

**Project Title:** Gas Station Provision Correction Text  
Amendment

**Petition No.:** PLNPCM2026-00516

**Version:** Planning Commission Draft

**Date Prepared:** 7/01/26

**Planning Commission Action:**

<p><b>APPROVED AS TO FORM</b></p> <p>Salt Lake City Attorney's Office</p> <p>Date: _____</p>
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This proposed ordinance makes the following amendments (for summary purposes only):

- Modifies the qualifying provision for the “Gas Station” land use in the MU-3, MU-5, MU-6, MU-8, MU-11 (Mixed-Use) zoning districts to delete qualifying provision “10”, which is primarily for drive-throughs with windows, and to add provision “14”, which refers to the ordinance section for the regulations for gas stations.
- Modifies qualifying provision “14” for section 21A.33.030: Table of Permitted and Conditional Uses for Mixed-Use Districts, to refer to the correct ordinance section for the regulations for gas stations 21A.36.120.
- Modifies the qualifying provisions for “Gas Station” land use in the M-1A (Manufacturing) zoning district, section 21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts, to add provision “21”, which refers to ordinance section, 21A.36.370, as the regulations for gas stations.
- Amends qualifying provision “21”, section 21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts, to reference the correct code section for regulations for gas stations 21A.36.120.
- Modifies the qualifying provisions for the “Gas Station” land use in the D-2, D-3, D-4 (Downtown) zoning districts of section 21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts, to add provision “20” to refer to the regulations for gas stations, and adds “Vehicle: Automobile repair (major)” and “Vehicle: Automobile repair (minor)” as permitted uses in the list of uses by district.
- Modifies qualifying provision “20” to refer to the correct code section 21A.36.120 in section 21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts.
- Amends Parking: “Commercial”, “Off-site”, “Park and ride lot” and “Park and ride lot shared with existing use” in section 21A.33.060: Table of Permitted and Conditional Uses for the Gateway District by moving the qualifying provision “10” from the listed uses column and putting the provision next to the designated permitted or conditional use.
- Modifies the qualifying provision for the “Gas Station” land use in the BP (Business Park) zoning district, section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts, to delete provision “7”, which was placed in error, and add provision “25” to refer to the regulations for gas stations.
- Modifies the land uses for Parking: “Commercial”, “Off-site”, “Park and ride lot” and “Park and ride lot shared with existing use” in section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts, deleting provision “25”, which was placed in error, and deletes provision “10” from the use column and moves the provision next to the designated permitted or conditional use. Adds qualifying provision “26” to these uses.

- Modifies section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts qualifying provision “25” to refer to the correct code reference for gas station regulations.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1 *1. Amending the text of Salt Lake City Code Section 21A.33.030. That the “Qualifying*  
 2 *Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and*  
 3 *Conditional Uses for the Mixed-Use Districts) for only the listed use of “Gas Station”, delete*  
 4 *provision “10”, and add provision “14”:*

6 21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR MIXED-USE DISTRICTS:

Legend:	C=	Conditional			P=	Permitted	
Use	Permitted and Conditional Uses by District						
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11	
Gas Station		C <sup>10,11,14</sup>	C <sup>10,11,14</sup>	C <sup>10,11,14</sup>	C <sup>10,11,14</sup>	C <sup>10,11,14</sup>	

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10 *2. Amending the text of Salt Lake City Code Section 21A.33.030. That the “Qualifying*  
 11 *Provisions” of Section 21A.33.030 of the Salt Lake City Code (Zoning: Land Use Tables: Table of*  
 12 *Permitted and Conditional Uses for the Mixed-Use District) shall be and hereby is amended only*  
 13 *for the for qualifying provision “14” which shall appear in numerical order with the other*  
 14 *qualifying provisions and read as follows:*

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16 Qualifying provisions:

17 14. Reserved. Subject to Section 21A.36.120 Regulations for Gas Stations and Facilities with  
 18 Underground and Above-ground Fuel Storage Tanks.

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21 *3. Amending the text of Salt Lake City Code Section 21A.33.040. That the “Qualifying*  
 22 *Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and*  
 23 *Conditional Uses for the Manufacturing Districts) for only the listed use of “Gas Station” land*  
 24 *use, adding provision “21” to the M-1A zoning conditional use:*

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26 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING  
 27 DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
Use	Permitted and Conditional Uses by District			
		M-1	M-2	M-1A
Gas Station		p <sup>21</sup>	p <sup>21</sup>	C <sup>21</sup>

28 4. Amending the text of Salt Lake City Code Section 21A.33.040. That the “Qualifying  
 29 Provisions” of Section 21A.33.040 of the Salt Lake City Code (Zoning: Land Use Tables: Table of  
 30 Permitted and Conditional Uses for the Manufacturing Districts) shall be amended for qualifying  
 31 provision “21” which shall appear in numerical order with the other qualifying provisions and  
 32 read as follows:  
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34 Qualifying provisions:

35 21. Subject to Section 21A.36.370~~120~~ Regulations for Gas Stations and Facilities with Underground and  
 36 Above-Ground Fuel Storage Tanks.  
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38 5. Amending the text of Salt Lake City Code Section 21A.33.050. That the “Qualifying  
 39 Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and  
 40 Conditional Uses for the Downtown Districts) for the listed use category of “Gas Station”, and  
 41 adding provision “20”, and adding for the use category a “P” for permitted use for the use  
 42 categories “Vehicle: Automobile repair (major)” and “Vehicle: Automobile repair (minor)”:  
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44 21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
Use	Permitted and Conditional Uses by District			
		D-1	D-2	D-3
Gas Station		p <sup>20</sup>	p <sup>20</sup>	p <sup>20</sup>
Vehicle:				
Automobile repair (major)		P	P	P
Automobile repair (minor)		P	P	P

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 47 6. Amending the text of Salt Lake City Code Section 21A.33.050. That the “Qualifying  
 48 Provisions” of Section 21A.33.050 of the Salt Lake City Code (Zoning: Land Use Tables: Table of  
 49 Permitted and Conditional Uses for the Downtown Districts) shall be amended for qualifying  
 50 provision “20” which shall appear in numerical order with the other qualifying provisions and  
 51 read as follows:  
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53 Qualifying provisions:

54 20. Subject to Section 21A.36.370~~120~~ Regulations for Gas Stations and Facilities with Underground and  
 55 Above-Ground Fuel Storage Tanks.

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58 7. Amending the text of Salt Lake City Code Section 21A.33.070. That the “Qualifying  
 59 Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and  
 60 Conditional Uses for the Gateway District) for the listed uses under Parking: “Commercial”,  
 61 “Park and ride lot” and “Park and ride lot shared with existing use”, delete the provision “10”  
 62 from the listed uses listed “Parking: Commercial”, “Parking: Off site”, “Parking: Park and ride  
 63 lot” and “Parking: Park and ride lot shared with existing use”.

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 65 21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	C =	Conditional	P =	Permitted
<b>Use</b>			<b>G-MU</b>	
<b>Parking:</b>				
		Commercial <sup>10</sup>		C <sup>3,10</sup>
		Off site <sup>10</sup>		P <sup>3,10</sup>
		Park and ride lot <sup>10</sup>		C <sup>3,10</sup>
		Park and ride lot shared with existing use <sup>10</sup>		P <sup>3,10</sup>

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67 8. Amending the text of Salt Lake City Code Section 21A.33.070. That the “Qualifying  
 68 Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and  
 69 Conditional Uses for the Special Purpose Districts) for the listed use “Gas Station” land use,  
 70 deleting provision “7”, and adding provision “25”, and for the listed uses under Parking:  
 71 “Commercial”, “Park and ride lot” and “Park and ride lot shared with existing use”, deleting  
 72 provision “25” and adding qualifying provision “26”; delete provision “10” from the listed uses  
 73 listed “Parking: Commercial”, “Parking: Off site”, “Parking: Park and ride lot” and “Parking:  
 74 Park and ride lot shared with existing use”.

75 21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE  
 76 DISTRICTS:

Legend:	C =	Conditional					P =	Permitted								
Use	Permitted and Conditional Uses by District															
	RP	BP	FP	AG	AG -2	AG -5	OS	NOS	A	PL	PL-2	I	UI	MH	EI	
Gas Station		P <sup>7,25</sup>														
<b>Parking:</b>																
Commercial <sup>10</sup>		C <sup>25,26</sup>														
Off site <sup>10</sup>																
Park and ride lot <sup>10</sup>									P <sup>25,26</sup> 6	C <sup>25,26</sup> 6						

Park and ride lot shared with existing use <sup>10</sup>	P <sup>25,2</sup> <sub>6</sub>	P <sup>25,26</sup>							P <sup>25,2</sup> <sub>6</sub>	P <sup>25,2</sup> <sub>6</sub>		P <sup>25,2</sup> <sub>6</sub>	P <sup>25,26</sup>		P <sup>25,2</sup> <sub>6</sub>
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77 *9. Amending the text of Salt Lake City Code Section 21A.33.070. That the “Qualifying*  
78 *Provisions” of Section 21A.33.070 of the Salt Lake City Code (Zoning: Land Use Tables: Table of*  
79 *Permitted and Conditional Uses for the Special Purpose Districts) shall be amended for*  
80 *qualifying provision “25” which shall appear in numerical order with the other qualifying*  
81 *provisions and read as follows:*

82  
83  
84 Qualifying provisions:

85 25. Subject to Section 21A.36.370~~120~~ Regulations for Gas Stations and Facilities with Underground and  
86 Above-Ground Fuel Storage Tanks.

