



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Ben Buckley, Associate Planner, benjamin.buckley@slcgov.com, 801-535-7142
Date: August 23, 2023
Re: PLNPCM2023-00194 – Zoning Terms and Definitions Amendment

Zoning Text Amendment

PROPERTY ADDRESS: Citywide
ZONING DISTRICT: All zoning districts

REQUEST:

Mayor Erin Mendenhall has initiated a petition for a text amendment that would amend Part VI of Title 21A. Part VI includes the terms and definitions that are used throughout Title 21A. The amendment includes the elimination of Chapter 21A.60, List of Terms, and the removal or updating of the definitions found in 21A.62.040. Other amendments have been made throughout Title 21A for clarity and consistency.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the proposal meets the applicable standards of approval and therefore recommends the Planning Commission forward a recommendation to the City Council to approve the proposed text amendment.

ATTACHMENTS:

- A. [ATTACHMENT A: Proposed Text Amendment](#)
- B. [ATTACHMENT B: Zoning Text Amendment Standards](#)
- C. [ATTACHMENT C: Public Process and Comments](#)

PROJECT DESCRIPTION

The proposed text amendment's purpose is to clarify points of confusion within 21A, add consistency to the code, and remove unnecessary language. This amendment is considered a minor amendment as no zoning standards or land uses are changing.

Chapter 21A.60 is a list of the defined terms in the zoning ordinance. What was once intended to help readers of Title 21A to determine which terms are defined has since grown to nearly 760 terms. It has become impractical and burdensome, for both city planners and the public. Each

time a text amendment is proposed that adds or remove a definition to 21A.62.040, an amendment to the listed terms in 21A.60 is also needed, increasing staff time to finalize an ordinance. Because the list is so long, it is rarely used for its intended purpose. Since 21A.60 has become burdensome and unusable at this point, staff is proposing to remove it completely from the Zoning Ordinance.

The changes in 21A.62.040 include eliminating repetition, clarifying, and removing obsolete definitions. Many defined terms are either no longer used or are defined as “See definition of...” The latter is an inefficient way for the city code to be written, sending users on multiple searches of definitions. Other definitions located in 21A.62.040 are simply no longer used within the Zoning Ordinance and therefore are unnecessary. Removing terms that are not used and are not defined makes the code a more efficient and effective document.

Other amendments that are included within this proposal are done to clarify the code and add consistency in the use of terms. Examples include clarifying in specific zones and in the general provisions where building heights are measured from. This was previously found within the height definitions in 21A.62.040. Having an important standard such as the measuring of building height upfront, rather than hidden within the definitions of the Zoning Ordinance, is a more effective way to write the code. Another example of clarifying the zoning ordinance is changing the usage of “adjacent” to “abutting” to be in line with the definitions found in the Webster’s Collegiate Dictionary. With the proposed changes, “abutting” will only apply in situations where properties share a border, whereas adjacent will apply to any “not distant, nearby” conditions. Other minor changes include adding the terms “yard” where only setback is mentioned and “landscape” where buffer is mentioned to be consistent with defined terms, and separating uses in the land use tables that are defined individually.

No zoning standards or land use regulations are impacted by this text amendment.

APPROVAL PROCESS AND COMMISSION AUTHORITY

This proposal is for a text amendment to Title 21A. The Planning Commission may make a recommendation to the City Council on this proposal. According to [21A.50.050](#), City Council has the final legislative authority on this type of proposal. Planning Commission may make modifications to the proposed text amendments, direct staff to make recommendations, or forward a recommendation to City Council.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed text amendment.

NEXT STEPS

The Planning Commission can provide a positive or negative recommendation for the proposal and can request that changes be made to the proposal. The recommendation and any requested changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed changes. If ultimately approved by the City Council, the changes would be incorporated into the City Zoning code.

ATTACHMENT A: Proposed Text Amendment

This proposed ordinance makes the following amendments to Title 21A. Zoning:

- Amends section 21A.18.040.A.2 Graphic information for variance petitions
- Amends section 21A.24.010.G.10 Flag lots in residential districts
- Amends section 21A.24.010.P.8 Special foothills regulations retaining walls
- Amends section 21A.24.010.F Removal of accessory lots
- Amends section 21A.24.050.D to clarify height measurements in R-1/12,000 District
- Amends section 21A.24.060.D to clarify height measurements in R-1/7,000 District
- Amends section 21A.24.070.D to clarify height measurements in R-1/5,000 District
- Amends section 21A.24.080.D to clarify height measurements in SR-1 and SR-1A Districts
- Amends section 21A.24.100.D to clarify height measurements in SR-3 District
- Amends section 21A.24.120.D to clarify location of lots in RMF-30 District
- Amends section 21A.24.120.F.4 to clarify location of attached row houses in RMF-30 District
- Amends section 21A.24.120.F.5 to clarify location of attached sideways row houses in RMF-30 District
- Amends section 21A.24.140.E to clarify multi-family interior side yard standards in RMF-45 District
- Amends section 21A.24.170E.6 to clarify minimum lot area exemptions in R-MU District
- Amends section 21A.26.020.F.4 to clarify landscape buffer yard requirements in CN District
- Amends section 21A.26.025.F.4 to clarify landscape buffer yard requirements in SNB District
- Amends section 21A.26.030.F.4 to clarify landscape buffer yard requirements in CB District
- Amends section 22A.26.040.E.4 to clarify landscape buffer yard requirements in CS District
- Amends section 21A.26.050.D.4 to clarify landscape buffer yards Requirements in CC District
- Amends section 21A.26.060.F.4 to clarify landscape buffer yard requirements in CSHBD Districts
- Amends section 21A.26.060.N to clarify sidewalk width in CSHBD Districts
- Amends section 21A.26.070.D.5 to clarify landscape buffer yard requirements in CG District
- Amends Table 21A.26.078.E.3.b to clarify interior and rear yard standards in TSA Districts
- Amends 21A.26.078.I.e.d(3) to clarify future cross access for developments over five acres in TSA Districts
- Amends 21A.27.020.B.1.e to clarify Row House description in Form Based Districts
- Amends 21A.27.040.A.1.b to clarify zone description for FB-SE Form Based Special Purpose Corridor Edge Subdistrict
- Amends Table 21A.27.040.D to clarify interior side yard and rear yard standards for building forms in FB-SE
- Amends Table 21A.27.050.C.2 to clarify upper level stepback of row houses in FB-UN2 District
- Amends Table 21A.27.050.C.3 to clarify rear yard and upper level stepback standards of Multi-family Residential, Storefront, and Vertical Mixed-use Buildings in FB-UN2 District
- Amends section 21A.28.020.D.6 to clarify additional setback standards in M-1 District
- Amends section 21A.28.020.E.2 to clarify landscape buffer yard requirements in M-1 District
- Amends section 21A.30.030.E.2 to clarify interior side yard requirements in D-2 District
- Amends section 21A.30.030.E.3 to clarify rear yard requirements in D-2 District

- Amends section 21A.30.030.E.4 to clarify buffer yard requirements in D-2 District
- Amends section 21A.30.045.D.2 to clarify interior side yard requirements in D-4 District
- Amends section 21A.30.045.D.3 to clarify rear yard requirements in D-4 District
- Amends section 21A.32.070.D.1 to clarify maximum building height in PL District
- Amends section 21A.32.075.D.1 to clarify maximum height in PL-2 District
- Amends Table 21A.33.020 separates twin home and two-family dwellings in Table of Permitted and Conditional Uses for Residential
- Amends Table 21A.33.035 separates charity dining hall and social service mission in Table of Permitted and Conditional Uses for Transit Station Area Districts
- Amends Table 21A.33.050 separates charity dining hall and social service mission in Table of Permitted and Conditional Uses for Downtown Districts
- Amends Table 21A.33.060 separates charity dining hall and social service mission in Table of Permitted and Conditional Uses in the Gateway District
- Amends Table 21A.33.070 separates twin home and two-family dwellings in Table of Permitted and Conditional Uses for Special Purpose Districts
- Amends section 21A.34.130E.1 to clarify development standards within area A in RCO District
- Amends section 21A.34.140.C.1.b to clarify fencing standards in Northwest Quadrant Overlay District
- Amends section 21A.36.020 to add D. Measuring of Height to Conformance with Lot and Bulk Controls
- Amends table 21A.36.020B to clarify obstructions in required yards
- Amends section 21A.37.050.N to clarify residential structure in RB District standards
- Amends section 21A.37.050.Q to clarify height transitions
- Amends Illustration of Regulation 21A.37.050.Q to clarify subtext of illustration
- Amends section 21A.37.060 to clarify when height transitions are required
- Amends section 21A.38.050.B.2 to clarify yard requirements for structures noncomplying as to height
- Amends section 21A.38.050.F to clarify yard requirements when replacing a portion of a noncomplying principal structure or full replacement of an accessory structure
- Amends section 21A.38.050.G.1 to clarify the demolition of a noncomplying structure
- Amends section 21A.40.050.A.4.a to clarify language related to the location of accessory buildings
- Amends section 21A.40.050.A.5 to clarify distance from principal buildings on adjacent lots
- Amends section 21A.40.060A.3 to clarify language related to the purpose of drive-through regulations
- Amends section 21A.40.065.A to clarify where outdoor dining is allowed
- Amends section 21A.40.100 to clarify language related to the location of mechanical equipment in the side and rear yards
- Amends section 21A.40.120.E.4.a to clarify language related to fences, walls, or hedges in FR, SR, and R-1 zones when next to nonresidential zoning districts
- Amends section 21A.40.120.H.4 to clarify language related to the setback of razor wire in districts without minimum setbacks
- Amends section 21A.40.190.A.1.b to clarify location of small solar energy collection systems
- Amends section 21A.44.060.A.17 to clarify cross-access requirements for abutting uses

- Amends section 21A.44.060.B.1.g to clarify landscape and yard requirements for parking location and design standards in D-1, D-3, D-4, and G-MU districts
- Amends section 21A.44.060.B.2.d to clarify landscape and yard requirements for parking location and design standards in the TSA districts
- Delete section 21A.60 to remove List of Terms
- Amends section 21A.62.040 to remove unused definitions, clarify existing definitions, and add new definitions
- Amends section 21A.62.050.A for consistency
- Amends section 21A.62.050.B for consistency

21A.18.040.A.2: Graphic Information

e. When a variance request involves required yard setbacks or height or grade changes a complete landscape plan shall be provided. Plans shall show landscape design and identify all species and caliper of proposed plants.

21A.24.010.G: Flag Lots In Residential Districts

10. Both the flag lot and any remnant property resulting from the creation of a flag lot (including existing buildings and structures) shall meet the minimum lot area, width, frontage, yard setback, parking and all other applicable zoning requirements of the underlying zoning district;

21A.24.010.P: Special Foothills Regulations

8. Retaining Walls: All cuts and fills in excess of two feet (2') shall be supported by retaining walls if required by the Zoning Administrator. Any stacking of rocks to create a rock wall in excess of a thirty percent (30%) slope, that is intended to retain soil, shall be considered a retaining wall. No retaining wall may exceed four feet (4') in height above the established grade except as provided in subsections P6a, P6b and P6c of this section. In a terrace of retaining walls, each four foot (4') vertical retaining wall must be separated by a minimum of three (3) horizontal feet, and any six foot (6') retaining wall must be separated from any other retaining wall by a minimum of five (5) horizontal feet. The horizontal area between terraced retaining walls shall be landscaped with vegetation. All retaining walls, in excess of four feet (4') in height shall be approved by an engineer licensed by the State, and the engineer's approval shall be consistent with the provisions of a geotechnical report. The Zoning Administrator may require an engineer's approval for retaining walls less than four feet (4') that there are sufficient risk factors, such as slope, soil stability, or proximity to structures on ~~adjacent~~ abutting property.

21A.24.010.F: ~~Accessory Lots~~, Accessory Uses, Building and Structures

F. ~~Accessory Lots~~, Accessory Uses, Buildings And Structures: ~~Accessory lots~~, Accessory uses, buildings and structures are allowed in the residential districts subject to the requirements of this chapter, section 21A.36.020, table 21A.36.020B, and section 21A.36.030 of this title, and the provisions of chapter 21A.40 of this title.

21A.24.050: R-1/12,000: Single-Family Residential District

D: Maximum Building Height:

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:

- a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.
2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').

21A.24.060: R-1/7,000: Single-Family Residential District

D: Maximum Building Height

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.
2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').

21A.24.070: R-1/5,000: Single-Family Residential District

D: Maximum Building Height

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.
2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').

21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT:

D: Maximum Building Height

1. Pitched Roofs: The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:
 - a. SR-1: Twenty eight feet (28') measured to the ridge of the roof, or the average height of other principal buildings on the block face.
 - b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.
2. Flat Roofs: The maximum height of a flat roof building, as measured from the established grade, shall be:
 - a. SR-1: Twenty feet (20').

b. SR-1A: Sixteen feet (16').

E.3.b(2)(B)(iii) Minimum Yard Requirements: Interior Side Yard: Other Uses: Interior Lots:
SR-1A:

(iii) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten feet (10') to a primary structure on an ~~adjacent~~ abutting property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

21A.24.100: SR-3 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT:

D. Maximum Building Height:

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:

- a. Twenty eight feet (28') measured to the ridge of the roof; or
- b. The average height of other principal buildings on the block face.

2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').

21A.24.120: RMF-30 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

D. Lot Width Maximum: The width of a new lot shall not exceed one hundred and ten feet (110'). Where more than one lot is created, the combined lot width of ~~adjacent~~ abutting lots within a new subdivision, including area between lots, shall not exceed one hundred and ten feet (110').

F. RMF-30 Building Types: The permitted building types are described in this subsection. Each building type includes a general description and definition. These definitions in Section 21A.24.120F shall prevail over those in the definitions in Chapter 21A.62 of this title as applied to this section.

4. Row House: A series of attached single-family dwellings that share at least one common wall with an ~~adjacent~~ abutting dwelling unit and where each unit's entry faces a public street. A row house contains a minimum of three (3) and a maximum of six (6) residential dwelling units in order to maintain the scale found within the RMF-30 zoning district. Each unit may be on its own lot, however, each lot must have frontage on a public street unless approved as a planned development.

5. Sideways Row House: A series of attached single-family dwellings that share at least one common wall with an ~~adjacent~~ abutting dwelling unit and where each unit's entry faces a side yard as opposed the front yard. A sideways row house contains a minimum of three (3) and a maximum of six (6) residential dwelling units in order to maintain the scale found within the RMF-30 zoning district. Each unit may be on its own lot.

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

E. Minimum Yard Requirements:

3. Interior Side Yard:

b. Multi-family dwellings: The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an ~~adjacent~~ abutting lot.

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

E. Minimum Yard Requirements:

6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no front, corner side or interior side yards or landscaped ~~setback~~ yards are required; except where interior side yards are provided, they shall not be less than four feet (4').

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT:

F. Minimum Yard Requirements:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.

21A.26.025: SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT:

F. Yard Requirements:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

F. Minimum Yard Requirements:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.

21A.26.040: CS COMMUNITY SHOPPING DISTRICT:

E. Minimum Yard Requirements:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.

21A.26.050: CC CORRIDOR COMMERCIAL DISTRICT:

D. Minimum Yard Requirements:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.

21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1 AND CSHBD2):

F. Minimum Yard Requirements:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.

N. Sidewalk Width: Sidewalks shall be a minimum of ten feet (10') wide. This requirement applies to new principal buildings and to additions that increase the gross building square footage by more than fifty percent (50%). This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent abutting property line. Modifications to this requirement may be approved by the planning director if in compliance with the adopted "Sugar House Circulation and Streetscape Amenities Plan" or its successor. (Ord. 72-21, 2021: Ord. 14-19, 2019: Ord. 23-18, 2018: Ord. 12-17, 2017)

21A.26.070: CG GENERAL COMMERCIAL DISTRICT:

D. Minimum Yard Requirements:

5. Landscape Buffer Yard: All lots abutting residential property shall conform to the landscape buffer yard requirements of chapter 21A.48 of this title.

21A.26.078: TSA TRANSIT STATION AREA DISTRICT:

Table 21A.26.078.E.3.b

SETBACK STANDARDS

Property Frontage	Front/Corner Side Yard Setback	Interior Side Yard	Rear Yard
400 South	Minimum: 10', and at least 50% of the street facing building facade must be built to the minimum	Minimum: None, except a 25' setback is required when adjacent to <u>abutting</u> an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 zoning district. The minimum shall increase 1' for every 1' increase in building height above 25' and is applied to the portion of the building over 25' in height.	
	Maximum setback: 20', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas.		
	In locations where the sidewalk is not a minimum of 10' wide, additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk of 10'.		

	This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not require removal of existing buildings or portions thereof.
North Temple	Minimum: 5', and at least 50% of the street facing building facade must be built to the minimum.
	Maximum: 15', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas

I.2.d Developments Over Five Acres: Application: Internal Circulation:

(3) Future Access to ~~Adjacent~~ Abutting Properties and Rights-Of-Way: All internal drive aisles, sidewalks, and paths shall be extended to property lines to allow for future cross access to ~~adjacent~~ abutting properties when the ~~adjacent~~ abutting property is undeveloped and to rights-of-way.

21A.27.020: FORM BASED DISTRICTS: BUILDING TYPES AND FORMS ESTABLISHED:

B.1 Building Types And Forms: Description:

e. Row House: A series of attached single-family dwellings that share at least one common wall with an ~~adjacent~~ abutting dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.

21A.27.040: FB-SC AND FB-SE FORM BASED SPECIAL PURPOSE CORRIDOR DISTRICT:

A.1 Subdistricts: Named:

b. FB-SE Special Purpose Corridor Edge Subdistrict: The FB-SE Special Purpose Corridor Edge Subdistrict is intended to provide an appropriate transition in building size and scale between existing neighborhoods and the core area. Buildings may be up to four (4) stories in height, with appropriate setbacks when ~~adjacent to~~ abutting lower scale residential neighborhoods. Development regulations are based on building type, with the overall scale, form and orientation as the primary focus.

TABLE 21A.27.040.D

FB-SE BUILDING FORM STANDARDS

<p>Permitted Building Forms Cottage, Row House, Multi-Family And Storefront</p>
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S	Interior side yard	When adjacent to <u>abutting</u> a residential district, a minimum setback of 25% of the lot width, up to 25 ft., is required. Any portion of the building taller than 30 ft. must be stepped back 2 ft. from the required building setback line for every 1 ft. of height over 30 ft. When adjacent to <u>abutting</u> other zoning districts, no minimum setback is required. See illustration below.
R	Rear yard	When adjacent to <u>abutting</u> a residential district, a minimum setback of 25% of the lot width, up to 25 ft., is required. Any portion of the building taller than 30 ft. must be stepped back 2 ft. from the required building setback line for every 1 ft. of height over 30 ft. When adjacent to <u>abutting</u> other zoning districts, no minimum setback is required. See illustration below.

TABLE 21A.27.050.C.2: Row House Building Form Standards:

U	Upper level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 35' or less, the first full floor of the building above 30', measured from finished grade, shall stepback 10' from the building facade along the side or rear yard that is adjacent <u>abutting</u> to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
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TABLE 21A.27.050.C.3: Multi-family Residential, Storefront, and Vertical Mixed-use building form standards:

R	Rear Yard	The rear yard minimum shall be 10', except when rear yard is adjacent to <u>abutting</u> a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a property in a different zoning district shall be counted towards the minimum setback.
U	Upper Level Stepback	When adjacent to <u>abutting</u> a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall stepback 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This

	regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley
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21A.28.020: M-1 LIGHT MANUFACTURING DISTRICT:

D. Minimum Yard Requirements:

6. Additional Setback When ~~Adjacent To~~ Abutting AG-2 And AG-5 Districts: When ~~adjacent to~~ abutting a lot in the AG-2 or AG-5 Zoning District, buildings or portions of buildings, shall be set back one foot (1') beyond the required landscape buffer as required in section 21A.48.080 of this title for every one foot (1') of building height above thirty feet (30').

E. Landscape Yard Requirements:

2. Landscape Buffer Yards: All lots abutting a lot in a residential district shall conform to the landscape buffer yard requirements of chapter 21A.48 of this title.

21A.30.030: D-2 DOWNTOWN SUPPORT DISTRICT:

E. Yard Requirements:

2. Interior Side Yards: No Minimum side yard is required except a minimum of 10' is required when the side yard is ~~adjacent to~~ abutting a zoning district with a maximum permitted height of 35' or less.

3. Rear Yard: No minimum rear yard is required except a minimum of 10' is required when the rear yard is ~~adjacent to~~ abutting a zoning district with a maximum permitted height of 35' or less.

4. Landscape Buffer Yards: Any lot abutting a lot in a residential district shall conform to the landscape buffer yard requirements of Chapter 21A.48 of this title or the above standards, whichever is greater.

21A.30.045: D-4 DOWNTOWN SECONDARY CENTRAL BUSINESS DISTRICT:

D. Yard Requirements:

2. Interior Side Yards: No Minimum side yard is required except a minimum of 10' is required when the side yard is ~~adjacent to~~ abutting a zoning district with a maximum permitted height of 35' or less.

3. Rear Yard: No minimum rear yard is required except a minimum of 10' is required when the rear yard is ~~adjacent to~~ abutting a zoning district with a maximum permitted height of 35' or less.

21A.32.070: PL PUBLIC LANDS DISTRICT:

D. Maximum Building Height:

1. Local government facilities, prison or jail, government offices, arenas, stadiums, fairgrounds and exhibition halls: Seventy five feet (75'); provided, that where ~~adjacent to~~ abutting a zoning district allowing greater height, the height standard of the ~~adjacent~~ abutting district shall apply.

21A.32.075: PL-2 PUBLIC LANDS DISTRICT:

D. Maximum Building Height:

1. Local government facilities, government offices, arenas, stadiums, and exhibition halls: Seventy five feet (75') provided, that where ~~adjacent to~~ abutting a zoning district allowing greater height, the height standard of the ~~adjacent~~ abutting district shall apply. A modification to the maximum building height provisions of this section may be granted only through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title, and subject to compliance with the applicable master plan.

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	RM F-30	<u>R</u> M F-35	RM F-45	RM F-75	RB	R-M U-35	R-M U-45	R-MU	RO
Dwelling, twin home and two-family							P		P	P2	P	P			P	P	P	P	P
Dwelling, two-family							<u>P</u>		<u>P</u>	<u>P2</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

21A.33.035: TABLE OF PERMITTED AND CONDITIONAL USES FOR TRANSIT STATION AREA DISTRICTS:

Use	Permitted And Conditional Uses By District							
	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transiti on	Core	Transiti on	Core	Transiti on	Core	Transiti on
Charity dining hall	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Social service mission and charity dining hall	C	C	C	C	P	P	P	P

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>Charity dining hall</u>		<u>C</u>	<u>C</u>	
Social service mission and charity dining hall		C	C	

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

Use	G-MU
<u>Charity dining hall</u>	<u>C</u>
Social service mission and charity dining hall	C

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

Use	Permitted And Conditional Uses By District																
	RP	BP	FP	AG	AG- 2	AG- 5	AG-2 0	OS	NO S	A	PL	PL-2	I	UI	MH	EI	MU
Twin home and two-family																	P
<u>Two-family</u>																	<u>P</u>

21A.34.130: RCO RIPARIAN CORRIDOR OVERLAY DISTRICT:

E.1 Use And Development Standards: Area A: Development within area A shall conform to the standards set forth in this subsection.

a. Developed Lot In A Residential District: On a developed lot in a residential district, no new ~~construction~~ development shall occur closer than twenty five feet (25') to the annual high water level, except as permitted by this subsection.

b. Allowed Minor Ground Disturbing Activities: The following activities shall be allowed in a residential district within area A if heavy equipment is not used and as provided by a riparian protection permit:

(1) New ~~construction~~ development or maintenance of access stairs, landscape walls; and/or paths between vertical levels within area A and no more than one per level in terraced areas;

21A.34.140: NORTHWEST QUADRANT OVERLAY DISTRICT:

C.1.b Northwest Quadrant Eco-Industrial Buffer Area: In addition to the requirements listed in subsection B of this section, properties located within the Northwest Quadrant Eco- Industrial Buffer Area are subject to the following requirements:

b. Fencing: When ~~adjacent to~~ abutting the Northwest Quadrant Natural Area or the western City boundary, a see through fence that is at least fifty percent (50%) open with a minimum height of six feet (6') shall be erected along the property line to protect the Natural Area from development impacts and trespass.

21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:

D. Measuring of Height: Unless otherwise stated in the zoning district, height shall be measured from finished grade.

TABLE 21A.36.020B: OBSTRUCTIONS IN REQUIRED YARDS:

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR Districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent <u>abutting</u> lot		X ³	X

21A.37.050: DESIGN STANDARDS DEFINED:

N: Residential ~~Character~~ Structures in RB District:

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for ~~retail or office~~ non-residential use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Signs shall conform with special sign regulations of Chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

Q. Height Transitions: This measurement is applied to control the size and shape of the building envelope or portion thereof for such purposes as promoting transition in scale between buildings of different height, protecting access to sunlight, and/or limiting shadow and overlook on neighboring properties. A transition may be achieved by relating a building's form to those that surround it through the following way. An angular plane of 45°, measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas. The transition is required when development is ~~directly adjacent to~~ abutting a zone with a height maximum of 35' or less or ~~adjacent to~~ abutting a local historic landmark site. These standards do not apply when a right of way separates the buildings.

ILLUSTRATION OF REGULATION 21A.37.050.Q

Illustration of Regulation 21A.37.050.Q Height Transitions	
<p>The diagram shows a tall, multi-story building on the left and a smaller, two-story house on the right. A dashed line, labeled 'Angular Plane', starts from the top corner of the taller building and extends downwards to the roofline of the shorter building. A right-angle symbol is shown at the top of the dashed line, and another right-angle symbol is shown at the base of the dashed line where it meets the shorter building's roofline. The angle between the dashed line and the ground is labeled '45 degree'. A circled number '1' is located in the upper right corner of the diagram area.</p>	
1	<p>An angular plane of 45°, measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas. The transition is required when development is adjacent to <u>abutting</u> a zone with a height maximum of 35' or less or adjacent to a local historic landmark site.</p>

Table 21A.37.060

B. Commercial Districts:

Height transitions: angular plane for adjacent buildings abutting zone districts (21A.37.050.Q)																	
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D. Downtown Districts:

Height transitions: angular plane for adjacent abutting zone districts (21A.37.050.Q)		X	X	X													
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E. Gateway Districts:

Height transitions: angular plane for adjacent abutting zone districts (21A.37.050.Q)	X																
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F. Special Purpose Districts:

Height transitions: angular plane for adjacent abutting zone districts (21A.37.050.Q)																		
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G. Form-Based Districts:

Height transitions: angular plane for adjacent abutting zone districts (21A.37.050.Q)																	
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

21A.38.050: NONCOMPLYING STRUCTURES:

B. Enlargement: A noncomplying structure may be enlarged if such enlargement and its location comply with the standards of the zoning district in which it is located or as provided in this section.

2. Noncomplying as to Height: A principal structure that exceeds the maximum height of the underlying zoning district may be expanded at the existing height of the building provided the setbacks required yards of the underlying zoning district are complied with.

F. The replacement or reconstruction of any existing noncomplying portion of a principal structure or full replacement of a noncomplying accessory structure is permitted provided the replacement is in the same location or in a location that reduces the degree of noncompliance and is of substantially the same dimension. Enlarging a full replacement of a noncomplying accessory structure is permitted provided the enlarged section complies with all ~~setback~~-required yards, height, maximum square feet, and lot or yard coverage requirements.

G. Deterioration, Damage Or Destruction Of Noncomplying Structure: Restoration of a deteriorated, damaged or destroyed noncomplying structure shall be subject to the following:

1. If a noncomplying structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable as determined by the building official and is not repaired or restored within one year after written notice to the property owner that the structure is uninhabitable, the noncomplying structure status will be lost and requires either ~~complete~~ demolition or compliance with the standards of the zoning district in which the structure is located.

21A.40.050: GENERAL YARD, BULK AND HEIGHT LIMITATIONS:

A. Location of Accessory Buildings ~~in Required Yards~~:

4. Rear Yards: Location of accessory buildings in a rear yard shall be as follows:

a. In residential districts, no accessory building shall be closer than one foot to a side or rear lot line except when sharing a common wall with an accessory building on an ~~adjacent~~ abutting lot. In nonresidential districts, buildings may be built to side or rear lot lines in rear yards, provided the building complies with all applicable requirements of the adopted building code.

5. ~~Accessory or Principal Lot~~ Distance from principal buildings on adjacent lots: No portion of an accessory building ~~on either an accessory or principal lot may~~ shall be built closer than ten feet (10') to any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district; excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants.

21A.40.060: DRIVE-THROUGH FACILITY REGULATIONS:

A. Purpose:

3. Reduce conflicts between queued vehicles and traffic on ~~adjacent~~ abutting streets.

21A.40.065: OUTDOOR DINING:

"Outdoor dining", as defined in chapter 21A.62 of this title, shall be allowed in any zoning district where restaurant ~~and~~ or retail uses are allowed and for any nonconforming food serving land use subject to the provisions of this section:

A. Where allowed:

3. Within a required side yard provided: the outdoor dining is setback a minimum of ten feet (10') when ~~adjacent to~~ abutting a residential zoning district that does not permit restaurants or retail uses. Properties separated by an alley are not considered ~~adjacent~~ abutting for the purpose of this section.

4. Within a required rear yard provided the outdoor dining is setback a minimum of ten feet (10') when ~~adjacent to~~ abutting a residential zoning district that does not permit restaurants or retail uses. Properties separated by an alley are not considered ~~adjacent~~ abutting for the purpose of this section.

5. Within a public right of way or an ~~adjacent~~ abutting public property subject to all applicable lease agreements, applicable regulations, and the outdoor dining design guidelines.

21A.40.100: LOCATION OF MECHANICAL EQUIPMENT:

B. Side Yards: setback at least four feet (4') from a side property line. If the equipment is adjacent to a driveway, parking stall, or accessory structure on an ~~adjacent~~ abutting parcel, the setback may be reduced to two feet (2').

C. Rear Yards: setback at least four feet (4') from a rear property line. If the equipment is adjacent to a driveway, parking stall, or accessory structure on an ~~adjacent~~ abutting parcel, the setback may be reduced to two feet (2').

21A.40.120: REGULATION OF FENCES, WALLS AND HEDGES:

E. Height Restrictions and Gates:

a. ~~Adjacent to~~ When abutting Nonresidential Zoning Districts. Fences, walls, or hedges in the FR, SR, and R-1 zoning districts shall not exceed six (6) feet in height in the side or rear yard except where they abut a Commercial, Downtown, Manufacturing, or Special Purpose Zoning District. The maximum height shall be eight (8) feet. This exception does not apply to fences, walls, or hedges in the corner side yard or front yard, and only applies where the lot abuts the nonresidential district.

H. Razor Wire Fences: Razor wire fencing is allowed as a permitted use in the M-1, M-2 and EI zoning districts and to secure critical infrastructure structures and sites located in any other zoning district subject to the following requirements. Critical infrastructure includes sites that are necessary to protect the facility or site for the purpose of public health and safety.

4. All razor wire shall be setback a minimum of three feet (3') from public property in zoning districts that do not have a minimum ~~required~~ yard setback.

21A.40.190: SMALL SOLAR ENERGY COLLECTION SYSTEMS:

A.1. Standards: Setbacks, Location, And Height:

b. A small solar energy collection system may be located on a principal or accessory structure, including legal principal or accessory structures located less than the required minimum yard setback for the zoning districts.

21A.44.060: PARKING LOCATION AND DESIGN:

A. Generally:

17. Cross-Access between ~~Adjacent~~ Abutting Uses: The transportation director may require that access to one or more lots be through shared access points or cross-access through ~~adjacent~~

abutting parcels when the transportation director determines that individual access to abutting parcels or limited distance between access points will create traffic safety hazards due to traffic levels on adjacent streets or nearby intersections. Such a determination shall be consistent with requirements of state law regarding property access from public streets. Required cross-access agreements shall be recorded with the Salt Lake County Recorder's Office.

B. Zone Specific Location and Design Standards:

1. D-1, D-3, D-4, and G-MU Zoning Districts: The following regulations shall apply to surface or above-ground parking facilities. No special design and setback restrictions shall apply to below-ground parking facilities.

g. Landscape Requirements: Surface parking lots, where allowed shall have a minimum landscaped ~~setback~~ yard of fifteen feet (15') and shall meet interior parking lot landscaping requirements as outlined in Chapter 21A.48, "Landscaping and Buffers".

2. TSA Transit Station Area District: New uses and development or redevelopment within the TSA Transit Station Area District shall comply with the following standards.

d. Off street parking for police services are exempt from landscape yard ~~setback~~ dimensions when off street parking is necessary for a police substation located in an existing building. This exemption permits parking for emergency vehicles when the landscape yard ~~setback~~ also fulfills any requirement for open space area on the property. The extent of the exemption shall be the minimum necessary to accommodate the necessary parking. If the police substation use vacates the space, the landscaping that was removed, if any, shall be restored in a manner that complies with the applicable regulations in place at the time the use ceases.

~~21A.60 LIST OF TERMS~~

~~21A.60.010: Purpose~~

~~21A.60.020: List Of Defined Terms~~

~~21A.60.010: PURPOSE~~

~~This chapter is provided as a convenience to the reader for use in determining which terms are defined in [chapter 21A.62](#) of this title. Where noted, references are made to other chapters of this title which contain defined terms. (Ord. 26-95 § 2(30-1), 1995)~~

~~21A.60.020: LIST OF DEFINED TERMS~~

~~A frame sign. See [chapter 21A.46](#) of this title.~~

~~Abutting.~~

~~Access taper.~~

~~Accessory building or structure.~~

~~Accessory lot.~~

~~Accessory structure.~~

~~Accessory use.~~

~~Accessory use (on accessory lot).~~

~~Adaptive reuse of a landmark building.~~

~~Administrative decision.~~

~~Agricultural use.~~

~~Air circulation system. See section [21A.34.040](#) of this title.~~

~~Airport. See also section [21A.34.040](#) of this title.~~

~~Airport elevation. See section [21A.34.040](#) of this title.~~

~~Airport hazard. See section [21A.34.040](#) of this title.~~

~~Airport master plan. See section [21A.34.040](#) of this title.~~

~~Airport reference point. See section [21A.34.040](#) of this title.~~

~~Alcohol, bar establishment.~~

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

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

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

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

~~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, distillery.~~

~~Alcohol, liquor store.~~

~~Alcohol related 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.~~

~~Alley.~~

~~Alteration.~~

~~Alteration, sign. See [chapter 21A.46](#) of this title.~~

~~Alternative parking property.~~

~~Ambulance service.~~

~~Ambulance service (indoor).~~

~~Ambulance service (outdoor).~~

~~Amphitheater, formal.~~

~~Amphitheater, informal.~~

~~Amusement park.~~

~~Ancillary mechanical equipment.~~

~~Animal, cremation service.~~

~~Animal, kennel.~~

~~Animal, kennel on lots of five acres or larger.~~

~~Animal, pet cemetery.~~

~~Animal, pound.~~

~~Animal, raising of furbearing animals.~~

~~Animal rendering.~~

~~Animal, stable (private).~~

~~Animal, stable (public).~~

~~Animal, stockyard.~~

~~Animal, veterinary office.~~

~~Animated sign. See [chapter 21A.46](#) of this title.~~

~~Antenna.~~

~~Antenna, communication tower.~~

~~Antenna, communication tower, exceeding the maximum building height in the zone. See~~

~~Antenna, communication tower.~~

~~Antenna, low power radio service.~~

~~Antenna, low power radio service—monopole with antennas and antenna support structures greater than two feet in width.~~

~~Antenna, low power radio service—monopole with antennas and antenna support structures less than two feet in width.~~

Antenna, roof mounted.

Antenna, satellite dish.

Antenna, stealth.

Antenna, TV.

Antenna, wall mounted.

Antenna, whip.

Apartment.

Appeals Hearing Officer.

Aquatic resource.

Arcade.

Architecturally incompatible.

Art gallery.

Artificial turf.

Artisan food production.

Artists' loft/studio.

Auction (indoor).

Auction (outdoor).

Auditorium.

Automatic amusement device.

Automobile.

Awning. See [chapter 21A.46](#) of this title.

Awning sign. See [chapter 21A.46](#) of this title.

BMP.

Backflow preventer.

Backlit awning sign. See [chapter 21A.46](#) of this title.

Bakery, commercial.

Balloon. See [chapter 21A.46](#) of this title.

Banner, public event. See [chapter 21A.46](#) of this title.

Banner, secured. See [chapter 21A.46](#) of this title.

Banner, unsecured. See [chapter 21A.46](#) of this title.

Base zoning district.

Basement.

Bed and breakfast.

Bed and breakfast inn.

Bed and breakfast manor.

Bench sign. See [chapter 21A.46](#) of this title.

Best Management Practice (BMP) (applies only to [chapter 21A.48](#) of this title).

Billboard. See subsection [21A.46.160B](#) of this title.

Billboard bank. See subsection [21A.46.160B](#) of this title.

Billboard credit. See subsection [21A.46.160B](#) of this title.

Billboard (outdoor advertising sign). See [chapter 21A.46](#) of this title.

Billboard owner. See subsection [21A.46.160B](#) of this title.

Biodetention.

Blacksmith shop.

Block.

Block corner.

Block face.

Blood donation center.

Boarding house.

Botanical garden.

Bottling plant.

Brewery.

Buffer yard.

Buildable area.

Building.

Building, accessory.

Building connection.

Building coverage.

Building face. See [chapter 21A.46](#) of this title.

Building, front line of.

Building height in the FR-1, FR-2, FR-3, FP, R-1/5,000, R-1/7,000, R-1/12,000, R-2, SR-1 and SR-3 Districts.

~~Building height—outside FR, FP, R-1, R-2 and SR Districts.~~

~~Building line.~~

~~Building materials distribution.~~

~~Building official.~~

~~Building or house numbers sign. See [chapter 21A.46](#) of this title.~~

~~Building plaque sign. See [chapter 21A.46](#) of this title.~~

~~Building, principal.~~

~~Building, public.~~

~~Building security sign. See [chapter 21A.46](#) of this title.~~

~~Building sign. See [chapter 21A.46](#) of this title.~~

~~Bulk.~~

~~Bulk material storage.~~

~~Bus line station/terminal.~~

~~Bus line yard and repair facility.~~

~~Business.~~

~~Business, mobile.~~

~~Business park.~~

~~Caliper. See subsection [21A.48.135D](#) of this title.~~

~~Canopy. See [chapter 21A.46](#) of this title.~~

~~Canopy, drive-through. See [chapter 21A.46](#) of this title.~~

~~Canopy, drive-through, sign. See [chapter 21A.46](#) of this title.~~

~~Canopy sign. See [chapter 21A.46](#) of this title.~~

~~Car pool.~~

~~Car wash.~~

~~Car wash as accessory use to gas station or convenience store that sells gas.~~

~~Carpet cleaning.~~

~~Carport.~~

~~Cemetery.~~

~~Certificate of appropriateness.~~

~~Certificate of occupancy.~~

~~Certificate, zoning.~~

~~Change of use.~~

~~Character Conservation District feasibility study.~~

~~Character defining features.~~

~~Charity dining hall.~~

~~Check cashing/payday loan business.~~

~~Chemical manufacturing and storage.~~

~~City Council.~~

~~City Forester.~~

~~Clearance (of a sign). See [chapter 21A.46](#) of this title.~~

~~Clinic (medical/dental).~~

~~Cold frame.~~

~~Commercial Districts.~~

~~Commercial food preparation.~~

~~Commercial service establishment.~~

~~Commercial vehicle.~~

~~Commercial video arcade.~~

~~Common areas, space and facilities.~~

~~Communication tower.~~

~~Community correctional facility.~~

~~Community correctional facility, large.~~

~~Community correctional facility, small.~~

~~Community garden.~~

~~Community recreation center.~~

~~Compatibility.~~

~~Compatible design.~~

~~Compatible land use.~~

~~Complete demolition.~~

~~Composting.~~

~~Concept development plan.~~

~~Concrete and/or asphalt manufacturing.~~

~~Conditional use.~~

Condominium—condominium project and condominium unit.

Condominium Ownership Act of 1975. See title 20, [chapter 20.56](#) of this Code.

Condominium Ownership Act of 1975 or Act.

Condominium unit.

Consensus.

Construction period.

Construction sign. See [chapter 21A.46](#) of this title.

Contractor's yard/office.

Convent/monastery.

Convention center.

Conversion.

Corner building.

Corner lot.

Corner side yard.

Crematorium.

Critical root zone.

dbh. See subsection 21A.48.135D of this title.

Daycare.

Daycare center, adult.

Daycare center, child.

Daycare, nonregistered home.

Daycare, registered home daycare or preschool.

Decibel.

Dental laboratory/research facility.

Design capacity.

Design review.

Development.

Development entry sign. See [chapter 21A.46](#) of this title.

Development pattern.

Diameter at breast height. See subsection 21A.48.135D of this title.

Directional or informational sign (private). See [chapter 21A.46](#) of this title.

~~Directory sign. See [chapter 21A.46](#) of this title.~~

~~Disabled.~~

~~District plan and design standards.~~

~~Dormer.~~

~~Drive-through facility.~~

~~Drop-forge industry.~~

~~Dwell time. See subsection 21A.46.160B of this title.~~

~~Dwelling.~~

~~Dwelling, accessory guest and servants' quarters.~~

~~Dwelling, accessory unit.~~

~~Dwelling, assisted living facility (large).~~

~~Dwelling, assisted living facility (limited capacity).~~

~~Dwelling, assisted living facility (small).~~

~~Dwelling, fraternity, sorority.~~

~~Dwelling, group home (large).~~

~~Dwelling, group home (small).~~

~~Dwelling, group home (small), when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage. See~~

~~Dwelling, group home (small).~~

~~Dwelling, living quarters for caretaker or security guard.~~

~~Dwelling, living quarters for caretaker or security guard, limited to uses on lots one acre in size or larger and accessory to a principal use allowed by the zoning district. See Dwelling, living quarters for caretaker or security guard.~~

~~Dwelling, manufactured home.~~

~~Dwelling, mobile home.~~

~~Dwelling, modular home.~~

~~Dwelling, multi-family.~~

~~Dwelling, residential support (large).~~

~~Dwelling, residential support (small).~~

~~Dwelling, rooming (boarding) house.~~

~~Dwelling, single-family.~~

~~Dwelling, single-family attached.~~

~~Dwelling, twin home and two family.~~

~~Dwelling, two family.~~

~~Dwelling unit.~~

~~ET or ETo.~~

~~ETAF.~~

~~Ecological restoration project.~~

~~Electronic billboard. See subsection [21A.46.160B](#) of this title.~~

~~Electronic changeable copy sign. See [chapter 21A.46](#) of this title.~~

~~Electronic sign. See subsection [21A.46.160B](#) of this title.~~

~~Eleemosynary facility.~~

~~Elevation area.~~

~~Elevation area, first floor.~~

~~Emergency medical service facility.~~

~~End of life care.~~

~~Equipment rental (indoor and/or outdoor).~~

~~Equipment rental, sales, and service, heavy.~~

~~Evapotranspiration (ET) rate.~~

~~Evergreen.~~

~~Excess dwelling units.~~

~~Exhibition hall.~~

~~Existing billboard. See subsection [21A.46.160B](#) of this title.~~

~~Existing/established subdivision.~~

~~Explosive manufacturing and storage.~~

~~Externally illuminated sign. See [chapter 21A.46](#) of this title.~~

~~Extractive industry.~~

~~FAA. See section [21A.34.040](#) of this title.~~

~~Fairground.~~

~~Family.~~

~~Farmers' market.~~

~~Fee schedule.~~

~~Fence.~~

Fence, electric security.

Fence, opaque or solid.

Fence, open.

Financial institution.

Financial institution, with drive-through facility.

Fixed dimensional standards.

Flag, corporate. See [chapter 21A.46](#) of this title.

Flag lot.

Flag, official. See [chapter 21A.46](#) of this title.

Flag, pennant. See [chapter 21A.46](#) of this title.

Flammable liquids or gases, heating fuel distribution and storage.

Flat sign. See [chapter 21A.46](#) of this title.

Flea market (indoor).

Flea market (outdoor).

Floor.

Floor area, gross.

Floor area, usable.

Food processing.

Foot-candle. See subsection 21A.46.160B of this title.

Freestanding sign. See [chapter 21A.46](#) of this title.

Front yard. See Yard, front.

Fuel center.

Fugitive dust.

Funeral home or mortuary.

Garage.

Garage, attached.

Garage/yard sale sign. See [chapter 21A.46](#) of this title.

Gas price sign. See [chapter 21A.46](#) of this title.

Gas pump sign. See [chapter 21A.46](#) of this title.

Gas station.

Gateway. See subsection 21A.46.160B of this title.

General Plan.

Golf course.

Government facility requiring special design features for security purposes.

Government office.

Government sign. See [chapter 21A.46](#) of this title.

Governmental facility.

Grade, established.

Grade, finished.

Grade, natural.

Grain elevator.

Greenhouse.

Gross floor area.

Ground cover.

Guest.

Hard surfaced.

Hazardous waste processing or storage.

Health and fitness facility.

Health hazard.

Heavy manufacturing.

Height. See section [21A.34.040](#) of this title.

Height, exterior wall.

Height (of a sign). See [chapter 21A.46](#) of this title.

Height, sign face. See [chapter 21A.46](#) of this title.

Heliport.

Heliport, accessory. See Heliport.

Historic buildings or sites.

Historic Landmark Commission.

Historic site.

Historical marker. See [chapter 21A.46](#) of this title.

Home occupation.

Homeless resource center.

Homeless shelter.

Hoop house.

Hospice.

Hospital, including accessory lodging facility.

Hotel/motel.

House museum in landmark site.

Hunting club, duck.

Hydrozones.

Illegal sign. See [chapter 21A.46](#) of this title.

Illuminance. See subsection 21A.46.160B of this title.

Impact mitigation report.

Impact statement.

Impervious surface.

Impound lot.

Incinerator, medical waste/hazardous waste.

Incompatible use. See section [21A.34.040](#) of this title.

Industrial assembly.

Infill.

Inland port.

Inland port land use application.

Inland port use.

Institution.

Interior side yard.

Interior sign. See [chapter 21A.46](#) of this title.

Intermodal transit passenger hub.

Internally illuminated sign. See [chapter 21A.46](#) of this title.

Interpretation.

Interpretation, use.

Irrigation audit.

Jail.

Jewelry fabrication.

Kiosk. See [chapter 21A.46](#) of this title.

Laboratory, medical, dental, optical.

Laboratory, testing.

Land use.

Land Use Appeal Authority.

Land use applicant.

Land use application.

Land Use Authority.

Land use type (similar land use type).

Landfill.

Landfill, commercial.

Landfill, construction debris.

Landfill, end use plan.

Landfill, Municipal.

Landmark site.

Landscape area.

Landscape BMPs manual.

Landscape buffer.

Landscape plan.

Landscape yard.

Landscaping.

Lattice tower.

Laundry, commercial.

Legal conforming.

Letter sign. See [chapter 21A.46](#) of this title.

Library.

Light manufacturing.

Limousine service.

Limousine service (large).

Limousine service (small).

Locally grown.

Lodging house.

Logo. See [chapter 21A.46](#) of this title.

Lot.

Lot area.

Lot area, net.

Lot assemblage.

Lot, corner.

Lot depth.

Lot, flag.

Lot, interior.

Lot line, corner side.

Lot line, front.

Lot line, interior side.

Lot line, rear.

Lot width.

Low impact development.

Low volume irrigation.

Major streets.

Manufactured home.

Manufactured/mobile home sales and service.

Manufacturing, heavy.

Manufacturing, light.

Marquee. See [chapter 21A.46](#) of this title.

Marquee sign. See [chapter 21A.46](#) of this title.

Master plan.

Maximum extent practicable. See subsection 21A.48.135D of this title.

Meeting hall of membership organization.

Memorial sign. See [chapter 21A.46](#) of this title.

Mid block area.

Mixed use development.

Mobile food business.

Mobile food court.

Mobile food trailer.

Mobile food truck.

Monument sign. See [chapter 21A.46](#) of this title.

Motel/hotel.

Motion. See subsection [21A.46.160B](#) of this title.

Muleh.

Municipal service uses, including City utility uses and police and fire stations.

Museum.

Nameplate sign. See [chapter 21A.46](#) of this title.

Natural open space.

Natural resource.

Neighborhood identification sign. See [chapter 21A.46](#) of this title.

Neon public parking sign. See [chapter 21A.46](#) of this title.

New billboard. See subsection [21A.46.160B](#) of this title.

New construction.

New development sign. See [chapter 21A.46](#) of this title.

Nonecomplying lot.

Nonecomplying structure.

Nonconforming billboard. See subsection [21A.46.160B](#) of this title.

Nonconforming sign. See [chapter 21A.46](#) of this title.

Nonconforming use. See also section [21A.34.040](#) of this title.

Nonconformity.

Nonprecision instrument runway. See section [21A.34.040](#) of this title.

Nursing care facility.

Oasis.

Obstruction.

Off premises sign. See [chapter 21A.46](#) of this title.

Off site.

Off street parking.

Office.

~~Office, accessory use supporting an institutional use.~~
~~Office and/or reception center in landmark site.~~
~~Office, excluding medical and dental clinic and office.~~
~~Office, publishing company.~~
~~Office, research related.~~
~~Office, single practitioner medical, dental, and health.~~
~~On premises sign. See [chapter 21A.46](#) of this title.~~
~~Open air mall. See [chapter 21A.46](#) of this title.~~
~~Open space.~~
~~Open space area.~~
~~Open space on lots less than four acres in size.~~
~~Outdoor advertising sign. See [chapter 21A.46](#) of this title.~~
~~Outdoor dining.~~
~~Outdoor television monitor.~~
~~Overlay district.~~
~~Overspray.~~
~~Owner occupant.~~
~~Package delivery facility.~~
~~Paint manufacturing.~~
~~Parcel.~~
~~Park.~~
~~Park and ride lot.~~
~~Park banner sign. See [chapter 21A.46](#) of this title.~~
~~Park strip.~~
~~Park strip landscaping.~~
~~Parking, commercial.~~
~~Parking facility, shared.~~
~~Parking garage.~~
~~Parking garage, automated.~~
~~Parking, intensified reuse.~~
~~Parking, leased.~~

~~Parking, leased—alternative parking.~~

~~Parking lot.~~

~~Parking, off site.~~

~~Parking, shared.~~

~~Parking space.~~

~~Parking study.~~

~~Parking study—alternative parking.~~

~~Parking, tandem.~~

~~Parking, unbundled.~~

~~Patio.~~

~~Pedestrian connection.~~

~~Perennial.~~

~~Performance standards.~~

~~Performing arts production facility.~~

~~Person. See also section [21A.34.040](#) of this title.~~

~~Persons with disabilities.~~

~~Philanthropic use.~~

~~Pitched roof.~~

~~Place of worship.~~

~~Place of worship on lot less than four acres in size.~~

~~Planned development.~~

~~Planning Commission.~~

~~Planning director.~~

~~Planting season.~~

~~Plaza.~~

~~Pole sign. See [chapter 21A.46](#) of this title.~~

~~Political sign. See [chapter 21A.46](#) of this title.~~

~~Portable sign. See [chapter 21A.46](#) of this title.~~

~~Poultry farm or processing plant.~~

~~Precision instrument runway. See section [21A.34.040](#) of this title.~~

~~Premises. See [chapter 21A.46](#) of this title.~~

Prepared food, takeout.

Primary entrance.

Primary surface. See section [21A.34.040](#) of this title.

Printing plant.

Projecting building sign. See [chapter 21A.46](#) of this title.

Projecting business storefront sign. See [chapter 21A.46](#) of this title.

Projecting parking entry sign. See [chapter 21A.46](#) of this title.

Public safety sign. See [chapter 21A.46](#) of this title.

Public transportation, employer sponsored.

Quality of life.

Radio, television station.

Railroad, freight terminal facility.

Railroad, passenger station.

Railroad, repair shop.

Rainwater harvesting.

Real estate sign. See [chapter 21A.46](#) of this title.

Rear yard.

Reception center.

Record of survey map.

Recreation (indoor).

Recreation (outdoor).

Recreation vehicle park.

Recreational (playground) equipment.

Recycling collection station.

Recycling container.

Recycling processing center (indoor).

Recycling processing center (outdoor).

Refinery, petroleum products.

Relocatable office building.

Research and development facility.

Research facility, medical.

~~Research facility, medical/dental.~~

~~Residential Districts.~~

~~Residential structure.~~

~~Restaurant.~~

~~Restaurant, with drive through facility.~~

~~Restaurant, with or without drive through facility.~~

~~Retail goods establishment.~~

~~Retail goods establishment, plant and garden shop with outdoor retail sales area.~~

~~Retail goods establishment, with drive through facility.~~

~~Retail goods establishment, with or without drive through facility.~~

~~Retail, sales and service accessory use when located within a principal building.~~

~~Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees.~~

~~Retail service establishment.~~

~~Retail service establishment, electronic repair shop.~~

~~Retail service establishment, furniture repair shop.~~

~~Retail service establishment, upholstery shop.~~

~~Retail service establishment, with drive through facility.~~

~~Retaining wall.~~

~~Reuse water.~~

~~Reverse vending machine.~~

~~Rock, sand and gravel storage and distribution.~~

~~Roof sign. See [chapter 21A.46](#) of this title.~~

~~Runway. See section [21A.34.040](#) of this title.~~

~~Sales and display (outdoor).~~

~~Salt Lake City landscape BMPs for water resource efficiency and protection.~~

~~Salt Lake City plant list and hydrozone schedule.~~

~~School, college or university.~~

~~School, K–12 private.~~

~~School, K–12 public.~~

~~School, medical/nursing.~~

School, music conservatory.

School, professional and vocational.

School, professional and vocational (with outdoor activities).

School, professional and vocational (without outdoor activities).

School, seminary and religious institute.

Schools, public or private.

Seasonal farm stand.

Seasonal item sales.

Setback.

Sexually oriented business.

Shade tree.

Shared housing.

Shopping center.

Shopping center identification sign. See [chapter 21A.46](#) of this title.

Shopping center pad site.

Side yard.

Sight distance triangle.

Sign. See [chapter 21A.46](#) of this title.

Sign face. See [chapter 21A.46](#) of this title.

Sign face area. See [chapter 21A.46](#) of this title.

Sign graphics. See [chapter 21A.46](#) of this title.

Sign maintenance. See [chapter 21A.46](#) of this title.

Sign master plan agreement. See [chapter 21A.46](#) of this title.

Sign painting/fabrication.

Sign painting/fabrication (indoor).

Sign structure or support. See [chapter 21A.46](#) of this title.

Single family dwelling.

Site development permit.

Site plan.

Sketch plan review.

Slaughterhouse.

~~Sleeping room.~~

~~Sludge.~~

~~Small brewery.~~

~~Smoke or smoking.~~

~~Snipe sign. See [chapter 21A.46](#) of this title.~~

~~Snow cone and shaved ice hut.~~

~~Social service mission.~~

~~Social service mission and charity dining hall.~~

~~Soil amendment.~~

~~Solar array.~~

~~Solar energy collection system, small.~~

~~Sound attenuation. See section [21A.34.040](#) of this title.~~

~~Special event sign. See [chapter 21A.46](#) of this title.~~

~~Special gateway. See subsection [21A.46.160B](#) of this title.~~

~~Special purpose districts.~~

~~Specimen tree. See subsection [21A.48.135D](#) of this title.~~

~~Spot zoning.~~

~~Stabilizing.~~

~~Stable.~~

~~Stadium. See also [chapter 21A.46](#) of this title.~~

~~Storage, accessory (outdoor).~~

~~Storage and display (outdoor).~~

~~Storage (outdoor).~~

~~Storage, public (outdoor).~~

~~Storage, self.~~

~~Store, convenience.~~

~~Store, conventional department.~~

~~Store, fashion-oriented department.~~

~~Store, mass merchandising.~~

~~Store, pawnshop.~~

~~Store, specialty.~~

Store, specialty fashion department.

Store, superstore and hypermarket.

Store, warehouse club.

Storefront. See [chapter 21A.46](#) of this title.

Stormwater curb cut.

Story (floor).

Story, half.

Street.

Street frontage.

Street tree.

Street trees.

Streetscape.

Structural alteration.

Structural soil.

Structure. See also section [21A.34.040](#) of this title.

Structure, accessory.

Studio, art.

Studio, motion picture.

Subdivision.

TV antenna.

Taxicab facility.

Temporarily irrigated area.

Temporary embellishment. See subsection [21A.46.160B](#) of this title.

Temporary sign. See [chapter 21A.46](#) of this title.

Temporary use.

Theater, live performance.

Theater, live performance or movie.

Theater, movie.

Tier 2 water target.

Tire distribution retail/wholesale.

Transportation terminal, including bus, rail and trucking.

Treasured landscape.

Tree. See section [21A.34.040](#) of this title.

Tree protection fencing. See subsection [21A.48.135D](#) of this title.

Tree protection zone. See subsection [21A.48.135D](#) of this title.

Trellis.

Truck freight terminal.

Truck stop.

Trucking, repair, storage, etc., associated with extractive industries.

Turf.

Twirl time. See subsection [21A.46.160B](#) of this title.

Two-family dwelling.

Undevelopable area.

Unique residential population.

Unit.

Unit legalization, implied permit.

Unit legalization permit.

Unit legalization, substantial compliance with Life and Safety Codes.

Urban agriculture.

Urban farm.

Use, principal.

Use, unique nonresidential.

Used or occupied.

Utility, building or structure.

Utility, electric generation facility.

Utility runway. See section [21A.34.040](#) of this title.

Utility, sewage treatment plant.

Utility, solid waste transfer station.

Utility, transmission wire, line, pipe or pole.

Vacant lot.

Vanpool.

Vanpool, employer sponsored.

Variance.

Vegetation.

Vehicle.

Vehicle, auction.

Vehicle, automobile and truck repair.

Vehicle, automobile and truck sales and rental (including large truck).

Vehicle, automobile part sales.

Vehicle, automobile rental agency.

Vehicle, automobile repair, major.

Vehicle, automobile repair, minor.

Vehicle, automobile sales/rental and service.

Vehicle, automobile sales/rental and service (indoor).

Vehicle, automobile salvage and recycling (indoor).

Vehicle, automobile salvage and recycling (outdoor).

Vehicle, boat/recreational vehicle sales and service.

Vehicle, boat/recreational vehicle sales and service (indoor).

Vehicle, electric.

Vehicle, recreational.

Vehicle, recreational vehicle (RV) sales and service.

Vehicle, truck repair (large).

Vehicle, truck sales and rental (large).

Vehicular sign. See [chapter 21A.46](#) of this title.

Vending cart.

Vending machine sign. See [chapter 21A.46](#) of this title.

Vertical clearance.

Vintage sign. See [chapter 21A.46](#) of this title.

Visible. See [chapter 21A.46](#) of this title.

Visual runway. See section [21A.34.040](#) of this title.

Wall sign. See [chapter 21A.46](#) of this title.

Warehouse.

Warehouse, accessory.

~~Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate).~~
~~Water body/waterway.~~
~~Water budget.~~
~~Water feature.~~
~~Welding shop.~~
~~Wholesale distribution.~~
~~Wind energy system, large.~~
~~Wind energy system, small.~~
~~Window sign. See [chapter 21A.46](#) of this title.~~
~~Wireless telecommunications facility.~~
~~Woodworking mill.~~
~~Yard.~~
~~Yard, corner side.~~
~~Yard, front.~~
~~Yard, interior side.~~
~~Yard, rear.~~
~~Yard, side.~~
~~Zoning Administrator.~~
~~Zoning districts.~~
~~Zoning lot.~~
~~Zoning map.~~
~~Zoological park. (Ord. 67-22, 2022; Ord. 66-22, 2022; Ord. 69-21, 2021; Ord. 67-21, 2021; Ord. 64-21, 2021; Ord. 51-20, 2020; Ord. 14-19, 2019; Ord. 13-19, 2019; Ord. 69-18, 2018; Ord. 45-18, 2018; Ord. 23-18, 2018; Ord. 60-17, 2017; Ord. 48-17, 2017; Ord. 47-17, 2017; Ord. 16-16, 2016; Ord. 70-15, 2015; Ord. 67-15, 2015; Ord. 64-15, 2015; Ord. 26-15, 2015; Ord. 65-14, 2014; Ord. 13-14, 2014; Ord. 66-13, 2013)~~

21A.62.040: DEFINITIONS OF TERMS:

~~ABUTTING: Adjacent or e~~Contiguous including property separated by an alley, a private right of way or a utility strip.

~~ACCESS TAPER: The transitional portion of a drive access that connects a driveway to a parking pad located within a side yard.~~

~~ACCESSORY LOT: A lot adjoining a principal lot under a single ownership.~~

~~ACCESSORY STRUCTURE: See definition of Accessory Building Or Structure.~~

~~ACCESSORY USE (ON ACCESSORY LOT): See definitions of accessory use and accessory lot.~~

~~ADA: Americans with Disabilities Act and all other applicable federal and state laws related to persons with disabilities.~~

~~ALCOHOL, BAR ESTABLISHMENT (INDOOR): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BAR ESTABLISHMENT (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BAR ESTABLISHMENT (OUTDOOR): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BAR ESTABLISHMENT (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BREWPUB (INDOOR): See definition of alcohol, brewpub.~~

~~ALCOHOL, BREWPUB (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, brewpub.~~

~~ALCOHOL, BREWPUB (OUTDOOR): See definition of alcohol, brewpub.~~

~~ALCOHOL, BREWPUB (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, brewpub.~~

~~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.~~

~~ALTERNATIVE PARKING PROPERTY: The property for which an alternative parking requirement is proposed; The amount of parking provided below the minimum required parking or greater than the maximum allowed pursuant to Section 21A.44.050 of this title.~~

~~AMBULANCE SERVICE (INDOOR): See definition of ambulance service.~~

~~AMBULANCE SERVICE (OUTDOOR): See definition of ambulance service.~~

~~ANCILLARY MECHANICAL EQUIPMENT: Supplemental equipment, attached or detached, including, but not limited to, equipment for the provision of services for heat, ventilation, air conditioning, electricity, plumbing, telephone and television.~~

~~ANIMAL, KENNEL ON LOTS OF FIVE ACRES OR LARGER: See definition of animal, kennel.~~

~~ANTENNA, COMMUNICATION TOWER: Any system of wires, poles, rods, reflecting disks, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building. A tower structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission. A communication tower does not include "ham" radio transmission antenna.~~

~~ANTENNA, COMMUNICATION TOWER, EXCEEDING THE MAXIMUM BUILDING HEIGHT IN THE ZONE: See definition of antenna, communication tower.~~

~~ANTENNA, LOW POWER RADIO SERVICE— MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES GREATER THAN TWO FEET IN WIDTH: "Low power radio service antenna—monopole with antennas and antenna support structures greater than two feet in width" means a self-supporting monopole tower on which antennas and antenna support structures exceeding two feet (2') in width are placed. The antenna and antenna support structures may not exceed thirteen feet (13') in width or eight feet (8') in height.~~

~~ANTENNA, LOW POWER RADIO SERVICE— MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES LESS THAN TWO FEET IN WIDTH: A monopole with antennas and antenna support structures not exceeding two feet (2') in width. Antennas and antenna support structures may not exceed ten feet (10') in height.~~

~~APARTMENT: See definition of dwelling, multi-family.~~

~~ARCHITECTURALLY INCOMPATIBLE: Buildings or structures which are incongruous with adjacent and nearby development due to dissimilarities in style, materials, proportions, size, shape and/or other architectural or site design features.~~

~~AUTOMATIC AMUSEMENT DEVICE: Any machine, apparatus or device which, upon the insertion of a coin, token or similar object, operates or may be operated as a game or contest of skill or amusement and for the play of which a fee is charged, or a device similar to any such machine, apparatus or device which has been manufactured, altered or modified so that operation is controlled without the insertion of a coin, token or similar object. The term does not include coin-operated televisions, ride machines designed primarily for the amusement of children, or vending machines not incorporating features of gambling or skill.~~

~~BOARDING HOUSE: See definition of Dwelling, Rooming (Boarding) House.~~

~~BUFFER YARD: See definition of Landscape Buffer.~~

~~BUILDING, ACCESSORY: See definition of Accessory Building Or Structure.~~

~~BUILDING, PUBLIC: "Public building" means a building owned and operated, or owned and intended to be operated by a public agency of the United States of America or the State of Utah, or any of its subdivisions.~~

~~BULK MATERIAL STORAGE: Storage of materials that are loose, unwrapped, non-parceled, or unbundled materials stored outside.~~

~~CAR WASH AS ACCESSORY USE TO GAS STATION OR CONVENIENCE STORE THAT SELLS GAS: See definition of car wash.~~

~~CARPET CLEANING: A facility or mobile facility used for the cleaning of carpets or rugs.~~

~~CHARITY DINING HALL: A sit down dining facility operated by a nonprofit organization to serve food feed, without charge, the needy and the homeless.~~

~~COMMERCIAL SERVICE ESTABLISHMENT: A building, property, or activity, of which the principal use or purpose is the provision of services for the installation and repair, on or off site, of equipment and facilities that support principal and accessory uses to commercial and consumer users. Commercial service establishment shall not include any use or other type of establishment which is otherwise listed specifically in the table of permitted and conditional uses found in chapter 21A.33 of this title.~~

~~COMMERCIAL VEHICLE: A vehicle associated with a business that exceeds one (1) ton capacity. This includes but is not limited to buses, dump trucks, stake body trucks, step vans, tow trucks and tractor trailers. Taxis and limousines shall also be considered commercial vehicles.~~

~~COMMERCIAL VIDEO ARCADE: A principal use that contains ten (10) or more automatic amusement devices.~~

~~COMPATIBILITY: Capability of existing together in harmony.~~

~~COMPATIBLE DESIGN: The visual relationship between adjacent and nearby buildings and the immediate streetscape, in terms of a consistency of materials, colors, building elements, building mass, and other constructed elements of the urban environment, is such that abrupt or severe differences are avoided.~~

~~CONCEPT DEVELOPMENT PLAN: A conceptual plan submitted for review and comment in order to obtain guidance from the City regarding how City requirements would apply to a proposed planned development.~~

~~CONDOMINIUM – CONDOMINIUM PROJECT AND CONDOMINIUM UNIT: Property or portions thereof conforming to the definitions set forth in section 57-8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20.56 of this Code.)~~

~~CONDOMINIUM UNIT: See definition of condominium – condominium project and condominium unit.~~

~~CONSENSUS: General agreement characterized by the absence of sustained and substantial opposition to issues by the concerned interests and by a process that involves seeking to take into account the views of all parties concerned and to reconcile any conflicting arguments. Consensus does not imply unanimity.~~

~~CONSTRUCTION PERIOD: The time period between when the building permit is obtained and the certificate of occupancy is issued.~~

~~CORNER LOT: See definition of lot, corner.~~

~~CORNER SIDE YARD: See definition of yard, corner side.~~

~~COMPLETE DEMOLITION: Any act or process that destroys or removes seventy five percent (75%) or more of the exterior walls and/or total floor area of a structure, improvement or object.~~

~~DISABLED: See definition of persons with disabilities.~~

~~DWELLING, GROUP HOME (SMALL), WHEN LOCATED ABOVE OR BELOW FIRST STORY OFFICE, RETAIL, OR COMMERCIAL USE, OR ON THE FIRST STORY WHERE THE UNIT IS NOT LOCATED ADJACENT TO STREET FRONTAGE: See definition of dwelling, group home (small).~~

~~DWELLING, LIVING QUARTERS FOR CARETAKER OR SECURITY GUARD, LIMITED TO USES ON LOTS ONE ACRE IN SIZE OR LARGER AND ACCESSORY TO A PRINCIPAL USE ALLOWED BY THE ZONING DISTRICT: See definition of dwelling, living quarters for caretaker or security guard.~~

DWELLING, MANUFACTURED HOME: A dwelling transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation. A manufactured home dwelling shall be connected to all utilities required for permanent dwellings and shall be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974. A manufactured home dwelling is a type of manufactured home that is considered a single-family dwelling for the purposes of this title. (See definition of dwelling, mobile home.) ~~A modular home is a type of manufactured home that is a dwelling transported in one or more sections that is fixed to a permanent site built foundation and connected to all utilities required for a permanent dwelling. The dwelling shall have a minimum roof pitch of three to twelve (3:12) and the nongable roof ends shall have a minimum overhang of twelve inches (12"). The dwelling shall also meet all Uniform Building Code regulations and have a minimum width of twenty feet (20'). A "modular home dwelling" is a type of manufactured home that is considered a single-family dwelling for the purposes of this title.~~

~~DWELLING, MODULAR HOME: See definition of dwelling, manufactured home.~~

~~DWELLING, TWIN HOME AND TWO-FAMILY: A building containing one dwelling separated from one other dwelling by a vertical party wall. Such a dwelling shall be located on its own individual lot.~~

~~DWELLING UNIT: See definition of dwelling.~~

~~ET OR ETo: See definition of evapotranspiration (ET) rate.~~

~~ETAF: Evapotranspiration adjustment factor. See definition of evapotranspiration (ET) rate.~~

~~ELEVATION AREA, FIRST FLOOR: The elevation area or portion thereof (in square feet) of the first or ground floor (story) of one side of a building.~~

~~END OF LIFE CARE: Care given to the terminally ill which includes medical, palliative, psychosocial, spiritual, bereavement and supportive care, and treatment.~~

~~EQUIPMENT RENTAL, SALES, AND SERVICE, HEAVY: A type of use involving the rental of equipment, including heavy construction vehicles and equipment, in which all operations are not contained within fully enclosed buildings.~~

~~EXISTING/ESTABLISHED SUBDIVISION: Any subdivision for which a plat has been approved by the City and recorded prior to the effective date hereof.~~

~~FINANCIAL INSTITUTION, WITH DRIVE THROUGH FACILITY: See definitions of Financial Institution and Drive Through Facility.~~

~~FLOOR: See definition of Story (Floor).~~

~~FRONT YARD: See definition of yard, front.~~

~~FUEL CENTER: A subordinate building site located on the same site as a principal building/use for the sale and dispensing of motor fuels or other petroleum products and the sale of convenience retail.~~

~~GROSS FLOOR AREA: See definition of floor area, gross.~~

~~HEALTH HAZARD: A classification of a chemical for which there is statistically significant evidence based on a generally accepted study conducted in accordance with established scientific principles that acute or chronic health effects may occur in exposed persons. The term "health hazard" includes chemicals which are carcinogens, toxic or highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, neurotoxins, agents which act on the hematopoietic system, and agents which damage the lungs, skin, eyes or mucous membranes.~~

~~HEIGHT, BUILDING - IN THE FR, FP, R-1, R-2, AND SR DISTRICTS MEASURED FROM ESTABLISHED GRADE: The vertical distance between the top of the roof and established grade at any given point of building coverage (see Illustration A in section 21A.62.050 of this chapter).~~

~~HEIGHT, BUILDING - OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS MEASURED FROM FINISHED GRADE: The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof (see illustration Illustration B in section 21A.62.050 of this chapter).~~

~~HELIPORT, ACCESSORY: See definition of heliport.~~

~~HOMELESS SHELTER: See the definition of Homeless Resource Center.~~

~~HOSPICE: A program of care for the terminally ill and their families which occurs in a home or in a health care facility and which provides medical, palliative, psychological, spiritual, and supportive care and treatment.~~

~~IMPACT MITIGATION REPORT PLAN: A report provided by an inland port land use applicant that identifies all potential detrimental impacts that may be produced by an inland port use. The impact mitigation report includes the topics required in section 21A.34.150 of this title and any other information deemed necessary by the Planning Director for the Planning Commission to evaluate the detrimental impacts identified in chapter 21A.54 of this title.~~

~~IMPACT STATEMENT: A statement containing an analysis of a project's potential impact on the environment, traffic, aesthetics, schools, and/or Municipal costs and revenues, as well as comments on how the development fits into the General Plan of Salt Lake City.~~

~~INTERIOR SIDE YARD: See definition of yard, interior side.~~

~~IRRIGATION AUDIT: An in depth evaluation of the performance of an irrigation system that includes, but is not limited to, an on site inspection, system tune up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.~~

~~LAND USE AUTHORITY: The entity identified by this title to decide a land use application.~~

~~LANDFILL, COMMERCIAL: "Commercial landfill" means a commercial landfill which receives any nonhazardous solid waste for disposal. A commercial landfill does not include a landfill that is solely~~

~~under contract with a local government within the State to dispose of nonhazardous solid waste generated within the boundaries of the local government.~~

~~LANDFILL, CONSTRUCTION DEBRIS: "Construction debris landfill" means a landfill that is to receive only construction/demolition waste, yard waste, inert waste or dead animals, but excluding inert demolition waste used as fill material.~~

~~LANDFILL, MUNICIPAL: "Municipal landfill" means a Municipal landfill or a commercial landfill solely under contract with a local government taking Municipal waste generated within the boundaries of the local government.~~

~~LODGING HOUSE: A residential structure that provides lodging with or without meals, is available for monthly occupancy only, and which makes no provision for cooking in any of the rooms occupied by paying guests.~~

~~LOT ASSEMBLAGE: Acquisition of two (2) or more contiguous lots by the same owner(s) that may or may not be consolidated into a single parcel.~~

~~LOT, FLAG: See definition of Flag Lot.~~

~~LOW VOLUME IRRIGATION: The application of irrigation water at low pressure through a system of tubing or lateral lines and low volume emitters such as drip, drip lines, microemitters, in line tubing, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.~~

~~MAJOR STREETS: Those streets identified as major streets on city map 19372.~~

~~MANUFACTURED HOME: See definition of Dwelling, Manufactured Home.~~

~~MANUFACTURING, HEAVY: See definition of Heavy Manufacturing.~~

~~MANUFACTURING, LIGHT: See definition of Light Manufacturing.~~

~~NEW CONSTRUCTION: On site erection, fabrication or installation of any a principal building, structure, facility or addition thereto.~~

~~OASIS: A component of a landscape that requires a high, or comparatively higher volume of water to be sustained; includes water features.~~

~~OFFICE, ACCESSORY USE SUPPORTING AN INSTITUTIONAL USE: See definition of office.~~

~~OFFICE, EXCLUDING MEDICAL AND DENTAL CLINIC AND OFFICE: See definition of office.~~

~~OFFICE, RESEARCH RELATED: See definition of office.~~

~~OPEN SPACE ON LOTS LESS THAN FOUR ACRES IN SIZE: See definition of open space area.~~

~~OWNER OCCUPANT: See section 21A.40.200 of this title.~~

~~PARKING, INTENSIFIED REUSE: "Intensified reuse parking" means the change of the use of a building or structure, the past or present use of which may or may not be legally nonconforming as to parking, to a use which would require a greater number of parking stalls available on site which would~~

otherwise be required pursuant to section ~~21A.44.040~~ of this title. Intensified parking reuse shall not include residential uses in Residential Zoning Districts other than single room occupancy residential uses and unique residential populations.

~~PARKING, LEASED: "Leased parking" means the lease, for a period of not less than five (5) years, of parking spaces not required for any other use and located within five hundred feet (500') measured between a public entrance to the alternative parking property place of pedestrian egress from the leased parking along the shortest public pedestrian or vehicle way, except that in the downtown D-1 district the distance to the leased parking may be up to one thousand two hundred feet (1,200') measured between a public entrance to the alternative parking property and a place of pedestrian egress from the leased parking along the shortest public pedestrian or vehicle way.~~

~~PARKING, UNBUNDLED: A parking strategy in which parking spaces are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit. Tenants or owners are able to purchase only as much parking as they need, and are given the opportunity to save money and space by using fewer parking stalls.~~

~~PERSONS WITH DISABILITIES: The city adopts the definition of "disabled" from the Americans with disabilities act, the rehabilitation act, title 8 of the civil rights act and all other applicable federal and state laws. As defined in the Americans with Disabilities Act and all other applicable federal and state laws.~~

~~PLACE OF WORSHIP ON LOT LESS THAN FOUR ACRES IN SIZE: See definition of Place Of Worship.~~

~~PREPARED FOOD, TAKEOUT: "Takeout prepared food" means a retail sales establishment which prepares food for consumption off site only.~~

~~PUBLIC TRANSPORTATION, EMPLOYER SPONSORED: "Employer sponsored public transportation" means a program offering free or substantially discounted passes on the Utah transit authority to employees.~~

~~RAINWATER HARVESTING: Collection of rainwater on site that is used or stored for landscape irrigation. Rainwater harvesting is regulated and managed by the Utah Division of Water Rights.~~

~~REAR YARD: See definition of yard, rear.~~

~~RECORD OF SURVEY MAP: The map as defined in section 57-8-3(18), Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20-56 of this Code.)~~

~~RECREATION RECREATIONAL VEHICLE PARK: A business that provides space for living in a recreational vehicle (camper, travel trailer or motor home), on a daily or weekly basis. A recreational vehicle park may include accessory uses such as a convenience store, gasoline pumps and recreation amenities, such as swimming pools, tennis courts, etc., for the convenience of persons living in the park.~~

~~RESTAURANT: An establishment where food and/or drink are prepared and served, ~~and consumed,~~ mostly within the principal building.~~

~~RESTAURANT, WITH DRIVE-THROUGH FACILITY: See definitions of Restaurant and Drive-Through Facility.~~

~~RESTAURANT, WITH OR WITHOUT DRIVE THROUGH FACILITY: See definitions of Restaurant and Drive Through Facility.~~

~~RETAIL GOODS ESTABLISHMENT, WITH DRIVE THROUGH FACILITY: See definitions of Retail Goods Establishment and Drive Through Facility.~~

~~RETAIL GOODS ESTABLISHMENT, WITH OR WITHOUT DRIVE THROUGH FACILITY: See definitions of Retail Goods Establishment and Drive Through Facility.~~

~~RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING: See definitions of Retail Goods Establishment and Retail Service Establishment.~~

~~RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING AND OPERATED PRIMARILY FOR THE CONVENIENCE OF EMPLOYEES: See definitions of Retail Goods Establishment and Retail Service Establishment.~~

~~RETAIL SERVICE ESTABLISHMENT, WITH DRIVE THROUGH FACILITY: See definitions of Retail Service Establishment and Drive Through Facility.~~

~~REUSE WATER: Treated or recycled wastewater of a quality suitable for nonpotable uses such as aboveground landscape irrigation and water features. This water is not intended or fit for human consumption.~~

~~SCHOOL, PROFESSIONAL AND VOCATIONAL (WITH OUTDOOR ACTIVITIES): See definition of School, Professional And Vocational.~~

~~SCHOOL, PROFESSIONAL AND VOCATIONAL (WITHOUT OUTDOOR ACTIVITIES): See definition of School, Professional And Vocational.~~

~~SEASONAL ITEM SALES: Items that are identified with individual holidays or celebrations relating to the four (4) seasons: spring, summer, autumn or winter (such as a winter festival or harvest festival). Such items include, but are not limited to, Valentine's Day or Easter items, Halloween pumpkin, or Christmas tree sales. Independence Day and Pioneer Day fireworks are governed independently in this code. Prepared food is not a seasonal item, however fresh farm produce, sold within the intermountain region harvest season, is allowed. Food pertaining to farmers' markets and farm sales are regulated separately.~~

~~SETBACK: See definition of Yard.~~

~~SIDE YARD: See definition of Yard, Side.~~

~~SIGN PAINTING/FABRICATION (INDOOR): See definition of Sign Painting/Fabrication.~~

~~SINGLE FAMILY DWELLING: See definition of Dwelling, Single Family.~~

~~SNOW CONE AND SHAVED ICE HUT: A temporary building designed to accommodate the sales of flavored ice only.~~

~~SOCIAL SERVICE MISSION AND CHARITY DINING HALL: See definitions of Social Service Mission and Charity Dining Hall.~~

~~SPOT ZONING: The process of singling out a small parcel of land for a use classification materially different and inconsistent with the surrounding area and the adopted city master plan, for the sole benefit of the owner of that property and to the detriment of the rights of other property owners.~~

~~STORE, CONVENTIONAL DEPARTMENT: A retail business which offers a broad range of merchandise lines at moderate level price points, consisting of primarily apparel and home goods. No merchandise line predominates and goods are displayed in a departmentalized format. Customer assistance is provided in each department, but checkout facilities can be either departmentalized or centralized. These stores are typically over one hundred thousand (100,000) square feet in size.~~

~~STORE, SPECIALTY FASHION DEPARTMENT: A retail business which specializes in high end merchandise in the categories of apparel, fashion accessories, jewelry, and limited items for the home and housewares. These stores feature exclusive offerings of merchandise, high levels of customer service and amenities, and higher price points. Specialty fashion department stores provide checkout service and customer assistance (salespersons) within each department and often offer specialized customer services such as valet parking, exclusive dressing rooms and personal shoppers. These stores typically range from eighty thousand (80,000) to one hundred thirty thousand (130,000) square feet in size.~~

~~STORY, HALF: "Half story" means the portion of a building which contains habitable living space within the roof structure of a shed, hip or gable roof. The portion of a building which contains habitable living space within the roof structure of a mansard, gambrel or flat roof constitutes one full story, not one half (1/2) story.~~

~~STRUCTURE, ACCESSORY: See definition of Accessory Building Or Structure.~~

~~TV ANTENNA: See definition of Antenna, TV.~~

~~TEMPORARILY IRRIGATED AREA: Areas that are irrigated for a limited period only after landscaping installation until plantings become established.~~

~~THEATER, LIVE PERFORMANCE OR MOVIE: See definitions of Theater, Movie and Theater, Live Performancee.~~

~~TRUCKING, REPAIR, STORAGE, ETC., ASSOCIATED WITH EXTRACTIVE INDUSTRIES: A facility used for the repair and storage of trucks associated with extractive industries.~~

~~TWO FAMILY DWELLING: See definition of Dwelling, Two Family.~~

~~UNIQUE RESIDENTIAL POPULATION: Occupants of a residential facility who are unlikely to drive automobiles requiring parking spaces for reasons such as age, or physical or mental disabilities.~~

~~UNIT: The physical elements or space or time period of a condominium project which are to be owned or used separately, and excludes common areas and facilities as defined in section 57-8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20.56 of this code.)~~

~~UNIT LEGALIZATION, IMPLIED PERMIT: A permit for construction which either specifically is for the construction of a particular number of units in excess of what should have been allowed or which references that the structure has a number of units in excess of what should have been allowed or the~~

City's continuous issuance of an apartment business revenue license for a number of units in excess of what should have been allowed.

~~UNIT LEGALIZATION PERMIT: A permit issued for building improvements required to obtain a unit legalization zoning certificate by the City.~~

~~UNIT LEGALIZATION, SUBSTANTIAL COMPLIANCE WITH LIFE AND SAFETY CODES: All units, and the building in which they are located, are constructed and maintained in such a manner that they are not an imminent threat to the life, safety or health of the occupants or the public.~~

~~URBAN AGRICULTURE: A general term meaning the growing of plants, including food products, and the raising of animals in and around cities. Urban farms and community gardens with their accessory buildings, farm stands, farmers' markets, and garden stands are components of urban agriculture.~~

~~USE, UNIQUE NONRESIDENTIAL: "Unique nonresidential use" means the nonresidential use of a building resulting in a documented need for fewer parking spaces than would otherwise be required by chapter 21A.44 of this title, due to the building's particular design, size, use, or other factors and unique characteristics.~~

~~VANPOOL: A group of seven (7) to fifteen (15) commuters, including the driver, who share the ride to and from work or other destination on a regularly scheduled basis.~~

~~VANPOOL, EMPLOYER SPONSORED: "Employer sponsored vanpool" means a program offered by a business or in conjunction with the Utah Transit Authority to provide a multipassenger van for employee transportation.~~

~~VEHICLE, AUTOMOBILE SALES/RENTAL AND SERVICE (INDOOR): See definition of Vehicle, Automobile Sales/Rental And Service.~~

~~VEHICLE, BOAT/RECREATIONAL VEHICLE SALES AND SERVICE (INDOOR): See definition of Vehicle, Boat/Recreational Vehicle Sales And Service.~~

~~WAREHOUSE, ACCESSORY: See definition of Warehouse.~~

~~WAREHOUSE, ACCESSORY TO RETAIL AND WHOLESALE BUSINESS (Maximum 5,000 Square Foot Floor Plate): See definition of Warehouse.~~

~~YARD, SIDE: See definition of yard, interior side.~~

~~ZONING LOT: See definition of lot.~~

21A.62.050: ILLUSTRATIONS OF SELECTED DEFINITIONS:

~~A. Building Height In Foothills Districts, R-1 Districts, R-2 District And SR Districts As Measured From Established Grade.~~

~~B. Building Height (Outside Foothills Districts, R-1 Districts, R-2 District And SR Districts) As Measured from Finished Grade.~~

ILLUSTRATION A BUILDING HEIGHT IN FOOTHILLS DISTRICTS, R-1 DISTRICTS, R-2 DISTRICT AND SR DISTRICTS AS MEASURED FROM ESTABLISHED GRADE

Finished Grade:

The final grade of a site after reconfiguring grades according to an approved site plan related to the most recent building permit activity on a site.

Established Grade:

The grade of a property prior to the most recent proposed development or construction activity. On developed lots, the zoning administrator shall estimate established grade if not readily apparent, by referencing elevations at points where the developed area appears to meet the undeveloped portions of the land. The estimated grade shall tie into the elevation and slopes of adjoining properties without creating a need for new retaining wall, abrupt differences in the visual slope and elevation of the land, or redirecting the flow of runoff water.

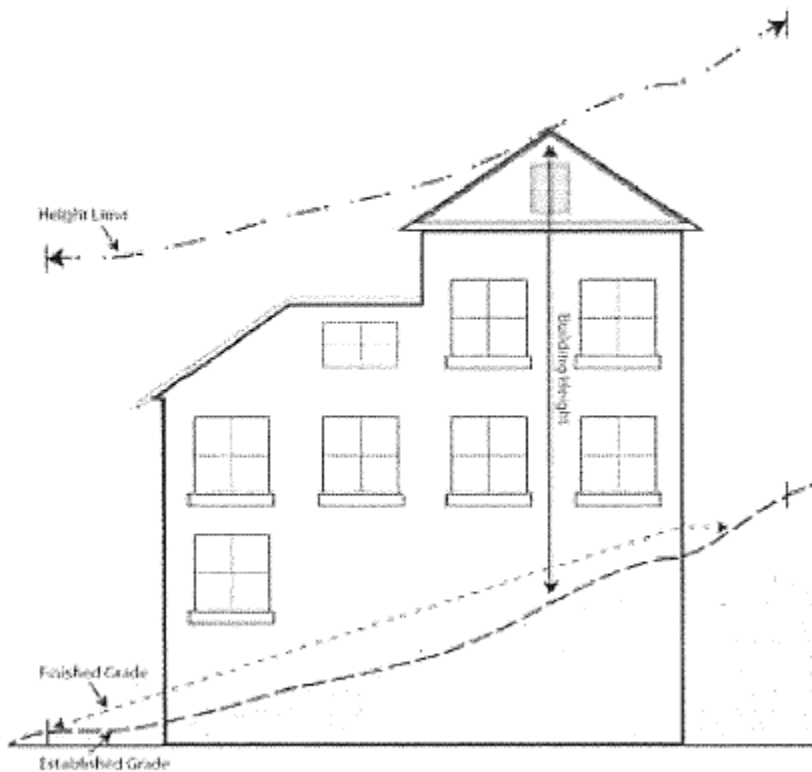


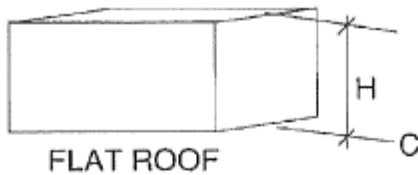
ILLUSTRATION B

BUILDING HEIGHT (OUTSIDE FOOTHILLS DISTRICTS, R-1 DISTRICTS, R-2 DISTRICT AND SR DISTRICTS) AS MEASURED FROM FINISHED GRADE

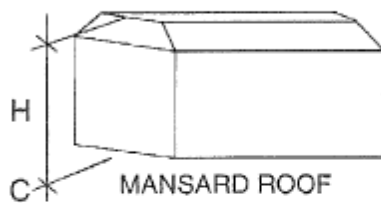
DEFINITION :

Building Height

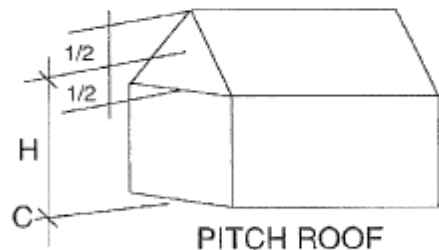
The vertical distance measured from the average elevation of the finished lot grade at each face of the building, to the highest point of the coping of a flat roof; the deck line of a mansard roof, or the average height of the gable on a pitched, gambrel, hip or shed roof.



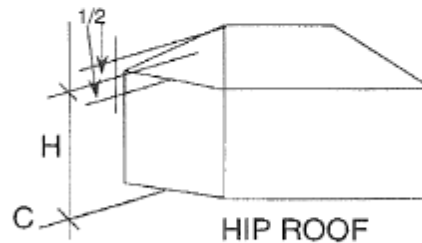
FLAT ROOF



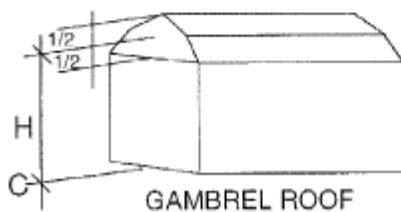
MANSARD ROOF



PITCH ROOF



HIP ROOF



GAMBREL ROOF



SHED ROOF

H : Height of Building

C : Average Elevation of Finished Lot Grade

ATTACHMENT B: Zoning Text Amendment Standards

ZONING TEXT AMENDMENTS

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. In making its decision concerning a proposed text amendment, the City Council should consider the following factors:

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;

Guiding Principle 13 of Plan Salt Lake is to have “a local government that is collaborative, responsive, and transparent.” Initiative #10 of this principle is to “ensure easy access to complete and understandable information.” By clarifying the code and providing consistency throughout, this initiative is met. Initiative #13 is to “improve licensing and permitting processes.” Clarification of zoning standards allows the permitting process to be smoother for all parties involved.

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;

[21A.02.030: Purpose and Intent](#)

Making the zoning ordinance more clear, consistent, and efficient helps in the administration of the zoning ordinance throughout the city. This, in turn, makes it easier to accomplish the purpose of Title 21A.

[21A.60.010: Purpose](#)

The stated purpose of the List of Terms is to be a convenience to readers in order to determine which terms are defined later in 21A.62. The list of terms has grown to be too long to be a convenience to the general public and has also become burdensome to administer.

[21A.62.010: Definitions Generally](#)

21A.62.010 states that certain terms and words are defined with this chapter and are used within the code. The proposed text amendment removes any defined term that is not used within the code to promote a more efficient and effective zoning code.

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

The proposed text amendment complies with all zoning districts and overlay districts. No zoning or overlay standards are changed through this proposed text amendment.

4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Having a clear and concise zoning ordinance to those who are required to follow and enforce the ordinance follows best practices in code writing. Clarifying sections of code

makes it easier to understand code and makes the administration of the code more transparent and efficient.

ATTACHMENT C: Public Process and Comments

Public Notice, Meetings, Comments

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

- April 4, 2023
 - A 45-day notice was sent to all city recognized community organizations. No formal comments have been received at the time of publishing.
- April 4, 2023
 - The project was posted to the Online Open House webpage.
- April 17, 2023
 - The proposal was presented to the Sugar House Community Council.

Notice of the public hearing for the proposal included:

- August 11, 2023
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

No public input has been received at the time of publishing.