
M E M O R A N D U M

DATE: July 18, 2008
TO: City Council Members
FROM: Janice Jardine, Land Use Policy Analyst
Sarah Church, Policy Analyst
RE: Conditional Use Zoning Review - Consultant Project

POTENTIAL MOTIONS:

1. ["I move that the Council"] Adopt an ordinance amending *Salt Lake City Code*, Title 21A, Zoning, relating to Permitted and Conditional Uses in all zoning districts, the conditional use process, regulations and standards.
2. ["I move that the Council"] Not adopt the ordinance

POTENTIAL LEGISLATIVE INTENTS:

1. ["I move that the Council"] request the Administration to move forward with the Community and Economic Development Director's proposed work plan and schedule to address issues, projects and discussion items identified for future consideration in the consultant's Findings Report.
2. ["I move that the Council"] request the Administration to develop design guidelines for drive-through facilities and parking lots that include pedestrian amenities and landscaping.

POTENTIAL DISCUSSION ITEMS:

The following items are attached for Council review and discussion:

- Revised standards for design review. (Based on discussions between Council Member Simonsen and Frank Gray, Community and Economic Development Director, the proposed design standards Section D have been revised. Please refer to the proposed ordinance Exhibit B for details.)
- Reorganized consolidated Table of Permitted and Conditional Uses.
- Proposed definition for compatible land use, compatible design and quality of life. (The proposed definitions would replace the definition for compatibility provided in the ordinance adopted in January 2008. "Compatibility" means capability of existing together in harmony.)

ATTACHMENTS:

The following items are provided for Council background, review and discussion:

- Proposed ordinance with exhibits
- Reorganized summary Table of Permitted and Conditional Uses
- Complete Tables of Permitted and Conditional Uses for Residential, Commercial, Downtown, Manufacturing and Special Purpose Zoning Districts

The following information was provided previously for the July 1, 2008 Council Work Session.

BACKGROUND:

In January 2008, as part of the Council action adopting changes to the City's Zoning Ordinance relating to conditional uses, the Council hired consultants with experience in land use and zoning policy and public involvement to conduct a detailed review of the Zoning Ordinance and the adopted amendments applicable to conditional uses. This also included gathering input from stakeholders to assist in the review and ordinance refinement process.

The consultant team reevaluation process, findings report and recommendations for proposed ordinance revisions included the following. (In addition, the findings report contains a list of issues, projects and discussion items identified for future consideration.)

- A detailed review of the zoning regulations, other applicable city regulations, standards and land use plans.
- Interviews with city, county, and other governmental employees, members of the City Council, City board and commission members, community council representatives, business owners, property owners, developers, and interested residents.
- Two 4-hour workshops held with an ad hoc committee comprised of small business owners, residents from various City neighborhoods, community council members, City board and commission members and small business advocacy organization representatives
- A random sample, public opinion survey to help determine the types of uses that city residents want to see in their neighborhoods.
- A public open house to provide information relating to the review process findings and possible ordinance refinement recommends and to receive further public feedback and comment.

On June 10, 2008, the Council received a presentation from the consultant team relating to the reevaluation process, public opinion survey, the findings report and recommendations.

POTENTIAL DISCUSSION ITEMS:

Items for further Council discussion includes the following:

1. Standards for Design Review - the Council may wish to take a straw poll to determine which design standards Council Members are most interested in incorporating into the proposed ordinance. (Please refer to the attached document 21A.59.060 Standards for Design Review)
2. Other issues identified by the Council or consultant

SALT LAKE CITY ORDINANCE
No. _____ of 2008

(Amending various provisions of Title 21A pertaining to permitted and conditional uses in all zoning districts, and the conditional use process, regulations and standards)

AN ORDINANCE AMENDING SECTION 21A.54.080, *SALT LAKE CITY CODE*, PERTAINING TO STANDARDS FOR CONDITIONAL USES; SECTION 21A.54.090, *SALT LAKE CITY CODE*, PERTAINING TO CONDITIONS ON CONDITIONAL USES; SECTION 21A.59.060, *SALT LAKE CITY CODE*, PERTAINING TO STANDARDS FOR DESIGN REVIEW; SECTION 21A.62.040, *SALT LAKE CITY CODE*, PERTAINING TO DEFINITIONS; AND PERMITTED AND CONDITIONAL USE TABLES IN TITLE 21A, PERTAINING TO ALLOWED PERMITTED AND CONDITIONAL USES IN ZONING DISTRICTS, PURSUANT TO PETITION NO. 400-07-19.

WHEREAS, on January 15, 2008, the City Council of Salt Lake City, Utah, adopted changes to Title 21A which, with some exemptions, eliminated all conditional uses from residential zoning districts and other zoning districts abutting residential zones; and revised conditional use regulations and standards of review to be consistent with State law; and

WHEREAS, the City Council established a time period of 180 days to further refine the conditional use process, regulations and standards, including review of permitted and conditional uses allowed in all zoning districts, and

WHEREAS, action has been taken to further study the conditional use process including (i) reevaluation of zoning district tables of permitted and conditional uses; (ii) further refinement of permitted and conditional use zoning regulations; (iii) review of zoning district purpose statements in relation to conditional use regulations and standards of review; (iv) City Council subcommittee review of conditional uses; and (v) review of conditional uses by an ad hoc task

force comprised of a cross-section of city residents, business owners, community council representatives and other interested individuals ; and

WHEREAS, the City Council desires to adjust permitted and conditional uses allowed in all zoning districts and to refine the conditional use process, regulations and standards to protect the character of residential neighborhoods from incompatible land uses while encouraging neighborhood-compatible businesses to flourish and thrive, and

WHEREAS, the City Council has held public hearings and as part of its deliberations has taken into consideration citizen testimony, the long range general plans of the City, and local master plans.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. **Amending Section 21A.54.080, Standards for Conditional Uses, and Section 21A.54.090, Conditions on Conditional Uses.** That Section 21A.54.080 and Section 21A.54.090 of the *Salt Lake City Code*, pertaining to conditional uses be and hereby are, amended to read as set forth in the attached Exhibit “A.”

SECTION 2. **Amending Section 21A.59.060 Standards For Design Review.** That Section 21A.59.060 of the *Salt Lake City Code*, pertaining to standards for design review be and hereby is, amended to read as set forth in the attached Exhibit “B.”

SECTION 3. **Amending Section 21A.62.040 Definitions.** That Section 21A.62.040 of the *Salt Lake City Code*, pertaining to definitions be and hereby is amended, in part, as follows:

~~“Compatibility” means capability of existing together in harmony.~~

“Compatible land use” means a use of land and/or building(s) that, in terms of development intensity, building coverage, design, bulk and occupancy, traffic generation, parking requirements, access and circulation, site improvements, and public facilities and service

demands, is consistent with and similar to neighboring uses and does not adversely affect the quality of life of persons in surrounding or nearby buildings.

“Compatible design” means 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.

“Quality of life” means the attributes or amenities that combine to make an area a desirable place to live or work, including, but not limited to, the availability of political, educational, and social support systems; good relations among constituent groups; a safe and healthy physical environment; and economic opportunities for both individuals and businesses.

SECTION 4. **Amending Permitted and Conditional Uses in all Zoning Districts.** That permitted and conditional use tables in Title 21A of the *Salt Lake City Code*, pertaining to allowed permitted and conditional uses in zoning districts, shall be and hereby are amended to incorporate changes shown on the table attached hereto as Exhibit “C,” entitled Summary Table of Permitted and Conditional Uses.

SECTION 5. **Effective Date:** This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this ___ day of _____, 2008.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY RECORDER

(SEAL)

Bill No. _____ of 2008.

Published: _____

AMENDMENTS TO CONDITIONAL USE PROCEDURE

21A.54.080 Standards For Conditional Uses:

A. General Standard for Approval: A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

B. Specific Standards: A conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. Master Plan and Zoning Ordinance Compliance: The proposed conditional use shall be:

- a. Consistent with any policy set forth in the City-Wide, Community, and Small Area Master plan and future land use map applicable to the site where the conditional use will be located, and
- b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

2. Use Compatibility: The proposed conditional use shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

- a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;
- b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use, based on:
 - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
 - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
 - iv. Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses and whether the use,

during hours of operation, will be likely to create noise, light, or other nuisances that unreasonably impair the use and enjoyment of adjacent property;

c. Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

e. Whether appropriate buffering, such as landscaping, setbacks, and building location, will be provided to protect adjacent land uses from light, noise, and visual impacts resulting from the proposed use; and

f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur, based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

3. Design Compatibility: The proposed conditional use shall be compatible with the character of the area where the use will be located with respect to:

a. Site design and location of parking lots, access ways, and delivery areas;

b. Whether the proposed conditional use, or development associated with the use, will result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and

c. Intensity, size, and scale of development associated with the conditional use as compared to development and uses in the surrounding area.

d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

4. Detriment to Persons or Property: The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;

b. Not encroach on any river or stream, or direct runoff into a river or stream;

c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;

d. Be consistent with the type of existing uses surrounding the subject property; and

e. Improve the character of the area by encouraging reinvestment and

upgrading of surrounding properties.

5. Compliance with Other Applicable Regulations: The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

C. Imposition of Conditions of Approval: The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may impose on a conditional use any conditions necessary to conform the proposed use with the approval standards set forth in this section. Such conditions may include conditions on the scope of the use; its character or location, architecture; signage; construction; landscaping; access; loading and parking; sanitation; drainage and utilities; fencing and screening; setbacks; natural hazards; public safety; environmental impacts; hours and methods of operation; dust, fumes, smoke and odor; noise, vibrations; chemicals, toxins, pathogens, and gases; and heat, light, and radiation. Such conditions shall:

1. Be expressly set forth in the approval authorizing the conditional use;
2. Not be used as a means to authorize as a conditional use any use intended to be temporary only;
3. Be within the police powers of Salt Lake City;
4. Substantially further a legitimate public purpose;
5. Further the same public purpose for which the condition is imposed;
6. Not require the applicant/owner to carry a disproportionate burden in furthering the public purpose of the condition; and
7. In the case of land dedications and other contributions of property, be reasonably related and roughly proportionate to the use of the property for which the conditional use is authorized.

D. Denial of Conditional Use Application: The following findings shall be cause for denial of a conditional use application:

1. The proposed use is unlawful; and
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposal in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

21A.54.090 Violation of Conditions: Violation of any condition of an approved conditional use shall constitute grounds for revocation of the conditional use approval.

AMENDMENTS TO STANDARDS FOR DESIGN REVIEW

21A.59.060 Standards For Design Review: In addition to standards provided in other sections of this Title for specific types of approval, the following standards shall be applied to all applications for design review:

A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.

1. Primary building orientation shall be toward the street rather than the parking area. The principal entrance shall be designed to be readily apparent.

2. At least sixty (60) percent of the street frontage of a lot shall have any new building located within ten (10) feet of the front setback. Parking is permitted in this area.

3. Any buildings open to the public and located within thirty (30) feet of a public street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the building's architectural design, and shall be open to the public during all business hours.

4. Each building shall incorporate lighting and changes in mass, surface, or finish to give emphasis to its entrances.

B. Primary access shall be oriented to the pedestrian and mass transit.

1. Each building shall include an arcade, roof, alcove, portico, awnings, or similar architectural features that protect pedestrians from the rain and sun.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. At least forty (40) percent of any first floor wall area that faces and is within thirty (30) feet of a primary street, plaza, or other public open space shall contain display areas, windows, or doorways. Windows shall allow views into a working area or lobby, a pedestrian entrance, or display area. First floor walls facing a side street shall contain at least twenty-five (25) percent of the wall space in window, display area, or doors. Monolithic walls located within thirty (30) feet of a public street are prohibited.

2. Recessed or projecting balconies, verandas, or other usable space above the ground level on existing and new buildings is encouraged on a street-facing elevation. Balconies may project over a public right-of-way, subject to an encroachment agreement issued by the City.

D. Architectural detailing shall emphasize the pedestrian level of the building.

1. Each development shall have a minimum floor area ratio of 0.4.

2. Each building shall have a foundation or base, typically from ground to the bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors. The top floor of any building rising over two (2) stories shall contain a distinctive finish, consisting of a cornice or other architectural termination.

3. A variety of compatible exterior materials and design shall be used, including building styles, massing, composition, and/or prominent architectural features, such as door and window openings, porches, roof lines.

4. Colors are not limited, provided they are not of day-glo, luminescent, iridescent, neon, or similar types. Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment and shall be provided with an architectural surround.

5. The front and street sides of a building visible from a public right-of-way shall be non-reflective and shall be of brick, EIFS, stucco, decorative concrete block, Hardie board, architectural grade stone, or natural wood. Large expanses of undivided glass surfaces are discouraged. All other surfaces shall be non-reflective. Secondary building materials may include copper, brass, and/or wrought iron in their natural state and/or with exposed metal which is painted, stained, or anodized.

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods.

1. Parking areas shall be located behind or at one (1) side of a building. Parking may not be located between a building and a public street.

2. Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one (1) tree for each six (6) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.

3. Parking lots with fifteen (15) spaces or more shall be divided by landscaped areas including a walkway at least ten (10) feet in width or by buildings.

F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

G. Parking and on-site circulation shall be provided.

1. Connections shall be made when feasible to any streets adjacent to the subject property and to any pedestrian facilities that connect with the property.

2. A pedestrian access diagram that shows pedestrian paths on the site that connect with a public sidewalk shall be submitted.

H. Dumpsters and loading docks shall be appropriately screened or located within the structure.

1. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street nor permitted between the building and the street.

I. Signage shall emphasize the pedestrian/mass transit orientation.

J. Lighting shall meet the lighting levels and design requirements set forth in Chapter 4 of the Salt Lake City Lighting Master Plan dated May 2006.

K. Streetscape improvements shall be provided as follows.

1. One (1) street tree chosen from the street tree list shall be placed for each thirty (30) feet of property frontage on a street.

2. Landscaping material shall be selected that will assure eighty (80) percent ground coverage occurs within three (3) years.

3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.

4. Outdoor storage areas shall be screened from view from adjacent public rights-of-way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.

5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

L. Street trees shall be provided as follows.

1. Any development fronting on a public or private street include street trees planted consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester.

2. Existing street trees removed by as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

M. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty-thousand (60,000) square feet.

1. The orientation and scale of the development shall conform to the following requirements.

a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.

b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred (300) feet.

2. Common areas shall be provided as follows.

a. One (1) square foot of common open area shall be required for every ten (10) square feet of gross building floor area.

b. Plazas or common areas shall incorporate at least three (3) of the five (5) following elements:

i. Sitting space of at least one (1) sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen (16) inches in height and thirty (30) inches in width. Ledge benches shall have a minimum depth of thirty (30) inches;

ii. A mixture of areas that provide shade;

iii. Trees in proportion to the space at a minimum of one (1) tree per eight hundred (800) square feet, at least two (2) inch caliper when planted;

iv. Water features or artwork; and/or

v. Outdoor eating areas or food vendors.

N. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the City's adopted *Urban Design Element* and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in Section 21A.59.060 and other adopted plans and regulations, the more restrictive regulations shall control.

Exhibit C
Summary Table of Permitted and Conditional Uses

Use	Residential						Commercial						Downtown	Manufacturing
	Single-Family	Multi-Family	Mixed Use	Res/Biz	Res/Ofc	CN	CB	CC	CS	CSHBD	CG	TC		
Residential uses														
Accessory uses on accessory lots (OK as is)	C	C	C	C	C									
Manufactured homes (OK as is)	P	P	P	P	P									
Mixed-use development (OK as is)			P	P	P	P	P	P	P	P	P	P	P	
Multi-family dwellings (Add as P to Res/Biz)		P	P	P	P	P	P	P	P	P	P	P	P	
Rooming/boarded house (Make this C only in RMF45 and above and add as C to Commercial)		C/P (C only above RMF45)	P >C	C	P >C	C	C	C	C	C	C	C	C	
Single-family attached dwellings (* SR3 only) (OK as is)	P*	P	P	P	P									
Single-family detached dwellings (OK as is)	P	P	P	P	P									
Twin homes (* SR1, SR3, R2 only) (** RMF30 & RMF35 only) (OK as is)	P*	P**	P	P	P									
Two-family dwellings (* SR1, SR3, R2 only) (** RMF30 & RMF 35only) (OK as is)	P*	P**	P	P	P									
Office uses														
Financial institutions (no drive-through) (OK as is)			P		P	P	P	P	P	P	P	P	P	
Financial institutions (with drive-through) (* RMU only) (OK as is)			C*		C		P	P	P	P	P	C	C/P	
Medical/dental clinics/offices (Make this C only in RMF45 and above, further review requested for some MF)		C only above RMF45	C/P (C only)	C	P >C	P	P	P	P	P	P	P	P	
Municipal services (police, fire, utilities) (Don't allow in Open Space. Is use allowed above Res Zones?)	C	C	C	C	C									
Offices (no med/dental in MU) (Make this C only in RMF45 and above, further review requested for some MF)		C only above RMF45	P/NP (C only)	P >C	P >C	P	P	P	P	P	P	P	P	
Offices, reception center in landmark building (Make this C only in Residential and P in Commercial)	C	C	C/P (C only)	P >C	P >C	P	P	P	P	P	P	P	P	
Park-and ride lots (stand-alone lot as adjunct to mass transit) (OK as is)							C	C	C	C	P	C		
Park-and ride shared parking with church (OK as is w/ traffic analysis for those not on arterial streets)	C	C	C	C	C								P	
Park-and-ride shared with existing use (OK as is)							P	P	P	P	P	P	P	
Veterinary offices (Review definition, refine to include office type, size and boarding facility differentiators)			C/P	C	P	C	P	P	P	P	P	C	P/NP	
Other commercial uses														
Blood donation centers (OK as is)								C			P		P/NP	
Medical, dental, optical laboratory (Add as P to RMU and above)			P	P	P	P	P	P	P	P	P	P	P	
Miniwarehouse (OK as is)								P			P	C	P/NP	
Motion picture studio (OK as is)									P	P	P	P	P	
Photofinishing lab (Remove as a listed use)								P	P	P	P	P	P	
Retail sales and service uses														
Auto and truck sales, rental and repair (OK as is)													P	
Auto repair, minor (OK as is)						C	P	P	P	P	P	P	C/P	
Auto repair, major (OK as is)								P	C		P	C	C/P	
Auto sales/rental & service (OK as is)								P			P		C/NP	
Bed and breakfast (depending on size) (No changes made, further review requested)	C/NP	C/NP	C/P/NP	P/NP	P/NP	C/P	C/P	P	P/NP	P	P	P	P	
Boat/recreational vehicles sales & service (OK as is)								P			P			
Carwashes (stand-alone) (OK as is)							P	P	P	P	P	C	P/NP	
Carwashes (accessory to gas station/conv store) (OK as is)							P	P	P	P	P	C		
Conventional department store (OK as is)									P	P			P/NP	
Equipment rental, indoor or outdoor (OK as is)								P			P	C	P	
Furniture repair shop (OK as is)							P	P	P	P	P	C	P	
Gas station (C only up to CC)			C/P (C only)	P >C		P >C	P >C	P	P	P	P		C/P	
Health and fitness facility (C only up to CB)			P >C	C		C	P	P	P	P	C	P	P	
Liquor store (Can these go anywhere? Check the state law.)			C				C	C	C	C	C	C	C/P	
Mass merchandise store (OK as is)									P	P	P		P/NP	
Pawnshop (OK as is)										P			C/P/NP	
Plant and garden shop with outdoor sales (OK as is)			C	C		C	C	C	C	C	P	P		
Restaurants (no drive-through) (No changes made, further review requested)			C/P	C		P	P	P	P	P	P	P	P	
Restaurants (with drive-through) (OK as is)						C	P	P	P	P	P	C	P	
Retail goods estab. (no drive-through) (OK as is)			P	P		P	P	P	P	P	P	P	P	
Retail goods estab. (with drive-through) (OK as is)						C	P	P	P	P	P	C	P	
Retail services estab. (no drive-through) (OK as is)			P	P		P	P	P	P	P	P	P	P	
Retail services estab. (with drive-through) (OK as is)						C	P	P	P	P	P	C	P	
Specialty store (Modify the name/definition to truly reflect that this use means big box stores)								P	P	P	P		P/NP	
Superstore/hypermarket (OK as is)									P	P	P		P/NP	
Upholstery shop (Add as C to CN and change to P in TC)						C	P	P	P	P	P	C >P	P/NP	
Institutional uses														
Adult daycare center (No changes made, further review requested, compare w/ child care)		C/NP	P		P	P	P	P	P	P	P	P	P	
Assisted living center/facility, small (No changes made, hard to condition due to federal law)	C/NP	C/P	P	P	P		P	P	P	P	P	P	P	
Assisted living center/facility, large (No changes made, hard to condition due to federal law)		C/P	C/P		P		P	P	P	P	P	P	P	
Child daycare center (No changes made, further review requested, compare w/ adult care, check state law)	C/NP	C/P	P	P	P	P	P	P	P	P	P	P	P	
College and universities (Add P in TC & CG for facilities with nonresidential campuses)											P	P	P	
Government facilities (<2 acres) (Make C in Res/Biz)			C	C	P	P	P	P	P	P	P	P	P/NP	
Group home, small (No changes made, hard to condition due to federal law)	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group home, large (No changes made, hard to condition due to federal law)		C	C	C	C			C			C	P	C/NP	
Homeless shelters (OK as is)											C		C/NP	
Libraries (Make this C across all Zones)	C	C	C	C	C	C	C	C	C	C	C	C	P/NP	

Exhibit C
Summary Table of Permitted and Conditional Uses

Use	Residential						Commercial						Downtown	Manufacturing
	Single-Family	Multi-Family	Mixed Use	Res/Biz	Res/Ofc	CN	CB	CC	CS	CSHBD	CG	TC		
Nursing care facility/nursing home (No changes made, hard to condition due to federal law)		P/NP	C/P				P	P			P	P		
Places of worship (<4 acres) (No changes made, hard to condition due to federal law)	C	C	C	C	C	C	P	P	P	P	P	P	P	C/P
Professional, vocational schools (Remove as P in CN)			C/P	P	P	P >NP	P	P	P	P	P	P	P	P/NP
Resident healthcare facility (No changes made, hard to condition due to federal law)		P	P	P	P									
Residential substance abuse facility, small (No changes made, hard to condition due to federal law)		C/P	P		P			C			C	C	C/NP	
Residential substance abuse facility, large (No changes made, hard to condition due to federal law)		C/NP	C/NP		C			C			C	C	C/NP	
Seminaries, religious institutes (Make this C across all Zones)	C/NP (C only)	C	C/P (C only)	C	P >C	C	C	C	C	C	C	C	P/NP <C	C
Transitional treatment home, small (No changes made, hard to condition due to federal law)		C/NP	C		C			C			C	C	C/NP	
Transitional treatment home, large (No changes made, hard to condition due to federal law)		C/NP	C/NP		C			C			C	C	C/NP	
Transitional victim home, small (No changes made, hard to condition due to federal law)		C/P/NP	C/P		P			C			C	C	C/NP	
Transitional victim home, large (No changes made, hard to condition due to federal law)		C/NP	C/NP		C			C			C	C	C/NP	
Recreation, cultural and entertainment uses														
Art gallery (Consider adding as P or C to Manufacturing)			P	P	P	P	P	P	P	P	P	P	P	P or C
Art studio (Make this the same as art gallery, consider adding as P or C to Manufacturing)			P	P	P	P	P	P	P	P	P	P	P	P or C
Brewpub (OK as is)													C/P	P/NP
Commercial indoor recreation (OK as is)								P	P	P	P	P	P	P
Commercial outdoor recreation (OK as is)									C		P	C		P
Commercial video arcade (OK as is)								P			P	P	P	P
Community and recreation centers (<4 acres) (Consider adding as P or C to Manufacturing)	C	C	C	C	P	P	P	P	P	P	P	P	P	P or C
Community gardens (Need to update the definition, make C in Single-Family and P across all other Zones)	P/NP >C	P	P	P	P	P	P	P	P	P	P	P	P	P
Dance studio (Add as P to Downtown and P or C to Manufacturing)			P	P		P	P	P	P	P	P	P	P	P or C
Live performance theater (C only in RMU, add C to Res/Biz, Res/Ofc & CB, P in Downtown and P or C in Man.)			C/P (C only)	C	C		C	P	P	P	P	P	P	P or C
Miniature golf (OK as is)								P	P		P	P		
Motion picture/movie theaters (Make this the same as live performance theater)			C/P (C only)	C	C		C	P	P	P	P	P	P	P or C
Museum/music conservatory (Add as P to CG, consider adding as P or C to Manufacturing)			C/P	P/NP			P	P	P	P	P	P	P/NP	P or C
Museum (in landmark house) (Make this C across all Zones)	C	C	C/P/NP (C only)	C	C	C	C	C	C	C	C	C	C	C
Natural open space & conservation areas (Remove as a listed use)	P	P	P	P	P	C	C	C	C	C	C	C	C	P
Parks and playgrounds (<4 acres) (OK as is)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pedestrian pathways, trails & greenways (Remove as a listed use)	P	P	P	P	P	P	P	P	P	P	P	P	C	P
Performance arts facilities (Review the definition and add different categories of facilities to definition)													P	
Private club (Review state liquor laws, make C in Manufacturing)							C	C	P	P	P	C	C/P	P/NP >C
Sexually oriented businesses (OK as is)											P			P
Squares and plazas (less than 4 acres) (Remove as a listed use)						P	P	P	P	P	P	C	C	
Tavern/brewpub (less than 2,500 sq ft) (OK as is)			C/NP					P	P	P	P	P	C/P	P/NP
Tavern/brewpub (more than 2,500 sq ft) (OK as is)								C	C	P	P	C	C/P	P/NP
Miscellaneous uses														
Accessory uses (unless otherwise regulated) (OK as is)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural uses (OK as is)														P
Ambulance services (within enclosed bldg) (OK as is)							P	P	P	P	P	P		
Ambulance services (indoor or outdoor) (OK as is)							P	P	P	P	P	P		P
Animal pound (overnight boarding) (Review definition for this and for kennels/doggie daycares)														P
Auditorium (OK as is)								P	P	P	P	P		
Auto salvage & recycling (indoor & outdoor) (OK as is)											P			C/P
Bus line terminals (OK as is)								P			P	C	P/NP	P
Commercial parking lot or garage (OK as is)								C		P	P	C	C/P	
Communications towers (OK as is)							P	P	P	P	P	P	P	P
Communications twrs (taller than max bldg ht) (OK as is)							C	C	C	C	C	C	C	C
Farmers market (OK as is)								C	C		P	C		
Flea market (indoor) (OK as is)								P	P	P	P	C		
Funeral home (Find Zones where this would be appropriate as a C use, particularly on the west side)								P	P	P	P	C		
Hotel/motel (OK as is)								P		P	P	C	P	P/NP
Parking (offsite accessory to permitted uses) (OK as is)	C/NP	C	C	C	C			P		C	P	C	P	P
Recycling collection station (Should not be a primary P use, develop standards for a C use as an accessory use)						P	P	P	P	P	P			P
Reuse of church, school properties (OK as is)	C	C	C	C	C									
Reverse vending machines (Should not be a primary P use, develop standards for a C use as an accessory use)						P	P	P	P	P	P	P		

Reorganized Summary Table of Permitted and Conditional Uses

	Use	Conditional	Permitted	Not Permitted
A	<u>Residential uses</u>			
1	Accessory uses on accessory lots (OK as is)	SF, MF, MU, RB, RO		CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
2	Manufactured homes (OK as is)		SF, MF, MU, RB	RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
3	Mixed-use development (OK as is)		MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN	SF, MF, MAN
4	Multi-family dwellings (Add as P to Res/Biz)		MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN	SF, MAN
5	Rooming/boarding house (*Make this C only in RMF45 and above and add as C to Commercial)	MF*, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC		SF, MF*, DTOWN, MAN
6	Single-family attached dwellings (* SR3 only) (OK as is)		SF*, MF, MU, RO	RB, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
7	Single-family detached dwellings (OK as is)		SF, MF, MU, RB, RO	CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
8	Twin homes (* SR1, SR3, R2 only) (** RMF30 & RMF35 only) (OK as is)		SF*, MF**, MU, RO	RB, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
9	Two-family dwellings (* SR1, SR3, R2 only) (** RMF30 & RMF 35only) (OK as is)		SF*, MF**, MU, RB, RO	CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
	Use	Conditional	Permitted	Not Permitted
B	<u>Office uses</u>			
1	Financial institutions (no drive-through) (OK as is)		MU, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, RB, MAN
2	Financial institutions (with drive-through) (* RMU only) (OK as is)	MU*, RO, TC, DTOWN	CB, CC, CS, CSHBD, CG, DTOWN, MAN	SF, MF, RB, CN, MAN
3	Medical/dental clinics/offices (*Make this C only in RMF45 and above, further review requested for some MF)	MF*, MU, RB, RO	CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF*, MAN
4	Municipal services (police, fire, utilities) (Don't allow in Open Space. Is use allowed above Res Zones?)	SF, MF, MU, RB, RO		CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
5	Offices (no med/dental in MU) (*Make this C only in RMF45 and above, further review requested for some MF)	MF*, MU, RB, RO	CN, CB, CC, CS, CSHBD, CG, TC, DTOWN	SF, MF*, MAN
6	Offices, reception center in landmark building (Make this C only in Residential and P in Commercial)	SF, MF, MU, RB, RO	CN, CB, CC, CS, CSHBD, CG, TC	DTOWN, MAN
7	Park-and ride lots (stand-alone lot as adjunct to mass transit) (OK as is)	CB, CC, CS, TC	CSHBD, CG, MAN	SF, MF, MU, RB, RO, CN, DTOWN
8	Park-and ride shared parking with church (OK as is w/ traffic analysis for those not on arterial streets)	SF, MF, MU, RB, RO		CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
9	Park-and-ride shared with existing use (OK as is)		CB, CC, CS, CSHBD, CG, TC, MAN	SF, MF, MU, RB, RO, CN, DTOWN
10	Veterinary offices (Review definition, refine to include office type, size and boarding facility differentiators)	MU, RB, CN, TC	MU, RO, CB, CC, CS, CSHBD, CG, DTOWN	SF, MF, DTOWN, MAN
	Use	Conditional	Permitted	Not Permitted
C	<u>Other commercial uses</u>			
1	Blood donation centers (OK as is)	CC	CG, DTOWN	SF, MF, MU, RB, RO, CN, CB, CS, CSHBD, TC, DTOWN, MAN
2	Medical, dental, optical laboratory (Add as P to RMU and above)		MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF
3	Miniwarehouse (OK as is)	TC	CC, CG, DTOWN	SF, MF, MU, RB, RO, CN, CB, CS, CSHBD, DTOWN, MAN
4	Motion picture studio (OK as is)		CS, CSHBD, CG, TC, MAN	SF, MF, MU, RB, RO, CN, CB, CC, DTOWN
5	Photofinishing lab (Remove as a listed use)	N/A	N/A	N/A
	Use	Conditional	Permitted	Not Permitted
D	<u>Retail sales and service uses</u>			
1	Auto and truck sales, rental and repair (OK as is)		MAN	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN
2	Auto repair, minor (OK as is)	CN, DTOWN	CB, CC, CS, CSHBD, CG, TC, DTOWN	SF, MF, MU, RB, RO, MAN
3	Auto repair, major (OK as is)	CS, TC, DTOWN	CC, CG, DTOWN	SF, MF, MU, RB, RO, CN, CB, CSHBD, MAN
4	Auto sales/rental & service (OK as is)	DTOWN	CC, CG	SF, MF, MU, RB, RO, CN, CB, CS, CSHBD, TC, DTOWN, MAN
5	Bed and breakfast (depending on size) (No changes made, further review requested)	SF, MF, MU, CN, CB,	MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN	SF, MF, MU, RB, RO, CS, MAN
6	Boat/recreational vehicles sales & service (OK as is)		CC, CG	SF, MF, MU, RB, RO, CN, CB, CS, CSHBD, TC, DTOWN, MAN
7	Carwashes (stand-alone) (OK as is)	TC	CB, CC, CS, CSHBD, CG, DTOWN	SF, MF, MU, RB, RO, CN, DTOWN, MAN
8	Carwashes (accessory to gas station/conv store) (OK as is)	TC	CB, CC, CS, CSHBD, CG	SF, MF, MU, RB, RO, CN, DTOWN, MAN
9	Conventional department store (OK as is)		CS, CSHBD, DTOWN	SF, MF, MU, RB, RO, CN, CB, CC, CG, TC, DTOWN, MAN

Reorganized Summary Table of Permitted and Conditional Uses

Use	Conditional	Permitted	Not Permitted
10 Equipment rental, indoor or outdoor (OK as is)	TC	CC, CG, MAN	SF, MF, MU, RB, RO, CN, CB, CS, CSHBD, DTOWN
11 Furniture repair shop (OK as is)	TC	CB, CC, CS, CSHBD, CG, DTOWN, MAN	SF, MF, MU, RB, RO, CN,
12 Gas station (C only up to CC)	MU, RB, CN, CB, DTOWN	CC, CS, CSHBD, CG, DTOWN, MAN	SF, MF, RO, TC
13 Health and fitness facility (C only up to CB)	MU, RB, CN, CG	CB, CC, CS, CSHBD, TC, DTOWN	SF, MF, RO, MAN
14 Liquor store (Can these go anywhere? Check the state law.)	MU, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	MAN	SF, MF, RB, RO, CN,
15 Mass merchandise store (OK as is)		CS, CSHBD, CG, DTOWN	SF, MF, MU, RB, RO, CN, CB, CC, TC, DTOWN, MAN
16 Pawnshop (OK as is)	DTOWN	CG, DTOWN	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, TC, DTOWN, MAN
17 Plant and garden shop with outdoor sales (OK as is)	MU, RB, CN, CB, CC, CS, CSHBD	CG, TC	SF, MF, RO, DTOWN, MAN
18 Restaurants (no drive-through) (No changes made, further review requested)	MU, RB	MU, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, RO, MAN
19 Restaurants (with drive-through) (OK as is)	CN, TC	CB, CC, CS, CSHBD, CG, DTOWN, MAN	SF, MF, MU, RB, RO, MAN
20 Retail goods estab. (no drive-through) (OK as is)		MU, RB, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, RO
21 Retail goods estab. (with drive-through) (OK as is)	CN, TC	CB, CC, CS, CSHBD, CG, DTOWN, MAN	SF, MF, MU, RB, RO
22 Retail services estab. (no drive-through) (OK as is)		MU, RB, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN	SF, MF, RO, MAN
23 Retail services estab. (with drive-through) (OK as is)	CN, TC	CB, CC, CS, CSHBD, CG, DTOWN	SF, MF, MU, RB, RO, MAN
24 Specialty store (Modify the name/definition to truly reflect that this use means big box stores)		CC, CS, CSHBD, CG, DTOWN	SF, MF, MU, RB, RO, CN, CB, TC, DTOWN, MAN
25 Superstore/hypermarket (OK as is)		CS, CG, DTOWN	SF, MF, MU, RB, RO, CN, CB, CC, CSHBD, TC, DTOWN, MAN
26 Upholstery shop (Add as C to CN and change to P in TC)	CN	CB, CC, CS, CSHBD, CG, TC, DTOWN	SF, MF, MU, RB, RO, DTOWN, MAN

Use	Conditional	Permitted	Not Permitted
E Institutional uses			
1 Adult daycare center (No changes made, further review requested, compare w/ child care)	MF	MU, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, RB
2 Assisted living center/facility, small (No changes made, hard to condition due to federal law)	SF, MF	MF, MU, RB, RO, CB, CC, CG, TC	SF, CN, CS, CSHBD, DTOWN, MAN
3 Assisted living center/facility, large (No changes made, hard to condition due to federal law)	MF, MU	MF, MU, RO, CB, CC, CG, TC	SF, RB, CN, CS, CSHBD, DTOWN, MAN
4 Child daycare center (No changes made, further review requested, compare w/ adult care, check state law)	SF, MF	MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF
5 College and universities (Add P in TC & CG for facilities with nonresidential campuses)		CG, TC, DTOWN	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, MAN
6 Government facilities (<2 acres) (Make C in Res/Biz)	MU, RB	RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, DTOWN
7 Group home, small (No changes made, hard to condition due to federal law)			
8 Group home, large (No changes made, hard to condition due to federal law)		SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN	MAN
9 Homeless shelters (OK as is)	CG, DTOWN		SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, TC, DTOWN, MAN
10 Libraries (Make this C across all Zones)	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, MAN	DTOWN	DTOWN
11 Nursing care facility/nursing home (No changes made, hard to condition due to federal law)	MU	MF, MU, CB, CC, CG, TC	SF, MF, RB, RO, CN, CS, CSHBD, DTOWN, MAN
12 Places of worship (<4 acres) (No changes made, hard to condition due to federal law)	SF, MF, MU, RB, RO, CN, MAN	CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	
13 Professional, vocational schools (Remove as P in CN)	MU	MU, RB, RO, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, CN, MAN
14 Resident healthcare facility (No changes made, hard to condition due to federal law)		MF, MU, RB, RO	SF, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
15 Residential substance abuse facility, small (No changes made, hard to condition due to federal law)	MF, CC, CG, TC, DTOWN	MF, MU, RO	SF, RB, CN, CB, CS, CSHBD, DTOWN, MAN
16 Residential substance abuse facility, large (No changes made, hard to condition due to federal law)	MF, MU, RO, CC, CG, TC, DTOWN		SF, MF, MU, RB, CN, CB, CS, CSHBD, DTOWN, MAN
17 Seminaries, religious institutes (Make this C across all Zones and keep NPs where they exist)	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN		SF, DTOWN
18 Transitional treatment home, small (No changes made, hard to condition due to federal law)	MF, MU, RO, CC, CG, TC, DTOWN		SF, MF, RB, CN, CB, CS, CSHBD, DTOWN, MAN
19 Transitional treatment home, large (No changes made, hard to condition due to federal law)	MF, MU, RO, CC, CG, TC, DTOWN		SF, MF, MU, RB, CN, CB, CS, CSHBD, DTOWN, MAN
20 Transitional victim home, small (No changes made, hard to condition due to federal law)	MF, MU, CC, CG, TC, DTOWN	MF, MU, RO	SF, MF, RB, CN, CB, CS, CSHBD, DTOWN, MAN
21 Transitional victim home, large (No changes made, hard to condition due to federal law)	MF, MU, RO, CC, CG, TC, DTOWN		SF, MF, MU, RB, CN, CB, CS, CSHBD, DTOWN, MAN

Reorganized Summary Table of Permitted and Conditional Uses

	Use	Conditional	Permitted	Not Permitted
F	<u>Recreation, cultural and entertainment uses</u>			
1	Art gallery (Consider adding as P or C to Manufacturing)	MAN	MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF
2	Art studio (Make this the same as art gallery, consider adding as P or C to Manufacturing)	MAN	MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF
3	Brewpub (OK as is)	DTOWN	DTOWN, MAN	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, MAN
4	Commercial indoor recreation (OK as is)		CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, MU, RB, RO, CN, CB
5	Commercial outdoor recreation (OK as is)	CS, TC	CG, MAN	SF, MF, MU, RB, RO, CN, CB, CC, CSHBD, DTOWN
6	Commercial video arcade (OK as is)		CC, CSHBD, CG, TC, DTOWN, MAN	SF, MF, MU, RB, RO, CN, CB, CS
7	Community and recreation centers (<4 acres) (Consider adding as P or C to Manufacturing)	SF, MF, MU, RB, MAN	RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	
8	Community gardens (Need to update the definition, make C in Single-Family and P across all other Zones)	SF	MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	
9	Dance studio (Add as P to Downtown and P or C to Manufacturing)	MAN	MU, RB, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, RO
10	Live performance theater (C only in RMU, add C to Res/Biz, Res/Ofc & CB, P in Downtown and P or C in Man.)	MU, RB, RO, CB, MAN	CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, CN
11	Miniature golf (OK as is)		CC, CS, CG, TC	SF, MF, MU, RB, RO, CN, CB, CSHBD, DTOWN, MAN
12	Motion picture/movie theaters (Make this the same as live performance theater)	MU, RB, RO, CB, MAN	CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, CN
13	Museum/music conservatory (Add as P to CG, consider adding as P or C to Manufacturing)	MU, MAN	MU, RB, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, RB, RO, CN, DTOWN
14	Museum (in landmark house) (Make this C across all Zones)	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN		
15	Natural open space & conservation areas (Remove as a listed use)	N/A	N/A	N/A
16	Parks and playgrounds (<4 acres) (OK as is)		SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN	MAN
17	Pedestrian pathways, trails & greenways (Remove as a listed use)	N/A	N/A	N/A
18	Performance arts facilities (Review the definition and add different categories of facilities to definition)		DTOWN	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, MAN
19	Private club (Review state liquor laws, make C in Manufacturing but keep NP where it exists)	CB, CC, TC, DTOWN, MAN	CS, CSHBD, CG, DTOWN	SF, MF, MU, RB, RO, CN, MAN
20	Sexually oriented businesses (OK as is)		CG, MAN	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, TC, DTOWN
21	Squares and plazas (less than 4 acres) (Remove as a listed use)	N/A	N/A	N/A
22	Tavern/brewpub (less than 2,500 sq ft) (OK as is)	MU, DTOWN	CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, MU, RB, RO, CN, CB, MAN
23	Tavern/brewpub (more than 2,500 sq ft) (OK as is)	CC, CS, TC, DTOWN	CSHBD, CG, DTOWN, MAN	SF, MR, MU, RB, RO, CN, CB, MAN

Reorganized Summary Table of Permitted and Conditional Uses

	Use	Conditional	Permitted	Not Permitted
G	Miscellaneous uses			
1	Accessory uses (unless otherwise regulated) (OK as is)		SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	
2	Agricultural uses (OK as is)		MAN	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN
3	Ambulance services (within enclosed bldg) (OK as is)		CB, CC, CS, CSHBD, CG, TC	SF, MF, MU, RB, RO, CN, DTOWN, MAN
4	Ambulance services (indoor or outdoor) (OK as is)		CB, CC, CS, CSHBD, CG, MAN	SF, MF, MU, RB, RO, CN, TC, DTOWN
5	Animal pound (overnight boarding) (Review definition for this and for kennels/doggie daycares)		MAN	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, CG, TC, DTOWN
6	Auditorium (OK as is)		CC, CS, CSHBD, CG, TC	SF, MF, MU, RB, RO, CN, CB, DTOWN, MAN
7	Auto salvage & recycling (indoor & outdoor) (OK as is)	MAN	CG, MAN	SF, MF, MU, RB, RO, CN, CB, CC, CS, CSHBD, TC, DTOWN
8	Bus line terminals (OK as is)	TC	CC, CG, DTOWN, MAN	SF, MF, MU, RB, RO, CN, CB, CS, CSHBD, DTOWN
9	Commercial parking lot or garage (OK as is)	CC, TC, DTOWN	CSHBD, CG, DTOWN	SF, MF, MU, RB, RO, CN, CB, CS, MAN
10	Communications towers (OK as is)		CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN	SF, MF, MU, RB, RO, CN
11	Communications towers (taller than max bodg ht) (OK as is)	CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN		SF, MF, MU, RB, RO, CN
12	Farmers market (OK as is)	CC, CS, TC	CG	SF, MF, MU, RB, RO, CN, CB, CSHBD, DTOWN, MAN
13	Flea market (indoor) (OK as is)	TC	CC, CS, CSHBD, CG	SF, MF, MU, RB, RO, CN, CB, DTOWN, MAN
14	Funeral home (Find Zones where this would be appropriate as a C use, particulary on the west side)	TC	CC, CS, CSHBD, CG	SF, MF, MU, RB, RO, CN, CB, DTOWN, MAN
15	Hotel/motel (OK as is)	TC	CC, CSHBD, CG, DTOWN, MAN	SF, MF, MU, RB, RO, CN, CB, CS, MAN
16	Parking (offsite accessory to permitted uses) (OK as is)	SF, MF, MU, RB, RO, CSHBD, TC	CC, CG, DTOWN, MAN	SF, CN, CB, CS
17	Recycling collection station (Should not be a primary P use, develop standards for a C use as an accessory use)		CN, CB, CC, CS, CSHBD, CG, MAN	SF, MF, MU, RB, RO, TC, DTOWN
18	Reuse of church, school properties (OK as is)	SF, MF, MU, RB, RO		CN, CB, CC, CS, CSHBD, CG, TC, DTOWN, MAN
19	Reverse vending machines (Should not be a primary P use, develop standards for a C use as an accessory use)		CN, CB, CC, CS, CSHBD, CG, TC	SF, MF, MU, RB, RO, DTOWN, MAN

21A.24.190 Table Of Permitted And Conditional Uses For Residential Districts:

LEGEND		PERMITTED AND CONDITIONAL USES, BY DISTRICT														RO				
		RESIDENTIAL DISTRICTS																		
Use		FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU-35	R-MU-45	R-MU	
Residential																				
Accessory guest and servants' quarters	C																			
Accessory uses on accessory lots	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Assisted living facility, large													C	C	P	P	C	P	P	P
Assisted living facility, small					C	C	C	C			C	C	P	P	P	P	P	P	P	P
Dormitories, fraternities, sororities (see section 21A.36.150 of this title)																				
Group home, large (see section 21A.36.070 of this title)												C	C	C	C	C	C	C	C	C
Group home, small (see section 21A.36.070 of this title)	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Manufactured home	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P

LEGEND

C = Conditional Use
P = Permitted Use

PERMITTED AND CONDITIONAL USES, BY DISTRICT
RESIDENTIAL DISTRICTS

Use	Mixed use develop- ments, including residential and other uses allowed in the zoning district	Multiple-family dwellings	Nursing care facility (see section 21A.36.060 of this title)	Resident healthcare facility (see section 21A.36.040 of this title)	Residential substance abuse treatment home, large	Residential substance abuse treatment home, small	Rooming (boarding) house
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		P		P			
RMF- 30		P		P			C
RMF- 35		P		P			C
RMF- 45		P		P			P
RMF- 75		P		P			P
RB	P'						C
R-MU-35	P	P		P			P
R-MU-45	P	P		P			P
R-MU	P	P		P			P
RO	P	P		P			P

LEGEND		PERMITTED AND CONDITIONAL USES, BY DISTRICT																	
C = Conditional Use P = Permitted Use		RESIDENTIAL DISTRICTS																	
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU-35	R-MU-45	R-MU	RO
Single-family attached dwellings									P		P	P	P	P		P	P	P	P
Single-family detached dwellings	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Transitional treatment home, large (see section 21A.36.090 of this title)													C	C			C	C	C
Transitional treatment home, small (see section 21A.36.090 of this title)												C	C	C		C	C	C	C
Transitional victim home, large (see section 21A.36.080 of this title)													C	C			C	C	C
Transitional victim home, small (see section 21A.36.080 of this title)												C	C	P		C	C	P	P
Twin home dwellings							P		P	P	P	P				P	P	P	P
Two-family dwellings							P		P	P ²	P	P			P	P	P	P	P

LEGEND

C = Conditional Use

P = Permitted Use

PERMITTED AND CONDITIONAL USES, BY DISTRICT
RESIDENTIAL DISTRICTS

Use	Office And Related Uses	Financial institutions with drive-through facilities	Financial institutions without drive-through facilities	Medical and dental clinics and offices	Municipal service uses, including city utility uses and police and fire stations	Offices, excluding medical and dental clinics and offices	Recreation, Cultural And Entertainment	Art galleries	Community and recreation centers, public and private on lots less than 4 acres in size
FR-1/ 43,560					C				C
FR-2/ 21,780					C				C
FR-3/ 12,000					C				C
R-1/ 12,000					C				C
R-1/ 7,000					C				C
R-1/ 5,000					C				C
SR-1					C				C
SR-2					C				C
SR-3					C				C
R-2					C				C
RMF- 30					C				C
RMF- 35					C				C
RMF- 45					C				C
RMF- 75					C				C
RB					C	P ¹			C
R-MU-35			P	C	C	P			C
R-MU-45			P	C	C	P			C
R-MU		C ²	P ³	P ³	C	P ³			C
RO		C ²	P ³	P ³	C ³	P ³			P

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT																		
	RESIDENTIAL DISTRICTS																		
C = Conditional Use P = Permitted Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU-35	R-MU-45	R-MU	RO
Community gardens as defined in part VI, chapter 21A.62 of this title and as regulated by subsection 21A.24.010Q of this chapter				P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dance studio															P	P	P	P ³	
Movie theaters/live performance theaters																C	C	P	
Natural open space and conservation areas on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parks and playgrounds, public and private, less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Pedestrian pathways, trails and greenways	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Tavern/lounge/brew-pub; 2,500 square feet or less in floor area																		C	

LEGEND
 C = Conditional Use
 P = Permitted Use

**PERMITTED AND CONDITIONAL USES, BY DISTRICT
 RESIDENTIAL DISTRICTS**

	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU-35	R-MU-45	R-MU	RO
Retail Sales And Service																			
Gas station-may include accessory convenience retail and/or "minor repairs" as defined in part VI, chapter 21A.62 of this title															P	C	C	P	
Health and fitness facility																		P	
Liquor store																			C
Restaurants, without drive-through facilities															C	C			P
Retail goods establishments															P	P			P
Retail service establishments															P	P			P
Institutional																			
Adult daycare center																C	C		P
Child daycare center																C	C		P
Governmental uses and facilities																			P

**PERMITTED AND CONDITIONAL USES, BY DISTRICT
RESIDENTIAL DISTRICTS**

LEGEND	
C = Conditional Use	P = Permitted Use
FR-1/ 43,560	
FR-2/ 21,780	
FR-3/ 12,000	
R-1/ 12,000	
R-1/ 7,000	
R-1/ 5,000	
SR-1	
SR-2	
SR-3	
R-2	
RMF- 30	
RMF- 35	
RMF- 45	
RMF- 75	
RB	
R-MU-35	
R-MU-45	
R-MU	
RO	
Museum	
Music conservatory	
Nursing care facility (see section 21A.36.060 of this title)	
Places of worship on lots less than 4 acres in size	
Schools, professional and vocational	
Seminars and religious institutes	
Commercial	
Laboratory; medical; dental; optical	
Plant and garden shop, with outdoor retail sales area	

LEGEND	
C = Conditional Use	P = Permitted Use

**PERMITTED AND CONDITIONAL USES, BY DISTRICT
RESIDENTIAL DISTRICTS**

Use	Miscellaneous	Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	Bed and breakfast	Bed and breakfast inn	Bed and breakfast manor	House museum in landmark sites (see subsection 21A.24.010T of this chapter)	Offices and reception centers in landmark sites (see subsection 21A.24.010T of this chapter)	Park and ride parking, shared with church parking lot on arterial street
FR-1/ 43,560		P	C'	C'		C	C	C
FR-2/ 21,780		P	C'	C'		C	C	C
FR-3/ 12,000		P	C'	C'		C	C	C
R-1/ 12,000		P	C'			C	C	C
R-1/ 7,000		P	C'			C	C	C
R-1/ 5,000		P	C'			C	C	C
SR-1		P		C'			C	C
SR-2								
SR-3		P	C'			C	C	C
R-2		P	C'	C'		C	C	C
RMF-30		P	C'	C'		C	C	C
RMF-35		P	C'	C'		C	C	C
RMF-45		P	C'	C'		C	C	C
RMF-75		P	C'	C'		C	C	C
RB		P	P	P			P	C
R-MU-35		P	P	P			C	C
R-MU-45		P	P	P	C		P	C
R-MU		P	P	P	P		P	C
RO		P				C		C

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT																		
	RESIDENTIAL DISTRICTS																		
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU-35	R-MU-45	R-MU	RO
Parking, off site facilities (accessory to permitted uses)	C	C							C		C	C	C	C	C	C	C	C	C
Public/private utility buildings and structures	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C ⁶
Public/private utility transmission wires, lines, pipes and poles ⁵	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Reuse of church and school buildings	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶		C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ^{6,9}
Veterinary offices															C	C	C	P ³	P ⁹
Wireless telecommunications facilities (see table 21A.40.090E of this title)																			

Qualifying Provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Subject to conformance with the provisions of subsection 21A.24.170E of this chapter.
4. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160I and J of this chapter.
5. See subsection 21A.02.050B of this title for utility regulations.
6. Subject to conformance of the provision in section 21A.36.170 of this title.

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7. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010T of this chapter).
8. Buildings in excess of 7,000 square feet in the SR-1 and R-2 districts when located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010T of this chapter).
9. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.

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

21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

LEGEND		PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS							
C = Conditional Use	P = Permitted Use	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75	
Residential									
Assisted living center, large			P	P			P	P	
Assisted living center, small			P	P			P	P	
Dwelling, single room occupancy ⁶								P	
Group home, large (see section 21A.36.070 of this title)				C			C	P	
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage		P	P	P	P	P	P	P	
Halfway homes (see section 21A.36.110 of this title)							C		
Living quarters for caretaker or security guard		P	P	P	P	P	P	P	
Mixed use developments including residential and other uses allowed in the zoning district		P	P	P	P	P	P	P	
Multi-family residential		P	P	P	P	P	P	P	
Nursing home			P	P			P	P	
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)				C			C	C	
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)				C			C	C	
Transitional treatment home, large (see section 21A.36.090 of this title)				C			C	C	
Transitional treatment home, small (see section 21A.36.090 of this title)				C			C	C	
Transitional victim home, large (see section 21A.36.080 of this title)				C			C	C	

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS						
C = Conditional Use P = Permitted Use							
USE	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
Transitional victim home, small (see section 21A.36.080 of this title)			C			C	C
Office And Related Uses							
Financial institutions with drive-through facilities		P	P	P	P	P	C
Financial institutions without drive-through facilities	P	P	P	P	P	P	P
Medical and dental clinics	P	P	P	P	P	P	P
Offices	P	P	P	P	P	P	P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C	P	P	P	P	P	C
Retail Sales And Services							
Auction sales			P			P	
Automobile repair, major			P	C		P	C
Automobile repair, minor	C	P	P	P	P	P	P
Automobile sales/rental and service			P			P	
Boat/recreational vehicle sales and service			P			P	
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P	C
Car wash, with or without gasoline sales			P	P		P	C
Conventional department store				P	P		
Equipment rental, indoor and outdoor			P			P	C
Furniture repair shop		P	P	P	P	P	C

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS						
C = Conditional Use P = Permitted Use							
USE	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in part VI, chapter 21A.62 of this title	P	P	P	P	P	P	
Health and fitness facility		P	P	P	P	C	P
Liquor store		C	C	C	C	C	C
Manufactured/mobile home sales and service						P	
Mass merchandising store				P	P	P	
Pawnshop						P	
Restaurants with drive-through facilities	C	P	P	P	P	P	C
Restaurants without drive-through facilities	P	P	P	P	P	P	P
Retail goods establishments with drive-through facilities	C	P	P	P	P	P	C
Retail goods establishments without drive-through facilities	P	P	P	P	P	P	P
Retail services establishments with drive-through facilities	C	P	P	P	P	P	C
Retail services establishments without drive-through facilities	P	P	P	P	P	P	P
Specialty store			P	P	P	P	
Superstore and hypermarket store				P		P	
Truck repair, large						P	
Truck sales and rental, large			P			P	
Upholstery shop		P	P	P	P	P	C
Value retail/membership wholesale						P	

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT						
C = Conditional Use P = Permitted Use	COMMERCIAL DISTRICTS						
USE	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
Warehouse club store						P	
Institutional Uses (Sites < 2 Acres)							
Adult daycare center	P	P	P	P	P	P	P
Child daycare center	P	P	P	P	P	P	P
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P	P
Medical/dental research facilities							P
Museum		P	P	P	P		P
Music conservatory		P	P	P	P		P
Places of worship on lots less than 4 acres in size	C	P	P	P	P	P	P
Research: commercial, scientific, educational							P
Schools: professional and vocational	P	P	P	P	P	P	P
Commercial And Manufacturing							
Bakery, commercial						P	
Blacksmith shop						P	
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P	
Cabinet and woodworking mills						P	
Commercial laundries, linen service and dry cleaning						P	
Industrial assembly						P	

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS						
C = Conditional Use P = Permitted Use							
USE	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
Laboratory: medical, dental, optical			P	P	P	P	P
Laboratory: testing			C	C		P	C
Miniwarehouse			P			P	C
Motion picture studio				P	P	P	P
Photo finishing lab			P	P	P	P	P
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P	P
Sign painting/fabrication						P	
Warehouse			P			P	
Welding shop						P	
Wholesale distributors			P			P	
Recreation, Cultural And Entertainment							
Amusement park				P		P	
Art gallery	P	P	P	P	P	P	P
Art studio	P	P	P	P	P	P	P
Commercial indoor recreation			P	P	P	P	P
Commercial outdoor recreation				C		P	C
Commercial video arcade			P		P	P	P
Dance studio	P	P	P	P	P	P	P
Live performance theaters			P	P	P	P	P

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS						
C = Conditional Use P = Permitted Use							
USE	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
Miniature golf			P	P		P	P
Movie theaters				P	P	P	P
Natural open space and conservation areas	C	C	C	C	C	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P	P
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P	P
Private club		C	C	P	P	P	C
Sexually oriented businesses						P ⁵	
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	C
Tavern/lounge/brewpub, 2,500 square feet or less in floor area			P	P	P	P	P
Tavern/lounge/brewpub, more than 2,500 square feet in floor area			C	C	P	P	C
Miscellaneous							
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building		P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations		P ⁷	P ⁷	P ⁷	P ⁷	P	
Auditorium			P	P	P	P	P
Auto salvage (indoor)						P	
Bed and breakfast	P	P	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	P	P	P



LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT						
	COMMERCIAL DISTRICTS						
C = Conditional Use P = Permitted Use	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
USE							
Bed and breakfast manor	C ³	C ³	P		P	P	P
Bus line terminals			P			P	C
Bus line yards and repair facilities						P	
Commercial parking garage or lot			C		P	P	C
Communication towers		P	P	P	P	P	P
Communication towers, exceeding the maximum building height		C	C	C	C	C	C
Contractor's yard/office (including outdoor storage)			C			P	
Farmers' market			C	C		P	C
Flea market (indoor)			P	P	P	P	C
Flea market (outdoor)						P	
Funeral home			P	P	P	P	C
Homeless shelter						C	
Hotel or motel			P		P	P	C
Impound lot						C	
Intermodal transit passenger hub						C	
Kennels						P	
Limousine service utilizing 4 or more limousines						P	
Limousine service utilizing not more than 3 limousines		C	C			P	
Microbrewery						P	

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS						
C = Conditional Use P = Permitted Use							
USE	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
Park and ride lots		C	C	C	P	P	C
Park and ride, parking shared with existing use		P	P	P	P	P	P
Pet cemeteries ⁴						P	
Off site parking, as per chapter 21A.44 of this title			P		C	P	C
Outdoor sales and display		C	P	C	P	P	C
Outdoor storage			C			P	
Outdoor storage, public			C			P	
Precision equipment repair shops			P			P	
Public/private utility buildings and structures	C	C	P	P	C	P	P
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P	P
Radio, television station				C	P	P	P
Recreational vehicle park (minimum 1 acre)			C				
Recycling collection station	P	P	P	P	P	P	
Reverse vending machines	P	P	P	P	P	P	P
Taxicab facilities, dispatching, staging and maintenance						P	
Temporary labor hiring office						P	
Vehicle auction use						P	
Vending carts on private property as per chapter 5.65 of this code					P		
Wireless telecommunications facility (see table 21A.40.090E of this title)							

Qualifying Provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of section 21A.54.150 of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection 21A.26.060D of this chapter and chapter 21A.59 of this title.
2. See subsection 21A.02.050B of this title for utility regulations.
3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010T of this part and subsection 21A.26.010K of this chapter).
4. Subject to Salt Lake Valley health department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. Subject to location restrictions as per section 21A.36.190 of this title.
7. Greater than 3 ambulances at location require a conditional use.

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

21A.26.090 Summary Table Of Yard And Bulk Requirements—Commercial Districts:

District Symbol	District Name	YARD AND BULK REGULATIONS									
		Lot Area Regulations	Minimum Lot Width	Maximum Building Size	Maximum District Size	Maximum Building Height	Minimum Front Or Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yards ¹
CB	Community business	No minimum; lots over 4 acres are conditional uses	None	Up to 15,000 sf first floor; or 20,000 sf total floor area permitted; > is a conditional use	None	30' or 2 stories	No minimum; otherwise 15' parking setback	No minimum	10'	Front and corner side yards, if provided	7'
CC	Corridor commercial	10,000 sf minimum	75'	None	None	30' or 2 stories; conditional use: maximum 45' or 3 stories	15'	No minimum	10'	Front and corner side yards: 15'	7'
CG	General commercial	10,000 sf minimum	60'	None	None	60' or 4 stories; conditional use: maximum 90' or 6 stories	10'	No minimum	10'	The first 10' of front or corner side yards	15'
CN	Neighborhood commercial	No minimum; maximum lot area: 16,500 sf	None	None	90,000 sf	25' or 2½ stories	15'	No minimum	10'	Front and corner side yards	7'
CS	Community shopping	60,000 sf minimum excluding pad sites	150'	None	None	45' or 3 stories	30'	15'	30'	The first 15' of front and corner side yards	15'

21A.30.050 Table Of Permitted And Conditional Uses For Downtown Districts:

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT DOWNTOWN DISTRICTS			
	D-1	D-2	D-3	D-4
C = Conditional Use P = Permitted Use				
USE				
Residential				
Group home, large (see section 21A.36.070 of this title)		C	C	
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial use or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	P	P	P
Homeless shelter			C	
Mixed use developments, including residential and other uses allowed in the zoning district	P	P	P	P
Multiple-family dwellings	P	P	P	P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)		C	C	
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)		C	C	
Transitional treatment home, large (see section 21A.36.090 of this title)		C	C	
Transitional treatment home, small (see section 21A.36.090 of this title)		C	C	
Transitional victim home, large (see section 21A.36.080 of this title)		C	C	
Transitional victim home, small (see section 21A.36.080 of this title)		C	C	
Office And Related Uses				
Adult daycare centers	P	P	P	P
Child daycare centers	P	P	P	P
Financial institutions with drive-through facilities	P	P	C	P
Financial institutions without drive-through facilities	P	P	P	P
Medical and dental clinics	P	P	P	P
Offices	P	P	P	P
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P	P	
Retail Sales And Services				
Automobile sales/rental and service	C	C		
Car wash		P ⁴		
Conventional department store	P	P		P
Fashion oriented department store	P ³			
Furniture repair shop	P	P	P	P

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT DOWNTOWN DISTRICTS			
C = Conditional Use P = Permitted Use				
USE	D-1	D-2	D-3	D-4
"Gas station", may include accessory retail sales and/or minor repair, as defined in part VI, chapter 21A.62 of this title	C	P	C	C
Health and fitness facility	P	P	P	P
Liquor store	C	C	C	C
Mass merchandising store	P	P		P
Merchandise display rooms	P	P	P	P
Pawnshop	C	P		
Restaurants with drive-through facilities	P	P	P	P
Restaurants without drive-through facilities	P	P	P	P
Retail goods establishments	P	P	P	P
Retail laundries, linen service and dry cleaning	P	P	P	P
Retail services establishments	P	P	P	P
Specialty fashion department store	P ³			
Specialty store	P	P		P
Superstore and hypermarket store		P		
Upholstery shop		P	P	
Institutional Uses (Sites < 4 Acres)				
Colleges and universities	P	P	P	P
Community and recreation centers, public and private, on lots less than 4 acres in size	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)			P	P
Libraries			P	P
Museum			P	P
Music conservatory			P	P
Places of worship	P	P	P	P
Schools, K-12 private			P	P
Schools, K-12 public			P	P
Schools, professional/vocational	P	P	P	P
Seminaries and religious institutes			P	P
Recreation, Cultural And Entertainment				
Art galleries	P	P	P	P
Artists' lofts and studios	P	P	P	P
Brewpub (indoor)	P	P	P	P

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT DOWNTOWN DISTRICTS			
	C = Conditional Use			
P = Permitted Use				
USE	D-1	D-2	D-3	D-4
Brewpub (outdoor)	P	P	C	P
Commercial indoor recreation	P	P	P	P
Commercial video arcade	P	P	P	P
Motion picture theaters	P	P	P	P
Natural open space and conservation areas on lots less than 4 acres in size	C	C	C	C
Parks and playgrounds on lots less than 4 acres in size	P	P	P	P
Pedestrian pathways, trails, and greenways	C	C	C	C
Performance arts facilities	P	P	P	P
Private club (indoor)	P	P	P	P
Private club (outdoor)	P	P	C	P
Squares and plazas on lots less than 4 acres in size	C	C	C	C
Tavern/lounge (indoor)	P	P	P	P
Tavern/lounge (outdoor)	P	P	C	P
Miscellaneous				
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P
Automobile repair, major	C	P	C	C
Automobile repair, minor	C	P	C	C
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Blood donation center, commercial and not accessory to a hospital or medical clinic		P		
Bus line terminal		P		
Bus line yards and repair facilities		P		
Commercial laundry, linen service, and commercial dry cleaning establishments	C	P	C	C
Commercial parking garage, lot or deck	C	P	C	C
Communication towers	P	P	P	P
Communication towers, exceeding the maximum building height	C	C	C	C
Conference centers				P
Convention centers with or without hotels				P
Exhibition halls				P
Food product processing/manufacturing		P		

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT DOWNTOWN DISTRICTS				
	USE	D-1	D-2	D-3	D-4
C = Conditional Use P = Permitted Use					
Graphic/design business	P	P	P	P	
Heliports, accessory	C	C			
Homeless shelter			C		
Hotels and motels	P	P	P	P	
Industrial assembly		C	C		
Limousine service		P			
Microbreweries		C			
Miniwarehouse		P	P		
Off site parking	P	P	P	P	
Outdoor sales and display	C	P	P	C	
Precision equipment repair shops		P	C		
Public/private utility buildings and structures	C	C	C	C	
Public/private utility transmission wires, lines, pipes and poles ¹	P	P	P	P	
Publishing company	P	P	P	P	
Radio stations	P	P	P ²	P	
Railroad passenger station	P	P	P	P	
Social service missions and charity dining halls		P	P		
Street vendors (see chapter 5.64 of this code)					
TV stations	P	P		P	
Temporary labor hiring office		P	C		
Vending carts on private property as per chapter 5.65 of this code	P	P	P	P	
Warehouse		P	P		
Warehouse, accessory	P	P	P	P	
Wholesale distribution		P	P		
Wireless telecommunications facilities (see table 21A.40.090E of this title)					

Qualifying Provisions:

1. See subsection 21A.02.050B of this title for utility regulations.
2. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
3. Uses allowed only within the boundaries and subject to the provisions of the downtown Main Street core overlay district (section 21A.34.110 of this part).
4. Any car wash located within 165 feet (including streets) of a residential use shall only be permitted as a conditional use.

21A.28.040 Table Of Permitted And Conditional Uses For Manufacturing Districts:

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT	
C = Conditional Use P = Permitted Use	MANUFACTURING DISTRICTS	
USE	M-1	M-2
Office And Related Uses		
Financial institutions, with or without drive-through facilities	P	
Offices, medical and nonmedical	P	
Retail Sales And Services		
Automobile and truck repair	P	P
Automobile and truck sales and rental (including large truck)	P	P
Automobile parts sales	P	P
Building materials distribution	P	P
Communication services	P	P
Convenience store	P	P
Electronic repair shop	P	
Equipment rental	P	P
Furniture repair shop	P	P
Laundry; dry cleaning and dyeing	P	P
Liquor store	C	P
Package delivery facility	P	P
Recreational vehicle sales and service	P	P
Restaurants, with or without drive-through facilities	P	
Retail goods establishments with or without drive-through facilities	P	P
Tire distribution retail/wholesale	P	P
Truck repair, large	P	P
Upholstery shop	P	P

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT	
	MANUFACTURING DISTRICTS	
C = Conditional Use P = Permitted Use		
USE	M-1	M-2
Institutional Uses (Sites < 2 Acres)		
Adult daycare center	P	P
Child daycare center	P	P
Local government facilities	P	P
Places of worship	C	
Schools, professional and vocational (without outdoor activities)	P	P
Schools, professional and vocational (with outdoor activities)	P	
Commercial Uses		
Blacksmith shops	P	P
Carpet cleaning	P	P
Commercial laundry, linen service and dry cleaning establishments	P	P
Diaper service	P	P
Gas station (sales and/or minor repair)	P	P
Greenhouse for food and plant production	P	
Heavy equipment (rental)	P	P
Heavy equipment (sales and service)	P	P
Precision equipment repair	P	P
Welding shop	P	P
Manufacturing Uses		
Bottling plant	P	P
Cabinet making/woodworking mills	P	P
Chemical manufacturing and storage		C
Commercial bakery	P	P
Concrete manufacturing	C	P
Drop forge industry		P
Explosive manufacturing and storage		C
Flammable liquids or gases, heating fuel distribution and storage		P
Food processing	P	P
Grain elevator		P
Heavy manufacturing		P
Incinerator, medical waste/hazardous waste		C
Industrial assembly	P	P

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT MANUFACTURING DISTRICTS		
	USE	M-1	M-2
C = Conditional Use P = Permitted Use			
Laboratory; testing	P	P	
Light manufacturing	P	P	
Moving and storage	P	P	
Outdoor storage, public	P	P	
Paint manufacturing		P	
Photo finishing lab	P	P	
Printing plant	P		
Publishing company	P	P	
Railroad freight terminal facility ⁴	C	C	
Railroad repair shop		P	
Recycling collection station	P	P	
Recycling processing center (indoor)	P	P	
Recycling processing center (outdoor)	C	P	
Refinery of petroleum products		C	
Rock, sand and gravel storage and distribution	C	P	
Sign painting/fabrication	P	P	
Truck freight terminal	P	P	
Warehousing	P	P	
Wholesale distributors	P	P	
Recreation, Cultural And Entertainment			
Commercial indoor recreation	P	P	
Commercial outdoor recreation	P	P	
Commercial video arcade	P	P	
Natural open space and conservation areas	P	P	
Pedestrian pathways, trails, and greenways	P	P	
Sexually oriented business ⁵	P	P	
Taverns, private clubs, brewpubs, and microbreweries	P		
Miscellaneous			
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	
Agricultural use	P	P	
Ambulance services, dispatching, staging and maintenance utilizing indoor and outdoor operations	P	P	

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT	
	MANUFACTURING DISTRICTS	
C = Conditional Use P = Permitted Use		
USE	M-1	M-2
Animal pound, kennel and veterinary offices offering general overnight boarding	P	P
Automobile salvage and recycling (indoor)	P	P
Automobile salvage and recycling (outdoor)	C	P
Bus line terminals	P	P
Bus line yards and repair facilities		P
Communication towers	P	P
Communication towers, exceeding the maximum building height	C	C
Contractor's yard/office (with exterior storage)	P	P
Display room; wholesale	P	P
Hotel or motel	P	
Impound lot	P	P
Limousine service	P	P
Living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	C	C
Motion picture studio	P	P
Off site parking	P	P
Outdoor storage and display	P	P
Park and ride lots	P	P
Park and ride, parking shared with existing use	P	P
Pet cemeteries ²	P	
Poultry farm or processing plant		P
Public/private electric generation facility ³	C	C
Public/private utility buildings and structures	P	P
Public/private utility transmission wires, lines, pipes and poles ¹	P	P
Radio, television station	P	P
Railroad "spur" delivery facility	P	P
Raising of furbearing animals	C	P
Sewage treatment plant	C	C
Slaughterhouses	C	P
Solid waste transfer station	C	C
Stockyards	C	P
Taxicab operation; dispatching, staging and maintenance	P	P

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT MANUFACTURING DISTRICTS	
C = Conditional Use P = Permitted Use		
USE	M-1	M-2
Vehicle auction establishment	P	P
Vending carts on private property as per chapter 5.65 of this code	P	P
Wireless telecommunications facility (see table 21A.40.090E of this title)		

Qualifying Provisions:

1. See subsection 21A.02.050B of this title for utility regulations.
2. Subject to Salt Lake Valley health department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility may be located within a 5 mile radius of any other existing railroad freight terminal facility.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. If a place of worship is located within 600 feet of a tavern, private club, brewpub or microbrewery, a written waiver of spacing requirements is required as a condition of approval.

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

21A.32.140 Table Of Permitted And Conditional Uses For Special Purpose Districts:

LEGEND	PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																		
	C = Conditional Use P = Permitted Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU	
Residential																			
Assisted living facility (see section 21A.36.050 of this title)																			P
Congregate care facility														P	P				P
Group home, large (see section 21A.36.070 of this title)																			C
Group home, small (see section 21A.36.070 of this title)					P	P	P												P
Living quarters for caretakers and security guards	P	P										P		P	P				P
Manufactured home					P	P	P												P
Mixed use developments, including residential and other uses allowed in the zoning district																			P
Mobile homes																P			
Multi-family (no maximum density limitation)																			P
Multiple-family dwellings																			P
Nursing care facility														P	P				P

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																
		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
C = Conditional Use	P = Permitted Use																	
Resident healthcare facility (see section 21A.36.040 of this title)																		P
Rooming (boarding) house																		P
Single-family attached dwellings																		P
Single-family detached dwellings			P			P												P
Twin home and two-family dwellings																		P
Office And Related Uses																		
Accessory offices supporting an institutional use												P		P				
Financial institutions with drive-through facilities	P	P																P ³
Financial institutions without drive-through facilities	P	P																P
Government offices	P	P								P	P	P	P	P				P
Medical and dental offices	P	P												P	P			P
Offices		P								P		P						P
Offices, research related	P	P										P						P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P																P

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																	
		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU	
C = Conditional Use P = Permitted Use																			
Retail Sales And Services																			
Accessory retail sales and services uses when located within a principal building												P							
Accessory retail sales and services uses, when located within the principal building and operated primarily for the convenience of employees		P	P							P	P	P	P						P
Commercial service establishments																			C
"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in part VI, chapter 21A.62 of this title			C'																P ^s
Restaurants with drive-through facilities			C'																P ^s
Restaurants without drive-through facilities			C'																P
Retail goods establishments			C'																P
Retail service establishments																			P
Institutional Uses																			
Adult daycare centers																			P
Cemeteries and accessory crematoriums																			

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																	
C = Conditional Use P = Permitted Use		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU	
USE																			
Child daycare centers		P	P								P	P	P	P	P				P
Colleges and universities													P	P	P				
Community and recreation centers									P			P	P	P	P				P
Conference center		P									P		C	C	C				
Convention center, with or without hotels												C							
Convents and monasteries														P	P				
Dental laboratories/research facilities		P	P											C					P
Emergency response and medical service facilities including fire stations and living quarters		C									P			P					
Exhibition hall												C	P	C	P				
Hospitals, including accessory lodging facilities		C												P	P				P
Libraries												P	P	P	P				
Medical and dental clinics		P	P											P	P				P
Medical/nursing schools														P					
Medical research facilities		P												P					P
Meeting halls of membership organizations			P											P	P				P

PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																	
LEGEND	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
C = Conditional Use P = Permitted Use																	
Nursing care facility; sanitariums													P	P			
Pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4,5}									
Philanthropic uses												P	P	P			
Places of worship	P	P											P	P			P
Prison or jail											C						
Religious assembly with exhibit hall													C	P			
Research, commercial, scientific, educational	P	P									P	P					C
Reuse of schools and churches											C		C	C			P
Schools, K-12 private																	
Schools, K-12 public											P	P	P	P			
Schools, professional/vocational	C	P								P			P	P			
Seminaries and religious insti- tutes											P		P	P			
Recreation, Cultural And Entertainment																	
Amphitheaters												C					
Arenas, stadiums, fairgrounds											C		C	C			
Art galleries												P					P

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																	
C = Conditional Use P = Permitted Use		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU	
USE																			
Botanical gardens	C												C						
Commercial indoor recreation		C																	
Community gardens as defined in part VI, chapter 21A.62 of this title																			P
Country clubs									P										
Dance studio																			P
Golf courses									P		P	P							
Movie theaters/live performance theaters													C						P
Museums	C											P	P	P	P				
Natural open space and conservation areas					P	P	P	P	P	P ⁹									P
Nature preserves/conservation areas, public and private				P	P	P	P	P	P	P ⁹									P
Park (public)	C								P				P		P				P
Pedestrian pathways, trails and greenways															P				P
Performing arts production facility																			P
Private recreational facilities	P								P					P	P				P
Tavern/lounge/brewpub; 2,500 square feet or less in floor area																			C

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																	
		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU	
C = Conditional Use	P = Permitted Use																		
Zoological park									P										
Airport And Related Uses																			
Air cargo terminals and package delivery facilities	P									P									
Airline service and maintenance operations										P									
Airline ticketing and baggage processing										P									
Airport operations (including air traffic control, navigational aids, emergency and maintenance operations)										P									
Alcoholic beverage consumption establishments (on premises) (within terminal complex only)										P									
Ambulance services, dispatching, staging and maintenance conducted entirely with an enclosed building	P	P																	
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations	P ¹⁰	P ¹⁰																	
Automobile rental agencies		P								P									
Commercial recreation center (within terminal complex only)										P									

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																
		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
C = Conditional Use P = Permitted Use																		
USE																		
Financial institutions (within terminal complex only)										P								
Fuel storage for on site distribution										P								
General aviation facilities										P								
Heliport	C	C								P			C	C				
Light manufacturing		C								P								
Meeting rooms (within terminal complex only)										P								
Offices										P								
Restaurants; other food services										P								
Retail goods establishments—specialty, primarily for airport customers (within terminal complex only)										P								
Retail services establishments—primarily for airport customers (within terminal complex only)										P								
Miscellaneous																		
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural uses		C								P								
Bed and breakfast														C ²	P			P

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																	
C = Conditional Use P = Permitted Use		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU	
USE																			
Bed and breakfast inn															C ²	P			P
Bed and breakfast manor															P				P
Commercial parking garage or lot		C																	
Communication towers	P	P	C								P	P	C	P	P			P	
Communication towers, exceeding the maximum building height	C	C									P	C		C	C			C	
Concrete or asphalt manufacturing																		P	
Farm stands, seasonal					P			P											
Hotels and motels	C	C									P								P
Industrial assembly		P									P								
Jewelry fabrication and associated processing		P																	
Kennels, public or private, on lots of 5 acres or larger ⁸		C			P ⁸	P ⁸	P ⁸	P ⁸											
Local government facilities	P	P	P								P	P	P	P	P			P	
Mining and extraction of minerals and materials, including ore, stone, sand, gravel, oil and oil shale																			P
Off site parking											P	C	C	C	C				C
Outdoor storage, accessory		P									P							P	
Park and ride lots											P	C							

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS																
C = Conditional Use P = Permitted Use		RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MB	EI	MU
USE																		
Park and ride parking, shared with existing use		P	P								P	P		P	P		P	P
Parking structure		P	P	P							P	P	P	C	C		P	P
Production related to on site research		P																C
Public/private utility buildings and structures		C	C	C	C	C	C	C	C		P	C	C	C	C	C	C	C
Public/private utility transmission wires, lines, pipes and poles ¹		P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P
Radio station			P ⁵										P					
Stable, private					P	P	P	P										
Stable, public							C	C										
Storage of extracted material																	P	
Transportation terminals, including bus, rail and trucking											P			C				
Trucking, repair, storage, etc., associated with extractive industries																	P	
Vending carts on private property as per chapter 5.65 of this code		P	P															
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)																		C

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS															
USE	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Warehouse, including ministorage warehouses	P									P							
Wholesale distribution	P									P							C

Qualifying Provisions:

1. See subsection 21A.02.050B of this title for utility regulations.
2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of section 21A.54.150 of this title.
8. Kennels, public or private, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.

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

21A.32.150 Summary Table Of Yard And Bulk Requirements—Special Purpose Districts:

District Name	YARD AND BULK REGULATIONS										
	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Maximum FAR	Minimum Open Space	Minimum Front Yard	Minimum Corner Yard	Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yards ¹
RP Research park	40,000 sf	150'	45' Conditional: 75'	0.35	30%	30'	30'	20'	25'	Front and corner side: 30' Interior side and rear: 8'	30'
BP Business park	20,000 sf	100'	4 stories/60'	0.40	30%	30'	30'	20'	25'	Front and corner side: 30' Interior side and rear: 8'	30'
FP Foothills protection	16 acres	140'	See subsection 21A.24.010P of this title			20'	20'	75'	75'		
AG Agricultural	Residential: 10,000 sf Agricultural: 5 acres Conditional: 5,000 sf	100' Conditional: 50'	Residential: 30' or 2 1/2 stories Agricultural: 45' Conditional: 45'			30'	30'	20'	30'	Front and corner side yards	
AG-2	2 acres	150'	Residential: 30' or 2 1/2 stories Agricultural: 45' Conditional: 45'	80% of buildable area for residential units		30'	30'	35'	None	Front and corner side yards	
AG-5	5 acres	220'	Residential: 30' or 2 1/2 stories Agricultural: 45' Conditional: 45'	50% of buildable area for residential units		30'	30'	35'	None	Front and corner side yards	