
2. RB and FB-UN1 Districts: A landscape buffer is not required for lots in an RB or FB-UN1 district which abut a lot in a residential district.
3. CN, CB, CC And CSHBD Districts: Lots in the CN, CB, CC or CSHBD districts which abut a lot in a residential district shall provide a seven foot (7') landscape buffer.
4. CS And CG Districts: Lots in the CS or CG districts which abut a lot in a residential district shall provide a fifteen foot (15') landscape buffer.
5. M-1 District: Lots in the M-1 district which abut a lot in a residential district shall provide a fifteen foot (15') landscape buffer.
6. M-2 District: Lots in the M-2 district which abut a lot in a residential district shall provide a fifty foot (50') landscape buffer.
7. RP And BP Districts: Lots in the RP or BP districts which abut a lot in a residential district shall provide a thirty foot (30') landscape buffer.
8. I Institutional District: Lots in the I institutional district which abut a lot in a residential district shall provide a landscape buffer fifteen feet (15') in width or equal to the average height of the facade of the principal building facing the buffer, whichever is greater.
9. UI Urban Institutional District: Lots in the UI urban institutional district which abut a lot in a single-family or two-family residential district shall provide a fifteen foot (15') landscape buffer.
10. MH Mobile Home District: A landscape buffer of twenty feet (20') in width shall be provided around the perimeter of each mobile home park.
11. EI Extractive Industry And LO Landfill Overlay Districts: A landscape buffer of thirty feet (30') shall be provided around the perimeter of each use.
12. ~~TC 75 District: Lots in the TC 75 district which abut a lot in a residential district, shall provide a ten foot (10') landscaped buffer.~~ TSA District: Lots in the TSA district which abut a lot in an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 district shall provide a ten foot (10') landscape buffer.

13. All Other Non-Residential Districts: Where not otherwise specified by this subsection, lots in a non-residential district which abut a lot in an R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 district shall provide a seven foot (7') landscape buffer. The provided landscape buffer shall be improved to the same standards required for lots in the CN zone.

**D. Improvement Of Landscape Buffers: Required planting and fencing shall be installed in conformance with the following provisions:**

1. **RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 And OS Districts:** In the RMF-30, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, MU, PL, PL-2 and OS districts, the following improvements shall be provided:
  - a. Shade trees shall be planted at the rate of one tree for every thirty (30) linear feet of landscape buffer.
  - b. A continuous evergreen or deciduous shrub hedge shall be planted along the entire length of landscape buffer. This shrub hedge shall have a mature height of not less than four feet (4').
  - c. A fence not exceeding six feet (6') in height may be combined with the shrub hedge, subject to the approval of the zoning administrator.
  - d. Landscape yards shall be maintained per section 21A.48.090 of this chapter.
2. **CN, CB, CC And CSHBD Districts:** In the CN, CB, CC, and CSHBD districts, the following improvements shall be provided:
  - a. Shade trees shall be planted at the rate of one tree for every thirty (30) linear feet of landscape buffer;
  - b. Shrubs, having a mature height of not less than four feet (4'), shall be planted along the entire length of the landscape buffer;
  - c. Landscape yards shall be maintained per section 21A.48.090 of this chapter; and
  - d. A solid fence between four (4) and six feet (6') in height shall be erected along the property line unless waived by the zoning administrator.
3. **CS, CG, TSA, M-1, I, UI, MH, RP And BP Districts:** In the CS, CG, TSA, M-1, I, UI, MH, RP and BP districts, the following improvements shall be provided:
  - a. Shade trees shall be planted at the rate of one tree per twenty five (25) linear feet along the entire length of the landscape yard. Shade trees may be clustered subject to the site plan review approval. Evergreen trees may be substituted for a portion of the shade trees;
  - b. Shrub masses, at least two (2) rows deep and with shrubs alternately spaced, shall be provided along the entire length of the landscape yard. Shrubs shall reach a mature height of not less than four feet (4');
  - c. Landscape yards shall be maintained per section 21A.48.090 of this chapter; and
  - d. A solid fence six feet (6') in height shall be located on the property line along the required landscape buffer unless waived by the zoning administrator.
4. **M-2 District:** In the M-2 district, the following improvements shall be provided:
  - a. Shade trees shall be planted at a rate of one tree for every twenty feet (20') of length of the landscape buffer. Shade trees may be grouped or clustered, subject to site plan

review approval. Evergreen trees may be used as substitutes for some of the shade trees.

b. Shrub masses, at least two (2) rows deep and with shrubs alternately spaced, shall be provided along seventy five percent (75%) of the length of the landscape yard. Shrubs shall reach a mature height of not less than four feet (4').

c. Landscape yards shall be maintained per section 21A.48.090 of this chapter.

5. EI And LO Districts: Each use in the EI and LO districts must submit a landscape plan to the zoning administrator indicating how the proposed landscaping will mitigate noise, dust or other impacts on surrounding and nearby uses.

(Ord. 45-07 § 4, 2007: Ord. 76-05 § 3, 2005: Ord. 71-04 §§ 25, 26, 2004: Ord. 13-04 §§ 28, 29, 2004: Ord. 73-02 §§ 16, 17, 2002: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(24-8), 1995)



## 4. TC-75 Zoning District and Reference Deletion

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### ~~21A.26.077: TC-75 TRANSIT CORRIDOR DISTRICT:~~

~~A. Purpose Statement: The purpose of the TC-75 transit corridor district is to create transit-oriented neighborhoods near stations along major transit corridors with a high residential density that promotes commercial and economic growth, increases transit ridership and improves the vitality of the community. The primary focus is to increase residential density through development that takes advantage of the proximity to transit and creates a sustainable, transit-oriented neighborhood. The standards for the district are intended to create a pedestrian-friendly environment and to emphasize that pedestrian and mass transit access is the primary focus of development.~~

~~B. Uses: Uses in the TC-75 transit corridor district as specified in section [21A.33.030](#), "Table Of Permitted And Conditional Uses For Commercial Districts", of this title, are permitted subject to the general provisions set forth in section [21A.26.010](#) of this chapter and this section.~~

~~C. Planned Development Review: Planned developments, which meet the intent of this section, but not the specific design criteria outlined in the following subsections may be approved by the planning commission pursuant to the provisions of [chapter 21A.55](#) of this title.~~

#### ~~D. Minimum Lot Size:~~

- ~~1. Minimum lot area: Ten thousand (10,000) square feet.~~
- ~~2. Minimum lot width: Fifty feet (50').~~

#### ~~E. Minimum Yard Requirements:~~

- ~~1. Front And Corner Side Yards: Fifteen feet (15'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the planning commission. Exceptions to the minimum setback are limited to the two (2) lower levels of the building only; the main tower of the building must maintain the minimum setback. Exceptions are limited to structural elements that enhance the pedestrian experience of the space such as, but not limited to, patio covers, building entry canopies, etc.~~
- ~~2. Interior Side Yards: None required.~~
- ~~3. Rear Yards: None required.~~
- ~~4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirement of [chapter 21A.48](#) of this title.~~
- ~~5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#) of this title.~~
- ~~6. Maximum Building Setback: Twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the planning~~

commission. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street. Where an arcade facing the street is provided, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of this section.

Any appeal of an administrative decision made pursuant to this subsection E6 may be made to the planning commission.

F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of section [21A.48.090](#) and subsection [21A.48.100C](#) of this title, except as authorized through the conditional building and site design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title.

G. Maximum Nonresidential Building Height: The maximum building height in the TC-75 zoning district shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.

1. Additional building square footage may be allowed up to a maximum building height of seventy five feet (75') (or to a building height of 125 feet through the conditional building and site design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title and conformity with applicable master plan policy) provided that for each additional floor of nonresidential use above thirty feet (30'), the equivalent amount of square footage, inclusive of the first thirty feet (30'), is required to be built as residential square footage.
2. The residential component may be transferred off site to another property in the TC-75 zoning district along the 400 South Street frontage generally located between 200 East and 925 East. For such off site residential configuration, the amount of residential development required is equal to the square footage of the total amount of square footage obtained for the nonresidential floors rising in the total project.
3. For those developments where the required residential component is transferred off site, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned TC-75 along the 400 South Street corridor generally located between 200 East and 900 East and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:

- a. ~~Construction of the off-site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or~~
  - b. ~~A financial assurance that construction of the off-site residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development.~~
4. ~~Maximum building height may be obtained to one hundred twenty five feet (125') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking.~~
- H. ~~Maximum Residential Building Height: No residential building, or mixed use building shall exceed seventy five feet (75') in height. Building heights in excess of seventy five feet (75'), but not more than one hundred twenty five feet (125') may be approved through the conditional building and site design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title and conformity with applicable master plan policy.~~
- 1. ~~Maximum building height may be obtained to one hundred twenty five feet (125') where at least ninety percent (90%) of all parking for said building is provided as structured parking.~~
  - 2. ~~The ground floor shall include either nonresidential uses or public service portions of residential buildings.~~
- I. ~~Restrictions On Parking Lots And Structures: The following regulations shall apply to surface or aboveground parking facilities:~~
- 1. ~~Block Corner Areas: Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least sixty feet (60') from front and corner side lot lines.~~
  - 2. ~~Mid Block Areas: Within the mid block areas, parking structures shall be located behind principal buildings, or above the first level, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted through the conditional building and site design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title. Parking structures located above the first level and less than thirty feet (30') from a front or corner side yard shall meet the following:~~
    - a. ~~Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line.~~
    - b. ~~Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.~~

~~Mid block surface parking lots shall have a twenty five foot (25') landscaped setback.~~

~~3. Accessory And Commercial Parking Structures: Accessory parking structures, built prior to the principal use, and commercial parking structures, shall be permitted through the conditional building and site design review process with the approval of the planning commission pursuant to the provisions of [chapter 21A.59](#) of this title.~~

~~4. Belowground Parking Facilities: No special design and setback restrictions shall apply to belowground parking facilities.~~

~~5. Landscape Requirements: Surface parking lots shall meet interior landscape requirements as outlined in [chapter 21A.48](#) of this title.~~

~~6. Waiver: The planning director may modify or waive this requirement if the planning director finds the following:~~

~~a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.~~

~~b. The parking is not part of a series of incremental additions intended to subvert the intent of this section.~~

~~c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.~~

~~d. The landscaped setback is consistent with the surrounding neighborhood character.~~

~~e. The overall project is consistent with section [21A.59.060](#) of this title.~~

~~Any appeal of an administrative decision made pursuant to this subsection 16 may be made to the planning commission.~~

~~7. Conditional Building And Site Design Review: A modification to the restrictions on parking lots and structures provisions of this section may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the planning commission.~~

~~J. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. There must be visual clearance behind the glass for a minimum of two feet (2'). All first floor glass shall be nonreflective. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA standards. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement if the planning director finds:~~

~~1. The requirement would negatively impact the historic character of the building, or~~

~~2. The requirement would negatively impact the structural stability of the building.~~

~~3. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).~~

~~Any appeal of an administrative decision made pursuant to this subsection may be made to the planning commission.~~

~~K. Doors And Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement as outlined in subsection J of this section.~~

~~L. Maximum Length Of Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').~~

~~M. Density: There is no maximum residential density. (Ord. 66-13, 2013; Ord. 15-13, 2013)~~

#### ***4. TC-75 Zoning District and Reference Deletion (Continued)***

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*(Delete TC-75 from Commercial land use table header and delete entire associated column of P's and C's.)*

**21A.33.030: Table of Permitted and Conditional Uses for Commercial Districts**

Use	Permitted and Conditional Uses By District							
	C N	C B	C S	C C	CSHB D	C G	<del>TC</del> -75	SN B

#### ***4. TC-75 Zoning District and Reference Deletion (Continued)***

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##### **21A.22.010: ZONING DISTRICTS:**

In order to carry out the purposes of this title, Salt Lake City is divided into the following zoning districts:

<b><u>Section Reference</u></b>	<b><u>District Name</u></b>
A.	Residential Districts:
21A.24.020	FR-1/43,560 foothills estate residential district
21A.24.030	FR-2/21,780 foothills residential district
21A.24.040	FR-3/12,000 foothills residential district
21A.24.050	R-1/12,000 single-family residential district
21A.24.060	R-1/7,000 single-family residential district
21A.24.070	R-1/5,000 single-family residential district
21A.24.080	SR-1 and SR-1A special development pattern residential district
21A.24.090	SR-2 (Reserved)
21A.24.100	SR-3 special development pattern residential district
21A.24.110	R-2 single- and two-family residential district
21A.24.120	RMF-30 low density multi-family residential district
21A.24.130	RMF-35 moderate density multi-family residential district
21A.24.140	RMF-45 moderate/high density multi-family residential district
21A.24.150	RMF-75 high density multi-family residential district
21A.24.160	RB residential/business district
21A.24.164	R-MU-35 residential/mixed use district
21A.24.168	R-MU-45 residential/mixed use district
21A.24.170	R-MU residential/mixed use district
21A.24.180	RO residential/office district
B.	Commercial Districts:
21A.26.020	CN neighborhood commercial district

	21A.26.025	SNB small neighborhood business district
	21A.26.030	CB community business district
	21A.26.040	CS community shopping district
	21A.26.050	CC corridor commercial district
	21A.26.060	CSHBD Sugar House business district
	21A.26.070	CG general commercial district
	<del>21A.26.077</del>	<del>TC 75 transit corridor district</del>
	21A.26.078	TSA transit station area district
C.	Form Based Districts:	
	21A.27.020	FB (Reserved)
	21A.27.030	FB (Reserved)
	21A.27.040	FB (Reserved)
	21A.27.050	FB-UN1 and FB-UN2 form based urban neighborhood district
D.	Manufacturing Districts:	
	21A.28.020	M-1 light manufacturing district
	21A.28.030	M-2 heavy manufacturing district
E.	Downtown Districts And Gateway Districts:	
	Downtown districts:	
	21A.30.020	D-1 central business district
	21A.30.030	D-2 downtown support district
	21A.30.040	D-3 downtown warehouse/residential district
	21A.30.045	D-4 downtown secondary central business district
	Gateway districts:	
	21A.31.020	G-MU gateway-mixed use district
F.	Special Purpose Districts:	
	21A.32.020	RP research park district
	21A.32.030	BP business park district



	21A.32.040	FP foothills protection district
	21A.32.050	AG agricultural district
	21A.32.052	AG-2 agricultural district
	21A.32.054	AG-5 agricultural district
	21A.32.056	AG-20 agricultural district
	21A.32.060	A airport district
	21A.32.070	PL public lands district
	21A.32.075	PL-2 public lands district
	21A.32.080	I institutional district
	21A.32.090	UI urban institutional district
	21A.32.100	OS open space district
	21A.32.105	NOS natural open space district
	21A.32.110	MH mobile home park district
	21A.32.120	EI extractive industries district
	21A.32.130	MU mixed use district
G.	Overlay Districts:	
	21A.34.020	H historic preservation overlay district
	21A.34.030	T transitional overlay district
	21A.34.040	AFPP airport flight path protection overlay district
	21A.34.050	LC lowland conservancy overlay district
	21A.34.060	Groundwater source protection overlay district
	21A.34.070	LO landfill overlay district
	21A.34.080	CHPA capitol hill protective area overlay district
	21A.34.090	SSSC South State Street corridor overlay district
	21A.34.100	M-1H light manufacturing height overlay district
	21A.34.110	DMSC downtown Main Street core overlay district
	21A.34.120	YCI Yalecrest compatible infill overlay district

	21A.34.130	RCO riparian corridor overlay district
H.	Character Conservation Districts:	
	21A.35.010	Purpose

(Ord. 75-13, 2013: Ord. 73-12, 2012: Ord. 59-12, 2012: Ord. 59-10, 2010: Ord. 3-08, 2008: Ord. 26-06, 2006: Ord. 76-05, 2005: Ord. 72-05, 2005: Ord. 44-05, 2005: Ord. 71-04, 2004: Ord. 4-04, 2004: Ord. 7-03 § 1, 2003: Ord. 73-02 § 1, 2002: Ord. 14-00 § 1, 2000: Ord. 95-98 § 1, 1998: Ord. 83-98 §§ 3, 6, 1998: Ord. 26-95 § 2(11-1), 1995)

## 4. TC-75 Zoning District and Reference Deletion (Continued)

### 21A.46.095: SIGN REGULATIONS FOR ~~TRANSIT CORRIDOR AND~~ TRANSIT STATION AREA DISTRICTS:

The following regulations shall apply to signs permitted in ~~the transit corridor and~~ transit station area districts. Any sign not expressly permitted by these district regulations is prohibited.

#### A. Sign Regulations for the ~~TC 75 Transit Corridor District And~~ TSA Transit Station Area District:

1. Purpose: Sign regulations for the ~~TC 75 and~~ TSA districts are intended to provide for appropriate signage oriented primarily to pedestrian and mass transit traffic.
2. Applicability: Regulations in subsection A3 of this section shall apply to all lots within the ~~TC 75 and~~ TSA districts.
3. Sign Type, Size And Height Standards:

#### STANDARDS FOR THE ~~TRANSIT CORRIDOR DISTRICT (TC 75)-~~ AND TRANSIT STATION AREA DISTRICT (TSA)

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs <sup>1</sup>	Minimum Setback <sup>2</sup>	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs <sup>3</sup>
Awning/canopy signs	1 square foot per linear foot of storefront (sign area only)	See note 1	May extend 6 feet from face of building, but no more than 2 feet from back of curb <sup>6</sup>	1 per street frontage	None
Construction sign	64 square feet	12 feet	5 feet or on construction fence	2 per building	None
Flat sign (general building orientation)	1.5 square feet per linear foot of building face <sup>5</sup>	See note 1	n/a	1 per building face	None
Flat sign (storefront orientation) <sup>4</sup>	1.5 square feet per linear foot of store frontage <sup>5</sup>	See note 1	n/a	1 per business or storefront	None

Marquee sign	Subject only to subsection 21A.46.0700 of this chapter			1 per storefront	None
Monument sign	100 square feet	12 feet	None	1 per street frontage	
Nameplate, identifying building name	3 square feet	8 feet	n/a	1 per building	None
New development sign	80 square feet	12 feet	5 feet	1 per development	None
Political sign	32 square feet	8 feet	5 feet	No limit	None
Private directional sign	8 square feet	4 feet	5 feet	No limit	None
Projecting business storefront sign	4 square feet per side; 8 square feet total	Sign face limited to 2 feet in height <sup>1</sup>	May extend 4 feet from the face of the building, but no more than 2 feet from back of curb <sup>6</sup>	1 per business entry to the street	None
Projecting parking entry sign	4 square feet per side; 8 square feet total	See note 1. Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 feet from back of curb <sup>6</sup>	1 per driveway or parking lot entry	None
Public safety sign	8 square feet	6 feet	5 feet	No limit	None
Real estate sign	64 square feet	12 feet	5 feet	1 per building	None
Window sign	25% of total frontage window area per use	See note 1	n/a	No limit	None

Notes:

1. For height limits on building signs, see subsection 21A.46.070J of this chapter.
2. Not applicable to temporary signs mounted as flat signs.
3. The total number of signs permitted from the sign types combined.
4. Storefront flat signs limited to locations on the lower 2 floors.
5. A single-tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct 1 larger sign.
6. Public property lease and insurance required for projection over property line.

(Ord. 59-10, 2010)

#### ***4. TC-75 Zoning District and Reference Deletion (Continued)***

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##### **21A.55.090: SPECIFIC STANDARDS FOR PLANNED DEVELOPMENT IN CERTAIN ZONING DISTRICTS:**

Planned developments within the ~~TC-75~~, RB, R-MU, MU, CN, CB, CSHBD districts, South State Street corridor overlay district and CS district (when the CS district is adjacent to an area of more than 60 percent residential zoning located within 300 feet of the subject parcel to be developed, either on the same block or across the street), may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

- A. The development shall be primarily oriented to the street, not an interior courtyard or parking lot;
- B. The primary access shall be oriented to the pedestrian and mass transit;
- C. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction;
- D. Architectural detailing shall emphasize the pedestrian level of the building;
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood;
- F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods;
- G. Dumpsters and loading docks shall be appropriately screened or located within the structure; and
- H. Signage shall emphasize the pedestrian/mass transit orientation. (Ord. 23-10 § 21, 2010)

## 5. Fence Materials

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### 21A.40.120.D. Design Requirements:

1. Residential districts (chapter 21A.24, "Residential Districts", of this title):
  - a. Allowed Materials: Fences and walls shall be made of high quality, durable materials that require low maintenance. Acceptable materials for a fence include chainlink, wood, brick, masonry block, stone, tubular steel, wrought iron, vinyl, composite/recycled materials (hardy board) or other manufactured material or combination of materials commonly used for fencing. [Other materials of similar quality and durability, but not listed herein, may be used upon approval by the Zoning Administrator through an Administrative Interpretation application.](#)
  - b. Prohibited Materials: Fences and walls shall not be made of or contain:
    - (1) Scrap materials such as scrap lumber and scrap metal.
    - (2) Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps or plywood.
2. Nonresidential districts (chapters 21A.26 through 21A.34 of this title: commercial districts, manufacturing districts, downtown districts, gateway districts, special purpose districts and overlay districts):
  - a. Allowed Materials: Fences and walls shall be made of high quality, durable materials that require minimal maintenance. Acceptable materials for fencing in nonresidential districts include, but are not limited to, chainlink, prewoven chainlink with slats, wood, brick, tilt-up concrete, masonry block, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing. [Other materials of similar quality and durability, but not listed herein, may be used upon approval by the Zoning Administrator through an Administrative Interpretation application.](#)
  - b. Prohibited Materials: Fences or walls in nonresidential districts shall not be constructed of or contain:
    - (1) Scrap materials such as scrap lumber and scrap metal.
    - (2) Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps or plywood.

## ***6. Front Yard Setbacks in Residential Zones 21A.24***

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### **FR-1/43,560 Zone**

#### 21A.24.020.E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. [For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.](#)
2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.

### **FR-2/21,780 Zone**

#### 21A.24.030.E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. [For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.](#)
2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.

### **FR-3/12,000 Zone**

#### 21A.24.040.E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. [For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.](#)
2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other



existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.

### **R-1/12,000 Zone**

#### 21A.24.050.E Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. [For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.](#)
2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.

### **R-1/7,000 Zone**

#### 21A.24.060.E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. [For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.](#)
2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.

### **R-1/5,000 Zone**

#### 21A.24.070.E. Minimum Yard Requirements

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the [existing](#) building.

2. Corner Side Yard: Ten feet (10').

**SR-1 Zone (No Change)**

21A.24.080.E. Minimum Yard Requirements:

1. Front Yard:

- a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.
- b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four (4) or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than the established setback line of the existing building.

2. Corner Side Yard:

- a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.
- b. SR-1A: Ten feet (10').

**SR-3**

21A0.24.100.E. Minimum Yard Requirements:

- 1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be ten feet (10'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. [For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.](#)
- 2. Corner Side Yard: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

## **R-2**

### 21A.24.110.E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. [For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.](#)

2. Corner Side Yard: Ten feet (10').

## ***7. Multifamily Residential Minimum Lot Area Standards***

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### **21A.24.130: RMF-35 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:**

A. Purpose Statement: The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

B. Uses: Uses in the RMF-35 moderate density multi-family residential district, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

<b>Land Use</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>
Multi-family dwellings (3 through 11 units)	9,000 square feet <sup>1</sup>	80 feet
Multi-family dwellings (12 or more units)	26,000 square feet <sup>1</sup>	80 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	3,000 square feet <b>per unit</b>	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet

Twin home dwellings	4,000 square feet <b>per unit</b>	25 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section <a href="#">21A.33.020</a> of this title	5,000 square feet	50 feet

Qualifying provisions:

1,9,000 square feet for 3 units, plus 2,000 square feet for each additional dwelling unit up to and including 11 units. 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,500 square feet for each dwelling unit is required.

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**21A.24.140: RMF-45 MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:**

- A. Purpose Statement: The purpose of the RMF-45 moderate/high density multi-family residential district is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than forty three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.
- B. Uses: Uses in the RMF-45 moderate/high density multi-family residential district, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.
- C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 to 14 units)	9,000 square feet <sup>1</sup>	80 feet
Multi-family dwellings (15 or more)	21,000 square feet <sup>1</sup>	80 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum

Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings	3,000 square feet <b>per unit</b>	Interior: 22 feet Corner: 32 feet
<b><u>Single-family detached dwellings</u></b>	<b><u>5,000 square feet</u></b>	<b><u>50 feet</u></b>
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	10,000 square feet	80 feet

Qualifying provisions:

1,900 square feet for 3 units, plus 1,000 square feet for each additional dwelling unit up to and including 14 units. 21,000 square feet for 15 units, plus 800 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,000 square feet for each dwelling unit is required.

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**21A.24.150: RMF-75 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:**

- A. Purpose Statement: The purpose of the RMF-75 high density multi-family residential district is to provide an environment suitable for high density multi-family dwellings. This district is appropriate in areas where the applicable master plan policies recommend a maximum density less than eighty five (85) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.
- B. Uses: Uses in the RMF-75 high density multi-family residential district as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.
- C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

<b>Land Use</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>
Multi-family dwellings (3 to 14 units)	9,000 square feet <sup>2</sup>	80 feet
Multi-family dwellings (15 or more)	19,000 square feet <sup>2</sup>	100 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Off site parking facilities	10,000 square feet	50 feet
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached (3 or more)	2,000 square feet <b>per unit</b> <sup>1</sup>	Interior: 16 feet End unit: 20 feet Corner: 22 feet
Single-family detached dwellings	5,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section <a href="#">21A.33.020</a> of this title	20,000 square feet	100 feet

Qualifying provisions:

1.3 unit minimum.

2,900 square feet for 3 units, plus 800 square feet for each additional unit up to and including 14 units.

19,000 square feet for 15 units, plus 350 square feet for each additional unit up to 1 acre. For development greater than 1 acre, 500 square feet for each dwelling unit is required.

## ***8. R-MU Zone Maximum Facade Setback***

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### **R-MU Residential/Mixed Use District**

21A.24.170.E.8. Maximum Setback: ~~A maximum setback is required for at least twenty five percent (25%) of the building facade. The maximum setback is ten feet (10') greater than the minimum setback or fifteen feet (15') if no minimum setback is required.~~ For single-family, two-family, and twin home dwellings, at least twenty five percent (25%) of the building facade must be located within twenty-five feet (25') of the front lot line. For all other uses, at least twenty five percent (25%) of the building facade must be located within 15 feet (15') of the front lot line. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.



## ***9. Changes to 21A.36 “General Provisions” to Consolidate Uses into Land Use Tables***

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### **21A.36.120: ADULT DAYCARE CENTER:**

~~An adult daycare center, as defined in chapter 21A.62 of this title, may be permitted as follows:~~

~~A. Permitted Use: An adult daycare center is a permitted use in the R MU 35, R MU 45, R MU, RO, CN, CB, CS, CC, CSHBD, CG, M 1, D 1, D 2, D 3, I, UI, and MU districts.~~

~~B. Conditional Use: An adult daycare center may be allowed as a conditional use pursuant to the provisions of chapter 21A.54 of this title, in the RMF 45 and RMF 75 districts. (Ord. 10-10 § 11, 2010; Ord. 71-04 § 17, 2004; Ord. 26-95 § 2(18-12), 1995)~~

### **21A.36.130: CHILD DAYCARE:**

Child daycare shall be permitted pursuant to the following provisions:

A. Nonregistered Home Daycare: Nonregistered home daycare, limited to no more than two (2) children, excluding the provider's own children, is permitted in the home of the care provider as set forth in chapter 21A.33, "Land Use Tables", of this title and within legal conforming single-family, duplex, and multi-family dwellings within commercial and nonresidential districts excluding M-1 and M-2 districts. A business revenue license or home occupation ~~conditional use~~ special exception approval shall not be required.

B. Registered Home Daycare Or Registered Home Preschool: A registered home daycare or registered home preschool as defined in chapter 21A.62 of this title, may be allowed as an accessory use as set forth in chapter 21A.33, "Land Use Tables", of this title and within legal conforming single-family, duplex, and multi-family dwellings within commercial and nonresidential districts excluding M-1 and M-2 districts as a home occupation special exception pursuant to the provisions of chapter 21A.52 of this title. The permittee shall also obtain appropriate licensing where applicable from the state pursuant to the Utah Code Annotated, 1953.

1. Permit; Application: An application for a residential home daycare or preschool must be submitted to the zoning administrator. As a part of the application, the applicant must submit the following documentation:
  - a. The number of children and employees; both total for the day and the expected maximum number to be on the premises at any given time;
  - b. The hours and days of operation; and
  - c. Proof of appropriate licensing from the state, where applicable, or basis upon which exemption therefrom is claimed; ~~and~~
  - d. ~~The names, addresses, and signatures of record property owners abutting the applicant's property and those across the street(s).~~
2. Standards: All residential home daycare or preschools shall be subject to the standards set forth in chapter 21A.52 of this title and subject to the following specific standards:
  - a. The applicant resides at the home in which the business will be conducted;
  - b. At no time shall the applicant provide home daycare or home preschool services for a group of children exceeding the maximum specified for such facility;
  - c. The outdoor play area for the home daycare or home preschool shall be located in the rear or side yards of the home for the protection and safety of the children and for the protection of the neighborhood;

- d. The use of the home for the services of providing childcare shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character of the home or the neighborhood;
- e. The care and supervision of the children shall be conducted in a manner which is not a public nuisance to the neighborhood;
- f. There shall be no advertising of such occupation, business or service, no window or other signs or displays;
- g. No employees other than persons lawfully living in the dwelling;
- h. No use of any accessory dwellings for daycare purposes;
- i. No play or yard equipment located in the front yard; and
- j. It is unlawful for any person to engage in a "registered home daycare or registered home preschool" as defined in section 21A.62.040 of this title without first obtaining a license pursuant to the provisions of title 5, chapter 5.04 of this code. Prior to issuance of said license, the criteria set forth in this title must be satisfied and all applicable fees shall be paid. All home occupation business licenses shall be valid for one year, and may be renewed annually, provided there have been no reported violations, subject to subsection 21A.36.030I of this chapter.

C. Child Daycare Center: ~~A child daycare center as defined in chapter 21A.62 of this title, may be permitted as follows:~~

~~1. Permitted Use: A child daycare center is a permitted use in the RMF 75, R MU 35, R MU 45, R MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, D 1, D 2, D 3, M 1, I, UI, BP, RP, A, PL and PL 2 districts.~~

~~1.2. Conditional Use [Standards for Child Daycare Centers](#): A child daycare center may be allowed as a conditional use pursuant to the provisions of chapter 21A.54 of this title [and the requirements and provisions of this subsection](#). in the R 1/12,000, R 1/7,000, R 1/5,000, SR 1, SR 3, R 2, RMF 30, RMF 35 and RMF 45 districts.~~

a. Site Requirements:

- (1) Minimum Lot Size: Twenty thousand (20,000) square feet.
- (2) Location Requirements: The child daycare use shall be addressed on and oriented to an arterial street as shown on the city's major street plan.
- (3) Rear Yard Playground Equipment: All outside playground equipment shall be located only in the rear yard.
- (4) Landscape Buffering: Any outside area where children are allowed must be fenced with a solid fence at least six feet (6') high. At least ten feet (10') from the fence to the interior portion of the property shall be landscaped in such a way that the area cannot be used by the patrons.

b. Signage: Signs are limited to either one nonilluminated low profile identification sign, or one "flat sign" as defined in chapter 21A.46 of this title. The size of the sign shall be determined as part of the conditional use approval.

c. Prohibitions:

- (1) Residential Demolition: No existing building containing a residential dwelling unit may be demolished to allow for the construction of a new conditional use facility for child daycare under this section.
- (2) Residential Conversion: The conversion of any existing residential structure or a conditional use allowed under this section shall not permit any major exterior or interior alterations of the building to be made which render the building substantially incompatible with the return to its use as a residence.

- (3) No Variances: The planning commission shall not approve a childcare conditional use pursuant to this section if the appeals hearing officer would be required to grant a variance from any zoning condition.
- (4) Six Hundred Feet Proximity: No conditional use allowed under this section may be within six hundred feet (600') on the same street frontage as another conditional use allowed under this section.
- d. Application: The application for a child daycare center shall include, in addition to application submission requirements of chapter 21A.54 of this title, the following information:
  - (1) The number of children, employees, staff or volunteers; both total for the day and the expected maximum number to be on the premises at any given time;
  - (2) The hours and days of operation;
  - (3) The proposed signage; and
  - (4) The number, location and dimensions of any dropoff or pick up areas for either private transportation or public transportation.
- e. Standards: Standards for approval shall include, in addition to standards of chapter 21A.54 of this title, the following:
  - (1) Specific Standards For Child Daycare Conditional Uses:
    - (A) The lot is of sufficient size to accommodate all required parking in the side and rear yards, or to the rear of the required landscaped setback in the front yard;
    - (B) The dropoff and pick up area is designed in a manner that vehicles do not back into a public street or the stacking or queuing of vehicles will not interrupt traffic flow on the public street; and
    - (C) The signage is appropriate for the area. (Ord. 66-13, 2013; Ord. 8-12, 2012; Ord. 10-10 § 2, 2010; Ord. 52-06 § 1, 2006; Ord. 71-04 §§ 18 - 20, 2004; Ord. 73-02 § 7, 2002; Ord. 35-99 §§ 51, 52, 1999; Ord. 26-95 § 2(18-13), 1995)

**21A.36.140: SEXUALLY ORIENTED BUSINESSES:**

- A. Purpose Statement: The purpose of this section is to establish reasonable and uniform regulation to prevent the concentration of sexually oriented businesses or their location in areas deleterious to the community of Salt Lake City and to regulate the signage of such businesses to control the adverse effects of such signage and to prevent their inappropriate exposure to the community. The provisions of this section are to be construed as a regulation of time, place, and manner of the operation of these businesses consistent with the limitation provided by provisions of the United States and Utah constitutions.
- B. Zoning Districts In Which Sexually Oriented Businesses Are Permitted: Subject to the additional restrictions set forth in this title, sexually oriented businesses, ~~as listed on the tables of permitted uses set forth in part III of this title, for each zoning district or category of districts, shall be permitted in the [zoning districts indicated in the land use tables of this title](#)~~ following zoning districts pursuant to conditional site plan review by the planning commission as provided in subsection D of this section:
  - 1. ~~CG general commercial district;~~
  - 2. ~~M-1 light manufacturing district; and~~
  - 3. ~~M-2 heavy manufacturing district.~~

- C. Nonconforming Sexually Oriented Businesses: For the purposes of this title, a legal nonconforming sexually oriented business may not be enlarged, expanded, or extended to occupy all or a part of another structure or site or be extended to occupy additional space or square footage within the same structure that it did not occupy pursuant to Salt Lake City approval.
1. A valid, existing sexually oriented business shall not be deemed nonconforming for purposes of this subsection C as the result of the subsequent location of a use specified in subsection F1, F2, or F3 of this section.
- D. Sexually Oriented Businesses Conditional Site Plan Review Required: The planning commission shall conduct a conditional site plan review for all sexually oriented businesses within the guidelines set forth in both this chapter and all other applicable sections of this zoning ordinance. The following list identifies the circumstances that shall require that a sexually oriented business come before the planning commission for conditional site plan review:
1. A project where new construction and site development of a sexually oriented business is involved;
  2. A project where the conversion of a structure(s) into a sexually oriented business is being considered; or
  3. A project where an existing sexually oriented business is contemplating an addition or expansion that would have at least one or more of the following effects:
    - a. Alteration of traffic flows by way of ingress, egress, or within the site itself.
    - b. Alteration or rearrangement of on site parking which results in a reduction or increase in the number of parking spaces or placement within a required yard area.
    - c. Addition to structure that increases the existing floor area.
    - d. The construction of additional off street parking areas to support a sexually oriented business.
    - e. Alteration of existing signage, including the location and/or design. An alteration shall not be interpreted to include changing the text or copy on signs that are designed to accommodate changeable copy.
  4. If a sexually oriented business does not fall under any of the categories listed in subsections D1 through D3 of this section, it shall not be subject to planning commission review; however, it shall comply with all distance and signage requirements as specified for sexually oriented businesses in this code, including, without limitation, subsections F1 through F4 of this section.
- E. Application For Sexually Oriented Business Conditional Site Plan Review: Applications for conditional site plan review may be obtained from the city license authority and should be returned to the same when completed. The application for a conditional site plan review shall be filed with the city license authority on the same day that the application for a sexually oriented business license, if applicable, is filed with the license authority. The application for a conditional site plan review shall include the items listed in section 21A.58.060 of this title.

F. Standards For Sexually Oriented Business Conditional Site Plan Review: The planning commission shall conduct a conditional site plan review for sexually oriented businesses for compliance with the following standards:

1. Required Distance From Other Uses: No sexually oriented business shall be located within a one thousand foot (1,000') radius of any place of worship, park, school, residential zoning district, residential use, or licensed child daycare center, as measured in a straight line, without regard to intervening structures, streets or other barriers from the nearest point of the property line of the school, park, place of worship, residential zoning district, residential use, or licensed child daycare center, to the nearest point of the property line of the sexually oriented business. For the purpose of this section, "park" shall include any public recreation or public open space that operates as a public gathering place, including a park, playground, swimming pool, golf course, athletic field, plaza, square, library grounds, and/or designated trail.
2. Required Distance From Gateway Corridors: No sexually oriented business shall be permitted to locate within one hundred sixty five feet (165') of any gateway corridor identified in subsection F6 of this section, as measured in a straight line, without regard to intervening structures, streets or other barriers, from the nearest point of the gateway corridor street right of way line to the nearest point of the property line of the sexually oriented business. If any block shall be surrounded on all four (4) sides by a designated gateway, then no sexually oriented business shall be permitted in that block.
3. Required Distance From Landmark Sites: No sexually oriented business shall be permitted within a three hundred thirty foot (330') radius of any landmark site. The distance shall be measured from the nearest point of the property line of the landmark site to the nearest point of the property line of the sexually oriented business without regard to intervening structures, streets or other barriers.
4. Concentration Prohibited: No sexually oriented businesses shall be allowed within a one thousand foot (1,000') radius of another sexually oriented business. The distance shall be measured from the nearest point of the property line of the existing sexually oriented business to the nearest point of the property line of the proposed sexually oriented business without regard to intervening structures, streets or other barriers.
5. Sign Regulations: Sexually oriented business signs shall be limited as follows:
  - a. No more than one sign shall be allowed on sexually oriented business premises;
  - b. No sign on the sexually oriented business premises shall be allowed to exceed eighteen (18) square feet;
  - c. No animation shall be permitted on or around any sexually oriented business sign or on the exterior walls or roof of the premises;
  - d. No descriptive art or designs depicting any activity related to, or inferring, the nature of the business shall be allowed on any sexually oriented business sign which shall contain alphanumeric copy only;
  - e. Only flat wall signs shall be permitted for any sexually oriented business;
  - f. Painted signs or painted wall advertising shall not be allowed; and

g. Other than the signs specifically allowed by this title, the sexually oriented business shall not construct or allow to be constructed any temporary sign, banner, light, or other device designed to draw attention to the business location.

6. Gateway Corridors: For the purposes of regulating sexually oriented businesses, gateway corridors shall include:

a. Beck Street from the northern city limits becoming 300 West Street to 900 South Street;

b. 600 South Street from 200 East Street to 500 West Street;

c. 500 South Street from 200 East Street to 500 West Street;

d. Main Street from 700 South Street to North Temple Street;

e. State Street from 600 South Street to North Temple Street;

f. West Temple Street from 900 South Street to North Temple Street;

g. 400 West from 900 South Street to Beck Street;

h. 500 West from 600 South Street to North Temple Street;

i. 400 South from 900 West to 200 East;

j. 200 West from 900 South to 700 South; and

k. 700 South from 200 West to Main Street.

7. Modifications May Be Required: The planning commission may require modifications to a proposed sexually oriented business conditional site plan as it relates to traffic and parking, site layout, environmental protection, landscaping, and signage in order to achieve the objectives set forth in section 21A.58.040 of this title.

G. Payment Of Fee: The application shall be accompanied by the application fee shown on the Salt Lake City consolidated fee schedule, plus the cost of first class postage for required notification mailing. No application shall be considered complete unless accompanied by fee payment.

H. Repealed.

I. Public Hearing Notice Requirements: The planning commission shall hold at least one public hearing to review, consider and approve, approve with conditions, or deny a conditional site plan review application after public notification pursuant to chapter 21A.10 of this title.

J. Completion Of Review Process: The city shall complete its review process within thirty (30) days of the day a complete sexually oriented business conditional site plan review application is filed. (Ord. 62-11, 2011; Ord. 24-11, 2011)

**21A.36.170: REUSE OF CHURCH AND SCHOOL BUILDINGS:**

- A. Change Of Use: In the PL, PL-2, I, UI or any residential district, a change of use of any church or school to a use that is allowed as a permitted use or conditional use in the zoning district may be allowed as a conditional use pursuant to the provisions of chapter 21A.54 of this title.
- B. Temporary Use Of Closed Schools And Churches; Authorized As Conditional Use: The temporary use of closed schools and churches may be allowed as a conditional use pursuant to the provisions of chapter 21A.54 of this title, in [the zoning districts indicated in the land use tables of this title](#) ~~FR 1, FR 2, FR 3, R 1/12,000, R 1/7,000, R 1/5,000, SR 1, SR 3, RMF 30, RMF 35, RMF 45, RMF 75, R MU 35 and R MU 45 residential districts~~; provided, that:
1. Use: The temporary use is for office space or educational purposes for public or private charities.
  2. Application: The application for a temporary use of a closed school or church shall include, in addition to the application submission requirements of chapter 21A.54 of this title, the following information:
    - a. Building Plans: As part of the application, the applicant shall provide a site plan drawn to scale showing existing structures, auxiliary buildings, existing parking and landscaping, and any proposed changes to the site. In converting the existing facility to the proposed conditional use, no major exterior or interior alterations of the building shall be made which render the building incompatible with a return to its use as a school or church; and
    - b. Use Plan: A proposed use plan including:
      - (1) Hours and days of operation,
      - (2) Evidence of noise, odor or vibration emissions,
      - (3) Evidence of the number of classes, including hours taught, days taught, and the expected class size,
      - (4) Average number of clients per day and the frequency of turnover of the clients, and
      - (5) Number of employees, staff or volunteers, both total and expected to be on the premises at any given time.
  3. Prohibition: No provision of this section shall be construed to allow any use in a closed school or church for retail, residential or industrial purposes, or any use involving any type of correctional or institutional facility.
  4. Ownership: The school board or church shall remain the owner of the property during the period of time for which the conditional use is granted and any change of ownership away from the school board or church shall immediately cause the conditional use to terminate.
  5. Automatic Termination Of Use: If the school board or church group determines that no future public or religious use will be made of the building as a public school or church, the conditional use as

granted under this section shall immediately cease and the property shall thereafter be used only for uses permitted in the zoning district.

6. Temporary Use: The conditional use provided by this section shall be temporary only. The time of such use shall be subject to the decision of the planning commission based on its consideration of the criteria specified in subsection B7 of this section. The planning commission may authorize the conditional use for a period not to exceed five (5) years, which may be renewed for additional periods not in excess of five (5) years.
7. Termination For Excess Use: If the planning commission determines that the conditional use is being used substantially in excess of the plan for use submitted pursuant to subsection B2b of this section, the planning commission may, after an informal hearing, revoke the conditional use if it determines that the excess use is having a negative impact on the neighborhood. (Ord. 71-04 § 21, 2004: Ord. 73-02 § 8, 2002: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(18-17), 1995)



**9 & 10. Consolidation of General Provisions Land Uses & Temporary Land Uses into Land Use Tables**

**21A.33.020: Table of Permitted and Conditional Uses for Residential Districts:**

Use	Permitted And Conditional Uses By District																		
	FR-1/43,560	FR-2/21,780	FR-3/12,000	R-1/12,000	R-1/7,000	R-1/5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Daycare center, adult													C	P	P	P	P	P	P
Daycare center, child				C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>		C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>	C <sup>14</sup>	P	P	P	P	P	P
<u>Daycare, Nonregistered Home Daycare</u>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>		P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>
<u>Daycare, Registered Home Daycare or Preschool</u>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>		P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>
<u>Home Occupation</u>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>		P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>
Nursing care facility													P	P		P	P	P	
<u>Temporary Use, Movie/film location</u>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>		P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>
<u>Temporary Use, Tent</u>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>		P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>
<u>Temporary Use, Construction Trailer and/or Temporary Contractor's Storage Yard</u>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>		P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>
<u>Temporary Use, Relocatable Office</u>															P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>
<u>Temporary Use, Use of Closed Schools And Churches</u>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>		C <sup>16</sup>		C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>		C <sup>16</sup>	C <sup>16</sup>		

Qualifying Provisions:

- 14. Subject to 21A.36.130.
- 15. Subject to Chapter 21A.42.
- 16. Subject to 21A.36.170.
- 17. Subject to 21A.36.030.

**9 & 10. Consolidation of Land Uses into Land Use Tables (Continued)**

**21A.33.030: Table of Permitted and Conditional Uses for Commercial Districts**

Use	Permitted and Conditional Uses By District							
	CN	CB	CS	CC	CSHBD	CG	<del>TC-75</del>	SNB
Community correctional facility, small						C <sup>9.4420</sup>		
Daycare, nonregistered home daycare or preschool	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>		<u>P<sup>21</sup></u>
Daycare, registered home daycare or preschool	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>		<u>P<sup>21</sup></u>
Home occupation	<u>P<sup>23</sup></u>	<u>P<sup>23</sup></u>	<u>P<sup>23</sup></u>	<u>P<sup>23</sup></u>	<u>P<sup>23</sup></u>	<u>P<sup>23</sup></u>		<u>P<sup>23</sup></u>
Temporary Use:								
<u>Bus Shelter, Kiosk, or Other Temporary Building</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		<u>P<sup>22</sup></u>
<u>Christmas Tree or Other Seasonal Item Sales</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		
<u>Construction Trailer and/or Temporary Contractor's Storage Yard</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		<u>P<sup>22</sup></u>
<u>Festival, Bazaar, Outdoor Sales Event, Carnival, Circus, or Other Special Event</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		<u>P<sup>22</sup></u>
<u>Farmers' Market</u>		<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		<u>P<sup>22</sup></u>
<u>Movie/Film Location</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		<u>P<sup>22</sup></u>
<u>Outdoor Sales of Fireworks</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		<u>P<sup>22</sup></u>
<u>Outdoor Sales of Plant Products During Spring and Summer</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		
<u>Relocatable Office</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		<u>P<sup>22</sup></u>
<u>Snow Cone or Shaved Ice Hut</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		
<u>Tent</u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>	<u>P<sup>22</sup></u>		<u>P<sup>22</sup></u>

Qualifying Provisions:

20. Prohibited within one-half (1/2) mile of any residential zoning district boundary and subject to 21A.36.110.

21. Subject to 21A.36.130.

22. Subject to Chapter 21A.42.

23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to 21A.36.030.

**9 & 10. Consolidation of Land Uses into Land Use Tables (Continued)**

**21A.33.040: Table of Permitted and Conditional Uses For Manufacturing Districts:**

Uses	Permitted and Conditional Uses by District	
	M-1	M-2
Community correctional facility, large (see section 21A.36.110 of this title)	C <sup>8,12,15</sup>	
Community correctional facility, small (see section 21A.36.110 of this title)	C <sup>8,12,15</sup>	
<u>Home Occupation</u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>
Sexually oriented business	P <sup>5</sup>	<u>P<sup>5</sup></u>
Temporary Use:		
<u>Bus Shelter, Kiosk, or Other Temporary Building</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Christmas Tree or Other Seasonal Item Sales</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Construction Trailer and/or Temporary Contractor's Storage Yard</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Festival, Bazaar, Outdoor Sale Event, Carnival, Circus, or Other Special Event</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Movie/Film Location</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Outdoor Sales of Firework</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Outdoor Sales of Plant Products During Spring and Summer</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Relocatable Office</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Snow Cone and Shaved Ice Hut</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Tent</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>

Qualifying Provisions:

13. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to 21A.36.030.

14. Subject to 21A.42.

15. Prohibited within one-half (1/2) mile of any residential zoning district boundary and subject to 21A.36.110.

**9 & 10. Consolidation of Land Uses into Land Use Tables (Continued)**

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**21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts:**

Use	Permitted and Conditional Uses By District			
	D-1	D-2	D-3	D-4
<u>Daycare, nonregistered home daycare</u>	<u>P<sup>12</sup></u>	<u>P<sup>12</sup></u>	<u>P<sup>12</sup></u>	<u>P<sup>12</sup></u>
<u>Daycare, registered home daycare or preschool</u>	<u>P<sup>12</sup></u>	<u>P<sup>12</sup></u>	<u>P<sup>12</sup></u>	<u>P<sup>12</sup></u>
<u>Home occupation</u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>	<u>P<sup>14</sup></u>
<u>Temporary use:</u>				
<u>    Bus Shelter, Kiosk, or Other Temporary Building</u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>
<u>    Christmas Tree or Other Seasonal Item Sales</u>		<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	
<u>    Construction Trailer and/or Temporary Contractor's Storage Yard</u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>
<u>    Farmers' Market</u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>
<u>    Festival, Bazaar, Outdoor Sale Event, Carnival, Circus, or Other Special Event</u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>
<u>    Movie/Film Location</u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>
<u>    Outdoor Sales of Fireworks</u>		<u>P<sup>13</sup></u>		
<u>    Outdoor Sales of Plant Products During Spring and Summer</u>		<u>P<sup>13</sup></u>		
<u>    Relocatable Office</u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>
<u>    Snow Cone or Shaved Ice Hut</u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>
<u>    Tent</u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>	<u>P<sup>13</sup></u>

Qualifying Provisions:

12. Subject to 21A.36.130.

13. Subject to 21A.42.

14. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to 21A.36.030.

***9 & 10. Consolidation of Land Uses into Land Use Tables (Continued)***

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**21A.33.060: Table of Permitted and Conditional Uses in the Gateway District:**

Uses	G-MU
<u>Daycare, nonregistered home daycare</u>	<u>P<sup>6</sup></u>
<u>Daycare, registered home daycare or preschool</u>	<u>P<sup>6</sup></u>
<u>Home occupation</u>	<u>P<sup>7</sup></u>
<u>Temporary Use:</u>	
<u>Construction Trailer and/or Temporary Contractor's Storage Yard</u>	<u>P<sup>8</sup></u>
<u>Movie/Film Location</u>	<u>P<sup>8</sup></u>
<u>Relocatable Office</u>	<u>P<sup>8</sup></u>
<u>Snow Cone or Shaved Ice Hut</u>	<u>P<sup>8</sup></u>
<u>Tent</u>	<u>P<sup>8</sup></u>

Qualifying Provisions:

6. Subject to 21A.36.130.

7. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to 21A.36.030.

8. Subject to 21A.42.

**9 & 10. Consolidation of Land Uses into Land Use Tables (Continued)**

**21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts**

Uses	Permitted and Conditional Land Uses by District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
<u>Daycare, Nonregistered Home Daycare</u>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>
<u>Daycare, Registered Home Daycare or Preschool</u>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>
<u>Home occupation</u>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>
<u>Temporary Use:</u>																	
<u>Construction Trailer and/or Temporary Contractor's Storage Yard</u>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>
<u>Festival, Bazaar, Outdoor Sale Event, Carnival, Circus, or Other Special Event</u>													P <sup>19</sup>	P <sup>19</sup>			
<u>Movie/Film Location</u>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>
<u>Outdoor Sales of Plant Products During Spring and Summer</u>													P <sup>19</sup>				
<u>Relocatable Office</u>	P <sup>19</sup>	P <sup>19</sup>						P <sup>19</sup>	P <sup>19</sup>		P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>			P <sup>19</sup>
<u>Snow Cone or Shaved Ice Hut</u>	P <sup>19</sup>	P <sup>19</sup>															P <sup>19</sup>
<u>Tent</u>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>

Qualifying Provisions:

17. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to 21A.36.130.

18. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to 21A.36.030.

19. Subject to 21A.42.

***9 & 10. Consolidation of Land Uses into Land Use Tables (Continued)***

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*(The below use table reflects the pending changes to the Form Based Code Land Use Table that are currently with the City Council office.)*

**21A.33.080 Table of Permitted and Conditional Uses in Form Based Code Districts**

Use	Permitted and Conditional Uses by District			
	FB-UN1	FB-UN2	FB-SC	FB-SE
<u>Daycare, Nonregistered Home Daycare</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>
<u>Daycare, Registered Home Daycare or Preschool</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>
<u>Home Occupation</u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>
Temporary Use:				
<u>Construction Trailer and/or Temporary Contractor's Storage Yard</u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>
<u>Movie/Film Location</u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>
<u>Relocatable Office</u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>
<u>Tent</u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>	<u>P<sup>4</sup></u>

Note:

2. Subject to 21A.36.130.

3. Subject to 21A.36.030.

4. Subject to Chapter 21A.42.

## **10. Temporary Use Chapter Changes for Consolidation into Land Use Tables**

### **21A.42.070: PERMITTED TEMPORARY USES:**

Subject to the specific regulations and time limits and to the other applicable regulations of the zoning district in which the use is permitted, the following temporary uses shall be permitted in the zoning districts specified in the land use tables of this title, upon a finding by the zoning administrator that the parcel upon which the temporary use will be located is adequate in size, that there are adequate parking provisions and traffic access, and that the applicant has agreed to comply with such other conditions as the zoning administrator deems necessary to ensure that the temporary use will not have any material detrimental impact upon other properties:

- A. Outdoor Sales Of Plant Products During Spring And Summer: Outdoor sales of plant products during the spring and summer ~~are permitted in the CN, CB, CS, CC, CSHBD, CG, D-2, M-1, M-2, and I districts. Such use~~ shall be limited to a period between April and October. No tree or temporary structure shall be displayed obstructing the "sight distance triangle" as defined in chapter 21A.62 of this title.
- B. Christmas Tree And Other Seasonal Item Sales: Christmas tree and other seasonal item sales ~~are permitted in the CN, CB, CC, CS, CSHBD, CG, D-2, D-3, M-1, and M-2 districts. Such use~~ shall be limited to a period not to exceed forty five (45) days, per calendar year. Display of Christmas trees need not comply with the yard requirements of this title. No tree shall be displayed obstructing the "sight distance triangle" as defined in chapter 21A.62 of this title.
- C. Festivals, Bazaars, Outdoor Sale Events, Carnivals, Circuses And Other Special Events: Festivals, bazaars, outdoor sale events, carnivals, circuses and other special events ~~are permitted in any commercial, manufacturing, institutional and downtown districts. Such use~~ shall be limited to a period not to exceed fourteen (14) days. Such use need not comply with the yard requirements of this title except that structures or equipment that might block the view of operators of motor vehicles on any public or private street shall not be located within the "sight distance triangle" defined in chapter 21A.62 of this title. Such use need not comply with the maximum height requirements of this title. The concessionaire responsible for the operation of any such festival, bazaar, outdoor sale event, carnival or circus shall submit at least ten (10) calendar days in advance of the event date a site layout displaying adequate ingress and egress plan for emergency vehicles with no dead end aisles.
- D. Farmers' Markets: Farmers' markets ~~are permitted in all commercial districts, except the CN district and in all downtown districts. Such use~~ shall be limited to the period from June through October. Such uses need not comply with the yard requirements of this title except that structures or equipment that might block the view of operators of motor vehicles on any public or private street and shall not be located within the "sight distance triangle" defined in chapter 21A.62 of this title. Such uses need not comply with the maximum height requirements of this title. The person responsible for the operation of any such farmers' market shall submit at least ten (10) calendar days in advance of the event date a site layout displaying adequate ingress and egress plan for emergency vehicles.
- E. Movie/Film Locations: Movie/film locations are allowed in all zoning districts subject to the obtaining of a filming permit pursuant to title 3, chapter 3.50 of this code.
- F. Tents: Tents smaller than two hundred (200) square feet and canopies smaller than four hundred (400) square feet, associated with a business that is legally licensed as a permanent



business or a temporary business as outlined in this chapter, are permitted in all nonresidential districts. No tent shall be allowed to remain for a period of more than two (2) days longer than the period during which the use with which it is associated is allowed to remain, or a maximum of forty five (45) days, per calendar year. Tents larger than two hundred (200) square feet and canopies larger than four hundred (400) square feet, associated with a business that is legally licensed as a permanent business or a temporary business as outlined in this chapter, are permitted in all commercial, manufacturing, downtown and special purpose zoning districts. No tent shall be allowed to remain for a period of more than two (2) days longer than the period during which the use with which it is associated is allowed to remain, or a maximum of forty five (45) days, per calendar year.

The zoning administrator may approve tents or canopies in the commercial, manufacturing, downtown and special purpose zoning districts for a period not to exceed one hundred eighty (180) days, per calendar year, subject to the review and approval or denial of the development review team, if the tent or canopy also meets the parking requirements for the intended use and upon receiving a positive recommendation from the Salt Lake City transportation division, public utilities department, business licensing division, fire department, police department and historic landmark commission (when located within a historic district or on a landmark site).

Unless waived in writing by the zoning administrator, every tent shall comply with the bulk and yard requirements of the district in which it is located.

Tents smaller than two hundred (200) square feet and canopies smaller than four hundred (400) square feet are permitted in all residential districts, without a permit, for personal home use or homeowner hosted function, for a period of not more than fifteen (15) days per calendar year. Tents larger than two hundred (200) square feet and canopies larger than four hundred (400) square feet are permitted in all residential districts, with a fire department permit, for personal home use, for a period of not more than fifteen (15) days. For legal business uses located in a residential district, tents or canopies may be allowed for a period not to exceed forty five (45) days per calendar year, provided that the application for the tent or canopy also meets the parking requirements for the intended use and is supported by a positive recommendation from the Salt Lake City transportation division, public utilities department, business licensing division, fire department, and police department. In addition, when the tent or canopy is proposed to be located in a historic district or on a landmark site, the application must be accompanied by a certificate of appropriateness.

For purposes of this regulation, "canopies" are defined as a tent structure that is open on more than seventy five percent (75%) of its sides.

- G. Construction Trailers And Temporary Contractor's Storage Yards: In conjunction with development during the construction period, trailers serving as contractor's offices and temporary on site storage yards for construction materials are permitted. Such facilities shall not be located in any required front yard on the site. When, due to site constraints, location outside of the required front yards is not feasible, the location of such facilities may be approved by the zoning administrator. Temporary construction facilities shall be removed upon the completion of construction.

- H. Outdoor Sales Of Fireworks: Outdoor sales of fireworks are permitted ~~in any commercial, manufacturing or the downtown D-2 district~~ from temporary stands or trailers only subject to the requirements of title 18 of this code.
- I. Relocatable Offices: Relocatable offices as defined in chapter 21A.62 of this title, are permitted ~~in all zoning districts that permit offices~~ subject to the requirements of title 18 of this code.
- J. Bus Shelters, Kiosks And Other Temporary Buildings: Bus shelters, kiosks and other temporary buildings are ~~permitted in all commercial, manufacturing and downtown districts. Such uses~~ shall be limited to a period not to exceed six (6) months. Such facilities shall not be located in any required yard or any required parking area and sales from these facilities shall be prohibited.
- K. Snow Cones And Shaved Ice Huts: Snow cone and shaved ice huts are permitted ~~in the CB, CC, CN, CS, CG, CSHBD, M-1, M-2, D-1, D-2, D-3, D-4, G-MU, RP, BP, and MU zoning districts~~ between the dates of May 15 and September 15 of each calendar year. Such facilities shall not be located in any required yard area or any required parking area. Their placement shall not interfere with pedestrian access to other businesses on the site. The building should be located to minimize any light or noise impacts on adjacent residential properties. The temporary buildings shall be limited to: 1) Snowie models: eight (8) or twelve foot (12') kiosk, or 2) Sno Shack models: Sno Shack building, Sno Shack 2000, Sno Shack concession, or 3) equivalent, as determined by the zoning administrator. Inflated signs, banners or other signage exceeding the regulations of the applicable zoning districts are specifically prohibited. (Ord. 28-06 § 1, 2006; Ord. 18-05 § 1, 2005; Ord. 3-04 § 1, 2004; Ord. 61-03 §§ 1, 2, 2003; Ord. 14-00 § 10, 2000; Ord. 35-99 § 65, 1999; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(21-6), 1995)

## ***11. Definition of Living Quarters for Caretaker or Security Guard***

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21A.62.040: Definitions of Terms:

DWELLING, LIVING QUARTERS FOR CARETAKER OR SECURITY GUARD: A residence, secondary and accessory to an [principal use](#) ~~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.

## ***12. Drive-through Walk-Up Service Deletion***

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### **21A.40.060: DRIVE-THROUGH FACILITY REGULATIONS:**

- A. Purpose: The regulations of this section are intended to allow for drive-through facilities by reducing the negative impacts they may create. Of special concern are noise from idling cars and voice amplification equipment, lighting, and queued traffic interfering with on site and off site traffic and pedestrian flow. The specific purposes of this section are to:
1. Reduce noise, lighting, and visual impacts on abutting uses, particularly residential uses;
  2. Promote safer and more efficient on site vehicular and pedestrian circulation;
  3. Reduce conflicts between queued vehicles and traffic on adjacent streets.
- B. Applicability And Permit Requirements:
1. These regulations shall apply to all new drive-through facilities, any rebuild or replacement of an existing structure containing a drive-through facility or modification to an existing building that includes altering the location of an existing drive-through window, expands the floor area by twenty five percent (25%) or more of the gross floor area or one thousand (1,000) square feet, whichever is less and/or the parking requirement increases as required by this title. The complete replacement of a building containing a nonconforming drive-through is subject to chapter 21A.38, "Nonconforming Uses And Noncomplying Structures", of this title.
  2. Drive-through facilities may be authorized as accessory uses to permitted uses or conditional uses as listed on the tables of permitted and conditional uses set forth in part III of this title, specific district regulations for residential, commercial, manufacturing, downtown, gateway, and special purpose districts when developed in accordance with the standards of this section.
- C. Additional Application Materials Required: In addition to the site plan and standard application requirements as set forth in chapter 21A.58 of this title, an applicant for a business with drive-through facilities shall submit a site plan that includes: a parking and circulation plan, driveway locations, placement of audio equipment (if this type of equipment will be used) and a litter cleanup plan. A litter cleanup plan shall address litter cleanup on site and off site and shall include, but not be limited to, a litter pick up schedule and a map of the cleanup area.
- D. Standards:
1. Stacking Lane Standards: These standards ensure that there is adequate on site maneuvering and circulation areas, ensure that stacking vehicles do not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lots.
    - a. Gasoline Pumps: A minimum of thirty six feet (36') of stacking lane is required between a curb cut and the nearest gasoline pump;
    - b. Other Drive-Through Facilities:

(1) Primary Facilities: A minimum of one hundred twenty feet (120') for a single stacking lane or sixty feet (60') per lane when there is more than one stacking lane, is required for all other drive-through facilities. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.

(2) Accessory Facilities: A stacking lane is not required for accessory facilities where vehicles do not routinely stack up while waiting for the service. Examples are window washing, air compressor, and vacuum cleaning stations;

c. Stacking Lane Design And Layout: Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation; and

d. Stacking Lanes Identified: All stacking lanes must be clearly identified, through the use of means such as striping, landscaping, and signs.

## 2. Traffic Circulation Requirements:

a. Only one driveway providing vehicular access to and from the drive-through window or service area shall be provided from any street;

b. The driveway providing access to the service windows shall be at least fifty feet (50') from the back of the curb of an intersecting street measured to the centerline of the proposed driveway;

c. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and

d. A traffic study addressing both on site and off site traffic and circulation impacts may be required as part of a permit application for a drive-through facility.

3. Noise Levels: Noise emitted from drive-through service windows and related features (such as remote ordering equipment at outdoor menu boards at fast food restaurants) shall not exceed the levels as established by the Salt Lake Valley health department. Noise generating equipment includes, but is not limited to, items such as speakers, mechanical car washes, vacuum cleaners, and exterior air compressors.

4. Air Quality: Drive-through facilities shall post Idle Free signs pursuant to title 12, chapter 12.58 of this code.

## 5. Accessibility:

~~a. During business hours, facilities with a drive through shall provide service to walk up customers either through the lobby, the drive through window or a walk up window.~~

~~ba.~~ Direct pedestrian entry through the front of the building shall be provided from public streets and sidewalks to the building entrance. Crossing driveways, stacking lanes or parking areas shall be avoided.

~~eb.~~ Well articulated pedestrian routes and zones shall be provided on the site, linking building entrances and parking areas.

d. Decorative paving, or similar material, complemented by landscaping, shall be used where appropriate to delineate these linkages.

E. Findings Required For Approval: The approval of a drive-through facility shall require that the review authority first make all of the following findings:

1. The proposed location of the drive-through facility will not result in adverse impacts upon the vicinity after giving consideration to a litter cleanup plan, the hours of operation, noise and light generation, traffic circulation, and the site plan;
2. The proposed parking and circulation plan will provide adequate area for safe stacking and maneuvering of vehicles, and the site design will provide adequate buffering of the use from adjoining land uses;
3. When a drive-through use adjoins any residentially used or residentially zoned property, a minimum six foot (6') high masonry wall or solid fence shall be erected and maintained along such property line;
4. The site plan meets the accessibility standards required in this section. (Ord. 60-14, 2014)

### ***13. Public Utilities Conditional Use Language Deletion***

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#### **21A.24.010.S. Public Utilities In Residential Districts:**

~~1. Conditional Use Required: Where not otherwise authorized by this title and after conditional use approval by the planning commission pursuant to chapter 21A.54 of this title, land in a residential district may be used for a public utility building, electrical substation, or radio or television relay station, including necessary towers, and other similar public utilities; provided, that in all such cases the planning commission finds that:~~

~~a. It is essential in order to provide the area with adequate electrical, gas, telephone, television or radio service;~~

~~b. Due to certain peculiar conditions, the facility could not be located outside the residentially zoned district and properly serve the city;~~

~~c. The building and site are designed to conform to the residential character of the district;~~

~~d. All yard spaces as required for permitted uses in the district are provided;~~

~~e. Adequate screening is provided by landscaping and fencing where the facility is not within a building;~~

~~f. Such other conditions are met as may be deemed necessary by the planning commission to protect the character of the residential district.~~

~~2. Prohibited Uses: The planning commission shall not permit a privately owned or operated commercial radio or television tower or station in any residential district.~~

## 14. Child Daycare Regulations

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*(These changes are also shown in section 9 “Changes to 21A.36 ‘General Provisions’ to Consolidate Uses into Land Use Tables” and are included here for reference.)*

### **21A.36.130: CHILD DAYCARE:**

Child daycare shall be permitted pursuant to the following provisions:

- A. Nonregistered Home Daycare: Nonregistered home daycare, limited to no more than two (2) children, excluding the provider's children, is permitted in the home of the care provider as set forth in chapter 21A.33, "Land Use Tables", of this title and within legal conforming single-family, duplex, and multi-family dwellings within commercial and nonresidential districts excluding M-1 and M-2 districts. A business revenue license or home occupation ~~conditional use~~ special exception approval shall not be required.
- B. Registered Home Daycare Or Registered Home Preschool: A registered home daycare or registered home preschool as defined in chapter 21A.62 of this title, may be allowed as an accessory use as set forth in chapter 21A.33, "Land Use Tables", of this title and within legal conforming single-family, duplex, and multi-family dwellings within commercial and nonresidential districts excluding M-1 and M-2 districts as a home occupation special exception pursuant to the provisions of chapter 21A.52 of this title. The permittee shall also obtain appropriate licensing where applicable from the state pursuant to the Utah Code Annotated, 1953.
  1. Permit; Application: An application for a residential home daycare or preschool must be submitted to the zoning administrator. As a part of the application, the applicant must submit the following documentation:
    - a. The number of children and employees; both total for the day and the expected maximum number to be on the premises at any given time;
    - b. The hours and days of operation; and
    - c. Proof of appropriate licensing from the state, where applicable, or basis upon which exemption therefrom is claimed; ~~and~~
    - d. ~~The names, addresses, and signatures of record property owners abutting the applicant's property and those across the street(s).~~



***15. Removal of Duplicate TSA Zone Use – “Manufacturing and processing, food”***

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21A.26.078.F. Prohibited Uses: The intent of this section is to identify those land uses that are not compatible with transit oriented development due to the nature of the use, the land requirements of the use, or the potential impacts of the use. Uses listed in table 21A.26.078F of this section and that have an "X" in a box next to the specific land use, indicates it is prohibited. Any use not listed, but is substantially similar to a use listed, shall be prohibited. All other uses are permitted.

TABLE 21A.26.078F PROHIBITED USES

Use	Urban Center		Urban Neighborhood		Mixed Use Employment Center		Special Purpose	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
Food processing	X	X	X	X	<del>X</del>		<del>X</del>	
<del>Manufacturing and processing, food</del>	<del>X</del>	<del>X</del>	<del>X</del>	-	-	-	-	-

## ***16. Antenna Electrical Equipment Special Exception Process Clarification***

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### 21A.40.090.E.3.Electrical Equipment:

- a. Electrical Equipment Located In The Public Right Of Way, Front Yard Or Side Yard: Electrical equipment in the public right of way shall either be attached directly to the utility pole or placed underground.

If the electrical equipment is attached to the pole, the boxes shall not be larger than thirty six inches (36") in height, twelve inches (12") deep and no wider than twenty inches (20"). No more than five (5) such boxes shall be mounted on the utility pole to which it is attached (excluding the power meter and network interface box). The boxes shall be stacked vertically, one above the other, and shall be at least ten feet (10') above the ground. The power meter and network interface box may be installed below the ten foot (10') level.

Electrical equipment in the required front or side yard shall be placed underground.

Electrical equipment placed underground or on a utility pole in the public right of way shall comply with the requirements of the Salt Lake City engineering and transportation divisions.

- b. Electrical Equipment Located On Private Property: Electrical equipment shall be located in the rear yard, interior side yard, or within the buildable area on a given parcel. In the case of a parcel with an existing building, the electrical equipment shall not be located between the front and/or corner facades of the building and the street.

Electrical equipment located in a residential zoning district, shall not exceed a width of four feet (4'), a depth of three feet (3'), or a height of four feet (4') to be considered a permitted use.

Electrical equipment located in a CN, PL, PL-2, CB, I or OS zoning district shall not exceed a width of six feet (6'), a depth of three feet (3'), or a height of six feet (6') to be considered a permitted use.

Electrical equipment exceeding the dimensions listed above shall be reviewed administratively as a ~~routine and uncontested~~ special exception per chapter 21A.52 of this title.

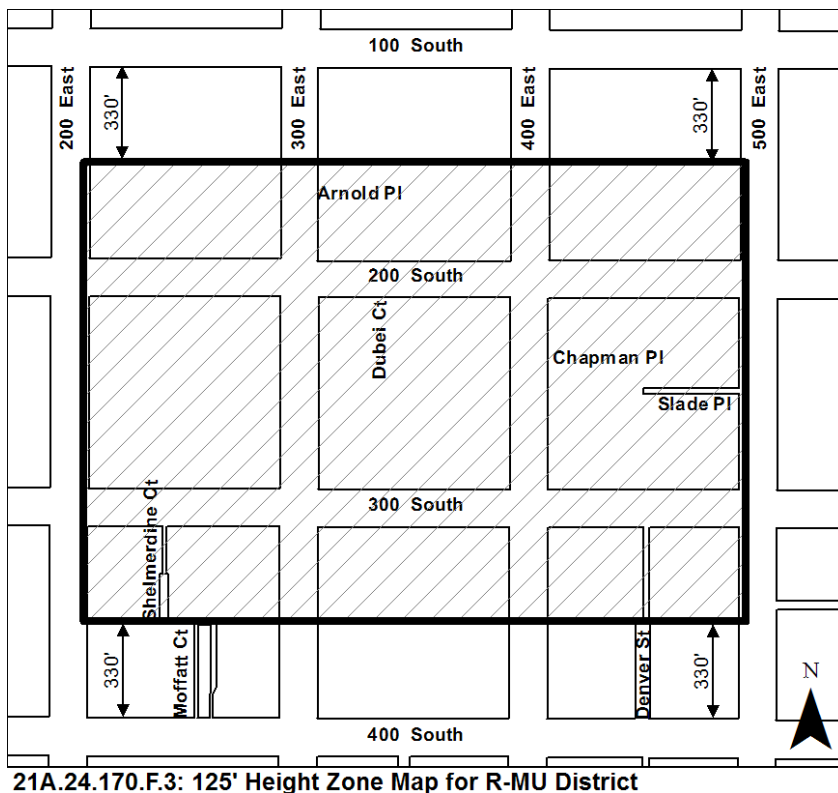
~~Applications not receiving the consenting signatures of all property owners as required by chapter 21A.52 of this title shall be processed as a conditional use, pursuant to the standards set forth in this title.~~

The electrical equipment shall be subject to the maximum lot coverage requirements in the underlying zoning district.

## 17. R-MU Height Map Clarification

21A.24.170.F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the conditional building and site design review process and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone indicated in the map located in F3 of this subsection. ~~of the east downtown master plan.~~

1. Maximum height for nonresidential buildings: Forty five feet (45').
2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.
3. One hundred twenty five foot (125') height zone map for R-MU district:



## **ATTACHMENT C: ANALYSIS OF STANDARDS**

### **21A.50.050 Standards for General Amendments**

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making its decision concerning a proposed text amendment, the city council should consider the following factors:

<b>Criteria</b>	<b>Finding</b>	<b>Rationale</b>
1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	None of the existing adopted Salt Lake City master plans specifically address the proposed amendments. The 1992 Salt Lake City Strategic plan notes the importance of developing business friendly regulatory practices. It is staff's opinion that the proposed amendments to the Zoning Ordinance relating to the public hearing process will help clarify and make consistent various regulations which in turn, furthers the goal of creating business friendly regulatory practices.
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Complies	The purpose statements of the zoning ordinance generally relate to preventing incompatibility between uses and developments. The proposed changes maintain conformity with the general purpose statements of the zoning ordinance and ensure that the code can be consistently administered to further the ordinance purposes.
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and	Complies	The proposed text amendments are not associated with any specific overlay zoning districts or development project.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	The proposed changes generally relate to providing clarification and consistency in the regulations. Whenever regulations are made clearer and the processes more consistent, it helps all users of the regulations to better understand what is meant by the regulations leading to fewer interpretations and a more efficient process. The regulations do not relate to any specifics relating to professional practices of design.

## **ATTACHMENT D: PUBLIC PROCESS AND COMMENTS**

**Open House:** On June 18, 2015, a community wide Open House was held regarding the proposed text amendment. Two people attended that open house. One of these attendees provided development examples to staff that related to the proposed changes and generally expressed that they did not have issues with the proposed changes.

**Public Hearing Notice:** A notice of the public hearing for this text amendment includes:

- Public hearing notice published in newspaper on October 15, 2015.
- Public hearing notice posted on City and State websites on October 15, 2015.
- Public hearing notice emailed to the Planning Division listserv on October 15, 2015.

**Public Comments:** At the time of the publication of this staff report, no public comments have been received. Any comments received will be forwarded to the Planning Commission.

## **ATTACHMENT E: MOTIONS**

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Based on the findings listed in the staff report, it is the Planning Staff's opinion that the proposal meets the applicable standards for zoning text amendments and therefore recommends that the Planning Commission forward a positive recommendation to the City Council.

### **Consistent with Staff Recommendation:**

Based on the findings and analysis in the staff report and testimony provided, I move that the Planning Commission forward a positive recommendation for PLNPCM2015-00354 to the City Council to adopt the proposed zoning ordinance text amendments related to clarifying the regulations within the zoning ordinance.

### **Not Consistent with Staff Recommendation:**

Based on the findings and analysis in the staff report and testimony provided, I move that the Planning Commission forward a negative recommendation for PLNPCM2015-00354 to the City Council to adopt the proposed zoning ordinance text amendments related to clarifying the regulations within the zoning ordinance.