



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Tracy Tran, 801-535-7645 or tracy.tran@slcgov.com
Date: October 11, 2017
Re: PLNPCM2017-00631 – Social Club/Dining Club Alcohol Regulations Text Amendment

Zoning Text Amendment

PROPERTY ADDRESS: City-wide

PARCEL ID: N/A

MASTER PLAN: N/A

ZONING DISTRICT: Various, CN (Neighborhood Commercial), and RB (Residential Business)

REQUEST: The City Council formally requested that the Salt Lake City Planning Division review the alcohol regulations in the zoning ordinance to ensure that they are consistent with recent changes to state law.

RECOMMENDATION: Based on the analysis and findings of this report, it is the opinion of staff that the proposed zoning text amendments meet the intent of the City Council's direction and standards for a zoning ordinance amendment. Staff recommends that the Planning Commission forward a favorable recommendation of petition PLNPCM2017-00631 to the City Council.

ATTACHMENTS:

- A. [Proposed Text Amendments](#)
- B. [Maps of areas zoned CN and RB](#)
- C. [Analysis of Standards](#)
- D. [Public Process and Comments](#)
- E. [Department Comments](#)

PROJECT DESCRIPTION:

On July 25, 2017, the City Council adopted a legislative action requesting that the Planning Division review the city's alcohol regulations within the zoning code to ensure they are consistent with changes to State law.

The City currently has the following uses that are related to the subject text amendments to the alcohol regulations: restaurant, dining club, and social club. The City defers to State Code requirements and definitions for alcohol uses, including dining club and social club. These uses are defined by the ratio of food to alcohol sales. Typically, the following licenses must maintain the following percentage of its total sales from food and are regulated by the State:

- Restaurant License: 70%
- Dining Club: 60%
- Social Club: No requirement.

In the recent Utah state legislative session, a few changes were made to alcohol laws. The changes to state law that will impact the subject text amendment include:

- Changing the name of “social club” to “bar establishment”
- Removing the Dining Club license (this license was a medium between a restaurant and a bar that was based on the percentage of food and alcohol sales). Businesses that currently have a dining club license through the state will have until July 1, 2018 to determine whether they would like to be a restaurant or bar, in which case their license will switch over to either a bar license or restaurant license.

The overall zoning text changes include:

- Change language from “social club” to “bar establishment”
- Remove “dining club” from the ordinance
- Replace “dining club” with “bar establishment (2,500 square feet or less in floor area) as a conditional use in the CN and RB zoning districts.

The land use tables within the zoning ordinance contain restaurant, dining club, and social club as different uses. Since the state is updating “social club” to “bar establishment” and removing “dining club” as a use, the City is proposing to make these change to be consistent with State law and to avoid future conflicts and confusion.

Per State law changes, any existing dining club or proposed dining club would need to convert over to either a restaurant license or bar establishment license by July 2018. Under city ordinance, nearly all zoning districts that allow for a dining club use also allow for a social club use (which will be re-named to “bar establishment” to be consistent with changes to state law) as either a permitted or conditional use. Zoning districts where this is not the case are within the CN (Neighborhood Commercial) zoning district and the RB (Residential/Business) zoning district. The proposal would allow a “bar establishment (2,500 Square feet or less in floor area)” as a conditional use in the CN (Neighborhood Commercial) and the RB (Residential/Business) zoning districts.

KEY ISSUES:

Issue 1: Removing the dining club use/Adding bars to CN and RB Districts

The dining club license is a middle ground between a restaurant license and a bar license. With the state shifting to a restaurant and bar model and removing the dining club license, businesses operating as a dining club within a smaller neighborhood zoning district, such as the CN (Neighborhood Commercial) or RB (Residential Business) district will be impacted as the only alternative they will have is to operate as a restaurant.

This proposal would introduce a new land use to the CN and RB zoning district. To address the loss of the dining club use and to allow them to convert to either a restaurant or bar use, staff is proposing to allow for a bar as a conditional use within these smaller neighborhood zoning districts. To ensure compatibility with the small-

scale neighborhood districts, the proposal limits the size of bar establishments to 2,500 square feet. Bar establishments larger than 2, 500 square feet would not be allowed within these smaller neighborhood zones. In order to mitigate any potential impacts to a neighborhood, a proposed bar use would be subject to special conditional use standards that include provisions related to: consistency with adopted city plans and policies, consistency with the intensity, size, and scale of surrounding uses, and screening of the use from adjoining dissimilar uses to mitigate potential conflicts. In addition to the above requirements for conditional uses, all alcohol establishments must also comply with standards listed in [21A.36.300: Alcohol Related Establishments](#), which include requiring a security and operations plan, review of the site plan the Salt Lake City Police Department, requiring buffering when adjacent to a residentially zoned parcel, and requiring landscaping that cannot be used as a hiding place.

DISCUSSION:

The City Council has recommended that staff review and update the city's alcohol regulations to be consistent with the recent changes to state law. In addition to some wording changes, changes to alcohol licensing will require businesses currently operating as a dining club to have until before July 2018 to decide whether they would like to continue as a restaurant or a bar.

The proposed changes would update the language within the zoning ordinance that would remove "dining club" references and change "social club" to "bar establishment." The proposed changes would also address potential issues within the CN and RB zoning districts by allowing for a bar establishment under 2,500 square feet as a conditional use.

If a business operating as a dining club decides to switch over to a bar license and the underlying zoning district allows a bar as a conditional use, the business would need to submit a conditional use application for a bar establishment. Those conditional use applications are subject to certain standards that would require a review and decision from either the Planning Commission or the Administrative Hearing Officer.

If changes are not made to our zoning ordinance, some establishments operating as a dining club could run into issues when businesses need to switch over to either a restaurant or bar license. If the underlying zoning does not allow for a bar, the business will only have the option to operate as a restaurant. Due to the smaller size of business establishments in smaller neighborhood zones, the conversion to a restaurant may be more difficult as it may not be as feasible to have a full size restaurant within those spaces. Allowing for bars as a conditional use will give business owners more flexibility in continuing their operations.

NEXT STEPS:

The Planning Commission's recommendation for these proposed zoning text amendments will be forwarded on to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

ATTACHMENT A: PROPOSED TEXT AMENDMENTS

21A.36.300: ALCOHOL RELATED ESTABLISHMENTS:

- A. Purpose Statement: The purpose of this section is to permit the establishment of taverns, ~~social clubs, dining clubs,~~ bar establishments, and brewpubs as defined in chapter 21A.62 of this title, subject to licensing procedures, and where appropriate, conditional use standards.
- B. License Required: No tavern, ~~social club, dining club,~~ bar establishment, or brewpub shall be established, operated, or maintained within the city without a valid license issued by the Utah state division of licensing, and without a valid business license issued by the city.
- C. Taverns, ~~Social Clubs, Dining Clubs, Bar Establishments,~~ And Brewpubs; Authorized As Permitted Uses: Taverns, ~~social clubs, dining clubs,~~ bar establishments, and brewpubs, ~~and dining clubs~~ shall be permitted pursuant to subsection B of this section in zoning districts noted in the tables of permitted and conditional uses.
- D. Taverns, ~~Social Clubs, Dining Clubs, Bar Establishments,~~ And Brewpubs; Authorized As Conditional Uses: Taverns, ~~social clubs, dining clubs,~~ bar establishments, and brewpubs may be allowed as conditional uses pursuant to the provisions of chapter 21A.54 of this title, and pursuant to subsection B of this section in zoning districts noted in the tables of permitted and conditional uses provided the following standards are achieved:
1. In approving a conditional use permit for a tavern, ~~social club, dining club,~~ bar establishment, or brewpub, the planning commission shall:
 - a. Require that a security and operations plan be prepared by the applicant and approved by the Salt Lake City police department and the building official, and filed with the city recorder's office, which shall include:
 - (1) A complaint-response community relations program; and
 - (2) A provision for a representative of the tavern, ~~social club, dining club,~~ bar establishment, or brewpub to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;
 - (3) Design and construction requirements to ensure that any sound level originating within the premises, measured within fifteen feet (15') from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for the applicable zoning district in [title 9, chapter 9.28](#) of this code;
 - (4) A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
 - (5) Prohibiting electronically amplified sound in any exterior portion of the premises;
 - (6) Designation of a location for smoking tobacco outdoors in conformance with state law;
 - (7) A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas; and

- (8) A provision stating that portable trash receptacles on the premises be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a city approved trash storage area; and
- (9) A parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods;
- b. Require a review and approval of the site and floor plan proposed for the premises by the Salt Lake City police department. Such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;
- c. Require buffering where a tavern, ~~social club, dining club, bar establishment~~, or brewpub abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard area on the lot where the premises are located;
- d. Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and
- e. Require that the exterior of the premises be maintained free of graffiti, including the main building, any accessory buildings or structures, and all signs. Graffiti shall be removed from the exterior of the premises within forty eight (48) hours, weather permitting.
- 2. If necessary to meet the standards for approval of a conditional use set forth in section [21A.54.080](#) of this title, the following conditions may be imposed:
 - a. Limit the size and kind of signage located on the outside of any building in conformance with chapter 21A.46 of this title;
 - b. Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians, but does not intrude on residents' enjoyment of their homes; and
 - c. Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses, and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses, and buildings.
- E. Minimum Area: In the CN and RB zoning districts, an alcohol related establishment shall only be allowed if such zoning district in which the alcohol related establishment is proposed is at least one-half ($1/2$) acre in contiguous area.
- F. Concentration Prohibited: In the CN and RB zoning districts, not more than one alcohol related establishment as noted in the table of permitted and conditional uses shall be located within six hundred feet (600') of another alcohol related establishment as measured linearly without regard to intervening structures from the nearest point on the property line of one establishment to the nearest point on the property line of the second establishment. In CB zoning districts, not more than one ~~social club, dining club, bar establishment~~, brewpub, or tavern shall be located within three hundred fifty feet (350') of another alcohol related establishment as measured linearly without regard to intervening structures from the nearest point of the property line of one establishment to the nearest point on the property line of the second establishment. (Ord. 64-15, 2015)

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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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	S-R-1	S-R-2	S-R-3	S-R-2	R-M-F-30	R-M-F-35	R-M-F-45	R-M-F-75	R-B	R-M-U-35	R-M-U-45	R-M-U	R-O
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ₈		C ₈	C ₈	C ₈	C ₈	C ₈	C ₈	P	P	P	P	P ₆

landmark site																								
Alcohol , brewpub (2,500 square feet or less in floor area)																		C ₉	C ₉	C ₉				
Alcohol , dining club (2,500 square feet or less in floor area)																				C₉	C₉	C₉	C₉	
Alcohol , social club bar establishment (2,500 square feet or less in floor area)																					C₉	C ₉	C ₉	C ₉
Alcohol , tavern (2,500 square feet or less in floor area)																								C ₉

Animal, veterinary office																	C	C	C	P	P ₆	
Art gallery																		P	P	P	P	P
Bed and breakfast inn																		P		P	P	P
Bed and breakfast manor																					P	
Clinic (medical, dental)																		P	P	P	P	P ₆
Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	P	
Community recreation center												C										
Crematorium																			C	C	C	
Daycare center, adult																		P	P	P	P	P
Daycare																		P	P	P	P	P

center, child																		
Dwellin g, access ory guest and servant' s quarter	P ¹ ₁	P ¹ ₁	P ¹ ₁															
Dwellin g, access ory unit	P	P	P	P	P	P	P		P	P	P	P	P					
Dwellin g, assiste d living facility (large)												C	P	P		C	P	P
Dwellin g, assiste d living facility (limited capacit y)	C	C	C	C	C	C	C			C	C	P	P	P	P	P	P	P
Dwellin g, assiste d living facility (small)												P	P	P		P	P	P
Dwellin g;							P ¹ ₂											

dormitory, fraternity, sorority																		
Dwelling, group home (large) ¹ ₄										C	C	C	C	C ₁₈	C	C	C	C ₁₈
Dwelling, group home (small) ¹ ₅	P	P	P	P	P	P	P		P	P	P	P	P	P ₁₉	P	P	P	P ₁₉
Dwelling, manufactured home	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	
Dwelling, multi-family											P	P	P	P	P	P	P	P
Dwelling, residential support (large) ¹ ₆												C	C			C	C	C ₂₀
Dwelling, residential support												C	C	P		C	C	P ₂₁

(small) ¹ 7																			
Dwellin g, roomin g (boardi ng) house													C	P	C	C	C	P	P
Dwellin g, single- family (attach ed)								P		P	P	P	P	P	P	P	P	P	P
Dwellin g, single- family (detach ed)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dwellin g, twin home and two- family							P		P	P ₂	P	P			P	P	P	P	P
Eleemo synary facility	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Financi al instituti on																P	P	P	P ₆
Funeral home																P	P	P	P

Governmental facility	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C ₆
Laboratory (medical, dental, optical)															P	P	P	P	P
Library															C	C	C	C	C
Mixed use development															P ₁	P	P	P	P
Mobile food businesses (operation on private property)																P	P	P	
Municipal service use, including city utility use and police and fire station	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	P	P	P

Nursing care facility													P	P			P	P	
Office, excluding medical and dental clinic and office															P	P	P	P	P ₆
Open space on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)															C	C	C	C	C
Parking, park and ride lot				P	P	P	P		P	P	P	P	P	P	P	P	P	P	P

shared with existing use																		
Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C
Reception center															P	P	P	
Recreation (indoor)														P	P	P	P	P
Restaurant														P	P	P	P	P
Restaurant with drive-through facility																		
Retail goods establishment														P	P	P	P	
Retail goods establishment, plant and garden shop with														P	P	P	P	

outdoor retail sales area																		
Retail service establishment														P	P	P	P	
School, music conservatory														P	C	C	P	
School, professional and vocational														P	C	C	P	P ₆
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C
Seasonal farm stand														P	P	P	P	P
Studio, art														P	P	P	P	P
Theater, live performance														C ₁₃	C ₁₃	C ₁₃	C ₁₃	C ₁₃
Theater, movie														C	C	C	C	C

Urban farm	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Utility, building or structure	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ₅		P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P _{5,7}
Utility, transmission wire, line, pipe or pole	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ₅		P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅	P ₅
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090E of this title)																			

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Reserved.
4. Reserved.
5. See subsection [21A.02.050B](#) of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
7. Subject to conformance to the provisions in section [21A.02.050](#) of this title.
8. Subject to conformance with the provisions of subsection [21A.24.010T](#) of this title.
9. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related

Establishments", of this title.

10. In the RB zoning district, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.

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

12. Subject to conformance with the provisions of section [21A.36.150](#) of this title.

13. Prohibited within 1,000 feet of a single- or two-family zoning district.

14. No large group home shall be located within 800 feet of another group home.

15. No small group home shall be located within 800 feet of another group home.

16. No large residential support shall be located within 800 feet of another residential support.

17. No small residential support shall be located within 800 feet of another residential support.

18. Large group homes established in the RB and RO districts shall be located above the ground floor.

19. Small group homes established in the RB and RO districts shall be located above the ground floor.

20. Large residential support established in RO districts shall be located above the ground floor.

21. Small residential support established in RO districts shall be located above the ground floor.

(Ord. 61-16, 2016)

21A.33.030:TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District							
	CN	CB	CS ¹	CC	CSHBD ¹	CG	TC-75	SNB
Accessory use, except those that are specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	P	P	P	P ⁸	
Alcohol:								
Brewpub (2,500 square feet or less in floor area)		C ^{12,13}	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	

Brewpub (more than 2,500 square feet in floor area)			P ¹²	C ¹²	P ¹²	P ¹²	P ¹²	
Dining club (2,500 square feet or less in floor area)	C^{12,13} -	C^{12,13} -	P¹²₋	P¹² -	P¹²₋	P¹²₋	P¹² -	
Dining club (more than 2,500 square feet in floor area)			P¹²₋	C¹² -	P¹²₋	P¹²₋	P¹² -	
Distillery						P ¹⁸		
Social club Bar establishment (2,500 square feet or less in floor area)	C^{12,13}	C^{12,13}	P¹²	P¹²	P¹²	P¹²	P¹²	
Social club Bar establishment (more than 2,500 square feet in floor area)			P¹²	C¹²	P¹²	P¹²	P¹²	
Tavern (2,500 square feet or less in floor area)		C ^{12,13}	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	
Tavern (more than 2,500 square feet in floor area)			P ¹²	C ¹²	P ¹²	P ¹²	P ¹²	
Ambulance service (indoor)			P	P	P	P	P	
Ambulance service (outdoor)			P ⁷	P ⁷	P ⁷	P		
Amusement park			P			P		

Animal:								
Cremation service				P		P		
Kennel						P		
Pet cemetery						P ⁴		
Veterinary office	C	P	P	P	P	P	C	
Antenna, communication tower		P	P	P	P	P	P	
Antenna, communication tower, exceeding the maximum building height in the zone		C	C	C	C	C	C	
Art gallery	P	P	P	P	P	P	P	P
Auction (outdoor)				P		P		
Auditorium			P	P	P	P	P	
Bakery, commercial						P		
Bed and breakfast	P	P	P	P	P	P	P	P ¹⁶
Bed and breakfast inn	P	P	P	P	P	P	P	
Bed and breakfast manor	C ³	C ³		P	P	P	P	
Blacksmith shop						P		
Blood donation center				C		P		
Brewery						P		

Bus line station/terminal				P		P	C	
Bus line yard and repair facility						P		
Car wash			P	P		P	C	
Car wash as accessory use to gas station or convenience store that sells gas			P	P	P	P	C	
Check cashing/payday loan business				P ¹⁰		P ¹⁰		
Clinic (medical, dental)	P	P	P	P	P	P	P	
Community correctional facility, large								
Community correctional facility, small						C ^{9,14}		
Community garden	P	P	P	P	P	P	P	P
Contractor's yard/office				C		P		
Crematorium			C	C	C	C	C	
Daycare center, adult	P	P	P	P	P	P	P	
Daycare center, child	P	P	P	P	P	P	P	
Daycare, registered home daycare or preschool								P
Dwelling:								

Assisted living facility (large)		P		P	P	P	P	
Assisted living facility (small)		P		P	P	P	P	
Group home (large) ¹⁹		P		C		C	P	
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage ²⁰	P	P	P	P	P	P	P	P
Living quarter for caretaker or security guard	P	P	P	P	P	P	P	
Manufactured home								P
Multi-family		P	P	P	P	P	P	P
Residential support (large) ²¹				C		C	C	
Residential support (small) ²²				C		C	C	
Rooming (boarding) house		P	P	P	P	P	P	
Single-family attached								P

Single-family detached									P
Single room occupancy							P ⁶		
Twin home									P
Two-family									P
Eleemosynary facility		P					P		
Equipment rental (indoor and/or outdoor)				P			P		
Farmers' market			C	C	P	P	C		
Financial institution	P	P	P	P	P	P	P		
Financial institution with drive-through facility		P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹		
Flea market (indoor)			P	P	P	P	C		
Flea market (outdoor)						P			
Funeral home			P	P	P	P	C		
Gas station		C	P	P	P	P			
Government facility		C	C	C	C	C	C	C	
Government facility requiring special design features for security purposes	P	P	P	P	P	P	P		
Homeless shelter						C			
Hotel/motel		C		P	P	P	C		

House museum in landmark sites (see subsection 21A.24.010T of this title)								C
Impound lot						C ¹⁴		
Industrial assembly						P		
Intermodal transit passenger hub						P		
Laboratory (medical, dental, optical)			P	P		P		
Laboratory, testing			P	P		P	P	
Large wind energy system		P		P		P	P	
Laundry, commercial						P		
Library	P	P	P	P	P	P	P	C
Limousine service (large)						P		
Limousine service (small)		C		C		P		
Manufactured/mobile home sales and service						P		
Mixed use development	P	P	P	P	P	P	P	P ¹⁵
Mobile food business (operation on private property)	P	P	P	P	P	P	P	

Municipal service uses, including city utility uses and police and fire stations		C	C	C	C	C	C	C
Museum	P	P	P	P	P	P	P	P
Nursing care facility		P		P		P	P	
Office	P	P	P	P	P	P	P	P ¹⁷
Office, single practitioner medical, dental, and health								P
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)								C
Open space	P	P	P	P	P	P	P	
Open space on lots less than 4 acres in size								P
Park	P	P	P	P	P	P	P	
Parking:								
Commercial				C	P	P	C	
Off site	C	P	P	P	P	P	C	
Park and ride lot		C	C	P		P	C	
Park and ride lot shared with existing use		P	P	P	P	P	P	

Place of worship on lot less than 4 acres in size	P	P	P	P	P	P	P	C
Radio, television station			P	P	P	P	P	
Reception center		P	P	P	P	P		
Recreation (indoor)	P	P	P	P	P	P	P	P
Recreation (outdoor)			C	C		P	C	
Recreational vehicle park (minimum 1 acre)				C				
Recycling collection station	P	P	P	P	P	P		
Research and development facility							P	
Restaurant	P	P	P	P	P	P	P	
Restaurant with drive-through facility		P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	
Retail goods establishment	P	P	P	P	P	P	P	P
Plant and garden shop with outdoor retail sales area	P	P	P	P	P	P	P	P
With drive-through facility		P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	
Retail service establishment	P	P	P	P	P	P	P	P
Furniture repair shop	C	P	P	P	P	P	P	

	With drive-through facility		P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	
	Reverse vending machine	P	P	P	P	P	P	P	
	Sales and display (outdoor)	P	P	P	P	P	P	C	
	School:								
	College or university		P	P	P	P	P	P	
	Music conservatory		P	P	P	P	P	P	
	Professional and vocational		P	P	P	P	P	P	
	Seminary and religious institute		P	P	P	P	P	P	C
	Seasonal farm stand	P	P	P	P	P	P	P	
	Sexually oriented business						P ⁵		
	Sign painting/fabrication						P		
	Small brewery				C		P		
	Solar array						P		
	Storage (outdoor)				C		P		
	Storage, public (outdoor)				C		P		
	Storage, self				P		P	C	
	Store:								
	Department			P		P			

	Mass merchandising			P		P	P		
	Pawnshop						P		
	Specialty			P	P	P	P		
	Superstore and hypermarket			P			P		
	Warehouse club						P		
	Studio, art	P	P	P	P	P	P	P	P
	Studio, motion picture						P		
	Taxicab facility						P		
	Theater, live performance		P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	
	Theater, movie		C	P	P	P	P	P	
	Urban farm	P	P	P	P	P	P	P	
	Utility, building or structure	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²
	Utility, transmission wire, line, pipe, or pole	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²
	Vehicle:								
	Auction						P		
	Automobile repair (major)				P		P	C	
	Automobile repair (minor)	C	P	P	P	P	P	P	
	Automobile sales/rental and service				P		P		

Automobile salvage and recycling (indoor)						P		
Boat/recreational vehicle sales and service				P		P		
Truck repair (large)						P		
Truck sales and rental (large)				P		P		
Vending cart, private property					P			
Warehouse				P		P		
Welding shop						P		
Wholesale distribution				P		P		
Wireless telecommunication s facility (see section 21A.40.090 , table 21A.40.090E of this title)								C
Woodworking mill						P		

Qualifying provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of chapter 21A.55 of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection [21A.26.060D](#) and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title for utility regulations.
3. When located in a building listed on the Salt Lake City register of cultural resources (see subsections [21A.24.010T](#) and [21A.26.010K](#) of this title).
4. Subject to Salt Lake Valley health department approval.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. Subject to location restrictions as per section [21A.36.190](#) of this title.
7. Greater than 3 ambulances at location require a conditional use.

8. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
9. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
10. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
11. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
12. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
13. In CN and CB zoning districts, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
14. Prohibited within 1,000 feet of a single- or two-family zoning district.
15. Residential units may be located above or below first floor retail/office.
16. In the SNB zoning district, bed and breakfast use is only allowed in a landmark site.
17. Medical and dental offices are not allowed in the SNB zoning district, except for single practitioner medical, dental and health offices.
18. Permitted in the CG zoning district only when associated with an on site food service establishment.
19. No large group home shall be located within 800 feet of another group home.
20. No small group home shall be located within 800 feet of another group home.
21. No large residential support shall be located within 800 feet of another residential support.
22. No small residential support shall be located within 800 feet of another residential support.

(Ord. 12-17, 2017)

21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District	
	M-1	M-2
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C	C ⁷
Agricultural use	P	P

Alcohol:			
	Brewpub	P ^{6,10}	P ^{6,10}
	Distillery	P	P
	Social club <u>Bar establishment</u>	C ^{6,10}	C ^{6,10}
	Tavern	C ^{6,10}	C ^{6,10}
	Winery	P	P
Ambulance services (indoor and/or outdoor)		P	P
Animal:			
	Cremation service	P	P
	Kennel	P	P
	Pet cemetery	P ²	P ²
	Pound	P ¹²	P ¹²
	Raising of furbearing animals	C	P
	Stockyard	C ¹²	P ¹²
	Veterinary office	P	P
Antenna, communication tower		P	P
Antenna, communication tower, exceeding the maximum building height		C	C
Bakery, commercial		P	P
Blacksmith shop		P	P
Bottling plant		P	P
Brewery		P	P
Building materials distribution		P	P
Bus line station/terminal		P	P
Bus line yard and repair facility		P ¹²	P
Check cashing/payday loan business		P ⁹	

Chemical manufacturing and/or storage		C
Community correctional facility, large (see section 21A.36.110 of this title)	C ^{8,12}	
Community correctional facility, small (see section 21A.36.110 of this title)	C ^{8,12}	
Community garden	P	
Concrete and/or asphalt manufacturing	C ¹²	P ¹²
Contractor's yard/office	P	P
Crematorium	P	P
Daycare center, adult	P	
Daycare center, child	P	
Drop forge industry		P
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	P	P
Equipment, heavy (rental, sales, service)	P	P
Equipment rental (indoor and/or outdoor)	P	P
Explosive manufacturing and storage		C ¹²
Financial institution with or without drive-through facility	P ¹¹	
Flammable liquids or gases, heating fuel distribution and storage		P ¹²
Food processing	P	P
Gas station	P	P
Government facility	P	P
Government facility requiring special design features for security purposes	P	P
Grain elevator		P

Greenhouse	P	
Heavy manufacturing		P ¹²
Hotel/motel	P	
Impound lot	P ¹²	P ¹²
Incinerator, medical waste/hazardous waste		C ¹²
Industrial assembly	P	P
Laboratory (medical, dental, optical)	P	
Laboratory, testing	P	P
Large wind energy system	P	P
Laundry, commercial	P	P
Light manufacturing	P	P
Limousine service	P	P
Mobile food business (operation in the public right of way)	P	P
Mobile food business (operation on private property)	P	P
Mobile food court	P	P
Office	P	
Office, publishing company	P	
Open space	P	P
Package delivery facility	P	P
Paint manufacturing		P
Parking:		
Off site	P	P
Park and ride lot	P	P
Park and ride lot shared with existing use	P	P
Photo finishing lab	P	P

Poultry farm or processing plant		P ¹²
Printing plant	P	
Radio, television station	P	
Railroad, freight terminal facility	C ^{4,12}	C ^{4,12}
Railroad, repair shop		P
Recreation (indoor)	P	
Recreation (outdoor)	P	
Recycling:		
Collection station	P	P
Processing center (indoor)	P	P
Processing center (outdoor)	C ¹²	P ¹²
Refinery, petroleum products		C ¹²
Restaurant with or without drive-through facilities	P ¹¹	
Retail goods establishment with or without drive-through facility	P ¹¹	
Retail service establishment:		
Electronic repair shop	P	
Furniture repair shop	P	P
Upholstery shop	P	
Rock, sand and gravel storage and distribution	C	P
School:		
Professional and vocational (with outdoor activities)	P	
Professional and vocational (without outdoor activities)	P	
Seminary and religious institute	P	
Seasonal farm stand	P	P

Sexually oriented business	P ⁵	
Sign painting/fabrication	P	P
Slaughterhouse		P ¹²
Small brewery	P	P
Solar array	P	P
Storage and display (outdoor)	P	P
Storage, public (outdoor)	P	P
Store, convenience	P	P
Studio, motion picture	P	
Taxicab facility	P	P
Tire distribution retail/wholesale	P	P
Truck freight terminal	P ¹²	P ¹²
Urban farm	P	P
Utility:		
Building or structure	P	P
Electric generation facility	C ^{3,12}	C ^{3,12}
Sewage treatment plant	C	P
Solid waste transfer station	C ¹²	P ¹²
Transmission wire, line, pipe or pole	P ¹	P ¹
Vehicle:		
Auction	P	P
Automobile and truck repair	P	P
Automobile and truck sales and rental (including large truck)	P	P
Automobile part sales	P	P
Automobile salvage and recycling (indoor)	P	P

Automobile salvage and recycling (outdoor)	C ¹²	P ¹²
Recreational vehicle (RV) sales and service	P	P
Truck repair (large)	P	P
Vending cart, private property	P	P
Warehouse	P	P
Welding shop	P	P
Wholesale distribution	P	P
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090E of this title)		
Woodworking mill	P	P

Qualifying provisions:

1. See subsection [21A.02.050B](#) of this title for utility regulations.
2. Subject to Salt Lake Valley health department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility may be located within a 5 mile radius of any other existing railroad freight terminal facility.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, ~~social club~~, ~~bar establishment~~, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
11. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.

(Ord. 6-16, 2016)

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	P ⁴
Alcohol:				
Brewpub (indoor)	P ⁶	P ⁶	P ⁶	P ⁶
Brewpub (outdoor)	P ⁶	P ⁶	P ⁶	P ⁶
Dining club (indoor)	P⁶	C⁶	C⁶	P⁶
Dining club (outdoor)	P⁶	C⁶	C⁶	P⁶
Social club (indoor) <u>Bar Establishment (indoor)</u>	P ⁶	C ⁶	C ⁶	P ⁶
Social club (outdoor) <u>Bar Establishment (outdoor)</u>	P ⁶	C ⁶	C ⁶	P ⁶
Tavern (indoor)	P ⁶	C ⁶	C ⁶	P ⁶
Tavern (outdoor)	P ⁶	C ⁶	C ⁶	P ⁶
Animal, veterinary office		P	P	
Antenna, communication tower	P	P	P	P
Antenna, communication tower, exceeding the maximum building height	C	C	C	C
Art gallery	P	P	P	P
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Blood donation center		P		

Bus line station/terminal	P ⁷	P ⁷	P ⁷	P ⁷
Bus line yard and repair facility		P		
Car wash		P ³		
Check cashing/payday loan business	P ⁵			
Clinic (medical, dental)	P	P	P	P
Community garden	P	P	P	P
Convention center				P
Crematorium	P	P	P	
Daycare center, adult	P	P	P	P
Daycare center, child	P	P	P	P
Dwelling:				
Artists' loft/studio	P	P	P	P
Assisted living facility (large)	P	P	P	P
Assisted living facility (limited capacity)		P	P	P
Assisted living facility (small)	P	P	P	P
Group home (large) ¹²		C	C	
Group home (small) ¹³	P	P	P	P
Multi-family	P	P	P	P
Residential support (large) ¹⁴		C	C	
Residential support (small) ¹⁵		C	C	
Eleemosynary facility	P	P	P	P
Exhibition hall				P
Farmers' market			P	
Financial institution	P	P	P	P
Financial institution with drive-through facility		P ⁸		P ⁸

Funeral home	P	P	P	
Gas station		P	P ⁷	P ⁷
Government facility	C	C	C	C
Government facility requiring special design features for security purposes			P ⁷	P ⁷
Helicopter, accessory	C	C		C
Homeless shelter		C	C	
Hotel/motel	P	P	P	P
Industrial assembly		C	C	
Laboratory (medical, dental, optical)	P	P	P	P
Laundry, commercial		P		
Library	P	P	P	P
Limousine service		P		
Manufacturing and processing, food		P		
Mixed use development	P	P	P	P
Mobile food business (operation in the public right of way)	P	P	P	P
Mobile food business (operation on private property)	P	P	P	P
Mobile food court	P	P	P	P
Museum	P	P	P	P
Office	P	P	P	P
Office, publishing company	P	P	P	P
Open space on lots less than 4 acres in size	P ⁷	P ⁷	P ⁷	P ⁷
Park	P	P	P	P
Parking, commercial	C	P	C	C
Parking, off site	P	P	P	P

Performing arts production facility	P	P	P	P
Place of worship	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Radio, television station	P	P		P
Railroad, passenger station	P	P	P	P
Reception center	P	P	P	P
Recreation (indoor)	P	P	P	P
Recreation (outdoor)		P		
Restaurant	P	P	P	P
Restaurant with drive-through facility		P ⁸		
Retail goods establishment	P	P	P	P
Retail service establishment	P	P	P	P
Retail service establishment, upholstery shop		P	P	
Sales and display (outdoor)	P	P	P	P
School:				
College or university	P	P	P	P
K - 12 private			P	P
K - 12 public			P	P
Music conservatory	P	P	P	P
Professional and vocational	P	P	P	P
Seminary and religious institute	P	P	P	P
Small brewery		C		
Social service mission and charity dining hall		C	C	
Stadium	C	C		C
Storage, self		P	P	
Store:				

Department	P	P		P
Fashion oriented department	P ²			
Mass merchandising	P	P		P
Pawnshop		P		
Specialty	P	P		P
Superstore and hypermarket		P		
Studio, art	P	P	P	P
Theater, live performance	P ⁹	P ⁹	P ⁹	P ⁹
Theater, movie	P	P	P	P
Utility, buildings or structure	P ¹	P ¹	P ¹	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ¹	P ¹
Vehicle:				
Automobile repair (major)		P	P ⁷	P ⁷
Automobile repair (minor)		P	P ⁷	P ⁷
Automobile sales/rental and service	P ¹⁰	P	P ¹⁰	
Vending cart, private property	P	P	P	P
Vending cart, public property				
Warehouse		P		
Warehouse, accessory		P	P	
Wholesale distribution		P		
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090 E of this title)				

Qualifying provisions:

1. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title.
2. Uses allowed only within the boundaries and subject to the provisions of the downtown Main Street core overlay district (section [21A.34.110](#) of this title).
3. A car wash located within 165 feet (including streets) of a residential use shall not be allowed.
4. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new

- office building construction are subject to a conditional building and site design review.
5. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
 6. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
 7. Subject to conformance with the provisions of chapter 21A.59, "Conditional Building And Site Design Review", of this title.
 8. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
 9. Prohibited within 1,000 feet of a single- or two-family zoning district.
 10. Must be located in a fully enclosed building and entirely indoors.
 11. If a place of worship is proposed to be located within 600 feet of a tavern, ~~social club~~, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
 12. No large group home shall be located within 800 feet of another group home.
 13. No small group home shall be located within 800 feet of another group home.
 14. No large residential support shall be located within 800 feet of another residential support.
 15. No small residential support shall be located within 800 feet of another residential support.

(Ord. 70-15, 2015; Ord. 64-15, 2015)

21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	C =	Conditional	P =	Permitted
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Use	G-MU
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P
Adaptive reuse of a landmark site	P
Alcohol:	
Brewpub (indoor)	P ²
Brewpub (outdoor)	P ^{2,5}
Dining club (indoor)	P²
Dining club (outdoor)	P^{2,5}
Social club (indoor) <u>Bar Establishment (indoor)</u>	P ²

	Social club (outdoor) <u>Bar Establishment (outdoor)</u>	P ^{2,5}
	Tavern (indoor)	P ²
	Tavern (outdoor)	P ^{2,5}
	Ambulance service (indoor)	C
	Amphitheater	P
	Animal, veterinary office	P
	Antenna, communication tower	P
	Antenna, communication towers, exceeding the maximum building height	C
	Art gallery	P
	Artists' loft/studio	P
	Auction (indoor)	P
	Auditorium	P
	Bed and breakfast	P
	Bed and breakfast inn	P
	Bed and breakfast manor	P
	Botanical garden	P
	Bus line station/terminal	P ³
	Clinic (medical, dental)	P
	Community garden	P
	Crematorium	P
	Daycare center, adult	P
	Daycare center, child	P
	Dwelling:	
	Assisted living facility (large)	P
	Assisted living facility (limited capacity)	P

Assisted living facility (small)	P
Group home (large) ⁶	C
Group home (small) when located above or below first story office, retail or commercial use, or on the first story where the unit is not located adjacent to the street frontage ⁷	P
Living quarters for caretaker or security guard	P
Multi-family	P
Residential support (large) ⁸	C
Residential support (small) ⁹	C
Single-family (attached)	P
Eleemosynary facility	P
Equipment rental (indoor and/outdoor)	P
Farmers' market	P
Financial institution	P
Flea market (indoor)	P
Funeral home	P
Government facility	C
Government facility requiring special design features for security purposes	P ³
Heliport, accessory	C
Hotel/motel	P
Industrial assembly	C
Laboratory (medical, dental, optical)	P
Large wind energy system	P
Library	P
Mixed use development	P
Mobile food business (operation in the public right of way)	P

Mobile food business (operation on private property)	P
Mobile food court	P
Museum	P
Office	P
Open space	P
Park	P
Parking:	
Commercial	C
Off site	P
Park and ride lot	C
Park and ride lot shared with existing use	P
Performing arts production facility	P
Photo finishing lab	P
Place of worship	P
Radio, television station	C
Reception center	P
Recreation (indoor)	P
Recreation (outdoor)	C
Restaurant	P
Retail goods establishment	P
Retail goods establishment, plant and garden shop, with outdoor retail sales area	P
Retail service establishment	P
Retail service establishment, upholstery shop	C
School:	
College and university	P

	K - 12 private	P
	K - 12 public	P
	Music conservatory	P
	Professional and vocational	P
	Seminary and religious institute	P
	Seasonal farm stand	P
	Small brewery	C
	Social service mission and charity dining hall	C
	Solar array	P
	Stadium	C
	Storage, self	P ³
	Store:	
	Department	P
	Mass merchandising	P
	Specialty	P
	Superstore and hypermarket	P
	Studio, art	P
	Studio, motion picture	C
	Theater, live performance	P ⁴
	Theater, movie	P
	Urban farm	P
	Utility, building or structure	P ¹
	Utility, transmission wire, line, pipe or pole	C
	Vehicle:	
	Automobile repair (minor)	P

Automobile sales/rental and service (indoor)	P
Boat/recreational vehicle sales and service (indoor)	P
Vending cart, private property	P
Vending cart, public property	P
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090E of this title)	
Zoological park	C

Qualifying provisions:

1. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title.
2. Subject to conformance with the provisions of section [21A.36.300](#), "Alcohol Related Establishments", of this title.
3. Subject to conformance with the provisions of chapter 21A.59, "Conditional Building And Site Design Review", of this title.
4. Prohibited within 1,000 feet of a single- or two-family zoning district.
5. Subject to the requirements set forth in section [21A.40.065](#), "Outdoor Dining", of this title.
6. No large group home shall be located within 800 feet of another group home.
7. No small group home shall be located within 800 feet of another group home.
8. No large residential support shall be located within 800 feet of another residential support.
9. No small residential support shall be located within 800 feet of another residential support.

No conditional use permit shall be granted for any property which abuts a residential zoning district, except for places of worship, public/private utilities and related facilities, residential facilities for persons with a disability and educational facilities. (Ord. 70-15, 2015: Ord. 64-15, 2015)

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Accessory use, except those that	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P

are otherwise specifically regulated elsewhere in this title																	
Adaptive reuse of a landmark site																	P ²
Agricultural use		C		P	P	P	P			P							
Air cargo terminals and package delivery facility		P								P							
Airport										P							
Alcohol:																	
Brewpub (2,500 square feet or less in floor area)		P ¹ ₂															C ₁₂
Brewpub (more than 2,500 square feet in floor area)		P ¹ ₂															

Dining club (2,500 square feet or less in floor area)–																		C 12
Social club <u>Bar Establishment</u> (2,500 square feet or less in floor area)																		C 12
Tavern (2,500 square feet or less in floor area)																		C 12
Ambulance service (indoor)	P	P																
Ambulance service (outdoor)	P ¹ ₀	P ¹ ₀																
Amphitheater													C					
Animal:																		
Kennel on lots of 5 acres or larger		C		P ₈	P ₈	P ₈	P ₈											

Pet cemetery				P ₄	P ₄	P ₄	P ₄	P _{4,5}									
Stable (private)				P	P	P	P										
Stable (public)				P	P	P	P										
Veterinary office		P															P
Antenna, communication tower	P	P	C	P	P	P	P			P	P	C	P	P		P	
Antenna, communication tower, exceeding the maximum building height in the zone	C	C								P		P ₁ ¹	C	C		C	
Art gallery											P	P	P	P			P
Bed and breakfast													P ²	P			P
Bed and breakfast inn													P ²	P			P
Bed and breakfast manor													P ²	P			P
Botanical garden	P										P	P					
Cemetery								P									

Clinic (medical, dental)	P	P											P	P			P
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P		P
Convent/m onastery													P	P			
Daycare center, adult	P	P									P	P	P	P			P
Daycare center, child	P	P								P	P	P	P	P			P
Dental laboratory/r esearch facility	P	P											C	C			P
Dwelling:																	
Assisted living facility (large)													P ¹ ₆	P			P
Assisted living facility (limited capacity)													P	P			P
Assisted living facility (small)													P	P			P
Group home (large) ¹⁷																	C

Group home (small) ¹⁸			P	P	P	P												P
Living quarters for caretaker or security guard	P	P									P		P	P				P
Manufactured home				P	P	P												P
Mobile home																P		
Multi-family														P				P
Residential support (large) ¹⁹																		C
Residential support (small) ²⁰																		P
Rooming (boarding) house																		P
Single-family (attached)																		P
Single-family			P	P	P	P												P

(detached)																		
Twin home and two-family																		P
Eleemosynary facilities										P	P	P ¹ _{6, 21}	P					P
Exhibition hall										C	P	C	P					
Extractive industry																	P	
Fairground										C								
Farm stand, seasonal				P	P	P	P											P
Financial institution	P	P																P
Financial institution with drive-through facility	P ¹ ₄	P ¹ ₄																
Gas station		P ⁷																
Government facility	C	C								P	C	C	C ₁₃	C			P	C
Government facility requiring special design																		C

features for security purposes																	
Government office	P	P								P	P	P	P	P			P
Helicopter	C	C								P		P	C	C			
Hospital, including accessory lodging facility	C												P	P			
Hotel/motel	C	C								P							P
Industrial assembly		P								P							
Jail											C						
Jewelry fabrication		P															
Large wind energy system	C	C		C	C	C	C			C			P	P			
Library											P	P	P	P			P
Light manufacturing		C								P							
Manufacturing, concrete or asphalt																P ₁₅	
Meeting hall of membership		P										P	P	P			P

public organization																	
Mixed use development																	P
Mobile food business (operation on private property)	P	P											P	P			P
Municipal service uses, including city utility uses and police and fire stations	C	C								P	C	C	C ₁₄	C		P	C
Museum	C							P			P	P	P	P			P
Nursing care facility													P	P			P
Office	P	P								P	P	P	P	P			P
Open space	P	P	P	P	P	P	P	P	P ₉	P	P	P	P	P	P	P	P
Park	C							P			P	P		P			P
Parking:																	
Commercial		C															

	Off site									P	P	P	P	P				C
	Park and ride lot									P	C							
	Park and ride lot shared with existing use	P	P							P	P		P	P		P	P	
	Performing arts production facility		P															P
	Philanthropic use											P	P	P				P
	Place of worship	P	P										P	P				P
	Radio, television station		P ⁶									P						
	Reception center										C	P	P	P				P
	Recreation (indoor)		C				P				P	P	P	P				P
	Recreation (outdoor)						P		P	P								
	Research and development facility	P	P								P	P						C
	Research facility (medical)	P											P	P				P

Restaurant		P ⁷																P
Restaurant with drive-through facility		P ^{7, 14}																P ³
Retail goods establishment		P ⁷									P							P
Retail, sales and service accessory use when located within a principal building											P							
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	P									P	P	P	P	P			P
School:																		
College or												P	P	P				

universit y																	
K - 12 private										P	P	P	P				
K - 12 public										P	P	P	P				
Music conserva tory												P	P				P
Professi onal and vocation al	P	P								P			P	P			
Seminar y and religious institute													P	P			C
Small brewery		C															
Solar array	P	P		P						P	P		P				
Stadium											C		C	C			
Storage, accessory (outdoor)		P								P						P	
Studio, art																	P
Theater, live performanc e	C 15	C ¹ 5									C 15	C 15	C 15	C 15			C 15
Theater, movie												C					C

Transportation terminal, including bus, rail and trucking											P							
Urban farm	P	P	P	P	P	P	P	P				P	P	P	P			
Utility, building or structure	P ¹	P ¹	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁			P ₁	P ¹	P ¹	P ¹	P ¹	P ₁	P ₁	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁			P ₁	P ¹	P ¹	P ¹	P ¹	P ₁	P ₁	P ¹
Vehicle, automobile rental agency		P									P							
Vending cart, private property	P	P																
Vending cart, public property									P									
Warehouse		P									P							
Warehouse, accessory to retail and wholesale business (maximum 5,000																		P

square foot floor plate)																		
Wholesale distribution		P								P								
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090 E of this title)																		
Zoological park									P									

Qualifying provisions:

1. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title.
2. When located in a building listed on the Salt Lake City register of cultural resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
8. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and without directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
13. If located on a collector or arterial street according to the Salt Lake City transportation master plan - major street plan: roadway functional classification map.
14. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a single- or two-family zoning district.
16. Occupancy shall be limited to 25 persons.
17. No large group home shall be located within 800 feet of another group home.

- 18. No small group home shall be located within 800 feet of another group home.
- 19. No large residential support shall be located within 800 feet of another residential support.
- 20. No small residential support shall be located within 800 feet of another residential support.
- 21. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.

(Ord. 70-15, 2015: Ord. 64-15, 2015)

21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

Note: Uses which are not listed in the following table are not permitted in any form based code zoning district.

Legend:	P = Permitted	C = Conditional
---------	---------------	-----------------

Use	Permitted Uses By District			
	FB-UN1	FB-UN2	FB-SC	FB-SE
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P
Alcohol:				
Brewpub		P	P	C
Social club <u>Bar establishment</u>		P	P	C
Tavern, 2,500 square feet or less in floor area		P	P	C
Animal, veterinary office		P	P	P
Antenna, communication tower		P	P	P
Art gallery		P	P	P
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Clinic (medical, dental)		P	P	P
Community garden	P	P	P	P

Community recreation center		P	P	P
Daycare center, adult		P	P	P
Daycare center, child		P	P	P
Dwelling:				
Assisted living facility (limited capacity)	P	P	P	P
Assisted living facility (small)		P	P	P
Group home (large)		P	P	P
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage		P	P	P
Multi-family		P	P	P
Residential support (large)		P		
Residential support (small)		P		
Rooming (boarding) house		P		
Single-family attached	P	P		P
Single-family detached	P			
Single-family detached (cottage development building form only)		P		P
Single room occupancy		P		
Two-family	P			
Eleemosynary facility		P	P	P
Farmers' market		P	P	P
Financial institution		P	P	P
Food processing		P		
Funeral home		P	P	P
Health and fitness facility		P	P	P

Hotel/motel		P	P	
House museum in landmark site	P	P	P	P
Laboratory (medical, dental, optical)		P	P	P
Library		P	P	P
Mixed use developments including residential and other uses allowed in the zoning district		P	P	P
Museum		P	P	P
Nursing care facility		P	P	P
Office		P	P	P
Office and/or reception center in landmark site		P	P	P
Open space	P	P	P	P
Park	P	P	P	P
Parking, off site	P	P	P	P
Photo finishing lab			P	P
Place of worship		P	P	P
Plazas	P	P	P	P
Recreation (indoor)		P	P	P
Research and development facility		P	P	P
Research facility (medical/dental)		P	P	P
Restaurant		P	P	P
Retail goods establishment		P	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P	P	P
Retail service establishment		P	P	P
Sales and display (outdoor)		P	P	P
School:				

College or university		P	P	P
Music conservatory		P	P	P
Professional and vocational		P	P	P
Seminary and religious institute		P	P	P
Seasonal farm stand		P	P	P
Solar array		P	P	P
Store, specialty		P	P	P
Studio, art		P	P	P
Theater, movie		P	P	P
Urban farm	P	P	P	P
Utility, building or structure	P	P	P	P
Utility, transmission wire, line, pipe, or pole	P	P	P	P
Vending cart, private property		P	P	P
Wireless telecommunications facility		P	P	P

(Ord. 23-16, 2016)

21A.38.040:NONCONFORMING USES:

A. Regulations For Nonconforming Parking, Signs, Landscaping, Airport Flight Path Protection Overlay, Riparian Corridor Overlay And Sexually Oriented Businesses:

Regulations for nonconforming parking, signs and landscaping are regulated by the provisions set forth in chapters 21A.44, 21A.46 and 21A.48 of this title. Nonconforming regulations for the airport flight path protection overlay and the riparian corridor overlay are set forth in sections [21A.34.040](#) and [21A.34.130](#) of this title. Nonconforming sexually oriented businesses are also subject to subsection [21A.36.140C](#) of this title and section [5.61.065](#) of this code.

B. Nonconformity Of Taverns, ~~Social Clubs Bar Establishments, Dining Clubs,~~ Or Brewpubs: A legally existing tavern, ~~bar establishment, social club, dining club,~~ or brewpub shall not be deemed nonconforming for purposes of expansion, reconstruction or licensing (as long as the use is permitted in the base zoning district) if the only reason for such nonconformity is due to the subsequent location of a school, church or park within the spacing requirements as specified under requirements of state law.

21A.60.020: LIST OF DEFINED TERMS:

Alcohol, brewpub.

Alcohol, brewpub (indoor).

Alcohol, brewpub (more than 2,500 square feet in floor area). See Alcohol, brewpub.

Alcohol, brewpub (outdoor).

Alcohol, brewpub (2,500 square feet or less in floor area). See Alcohol, brewpub.

~~Alcohol, dining club.~~

~~Alcohol, dining club (2,500 square feet or less in floor area).~~

Alcohol, distillery.

Alcohol, liquor store.

Alcohol related establishment.

Alcohol, ~~social club~~ bar establishment.

Alcohol, ~~social club~~ bar establishment (indoor).

Alcohol, ~~social club~~ bar establishment (more than 2,500 square feet in floor area). See Alcohol, ~~social club~~ bar establishment.

Alcohol, ~~social club~~ bar establishment (outdoor).

Alcohol, ~~social club~~ bar establishment (2,500 square feet or less in floor area). See Alcohol, ~~social club~~ bar establishment.

Alcohol, tavern.

Alcohol, tavern (indoor).

Alcohol, tavern (more than 2,500 square feet in floor area). See Alcohol, tavern.

Alcohol, tavern (outdoor).

Alcohol, tavern (2,500 square feet or less in floor area). See Alcohol, tavern.

Alcohol, winery.

21A.62.040: DEFINITIONS OF TERMS:

~~ALCOHOL, DINING CLUB: A business establishment as defined in title 32B, Utah code, as amended.~~

~~ALCOHOL, DINING CLUB (2,500 Square Feet Or Less In Floor Area): A business establishment as defined in title 32B, Utah Code Annotated (2009), and as amended.~~

ALCOHOL, DISTILLERY: A business establishment that manufactures distilled, spirituous beverages, not to include those alcoholic beverages produced in a brewery or winery.

ALCOHOL, LIQUOR STORE: A facility for the sale of package liquor located on premises owned or leased by the state of Utah and operated by state employees. Referred to as a "state store" as defined in title 32B, Utah code, as amended.

ALCOHOL RELATED ESTABLISHMENT: Tavern, ~~social club, dining club,~~ bar establishment, or brewpub.

ALCOHOL, ~~SOCIAL CLUB~~ BAR ESTABLISHMENT: A business establishment as defined in title 32B, Utah code, as amended.

ALCOHOL, ~~SOCIAL CLUB~~ BAR ESTABLISHMENT (INDOOR): See definition of Alcohol, Social Club Bar Establishment.

ALCOHOL, ~~SOCIAL CLUB~~ BAR ESTABLISHMENT (More Than 2,500 Square Feet In Floor Area): See definition of Alcohol, Social Club Bar Establishment.

ALCOHOL, ~~SOCIAL CLUB~~ BAR ESTABLISHMENT (OUTDOOR): See definition of Alcohol, Social Club.

ALCOHOL, ~~SOCIAL CLUB~~ BAR ESTABLISHMENT (2,500 Square Feet Or Less In Floor Area): See definition of Alcohol, Social Club Bar Establishment.

ALCOHOL, TAVERN: A business establishment as defined in title 32B, Utah code, as amended.

ALCOHOL, TAVERN (INDOOR): See definition of Alcohol, Tavern.

ALCOHOL, TAVERN (More Than 2,500 Square Feet In Floor Area): See definition of Alcohol, Tavern.

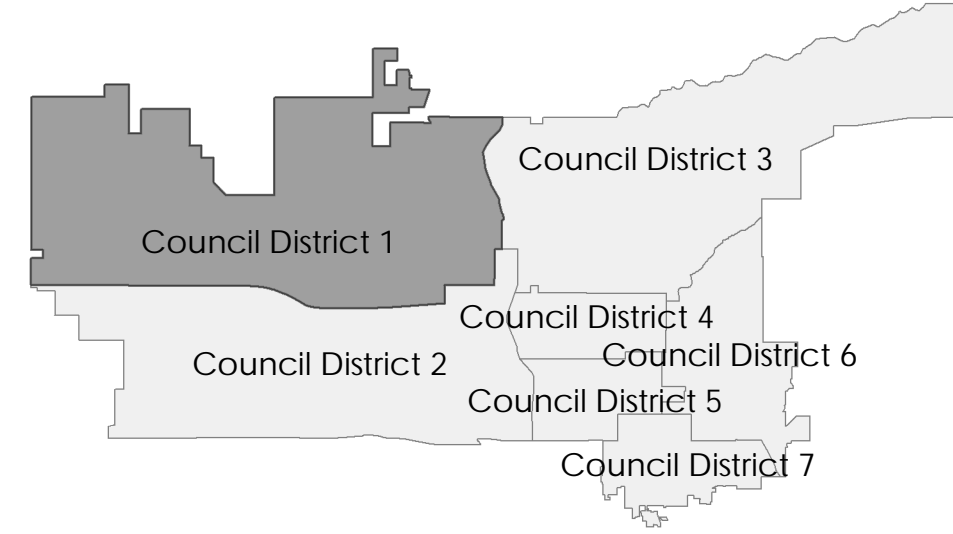
ALCOHOL, TAVERN (OUTDOOR): See definition of Alcohol, Tavern.

ALCOHOL, TAVERN (2,500 Square Feet Or Less In Floor Area): See definition of Alcohol, Tavern.

ALCOHOL, WINERY: A business establishment that manufactures alcoholic beverages from the fermented juice of grapes, fruits, or other liquid bearing plants for off premises consumption, not to include those alcoholic beverages produced in a brewery or distillery.

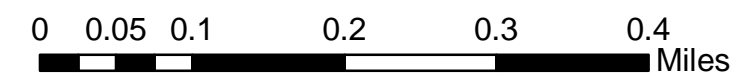
ATTACHMENT B: MAPS OF AREAS ZONED CN AND RB

Properties Zoned CN within District 1



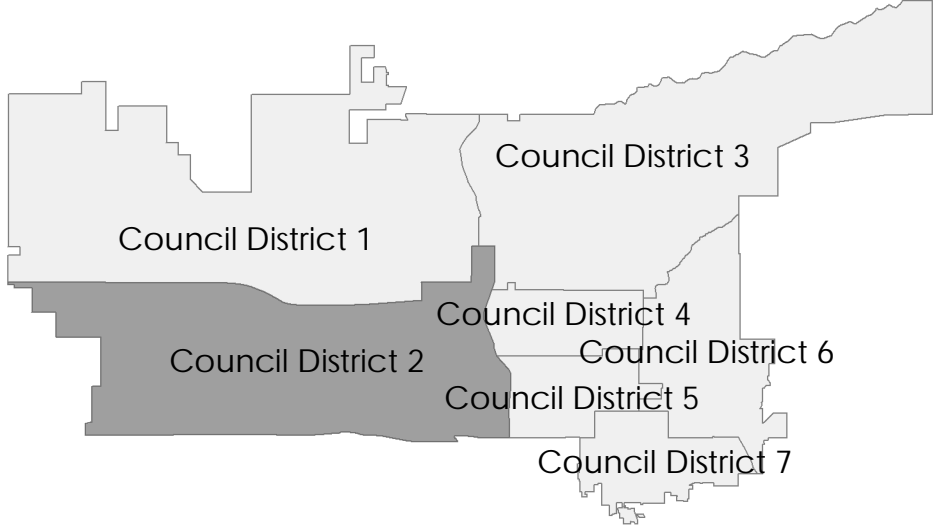
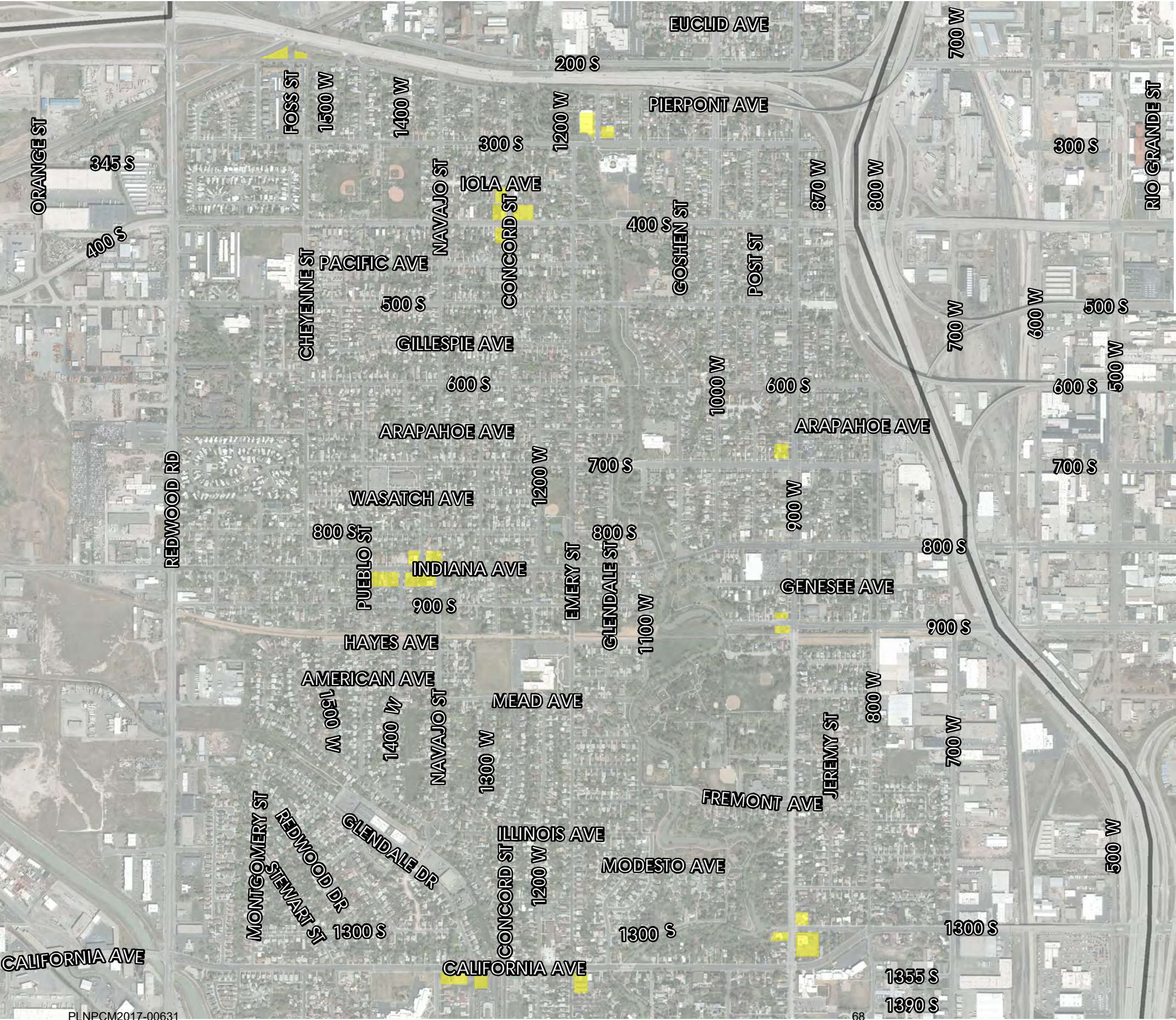
Legend

- CN (Neighborhood Commercial) Zoning District
- District 1 Boundary



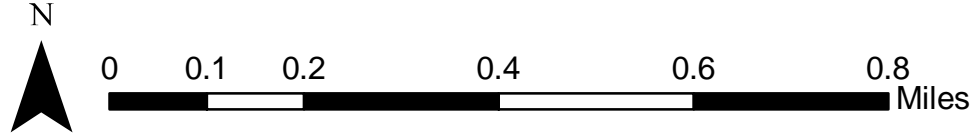
Date Published: October 5, 2017

Properties Zoned CN within District 2

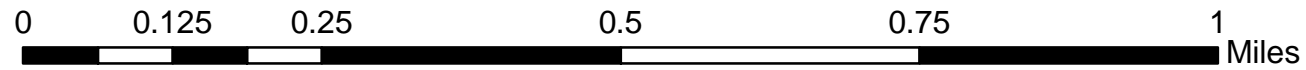


Legend

- CN (Neighborhood Commercial) Zoning District
- District 2 Boundary

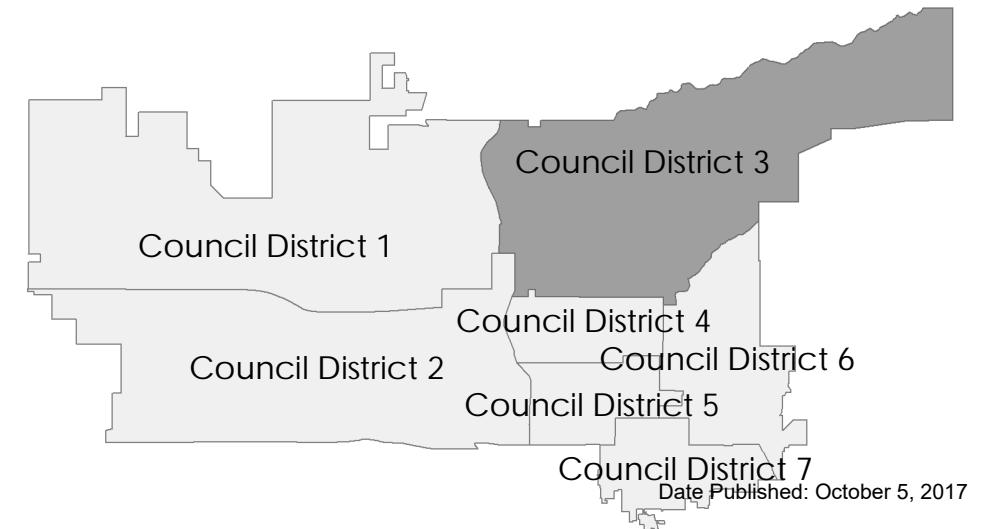


Properties Zoned CN within District 3

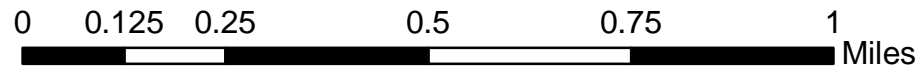


Legend

- CN (Neighborhood Commercial) Zoning District
- District 3 Boundary

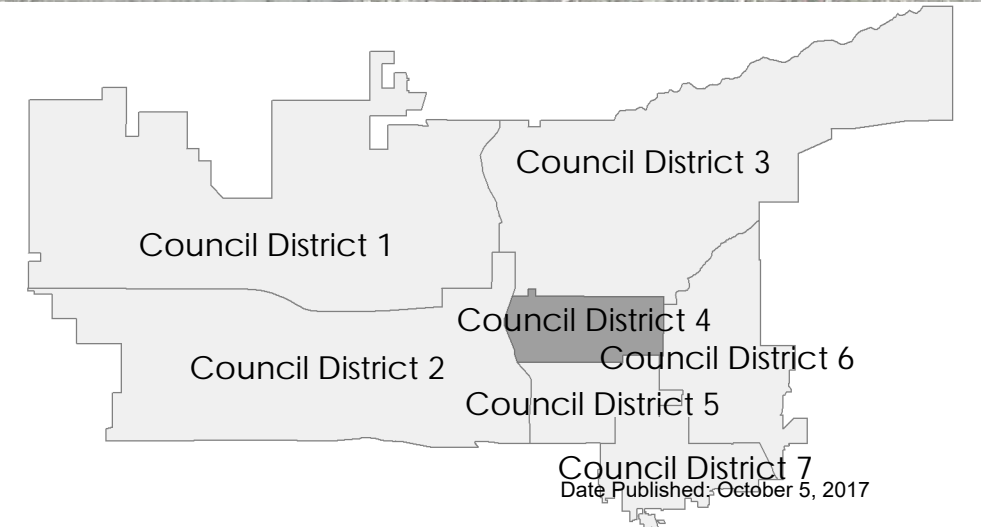


Properties Zoned CN and RB within District 4

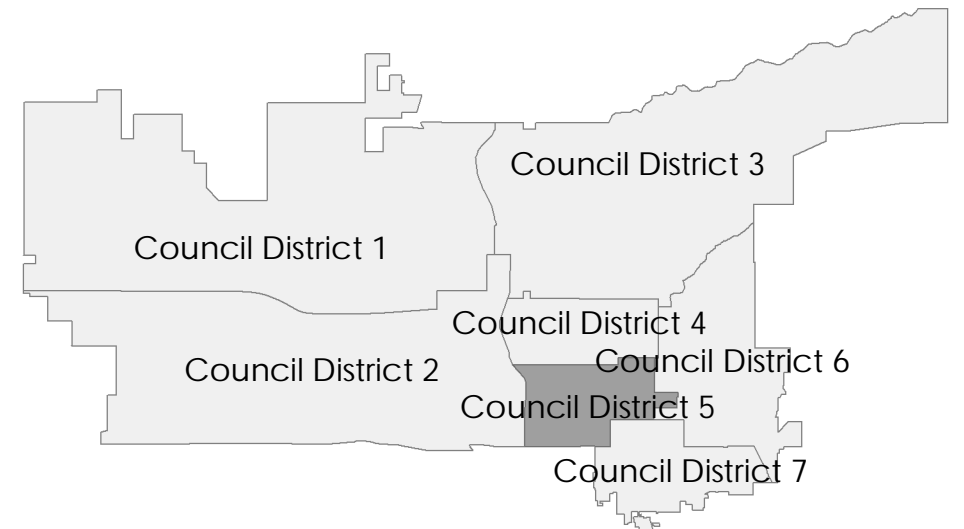
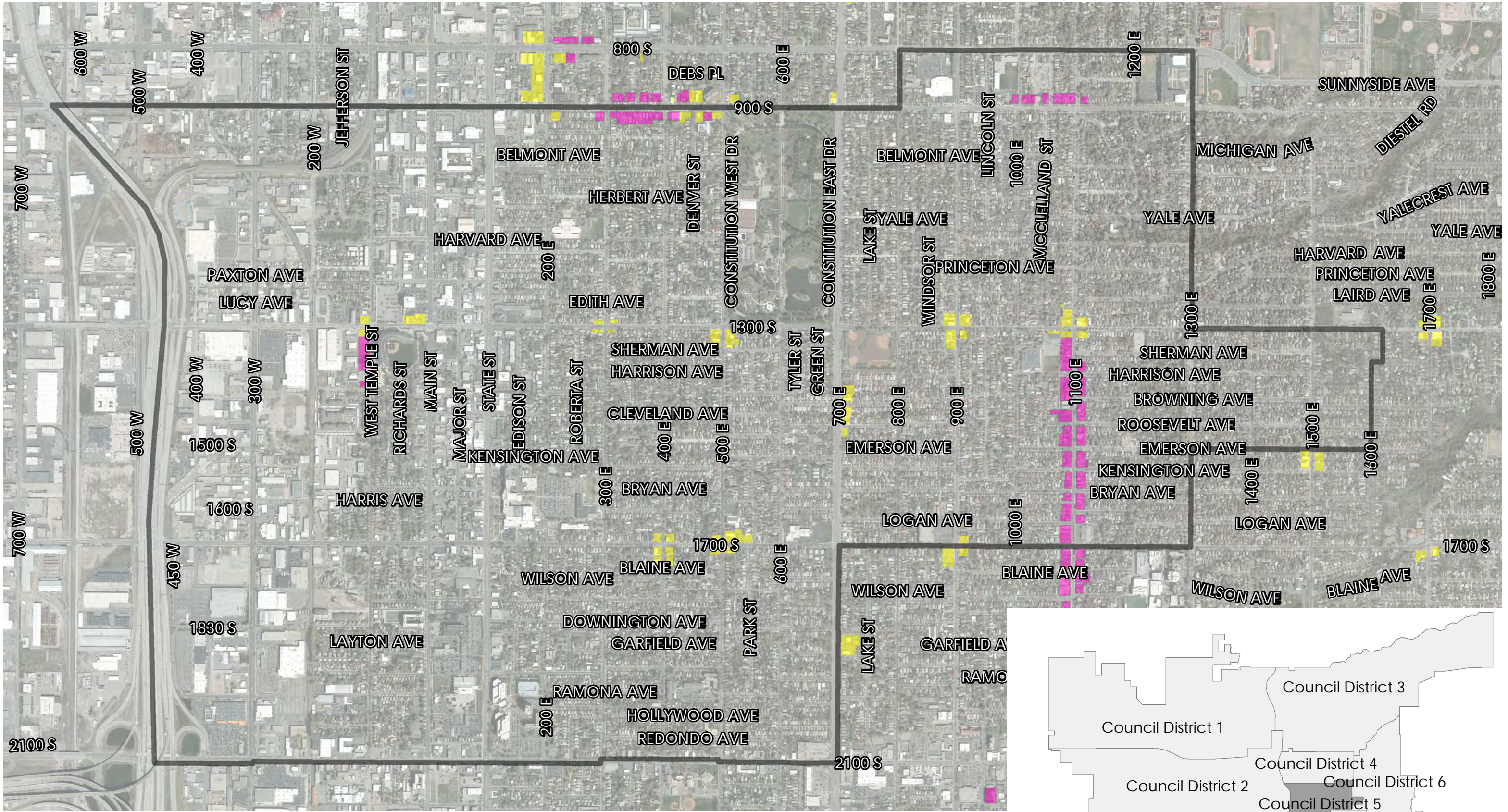


Legend

- RB (Residential Business) Zoning District
- CN (Neighborhood Commercial) Zoning District
- District 4 Boundary

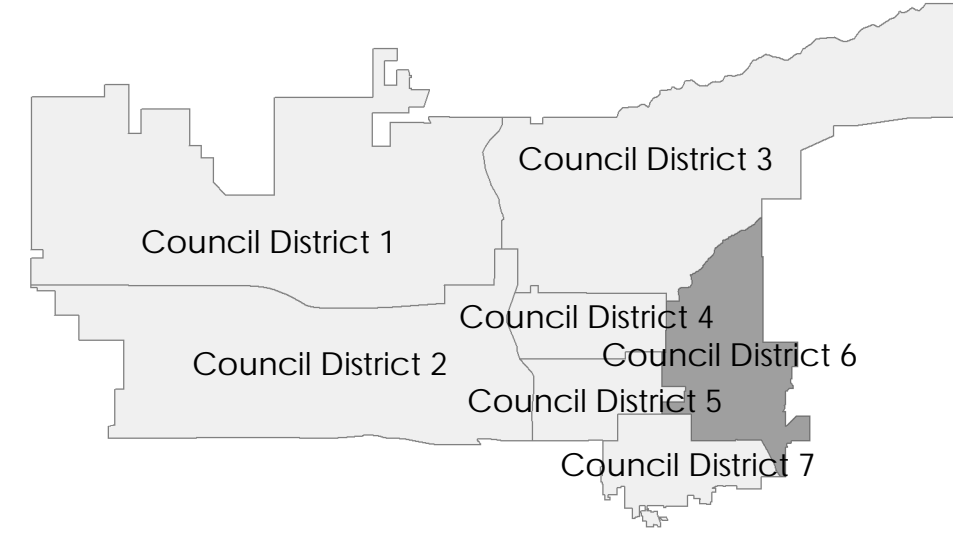
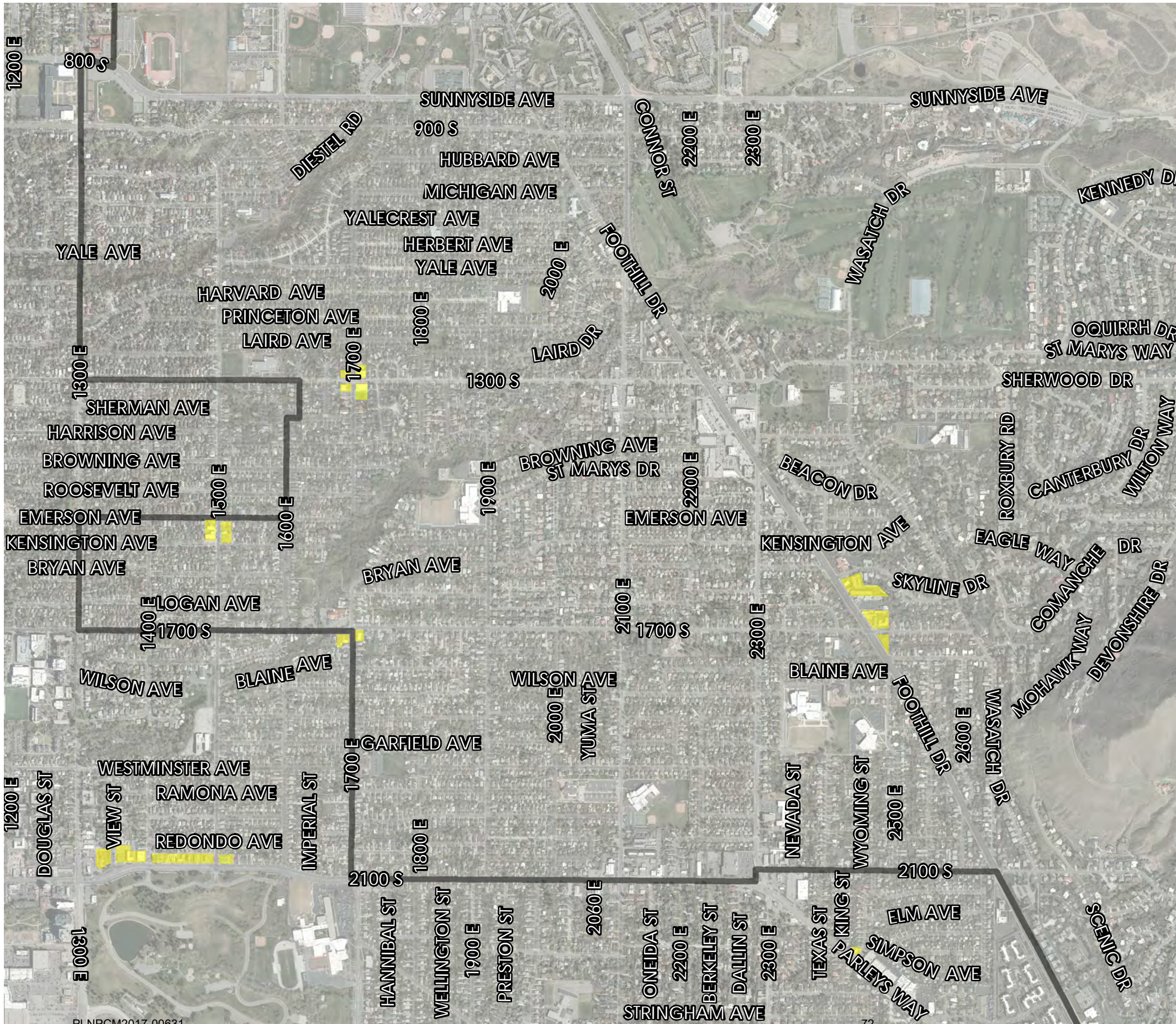


Properties Zoned CN and RB within District 5



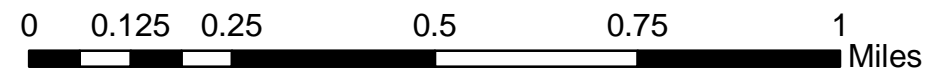
- Legend**
- RB (Residential Business) Zoning District
 - CN (Neighborhood Commercial) Zoning District
 - District 5 Boundary

Properties Zoned CN within District 6

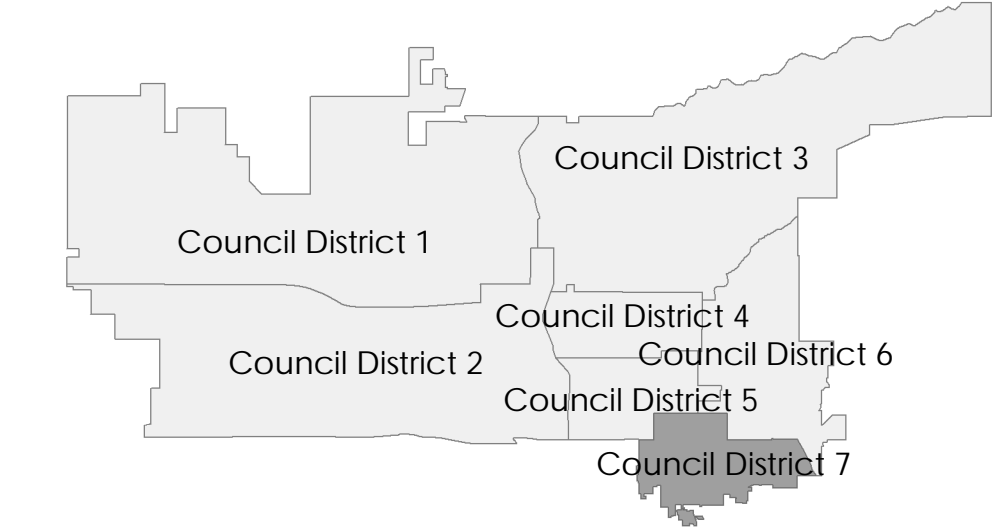
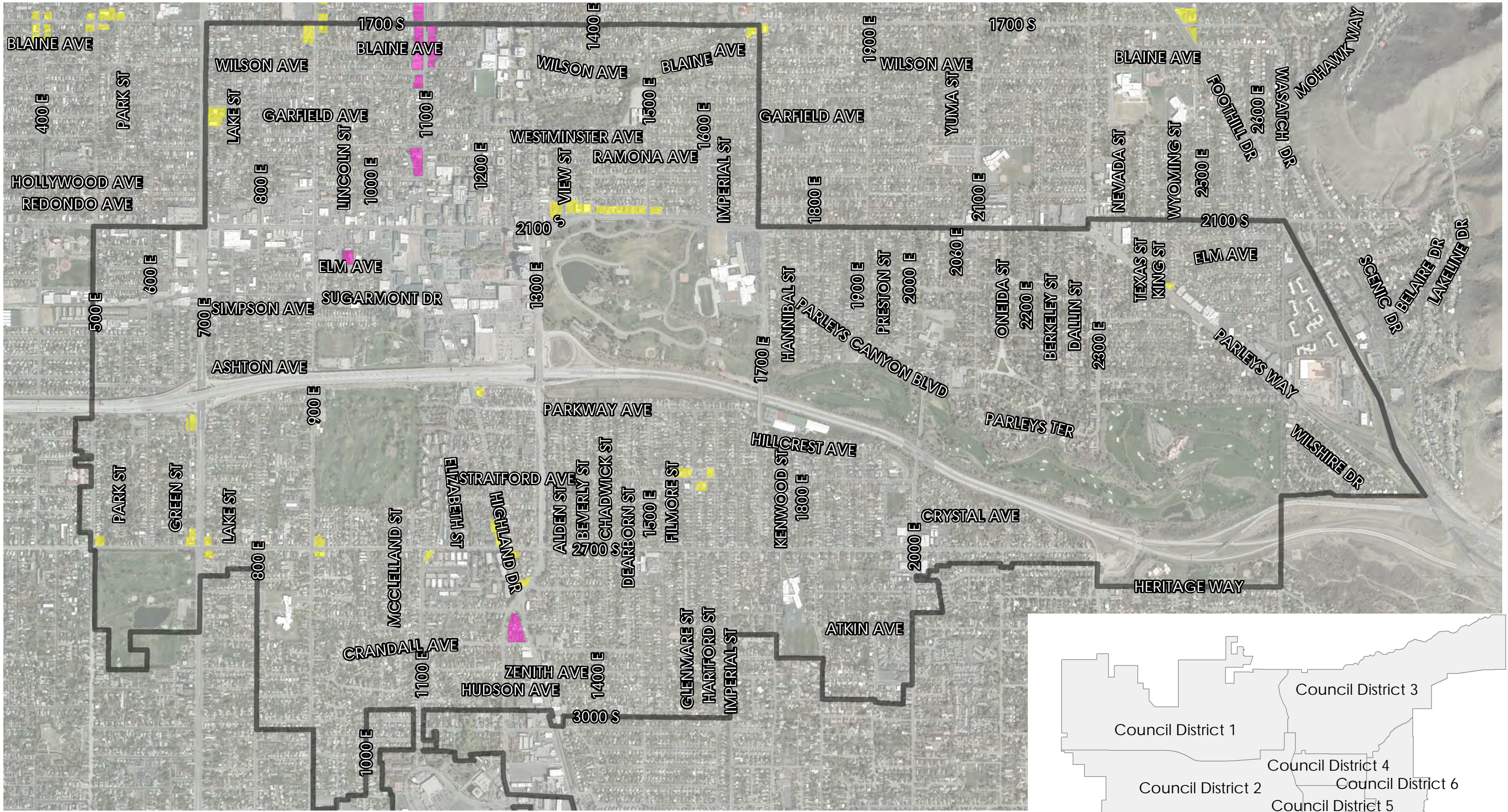


Legend

- CN (Neighborhood Commercial) Zoning District
- District 6 Boundary



Properties Zoned CN and RB within District 7



Legend

- RB (Residential Business) Zoning District
- CN (Neighborhood Commercial) Zoning District
- District 7 Boundary



PLNPCM2017-00631

ATTACHMENT C: ANALYSIS OF STANDARDS

As per section 21A.50.050, 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.

Factor	Finding	Rationale
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	<p>Plan Salt Lake identifies the following initiatives within the Neighborhoods and Economy section of the plan: “Encourage and support local businesses and neighborhood business districts” and “Support the growth of small businesses, entrepreneurship and neighborhood business nodes.” The proposed ordinance would ensure that existing businesses operating as a dining club could continue their businesses which strongly supports local/small businesses, entrepreneurship and neighborhood business districts/nodes.</p> <p>The 1992 Salt Lake City Strategic plan notes an importance of developing business friendly regulatory practices. It is staff’s opinion that the proposed amendments to the alcohol regulations will prevent confusion and will help local businesses, which furthers the goal of creating business-friendly regulatory practices.</p> <p>The proposed changes are consistent with City purposes, goals, and policies.</p>
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Complies	<p>Changing “social club” to “bar establishment”, removing “dining clubs” and allowing for bar establishments (2,500 square feet or less) furthers the following purpose statement of the zoning ordinance: “Foster the city’s industrial, business, and residential development.”</p>

		The proposed changes allows for existing businesses to continue their business operations and reduces confusion and conflicts with state law and in doing so helps foster the City's business development.
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Complies	The proposed text amendment is not associated with any specific overlay zoning district or development project. While some overlay districts regulate land use, most focus on bulk, scale, or building design or the location of buildings on a property. It is not anticipated that the proposed changes will have any impact on any overlay districts.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	<p>The proposed changes improve upon the existing ordinance and corrects potential impacts on businesses that were a result of changes at the state level. The amendments would allow for businesses to continue operating in smaller neighborhood businesses and ensures these type of services can continue to serve their neighborhoods.</p> <p>In addition, updating the language to reflect changes in state law prevents future conflicts and confusion in the zoning ordinance.</p>

ATTACHMENT D: PUBLIC PROCESS AND COMMENTS

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Community Council Notice:

Notices were sent to all recognized community organizations regarding the proposed text changes on August 23, 2017, with an update that was sent on September 7, 2017. Staff provided the organizations with information regarding the proposed changes and the Open House.

Open House:

Because this zoning amendment impacts the entire city and not just a specific community council, an open house was held on September 21, 2017 at the City and County Building. A few individuals showed up at the Open House and two individuals provided comments supporting the proposal.

All recognized community based organizations were notified of the open house.

Planning Commission Notice of the public hearing for the proposal included:

Public hearing notice published in the newspaper on September 30, 2017.

Public notice posted on City and State websites and Planning Division list serve: September 28, 2017.

Notices sent to property owners impacted by the re-zone: September 28, 2017

Public Input:

Two people have provided comments supporting the proposal. No other public comments have been received as of the published date of this report.

Public comments are can be found below.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning Division
Department of Community and
Neighborhoods

Alcohol Regulations

Name: Scott Evans

Address: [REDACTED]

SLC UT Zip Code 84108

E-mail: [REDACTED]

Comments: _____

I support the proposed changes on 21A.36.300.
Thanks!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at tracy.tran@slcgov.com or via mail at the following address: Tracy Tran, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by Oct 4, 2017.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning Division
Department of Community and
Neighborhoods

Alcohol Regulations

Name: Penney Gregersen

Address: [REDACTED]

Zip Code 84105

E-mail: [REDACTED]

Comments: I favor the proposed changes

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at tracy.tran@slcgov.com or via mail at the following address: Tracy Tran, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by Oct 4, 2017.

ATTACHMENT E: DEPARTMENT REVIEW COMMENTS

Input was requested from all pertinent city divisions and departments. The following comments were received from other city divisions/departments with regard to the proposed text amendment:

Building Services/Zoning: Building Services has identified no issues with the proposed amendments.

Economic Development: No comments received.

Engineering: No comment.

Police: No comments received.

Public Utilities: No comments received.

Transportation: Transportation Division has no issues.

Sustainability: No comments received