



CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

**NORTH SALT LAKE PLANNING COMMISSION
NOTICE & AGENDA
January 28, 2025
6:30 p.m.**

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time in the City Council Chambers located at 10 East Center Street.

- 1) Welcome and Introduction
- 2) Public comments
- 3) Annual Training on the Open and Public Meetings Act
- 4) Consideration of site plan approval for Amazon's AVI accessory structure at 989 West Center Street, Nadia Azarova, Nelson Worldwide, applicant (Administrative)
- 5) Public Hearing: Consideration an amendment modifying Title 10, Chapter 11 Land Use Table; Chapter 1, Specific Use Standards, and Chapter 4, Signs (Legislative)
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
 - a. 01/14/2025

This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. Meetings of the Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held **January 28, 2025** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmnl/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: January 21, 2025


Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: January 28, 2025
SUBJECT: Site Plan for an Accessory Structure at 989 West Center Street

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for an accessory structure located at 989 West Center Street with no conditions.

BACKGROUND

The subject property is zoned General Commercial (CG), 56.053 acres in size, and used by Amazon. This application is for a new pre-engineered metal building that is 52' by 32' 7" (approx. 1,690 sq. ft.) and accessory to the primary warehouse. This accessory structure will house the automated vehicle inspection (AVI) drive-through. The AVI system is a combination of three scanners to monitor vehicle body, undercarriage, and tires. The building will not be occupied except for the occasional maintenance employee.

REVIEW

The proposed accessory structure will be placed on an already impervious surface. For that reason, the impact on the storm water system will be minimal and the area disturbed is under 5,000 sq. ft. in size. The Engineering Department confirmed that this improvement does not merit any new storm drain infrastructure, regrading, etc. The structure is over 500 feet from the front property line (adjacent to Center Street) and over 700 feet from the nearest side property line. The existing parking lot is not impacted by this improvement and the unoccupied space does not require any additional parking stalls.

City Code 10-1-43 permits accessory structures to be metal if they have a minimum of a 4 foot wainscot finish on any facade visible from a public right of way. The wainscot finish shall be a material that is compatible with the primary structure. The proposed structure is 20 feet tall and has a 4 foot EIFS stucco finish that will be painted gray on the side facing Center Street. The proposed structure is compliant with code regarding architectural standards.

POSSIBLE MOTION

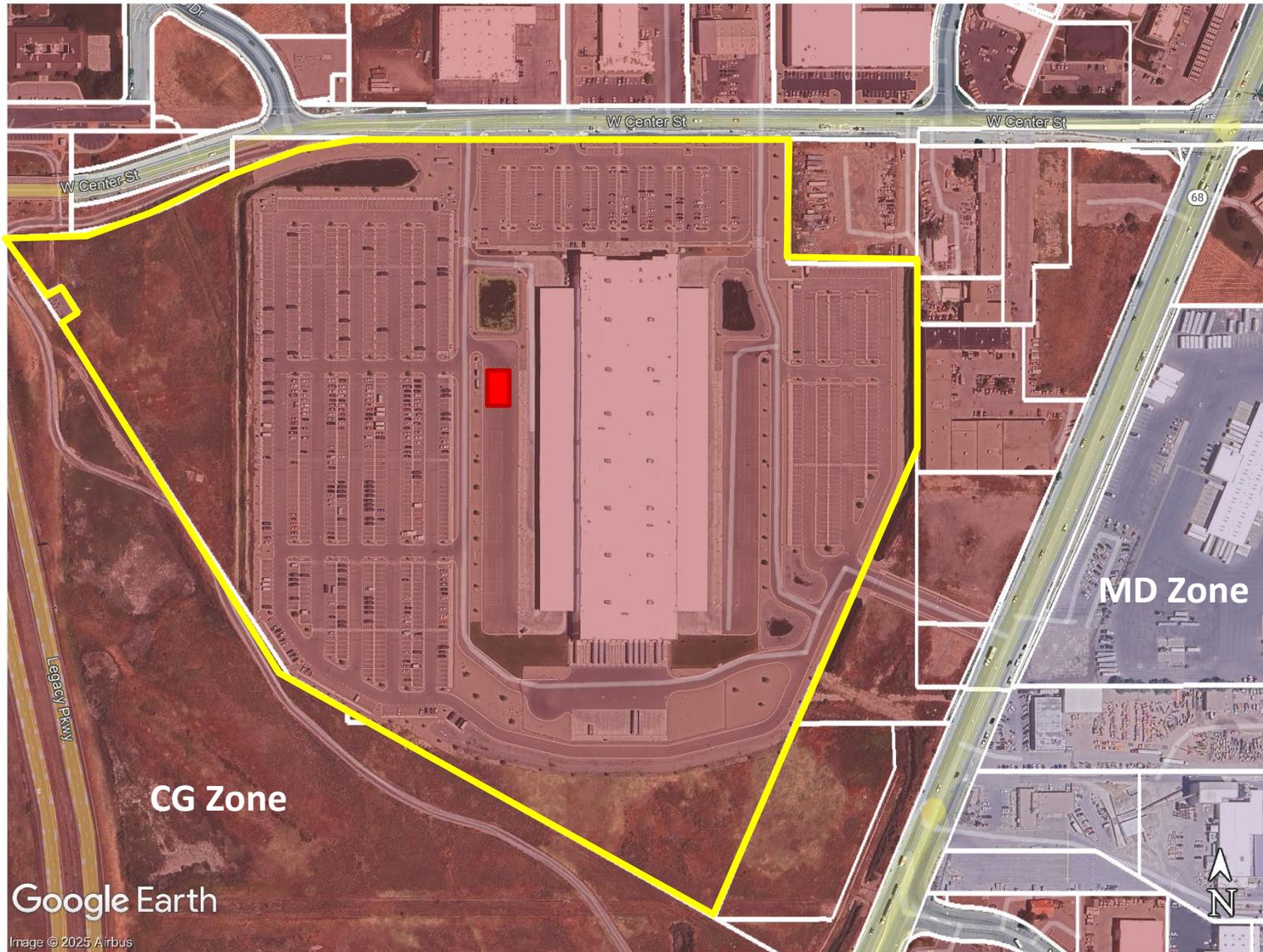
I move that the Planning Commission approve the site plan for an accessory structure located at 989 West Center Street with no conditions

Attachments:

- 1) Zoning/Aerial Map
- 2) Site Plan
- 3) Elevations



Amazon's AVI Accessory Structure Amberly Place Subdivision Zoning/Aerial



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 JANUARY 14, 2025

6
7 **DRAFT**
8

9 Commission Chair Larson called the meeting to order at 6:30 p.m.

10
11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen
14 Commissioner Johnathan Marsh
15 Commissioner Irene Stone
16 Commissioner Brandon Tucker
17 Commission Vice Chair William Ward via Zoom
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
20 Planner.
21

22 OTHERS PRESENT: Dee Lalliss, Robert Powell, Annette Powell, Gail Groves, Jarom Casey,
23 Brittany Booth, Sean Booth, Lisa Thompson, Clint Thompson, Lisa Schmirler, Jeff Meyer,
24 residents; Greg Timothy, Ivory Development.
25

26 1. PUBLIC COMMENTS
27

28 There were no public comments.
29

30 2. APPOINTMENT OF CHAIR AND VICE CHAIR
31

32 **Commissioner Tucker moved to nominate BreAnna Larson as the Chair for 2025.**
33 **Commissioner Marsh seconded the motion. The motion was approved by Commissioners**
34 **Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**
35

36 **Commissioner Jorgensen moved to appoint William Ward as the Vice Chair for 2025.**
37 **Commissioner Marsh seconded the motion. The motion was approved by Commissioners**
38 **Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**
39

40 3. PUBLIC HEARING: CONSIDERATION OF A GENERAL DEVELOPMENT PLAN
41 FOR AMBERLY PLACE SUBDIVISION LOCATED AT 979 NORTH AMBERLY
42 DRIVE WHICH INCLUDES 16 SINGLE FAMILY LOTS, JACKSON HASLAM,
43 IVORY DEVELOPMENT, APPLICANT
44

45 Mackenzie Johnson reported that this was a General Development Plan for 979 North Amberly
46 Drive. She reminded the Commission that this was essentially a concept plan and that the
47 property was previously part of the Foxboro Development. She said the property was owned by
48 the Church of Jesus Christ of Latter-Day Saints and was zoned Planned (P) District but in in
49 2008 the property owner requested that the property be removed from the governing Foxboro
50 Development Agreement (conditional use permit). She shared that the City Council granted that
51 request and at that time, the property should have been rezoned or reverted to the previous
52 zoning (General Commercial). The zoning was not modified at that time so while maintaining
53 the P-District zoning, the property did not maintain any of the entitlements and development
54 standards established to the other properties in the P-District. As such, this property requires its
55 own General Development Plan and Development Agreement but does not require a rezone.

56
57 Ms. Johnson explained that Ivory Development submitted a General Development Plan
58 application for the vacant 3.096 acre lot at 979 North Amberly Drive. She shared that Ivory was
59 proposing 16 single family lots and a new public street (cul-de-sac). She reviewed that Foxboro
60 has four different residential subzones, R1-4, R1-5, R1-6, and R1-7, with minimum lot sizes
61 ranging from 4,000 square feet to 7,000 square feet. She noted that the R1-6 zone surrounded
62 this property and that staff suggested similar lot sizes (6,000 square feet), width (60 feet), depth
63 (85 feet), setbacks (ranging from 5 to 20 feet), and lot coverage (approx. 60%).
64

65 Mackenzie Johnson said that all but five of the proposed lots met the 6,000 square foot minimum
66 lots size and 60 foot minimum lot width standard. She shared that the smaller lots on Norfolk
67 Drive ranged from 5,570 square feet to 5,810 square feet and were 58 feet wide. She commented
68 that the remaining 11 lots were larger than 6,000 square feet and at least 60 feet wide. She
69 reviewed the proposed architecture style which was craftsman and farmhouse and said the
70 proposed materials/colors were consistent with the existing neighborhood. She noted that the
71 proposed floorplans had two or three car garages and driveways that were at least 20 feet long.
72

73 Commissioner Stone commented on the proposed street orientation and questioned why the new
74 road didn't align with Adelburg Drive on Norfolk. Greg Timothy, Ivory Development, replied
75 that the lots with three car garages fit better with the proposed layout.
76

77 Commissioner Marsh questioned the rear setbacks. Sherrie Pace responded that the developer
78 had requested a minimum rear setback of 20 feet and for ease of administration staff would
79 prefer 15 feet from the rear property line to allow for exterior structures such as a covered patio
80 or pergola.

81 Greg Timothy commented that they typically requested 20 feet to allow for more useable
82 backyard space but could accommodate the smaller setback.

83

84 **Chair Larson opened the public hearing at 6:56 p.m.**

85

86 Robert Powell, resident, commented that he thought a church would be built upon the site. He
87 appreciated the efforts to ensure it was not high density but similar to the existing housing in the
88 area. He requested that the proposed homes be part of the existing HOA to ensure that the same
89 standards were followed.. He also suggested bug/rodent abatement on the existing field before
90 construction started. He mentioned potential water pressure issues with new development.

91

92 Jeff Meyer, resident, shared that he was the president of the Foxboro North HOA. He said there
93 were currently 900 homes in the North HOA. He suggested reorienting the plat by 90 degrees to
94 help with traffic flow, parking, and pedestrian safety. He spoke on finding an agreeable solution
95 with the developer to incorporate the new development into the existing HOA for community
96 and amenity purposes.

97

98 Lisa Thompson, resident, recommended removing six homes and creating a park. She spoke on
99 having too many homes on the proposed lot, parking issues, water pressure, and the need to be
100 part of the HOA.

101

102 Brittany Booth, resident, echoed the concerns expressed related to the layout including removal
103 of proposed homes on Norfolk Drive.

104

105 Gail Groves, resident, spoke on parking concerns due to the narrow road, winter weather
106 conditions, and location of the post office boxes.

107

108 Dee Lalliss, resident, commented on orientation of the proposed development, and parking. He
109 spoke on concerns related to a location for the additional post office boxes, garbage pickup, and
110 snow removal.

111

112 **Chair Larson closed the public hearing at 7:12 p.m.**

113

114 The Commission discussed the rear setback requirement from 20 feet to 15 feet, proposed
115 orientation, parking and the proposed two or three car garages, and homes on Norfolk Drive.

116

117 Sherrie Pace spoke on either having six lots on Norfolk or six lots on Amberly and parking on
118 both sides of the street. She suggested the driveways on Norfolk Drive but said there were
119 tradeoffs to this. She said parking was not allowed within a certain distance to the post office
120 boxes. She shared that in her opinion the proposed layout was beneficial as it provided for 13
121 foot setbacks and three car garages. She suggested that the proposed homes be part of the HOA
122 but didn't believe that the City could require or enforce that.

123

124 Chair Larson mentioned the prior parking issues on 900 North until the City prohibited parking
125 on the north side of the street. She did not think that this would extend to the proposed
126 development.

127

128 Commissioner Jorgensen asked in regard to the development agreement. Sherrie Pace replied
129 that the development agreement would be similar to the Foxboro agreement including
130 architectural style, restriction on basements, home occupations, etc.

131

132 Chair Larson commented that she would like to see the alternative layout for neighborhood
133 cohesion.

134

135 Greg Timothy said they could try to come to an agreement with the HOA. He spoke on changing
136 the orientation and noted that the proposed plan better mitigated traffic and other engineering
137 issues such as sewer and storm drain.

138

139 Chair Larson questioned if it would be possible to red stripe one side of Norfolk if the orientation
140 remained as proposed. Sherrie Pace said that the safety committee would determine whether
141 street striping or signage would be appropriate to address parking/traffic concerns after the
142 project was developed.

143

144 Chair Larson encouraged the developer to try and incorporate these homes into the existing
145 HOA.

146

147 Commissioner Marsh asked if the traffic engineer had looked at traffic and parking impacts.
148 Sherrie Pace replied that this was the concept plan and the next step would be approval by the
149 City Council and then formation of the development agreement followed by any traffic studies,
150 etc.

151

152 Commissioner Stone was in favor of the proposed single family homes in the area. She said the
153 preference may be to have the homes facing a certain direction but felt that this should not make
154 or break the project.

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Greg Timothy commented that if the orientation was flipped that it would not be as efficient of a plan as it would eliminate the three car garages and a lot may be lost.

Commissioner Holbrook moved that the Planning Commission recommends approval to the City Council of the General Development Plan for Amberly Place Subdivision located at 979 North Amberly Drive with the following conditions to be determined at the time of development agreement approval:

- 1) Final architecture design;**
- 2) Final layout;**
- 3) Final engineering;**
- 4) Submittal of a required development agreement**

Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Larson, Marsh, Stone, Tucker, and Ward. Commissioner Jorgensen voted in opposition to the motion.

4. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT TO COMBINE LOTS 1331 AND 1332 OF EAGLEWOOD COVE SUBDIVISION, PHASE 13 AND TO VACATE A 7 FOOT WIDE DRAINAGE EASEMENT. PROPERTIES LOCATED AT 592 AND 598 SOUTH TANGLEWOOD LOOP, JOSH ARRINGTON, UPWALL DESIGN, APPLICANT

Mackenzie Johnson reported that this plat amendment would combine two vacant lots into a single building lot at 592 South Tanglewood Loop in the Eaglewood Cove Subdivision, Phase 13. She noted that the combination of lots would vacate a seven foot wide drainage easement along the property line to allow modification to the building envelopes. She said the City Engineer confirmed that this easement was not being used and was not necessary if the lots were combined. She explained that the amended lot 1331A was subject to the same requirements and plat notes from the original plat, as well as the recorded covenants for the subdivision.

Chair Larson opened the public hearing at 7:41 p.m.

Dee Lalliss mentioned the easement was generally on the fence line and to accommodate drainage swales. He said he saw no concerns.

Chair Larson closed the public hearing at 7:42 p.m.

194 Mackenzie Johnson commented that the Development Review Committee (DRC) recommended
195 approval of the plat amendment with no conditions.

196
197 Commissioner Jorgensen asked about Wildland Urban Interface fire considerations. Sherrie Pace
198 replied that fire sprinklers were required along with other standards per the Fire District. She said
199 there were ways to make defensible spaces on this, and similar, properties but urban interface
200 considerations were not required at this time per State code. She said the City was working on
201 emergency preparedness plans with local church organizations, particularly in the hillside areas.

202
203 **Commissioner Stone moved that the Planning Commission recommend to the City Council**
204 **approval of the plat amendment for Eaglewood Cove Subdivision, Phase 13, vacating a**
205 **drainage easement and combining lots 1331 and 1332, located at 592 South Tanglewood**
206 **Loop with no conditions.**

207 **Commissioner Marsh seconded the motion. The motion was approved by Commissioners**
208 **Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

209
210 5. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT REPEALING CITY
211 CODE SECTION 10-2-3: PARKS, TRAILS, ARTS AND RECREATION ADVISORY
212 BOARD, IN SUPPORT OF THE CITY COUNCIL'S ACTION BY RESOLUTION
213 CREATING SEPARATE ADVISORY BOARDS

214
215 Sherrie Pace reported that the City Council had determined the Parks and Arts Advisory Board
216 would be more effective if it was split into three advisory boards including a Trails and Active
217 Transportation Committee, Civic Event Committee, and Arts Committee. She said the ordinance
218 that established PTAR was placed in the Land Use Ordinance which required a public hearing
219 and recommendation by the Planning Commission to repeal the Committee and the section of
220 code. She said the new Committees would be established by Resolution moving forward.

221
222 **Chair Larson opened the public hearing at 7:50 p.m.**

223
224 Dee Lalliss commented that he was in support of the City Council removing the PTAR
225 Committee and establishing the three proposed committees. He said that there were
226 subcommittees and too many events, etc. under the prior Committee.

227
228 **Chair Larson closed the public hearing at 7:51 p.m.**

229
230 **Commissioner Jorgensen moved that the Planning Commission recommend to the City**
231 **Council the approval of the proposed amendment to the Land Use Code repealing Section**

232 **10-2-3 Parks, Trails, Arts and Recreation Board with no conditions and the following**
233 **findings:**

234

235 **1) The proposed amendment is in accord with the General Plan goals and policies of**
236 **the City.**

237 **2) Changed or changing conditions make the proposed amendment reasonably**
238 **necessary to carry out the "purposes" stated in this Title.**

239

240 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
241 **Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

242

243 **6. WORK SESSION: PENDING CODE AMENDMENT**

244

245 **a. CONDITIONAL USE STANDARDS AND LAND USE TABLE**

246

247 Sherrie Pace shared several changes including compressed uses. She requested that the
248 Commission review to ensure correct recommendations were implemented and any conditions
249 that were necessary. She said that some permitted uses remained conditional uses such as
250 manufacturing and food recycling, etc. She noted changes including in the warehousing section.

251

252 **7. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
253 **PLANNING COMMISSION**

254

255 Sherrie Pace reported that the City Council approved the 2025 meeting schedule for the Planning
256 Commission. She said the City Recorder would provide the annual Open and Public Meetings
257 Act training during the next Commission meeting.

258

259 **8. APPROVAL OF MINUTES**

260

261 The Planning Commission meeting minutes of December 10, 2024 were reviewed and approved.

262

263 **Commissioner Jorgensen moved to approve the meeting minutes for the December 10, 2024**
264 **Planning Commission meeting as drafted. Commissioner Marsh seconded the motion. The**
265 **motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone,**
266 **Tucker, and Ward.**

267

268 **9. ADJOURN**

269

270 Commission Chair Larson adjourned the meeting at 7:53 p.m.

271

272 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
273 *Tuesday, January 28, 2025 by unanimous vote of all members present.*

274

275

276

277 *Wendy Page, City Recorder*

10-11-2: CODES AND SYMBOLS:

In section [10-11-3](#) of this chapter, uses of land or buildings which are allowed in various districts are shown as permitted uses, indicated by a "P" in the appropriate column, or as conditional uses, indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an "N". **If a use needs a City staff determination to specify whether the specific use should be designated as "P", "C", or "N", then it is indicated in the appropriate column by an "S".** The City staff determination will be decided by the Community and Economic Development Director or designee. The City staff member must make written findings to justify the use categorization. If the applicant or a member of the Governing Body finds that the use has been categorized incorrectly, they may appeal the decision to the Planning Commission within ten (10) days of the staff determination. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by an "N". (Ord. 2015-18, 11-17-2015)

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section [10-1-47](#) of this title, are authorized in any district upon issuance of a conditional use permit for the same.

| | Zone | | | | | |
|---|------|-----|-----|-----|--|-----|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| ACCESSORY USES (1) | | | | | | |
| Caretaker Residence | P | P | P | P | 10-19-3(A) | 1-1 |
| Outdoor display of retail merchandise | P | P | P | N | 10-19-3(B) 10-1-33 | 1-2 |
| Outdoor storage | C | C | P | P | 10-19-3(C) 10-1-33 | 1-3 |
| Prohibited Uses: • Outdoor storage, as primary use | N | N | N | N | 10-19-3(D) | |
| AGRICULTURE (2) | | | | | | |
| Community/Urban Gardens | P | P | P | N | | 2-1 |
| Prohibited Uses: • Commercial Crop Production • Livestock | N | N | N | N | | |
| AUTOMOTIVE (3) | | | | | | |
| Dealer, • Passenger vehicle • Recreational vehicle, motorcycle, and boat | N | P | P | N | Minimum lot size, outdoor display, repair etc. | 3-1 |
| Dealer, commercial vehicles | SN | N | P | N | | 3-2 |
| Leasing and rental, passenger vehicles | N | P | P | GN | No outdoor storage Center, Redwood, 1100 N | 3-3 |
| Leasing and rental, commercial vehicles, utility trailer, and RV (recreational vehicle) | N | GP | P | P | No outdoor storage Center, Redwood, 1100 N | 3-4 |
| Maintenance, car washes (Permitted accessory use to gas stations) | N | P | GP | GP | | 3-5 |
| Maintenance, detail, trim, and accessory installation | P | P | P | P | | 3-6 |
| Maintenance, oil change and lubrication shops | N | P | P | P | | 3-7 |

| | Zone | | | | | |
|---|------|-----|-----|-----|------------------------|------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| Maintenance, all other automotive and commercial vehicle | N | S N | S-P | S-P | | 3-8 |
| Repair, automotive body, paint and interior repair <i>Minimum lot size, outdoor storage, paint booth, ventilation, waste disposal</i> | N | N | P | P | | 3-9 |
| Repair, general automotive and commercial vehicle <i>Minimum lot size, outdoor storage, waste disposal</i> | N | N | P | P | | 3-10 |
| Repossession services (outdoor storage yard regulations) | N | N | P | P | | 3-10 |
| Retail sales, automotive parts and accessories | N | P | P | N | No outdoor storage | 3-11 |
| Retail sales, tire and wheel installation | N | P | P | N | | 3-12 |
| Storage, motor vehicle towing and impound lots <i>Restricted on Center, Redwood, 1100 N, screening, maintenance, hours, landscaping, surfacing/environmental, minimum storage area size, state impound rules</i> | N | N | P | P | | 3-13 |
| Wholesale, automotive parts and supplies (new) | N | N | P | P | Outdoor storage? | 3-14 |
| Wholesale, motor vehicles <i>Need storage yard regs, no display, restrict on Center, Redwood, 1100 North?</i> | N | N | P | P | | 3-15 |
| Wholesale, tire and tube | N | N | CP | P | NO Outdoor storage? | 3-16 |
| Prohibited uses: <ul style="list-style-type: none"> Salvage yards Pick-n-pull lots | N | N | N | N | | 3-17 |
| BANKING (4) | | | | | | |
| Banks, credit unions, mortgage brokers, financial managers | P | P | P | N | | 4-1 |

| | Zone | | | | | |
|---|------|-----|-----|-----|--------------------------------|-----|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| Credit intermediation, check cashing, check loan, title loan or other quick loan activities | N | N | N | N | | 4-2 |
| Pawnshop <i>Outdoor storage/display (vehicles)</i> | N | GN | NP | N | | 4-3 |
| BUILDING, CONTRACTING, & SUPPLIERS (5) | | | | | | |
| Construction and contractor services, office only (general, landscaping, mechanical, electrical) | N | P | P | P | | 5-1 |
| Construction and contractor services, on-site material storage On-site manufacturing or assembly (cabinets, countertops, other carpentry) <i>Outdoor storage only allowed in MD/MG, Indoor storage (contractor boxes) Roll up doors?, 10-1-33</i> | N | N | P | P | | 5-2 |
| Dealers, building material supply | N | N | P | N | | 5-3 |
| Dealer, manufactured (mobile) home, modular buildings, tiny homes <i>Outdoor storage, display, minimum lot size</i> | N | N | P | P | | 5-4 |
| Leasing and rental, construction, mining, forestry machinery and equipment <i>Outdoor storage/display</i> | N | N | GP | GP | | 5-5 |
| Retail, construction materials (home improvement, hardware, landscaping) Limit size in CS <i>Outdoor storage/display</i> | P | P | P | N | | 5-7 |
| Wholesale, construction, mining machinery and equipment (except petroleum) | N | N | GP | P | <i>Outdoor storage/display</i> | 5-8 |
| Wholesale, construction materials | N | N | P | P | <i>outdoor storage</i> | 5-9 |
| Prohibited uses: • | | | | | | |
| EDUCATION/SCHOOLS/TRAINING (6) | | | | | | |

| | Zone | | | | | |
|---|------|-----|-----|-----|------------------------|-----|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| Education, elementary and secondary schools (create civic zone) | N | P | N | N | | 6-1 |
| Education, colleges, universities, professional schools, training, technical and trade schools | N | P | P | N | | 6-2 |
| Educational support services (tutoring,) Moved to healthcare section | P | P | P | N | | 6-3 |
| Group instruction, martial arts, preschools, sports, dance and recreation <i>Size, parking, pickup/drop off, tournaments/recitals</i> | P | P | P | N | | 6-4 |
| Passenger vehicle driving schools | N | CP | P | N | | 6-5 |
| Professional CDL driving schools | SN | SN | SP | N | | 6-6 |
| ENTERTAINMENT (7) | | | | | | |
| Amusement centers and arcades (ax throwing, bowling, go carts, mini golf, pickleball, skating) | CN | CP | CP | N | Parking | 7-1 |
| Amusement and theme parks | N | CN | CN | N | | 7-2 |
| Athletic club, fitness and recreational sports (tennis, pickleball, volleyball, swimming,) | CP | P | P | N | Parking, tournaments | 7-3 |
| Botanical gardens and nature parks, and other similar institutions | SP | P | P | P | | 7-4 |
| Museums | P | P | CP | CN | | 7-5 |
| Production and distribution, motion picture, video, television, music, including recording studios (define difference from studios below, size) | N | N | P | P | | 7-6 |
| Promoters, performing arts, sports or similar events with facilities | P | P | P | N | | 7-7 |
| Publishers, general, software, television, and movies <i>(does not include printing)</i> | P | P | P | PN | | 7-8 |

| | Zone | | | | | |
|--|------|-----|-----|-----|-------------------------|------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| Studios, independent artists, writers, and performers | P | P | P | N | | 7-9 |
| Theater and live entertainment venues, performing arts companies, sports teams, | CP | P | CP | N | | 7-10 |
| Theater, movie | P | P | P | N | | 7-11 |
| Prohibited: <ul style="list-style-type: none"> • Golf courses & Country Clubs • Racetracks • Theater, movie, drive-in • Zoos | | | | | | |
| GENERAL OFFICE (8) | | | | | | |
| Call centers, information services, and data processing services | N | P | P | N | <i>Parking increase</i> | 8-1 |
| Employment placement agencies | N | P | P | N | | 8-2 |
| General Office | PN | P | P | N | | 8-3 |
| Leasing and rental, Office machinery and equipment | PN | P | P | N | | 8-4 |
| Other business service centers (including copy shops) | P | P | P | N | | 8-5 |
| Professional, scientific, and technical laboratories and services | GN | P | P | N | | 8-6 |
| HEALTHCARE (9) | | | | | | |
| Ambulance services | N | P | P | N | | 9-1 |
| Blood and plasma donation centers | N | C | P | N | | 9-2 |
| Diagnostic imaging centers and medical laboratories | N | P | P | N | | 9-3 |
| Home healthcare services | N | P | P | N | | 9-4 |
| Hospital, general medical and surgical | N | N | N | N | | 9-5 |
| Hospital, psychiatric and substance abuse hospitals | N | N | N | N | | 9-6 |

| | Zone | | | | | |
|--|------|-----|-----|-----|-------------------------------------|------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| Hospital, specialty (except psychiatric and substance abuse) hospitals | N | N | N | N | | 9-7 |
| Kidney dialysis centers | N | P | P | N | | 9-8 |
| Medical clinic, general, surgical, or emergency | N | P | P | N | | 9-9 |
| Medical Spas (estheticians, intravenous fluids, laser treatments, skin care, weight loss, etc.) | P | P | P | N | | 9-10 |
| Offices of dentists, physicians, and therapists (mental health, occupational, physical, speech) | P | P | P | N | | 9-11 |
| Optical goods stores | P | P | P | N | | 9-12 |
| Outpatient mental health and substance abuse centers <i>Additional research needed Fair housing</i> | N | C | C | N | | 9-13 |
| Residential care facilities, nursing care and assisted living | N | P | N | N | | 9-14 |
| Residential care facilities, mental health, substance abuse facilities | N | N | N | N | <i>Allowed in residential zones</i> | 9-15 |
| Prohibited: • | | | | | | |
| HOSPITALITY (10) | | | | | | |
| Bar establishment | P | P | P | N | | 10-1 |
| Banquet and reception centers | N | P | P | N | | 10-2 |
| Food service contractors, caterers, mobile food business, and commissaries | N | P | P | N | | 10-3 |
| Lodging, hotels, motels, bed and breakfast inns | N | P | P | N | | 10-4 |
| Lodging, recreational vehicle parks and campgrounds | N | P | N | N | <i>MINIMUM SIZE STANDARD</i> | 10-5 |
| Restaurants, • coffee shops, and cafeterias | P | P | P | N | | 10-6 |

| | Zone | | | | | |
|---|------|-----|-----|-----|---------------------------------|------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| <ul style="list-style-type: none"> bar brewery | | | | | | |
| Taverns (beer only) | P | P | P | N | | 10-7 |
| Sexually oriented businesses | N | N | N | C | <i>Cite regulations section</i> | 10-8 |
| Prohibited: <ul style="list-style-type: none"> | | | | | | |
| MANUFACTURING & ASSEMBLY (11) | | | | | | |
| <u>Assembly, heavy:</u> Use of welders, rivets, specialized equipment, large scale products <ul style="list-style-type: none"> Fabricated metal product | N | N | P | P | | 11-1 |
| <u>Assembly, light and sub-assembly</u> Use of light machinery and equipment, smaller scale, fastening, adhesive bonding, heat staking, ultrasonic welding, Component assembly Not dangerous or hazardous | N | P | P | P | | 11-2 |
| <u>Manufacturing, heavy:</u> the manufacture or compounding process of raw materials. large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. <ul style="list-style-type: none"> Chemical Food (human) Furniture, mattresses, window blinds, cabinets, and fixtures Leather Machinery Paper Petroleum and coal products Plastics and rubber products Transportation equipment Wood (lumber, plywood, veneers, flooring, trusses) | N | N | C | C | | 11-3 |

| | Zone | | | | | |
|---|------|-----|-----|-----|------------------------|------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| <p><u>Manufacturing, light:</u> industry makes small products, mainly to be bought by individuals, while heavy industry tend to large-scale businesses consumer-oriented</p> <ul style="list-style-type: none"> • Apparel • Computer and electronic product • Electrical equipment, appliance and component • Printing and publishing • Textile and textile products | N | N | P | P | | 11-4 |
| Repair, commercial and industrial machinery and equipment | N | N | C | C | | 11-5 |
| Nonmetallic mineral product manufacturing transforms mined or quarried nonmetallic minerals, such as sand, gravel, stone, clay, and refractory materials, into products for intermediate or final consumption. Processes used include grinding, mixing, cutting, shaping, and honing. Heat often is used in the process and chemicals are frequently mixed to change the composition, purity, and chemical properties for the intended product. | N | N | C | P | HM (Old Castle/AMCOR) | 11-6 |
| Concrete service and asphalt batching plants | N | N | C | P | HM *needs standards | 11-7 |
| <p>Prohibited:</p> <ul style="list-style-type: none"> • Animal slaughtering, rendering (pet food/livestock feed) • Primary metal manufacturing | | | | | | |
| MINING & SUPPORT ACTIVITIES (12) | | | | | | |
| Mineral Extraction (see SR zone , Chapter 17) | N | N | N | N | | 12-1 |
| Mineral Extraction Support Activities | N | N | P | P | | 12-2 |
| Oil & Gas Extraction & Refining Support Activities | N | N | C | C | | 12-3 |
| <p>Prohibited Mining Activities:</p> <ul style="list-style-type: none"> • crude petroleum extraction • natural gas extraction | N | N | N | N | | |

| | Zone | | | | | |
|--|------|-----|-----|-----|--|-------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| <ul style="list-style-type: none"> mineral extraction | | | | | | |
| PERSONAL SERVICES (13) | | | | | | |
| Animal care, <ul style="list-style-type: none"> boarding, day care and kennels pet services veterinary services | P | P | P | N | (Davis Co. Animal Control Ordinance) Size, capacity, waste disposal | 13-1 |
| Appliance, electronic, and small engine repair and maintenance | N | P | P | N | Outdoor storage, disposal | 13-2 |
| Cemeteries, crematories, and mausoleums | N | N | N | N | (Research new processes for crematories) | 13-3 |
| Couriers, messengers and local delivery | GP | GP | P | P | | 13-4 |
| Exterminating and pest control services | N | N | P | N | | 13-5 |
| Funeral homes & mortuaries | N | P | P | N | | 13-6 |
| Janitorial services | N | P | P | N | | 13-7 |
| Laundry, coin operated and drop off services | P | P | P | N | | 13-8 |
| Laundry, dry cleaners | N | P | P | N | (front drop off ok) | 13-9 |
| Laundry, commercial or industrial | N | N | P | N | Standards, pretreatment of waste | 13-10 |
| Linen supply | N | N | P | N | | 13-11 |
| Packaging and labeling services | P | P | P | N | | 13-12 |
| Pharmacies and drugstores, cosmetics, and health supplement stores | P | P | P | N | | 13-13 |
| Photofinishing | P | P | P | N | | 13-14 |
| Photography studios | P | P | P | N | | 13-15 |

| | Zone | | | | | |
|--|------|-----|-----|-----|------------------------|-------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| Personal and household goods repair and maintenance | N | P | P | N | | 13-16 |
| Salons, hair, nail, lashes, permanent cosmetics, tattoos | P | P | CP | N | | 13-17 |
| RELIGIOUS, GRANT MAKING, CIVIC, AND PROFESSIONAL AND SIMILAR ORGANIZATIONS (14) | | | | | | |
| Religious organizations, churches | P | P | P | N | | 14-1 |
| Volunteer and nonprofit organizations | P | P | P | N | | 14-2 |
| RETAIL TRADE (15) | | | | | | |
| Retail, General <ul style="list-style-type: none"> • Art dealers • Books, magazines, music • Clothing and accessories • Convenience • Electronics & Appliances • Floral • Food, specialty • Furniture & home furnishings • General merchandise & groceries (less than 10,000 sq.ft.) • Gift, novelty, souvenirs • Hardware, • Luggage and leather goods • Office supply, book • Pet & pet supplies • Recreational and hobby equipment • Used merchandise, antiques and thrift • Tobacco | P | P | P | N | Scale per zone | 15-1 |
| Retail, Specialty <ul style="list-style-type: none"> • Beer, wine and liquor • Car washes • Department stores • General merchandise and groceries (greater than 10,000 sq. ft.) • Home and nursery centers • Outdoor power equipment | N | P | P | N | | 15-2 |

| | Zone | | | | | |
|---|------|-----|-----|-----|---------------------------|------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| <ul style="list-style-type: none"> • Passenger vehicle fueling stations (gasoline, electric, natural gas, etc.) • Rental, consumer electronics and appliances • Rental, entertainment and entertainment products (bounce houses) | | | | | | |
| Retail, online and other <ul style="list-style-type: none"> • Electronic shopping and mail order houses • General rental centers • Vending machine operators, not as an accessory use • Liquefied petroleum gas (bottled gas) dealers | N | N | P | N | <i>No outdoor storage</i> | 15-3 |
| Retail, prohibited <ul style="list-style-type: none"> • Heating oil dealers • Other direct selling establishments • Other fuel dealers | N | N | N | N | | 15-4 |
| SOCIAL SERVICES | | | | | | |
| Social Assistance: May included information and referral services, counselling, skill development, aid through the provision of food or clothing, housing services, life skill and personal development, alcohol, drug or substance abuse counselling center, drop-in or activity space. Foster care and adoption services, elderly services, tax preparation, meal delivery services Social service facility (public or nonprofit) that provides counseling, therapy or other social or human services to persons needing such services due to physical, mental, emotional, or other disabilities. Does not include schools, hospitals, clinics, daycare, or residential uses. | | | | | | 16-1 |
| Child and youth services (Boys and Girls Clubs, YMCA, Scouts, Big Brothers/Big Sisters, Junior Achievement, Toys for Tots, Children's Justice Center, etc.) | N | P | N | N | | 16-2 |
| Community food services (meals on wheels, food pantry, soup kitchen) | P | P | P | N | | 16-3 |

| | Zone | | | | | |
|--|------|-----|-----|-----|------------------------|-------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| Community (Planned Parenthood, Utah Pride Center, Volunteers of America, Family History Center, Good Will, Deseret Industries, Habitat for Humanity, Housing Authority, Community Housing Trusts) | N | P | P | N | | 16-4 |
| Daycare Services, Child or Adult (limit size in C-S) | P | P | P | N | | 16-5 |
| Emergency and other relief services (Red Cross, Salvation Army) | P | P | P | N | | 16-6 |
| Homeless shelters & services | N | N | N | N | | 16-7 |
| Other individual and family services (Humane Society?, social action groups, ACLU, Housing Services, Credit Counselling, United Way, Disability Law Center, Utility Assistance, National Ability Center, Wasatch Adaptive Sports. | N | P | N | N | | 16-8 |
| Services for the elderly and persons with disabilities | N | P | P | N | | 16-9 |
| Vocational rehabilitation services | N | P | P | N | | 16-10 |
| TRANSPORTATION & FREIGHT | | | | | | |
| General passenger transportation services <ul style="list-style-type: none"> Charter Emergency or medical Freestanding parking lots and garages Public transit and school Rideshare and taxi services Scenic and sightseeing Special needs Specialty vehicle and limousine | P | P | P | P | | 17-1 |
| Freight and commodities transportation <ul style="list-style-type: none"> Freight trucking (local or long distance) Moving services Rental, moving trucks | N | N | P | P | | 17-2 |
| Support services for transportation <ul style="list-style-type: none"> Commercial air, rail, and water transportation equipment rental and leasing General passenger transportation maintenance, operation, or storage facilities | N | N | P | P | | 17-3 |

| | Zone | | | | | |
|--|------|-----|-----|-----|---|-------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| <ul style="list-style-type: none"> Freight logistics, maintenance, operations, or container and truck storage Packing and crating Rail transportation logistics | | | | | | |
| Prohibited transportation uses <ul style="list-style-type: none"> Air traffic control, airport operations and facilities Passenger aircraft services and helipads | N | N | N | N | | |
| UTILITIES & PUBLIC SERVICES: | | | | | | |
| Communications, Broadcasting Services, Stations, & Operations | C | C | P | P | | 18-1 |
| Communications, cellular, satellite & wireless operations | P | P | P | P | | 18-2 |
| Communications, resellers | P | P | P | P | | 18-3 |
| Communications, towers and facilities <ul style="list-style-type: none"> cellular satellite wireless | P | P | P | P | <i>Small wireless Max height by zone Screening, security, Stealth, setbacks</i> | 18-4 |
| Energy Distribution and Storage Facilities, electric or natural gas | N | C | C | C | <i>Screening</i> | 18-5 |
| Energy Generation, accessory <ul style="list-style-type: none"> Geothermal Solar Wind | N | N | P | P | | 18-6 |
| Pipeline distribution and facilities | N | N | P | P | | 18-7 |
| Postal service | P | P | P | P | | 18-8 |
| Septic tank, portable toilet and related services | N | N | N | C | | 18-9 |
| Sewage treatment facilities | N | N | N | C | | 18-10 |
| Utilities transmission lines and control | N | N | P | P | | 18-11 |
| Water Distribution | P | P | P | P | | 18-12 |

| | Zone | | | | | |
|--|------|-----|-----|-----|---|-------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| Waste, Nonhazardous: treatment and disposal | N | N | N | C | | 18-13 |
| Waste, Remediation services process of cleaning up and reversing environmental damage. It involves removing hazardous materials from contaminated soil, groundwater, surface water, and sediment | N | N | N | C | | 18-14 |
| Waste, Materials recovery facilities (1) operating facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage) and/or (2) operating facilities where commingled recyclable materials, such as paper, plastics, used beverage cans, and metals, are sorted into distinct categories. | N | N | N | C | | 18-15 |
| Waste, portable toilet rentals | N | N | N | C | <i>Storage, cleaning, waste disposal, no secondary waste storage or transfer on site.</i> | 18-16 |
| Prohibited: <ul style="list-style-type: none"> Fossil fuel/nuclear power generation Steam and air conditioning supply Waste, hazardous: collection, solid or hazardous waste treatment/disposal solid waste landfills, combustors and incinerators | N | N | N | N | | 18-17 |
| WAREHOUSING/WHOLESALE TRADE | | | | | | |
| Wholesale, trade, durable goods, (new or used items generally with a normal life expectancy of 3 years or more) such as: <ul style="list-style-type: none"> Commercial equipment Construction Materials Electronic parts and equipment Farm and garden machinery and equipment Furniture Hardware Industrial machinery, equipment, and supplies | N | N | P | P | <i>No outdoor storage</i> | 19-1 |

| | Zone | | | | | |
|---|------|-----|-----|-----|--|------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| <ul style="list-style-type: none"> Jewelry, watch, precious stone and precious metal Plumbing and HVAC equipment and supplies Professional, equipment and supplies Recyclable material wholesalers Refrigeration equipment and supplies Service establishment equipment and supplies Sporting and recreational goods and supplies | | | | | | |
| <p>Wholesale, trade, rental, durable goods, conditional (new or used items generally with a normal life expectancy of 3 years or more) with outdoor storage such as:</p> <ul style="list-style-type: none"> Commercial and industrial machinery and equipment rental and leasing Metal service centers and offices Motor vehicle Recyclable material wholesalers Transportation equipment and supplies | N | N | C | C | <i>outdoor storage, fence setbacks in relation to eq. height</i> | 19-2 |
| <p>Prohibited Wholesale, trade, durable goods</p> <ul style="list-style-type: none"> Chemical and allied products Other hazardous materials and products | N | N | N | N | | 19-3 |
| <p>Wholesale trade, nondurable goods, permitted (items with a normal life expectancy of less than 3 years):</p> <ul style="list-style-type: none"> Alcoholic beverage Automotive supplies Book, periodical and newspaper Clothing Drug, drug proprietaries and druggist sundries Grocery and related products Farm supplies Flower, nursery stock and florist supplies Paint, varnish and supplies Paper and office supplies wholesalers Piece goods, notions and other dry goods Plastics materials and basic forms and shapes Tobacco and tobacco products | N | N | P | P | | 19-4 |
| <p>Wholesale trade, nondurable goods, conditional (items with a normal life expectancy of less than 3 years):</p> | N | N | C | C | | 19-5 |

| | Zone | | | | | |
|---|------|-----|-----|-----|---------------------------|------|
| Use Regulations | C-S | C-G | M-D | M-G | Specific Use Standards | |
| <ul style="list-style-type: none"> Fuel oil Gasoline merchant liquid petroleum gas Lubricating oil and grease Petroleum and petroleum products (except bulk stations and terminals) | | | | | | |
| Prohibited Wholesale trade, nondurable goods <ul style="list-style-type: none"> Chemical and allied products Farm product raw material wholesalers Hazardous materials and products Other products that produce odors | N | N | N | N | | 19-6 |
| Wholesale Electronic Markets and Brokers: arrangement for the sale of goods owned by others, generally on a fee or commission basis | N | N | P | P | No storage or warehousing | 19-7 |
| Warehousing And Storage Facilities: | | | | | | |
| General warehousing and storage facilities | N | N | P | P | | 19-8 |
| Self-storage units | N | N | P | P | Storage Unit Overlay | 19-9 |