



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

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

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### **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**

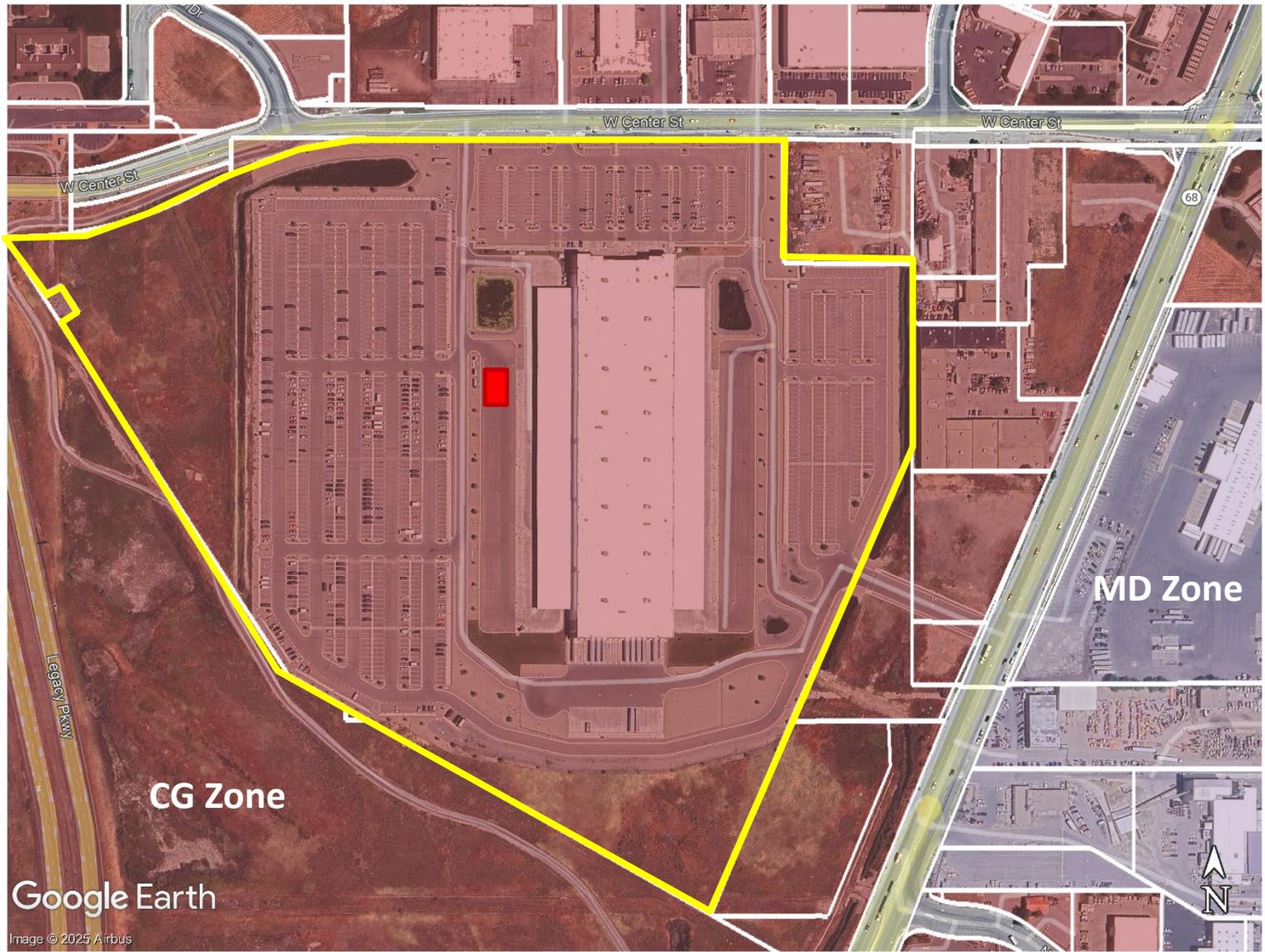
I move that the Planning Commission approve the site plan for an accessory structure located at 989 West Center Street with no conditions

### **Attachments:**

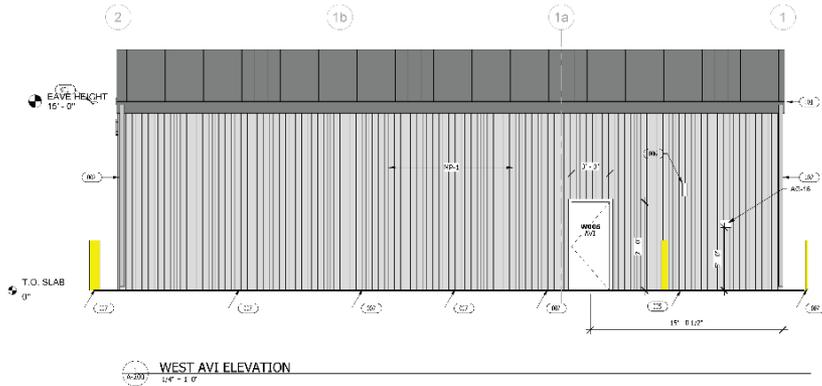
- 1) Zoning/Aerial Map
- 2) Site Plan
- 3) Elevations



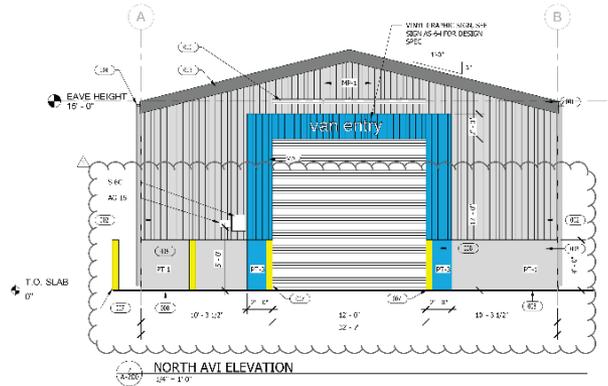
# Amazon's AVI Accessory Structure Amberly Place Subdivision Zoning/Aerial







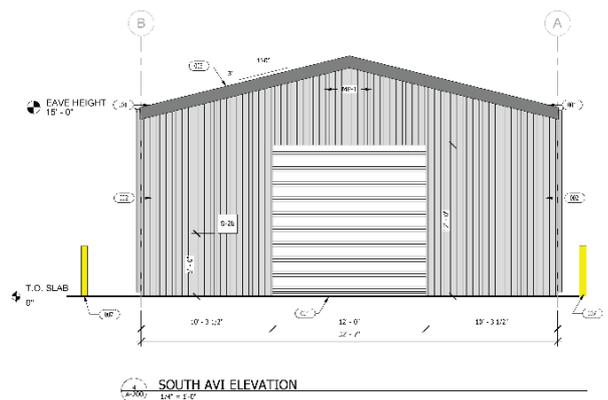
WEST AVI ELEVATION  
1/4" = 1'-0"



NORTH AVI ELEVATION  
1/4" = 1'-0"



EAST AVI ELEVATION  
1/4" = 1'-0"



SOUTH AVI ELEVATION  
1/4" = 1'-0"

**GENERAL NOTES**

- ELEVATION 3/4" = FINISH FLOOR ELEVATION
- ALL VERTICAL DIMENSIONS ARE FINISH UNLESS NOTED OTHERWISE
- NO SHORABLE MATERIALS ARE TO BE USED UNLESS SPECIFIED OTHERWISE

**ELEVATION KEYNOTES**

- 001 ROOF FINISHED METAL CUTTER PROVIDED BY PERM VENDOR
- 002 SKYLIGHT FINISH PROVIDED BY PERM VENDOR
- 003 ROOF FINISHED METAL FLASHING PROVIDED BY PERM VENDOR, BE FINISH 5" MINIMUM DARK FINISH
- 004 FINISH WALL COATING SYSTEM PROVIDED BY PERM VENDOR, BE FINISH 5" MINIMUM DARK FINISH
- 005 WINDOW FINISH PROVIDED BY PERM VENDOR, FINISH TO MATCH PERM VENDOR
- 006 LIGHTING FIXTURES, BE FINISH TO MATCH PERM VENDOR
- 007 1/2" CONCRETE FLOOR, SOLID, BE FINISH TO MATCH PERM VENDOR
- 008 1/2" CONCRETE FLOOR, SOLID, BE FINISH TO MATCH PERM VENDOR
- 009 1/2" CONCRETE FLOOR, SOLID, BE FINISH TO MATCH PERM VENDOR
- 010 1/2" CONCRETE FLOOR, SOLID, BE FINISH TO MATCH PERM VENDOR

**FINISH LEGEND**



3. FINISH WALL COATING SYSTEMS OF 1/2" MINIMUM THICKNESS, SOLID, BE FINISH TO MATCH PERM VENDOR. MANUFACTURERS ARE SHOWN IN LIST, BE FINISH TO MATCH PERM VENDOR.

**FINISH SCHEDULE**

FINISH CODE	DESCRIPTION
CONCRETE FLOORS	CONCRETE FLOORS
01	SPRINKLER RISER WITH 1/2" DIA. RISER
02	1/2" DIA. RISER
03	1/2" DIA. RISER
04	1/2" DIA. RISER
05	1/2" DIA. RISER
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31	1/2" DIA. RISER
32	1/2" DIA. RISER
33	1/2" DIA. RISER
34	1/2" DIA. RISER
35	1/2" DIA. RISER
36	1/2" DIA. RISER
37	1/2" DIA. RISER
38	1/2" DIA. RISER
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50	1/2" DIA. RISER

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

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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.

Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
<b>ACCESSORY USES (1)</b>						
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) <a href="#">10-1-33</a>	1-2
Outdoor storage	C	C	P	P	10-19-3(C) <a href="#">10-1-33</a>	1-3
Prohibited Uses: • Outdoor storage, as primary use	N	N	N	N	10-19-3(D)	
<b>AGRICULTURE (2)</b>						
Community/Urban Gardens	P	P	P	N		2-1
Prohibited Uses: • Commercial Crop Production • Livestock	N	N	N	N		
<b>AUTOMOTIVE (3)</b>						
Dealer, • Passenger vehicle • Recreational vehicle, motorcycle, and boat	<del>CN</del>	P	P	N	Minimum lot size, outdoor display, repair etc.	
Dealer, commercial vehicles	<del>SN</del>	N	P	N		
Leasing and rental, passenger vehicles	<del>PN</del>	P	P	<del>CN</del>	No outdoor storage Center, Redwood, 1100 N	3-3
Leasing and rental, commercial vehicles, utility trailer, and RV (recreational vehicle)	N	<del>CP</del>	P	P	No outdoor storage Center, Redwood, 1100 N	3-4
Maintenance, car washes <b>(Permitted accessory use to gas stations)</b>	N	P	<del>CP</del>	<del>CP</del>		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

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Maintenance, all other automotive and commercial vehicle	N	<del>S</del> N	<del>S</del> P	<del>S</del> P		
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
<u>Repossession services (outdoor storage yard regulations)</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>		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	<del>S</del> P	P	NO Outdoor storage?	3-16
Prohibited uses: <ul style="list-style-type: none"> <li>Salvage yards</li> <li>Pick-n-pull lots</li> </ul>	N	N	N	N		3-17
<b>BANKING (4)</b>						
Banks, credit unions, mortgage brokers, financial managers	P	P	P	N		4-1
Pawnshop	N	<del>C</del> N	<del>N</del> P	N		4-2

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Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
<i>Outdoor storage/display (vehicles)</i>					
Prohibited uses: <ul style="list-style-type: none"> <li>• Credit intermediation</li> <li>• Check cashing</li> <li>• Check loan,</li> <li>• Title Loan</li> <li>• Other quick loan activities</li> </ul>	PN	PN	PN	N	
<b>BUILDING, CONTRACTING, &amp; SUPPLIERS (5)</b>					
Construction and contractor services, office only (general, landscaping, mechanical, electrical)	N	P	P	P	
Construction and contractor services, on-site material storage <b>On-site manufacturing or assembly (cabinets, countertops, other carpentry)</b> <i>Outdoor storage only allowed in MD/MG, Indoor storage (contractor boxes) Roll up doors?, 10-1-33</i>	N	PN	P	P	5-2
Dealers, building materials	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	EP	EP	
Retail, construction materials (home improvement, hardware, landscaping) <b>Limit size in CS</b> <i>Outdoor storage/display</i>	P	P	P	N	
Wholesale, construction, mining machinery and equipment (except petroleum)	N	N	EP	P	<i>Outdoor storage/display</i>
Wholesale, construction materials	N	N	P	P	<i>outdoor storage</i> 5-9
Prohibited uses: <ul style="list-style-type: none"> <li>•</li> </ul>					

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

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
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"> <li>Amusement and theme parks</li> <li>Golf courses &amp; Country Clubs</li> <li>Racetracks</li> <li>Theater, movie, drive-in</li> <li>Zoos</li> </ul>						
<b>GENERAL OFFICE (8)</b>						
Call centers, information services, and data processing services	N	P	P	N	<i>Parking increase</i>	8-1
Employment placement agencies	PN	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	CN	P	P	N		8-6
<b>HEALTHCARE (9)</b>						
Ambulance services	PN	P	P	N		9-1
Blood and plasma donation centers	N	C	P	N		9-2
Diagnostic imaging centers and medical laboratories	PN	P	P	N		9-3
Home healthcare services	PN	P	P	N		9-4
Kidney dialysis centers	PN	P	P	N		9-8

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Medical clinic, general, surgical, or emergency	<del>PN</del>	P	P	N		9-9
Medical Spas (estheticians, intravenous fluids, laser treatments, skin care, weight loss, etc.)	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>		9
Offices of <u>dentists</u> , physicians, <u>and</u> therapists ( <u>mental health, occupational, physical, speech</u> )	P	P	P	N		9-11
Optical goods stores	P	P	P	N		9-12
Outpatient mental health and substance abuse centers	N	C	C	N		9-13
Residential care facilities, nursing care and assisted living	<del>CN</del>	<del>CP</del>	N	N		9-14
Prohibited: <ul style="list-style-type: none"> <li><u>Hospital, general medical and surgical</u></li> <li><u>Hospital, psychiatric and substance abuse hospitals</u></li> <li><u>Hospital, specialty (except psychiatric and substance abuse) hospitals</u></li> <li><u>Residential care facilities, mental health, substance abuse facilities</u> <i>Additional research needed</i></li> <li><u>Fair housing</u></li> </ul>	N <del>N</del>	<del>CN</del>	<del>CN</del>	N		
<b>HOSPITALITY (10)</b>						
Bar establishment	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>		1
Banquet and reception centers	<del>N</del>	<del>P</del>	<del>P</del>	<del>N</del>		1
Food service contractors, caterers, mobile food business, and commissaries	<del>CN</del>	P	P	N		10-3
Lodging, hotels, motels, bed and breakfast inns	<del>CN</del>	P	P	N		10-4
Lodging, recreational vehicle parks and campgrounds	N	<del>CP</del>	<del>CN</del>	N	<u>MINIMUM SIZE STANDARD</u>	10-5
Restaurants, <ul style="list-style-type: none"> <li>coffee shops, and cafeterias</li> <li>bar</li> </ul>	P	P	P	N		10-6

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	Zone					
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards	
<ul style="list-style-type: none"> <li>• brewery</li> <li>• drive-thru</li> </ul>						
Taverns (beer only)	NP	NP	NP	GN		10-7
Sexually oriented businesses	N	N	N	C	<i>Cite regulations section</i>	10-8
Prohibited: <ul style="list-style-type: none"> <li>•</li> </ul>						
<b>MANUFACTURING &amp; ASSEMBLY (11)</b>						
<u>Assembly, heavy:</u> Use of welders, rivets, specialized equipment, large scale products <ul style="list-style-type: none"> <li>• Fabricated metal product</li> </ul>	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	N	P	P	P		11-2
<b>Not dangerous or hazardous</b>						
<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"> <li>• Chemical</li> <li>• Food (human)</li> <li>• Furniture, mattresses, window blinds, cabinets, and fixtures</li> <li>• Leather</li> <li>• Machinery</li> <li>• Paper</li> <li>• Petroleum and coal products</li> <li>• Plastics and rubber products</li> <li>• Transportation equipment</li> <li>• Wood (lumber, plywood, veneers, flooring, trusses)</li> </ul>	N	N	C	C		11-3

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
<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"> <li>• Apparel</li> <li>• Computer and electronic product</li> <li>• Electrical equipment, appliance and component</li> <li>• Printing and publishing</li> <li>• Textile and textile products</li> </ul>	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	<i>HM (Old Castle/AMCOR)</i>	11-6
<del>Concrete service and asphalt batching plants</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>P</del>	<del>HM *needs standards</del>	
Prohibited: <ul style="list-style-type: none"> <li>• Animal slaughtering, rendering (pet food/livestock feed)</li> <li>• Primary metal manufacturing</li> </ul>						
<b>MINING &amp; SUPPORT ACTIVITIES (12)</b>						
Mineral Extraction (see <a href="#">SR zone</a> , 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
Prohibited Mining Activities: <ul style="list-style-type: none"> <li>• crude petroleum extraction</li> <li>• natural gas extraction</li> </ul>	N	N	N	N		

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Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
<ul style="list-style-type: none"> <li>mineral extraction</li> </ul>					
<b>PERSONAL SERVICES (13)</b>					
Animal care, <ul style="list-style-type: none"> <li>boarding, day care and kennels</li> <li>pet services</li> <li>veterinary services</li> </ul>	<del>GP</del>	<del>GP</del>	P	N	<i>(Davis Co. Animal Control Ordinance)</i> <i>Size, capacity, waste disposal</i>
Appliance, electronic, and small engine repair and maintenance	<del>PN</del>	P	<del>GP</del>	N	<i>Outdoor storage, disposal</i>
Couriers, messengers and local delivery	<del>GP</del>	<del>GP</del>	P	P	
Exterminating and pest control services	N	N	P	N	
Funeral homes & mortuaries	<del>PN</del>	P	<del>GP</del>	N	
Janitorial services	<del>GN</del>	<del>GP</del>	P	N	
Laundry, coin operated and drop off services	P	P	P	N	
Laundry, dry cleaners	<del>GN</del>	P	<del>GP</del>	N	<i>(front drop off ok)</i>
Laundry, commercial or industrial	N	<del>GN</del>	<del>GP</del>	N	<i>Standards, pretreatment of waste</i>
Linen supply	N	N	<del>GP</del>	<del>GN</del>	
Packaging and labeling services	P	P	P	N	
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	N	
Photofinishing	P	P	P	N	
Photography studios	P	P	P	N	
Personal and household goods repair and maintenance	<del>PN</del>	P	<del>GP</del>	N	
Salons, hair, nail, lashes, permanent cosmetics, tattoos	P	P	<del>GP</del>	N	

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
<u>Prohibited Uses:</u> <ul style="list-style-type: none"> <li><u>Cemeteries, crematories, and mausoleums</u></li> </ul>	N	N	N	N	<u>Research new processes for crematories</u>	
<b>RELIGIOUS, GRANT MAKING, CIVIC, PROFESSIONAL &amp; SIMILAR ORGANIZATIONS (14)</b>						
Religious organizations, churches	P	P	P	N		14-1
Volunteer and nonprofit organizations	P	P	P	N		14-2
<b>RETAIL TRADE (15)</b>						
<u>Retail, General</u> <ul style="list-style-type: none"> <li><u>Art dealers</u></li> <li><u>Books, magazines, music</u></li> <li><u>Clothing and accessories</u></li> <li><u>Convenience</u></li> <li><u>Electronics &amp; Appliances</u></li> <li><u>Floral</u></li> <li><u>Food, specialty</u></li> <li><u>Furniture &amp; home furnishings</u></li> <li><u>General merchandise</u> &amp; groceries (less than 10,000 sq.ft.)</li> <li><u>Gift, novelty, souvenirs</u></li> <li><u>Hardware</u></li> <li><u>Luggage and leather goods</u></li> <li><u>Office supply, book</u></li> <li><u>Pet &amp; pet supplies</u></li> <li><u>Recreational and hobby equipment</u></li> <li><u>Used merchandise, antiques and thrift</u></li> <li><u>Tobacco</u></li> </ul>	P	P	P	N	<u>Scale per zone</u>	15-1
<u>Retail, Specialty</u> <ul style="list-style-type: none"> <li>Beer, wine and liquor</li> <li>Car washes</li> <li>Department stores</li> <li>General merchandise and groceries (greater than 10,000 sq. ft.)</li> <li>Home and nursery centers</li> <li>Outdoor power equipment</li> </ul>	N	P	P	N		15-2

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
<ul style="list-style-type: none"> <li>Passenger vehicle fueling stations (gasoline, electric, natural gas, etc.)</li> <li>Rental, consumer electronics and appliances</li> <li>Rental, entertainment and entertainment products (bounce houses)</li> </ul>						
Retail, online and other <ul style="list-style-type: none"> <li>Electronic shopping and mail order houses</li> <li>General rental centers</li> <li>Vending machine operators, <b>not as an accessory use</b></li> <li>Liquefied petroleum gas (bottled gas) dealers</li> </ul>	N	GN	P	N	No outdoor storage	
Retail, <b>prohibited</b> <ul style="list-style-type: none"> <li>Heating oil dealers</li> <li>Other direct selling establishments</li> <li><b>Other fuel dealers</b></li> </ul>	N	N	GN	GN		
<b>SOCIAL SERVICES</b>						
<b>Social Assistance:</b> 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.)	PN	P	N	N		16-2
Community food services (meals on wheels, food pantry, soup kitchen)	P	P	P	N		16-3

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Community (Planned Parenthood, Utah Pride Center, Volunteers of America, Family History Center, Good Will, Deseret Industries, Habitat for Humanity, Housing Authority, Community Housing Trusts)	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>		16-4
Daycare Services, Child or Adult <u>(limit size in C-S)</u>	P	P	<u>GP</u>	N		16-5
Emergency and other relief services (Red Cross, Salvation Army)	P	P	P	N		16-6
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.	<u>PN</u>	P	N	N		16-8
Services for the elderly and persons with disabilities	<u>PN</u>	P	<u>NP</u>	N		16-9
Vocational rehabilitation services	<u>PN</u>	P	<u>NP</u>	N		16-10
<u>Prohibited Uses:</u> • <u>Homeless shelters &amp; services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>		
<b>TRANSPORTATION &amp; FREIGHT</b>						
General passenger transportation services • <u>Charter</u> • <u>Emergency or medical</u> • <u>Freestanding parking lots and garages</u> • Public transit <u>and school</u> • Rideshare and taxi services • <u>Scenic and sightseeing</u> • <u>Special needs</u> • <u>Specialty vehicle and limousine</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		16-11
Freight and commodities transportation • Freight trucking (local or long distance) • <u>Moving services</u> • <u>Rental, moving trucks</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>		16-12
Support services for transportation • Commercial air, rail, and water transportation equipment rental and leasing • General passenger transportation maintenance, operation, or storage facilities	N	N	P	P		16-13

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
<ul style="list-style-type: none"> <li>Freight logistics, maintenance, operations, or container and truck storage</li> <li>Packing and crating</li> <li>Rail transportation logistics</li> </ul>						
Prohibited transportation uses <ul style="list-style-type: none"> <li>Air traffic control, airport operations and facilities</li> <li>Passenger aircraft services and helipads</li> </ul>	N	N	N	N		
<b>UTILITIES, PUBLIC SERVICES, WASTE MANAGEMENT, &amp; REMEDIATION SERVICES:</b>						
Communications, Broadcasting Services, Stations, & Operations	C	C	P	P		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"> <li>cellular</li> <li>satellite</li> <li>wireless</li> </ul>	NP	CP	CP	CP	<i>Small wireless Max height by zone Screening, security, Stealth setbacks</i>	1
Energy Distribution and Storage Facilities, electric or natural gas	N	C	C	C	Screening	1
Energy Generation, accessory <ul style="list-style-type: none"> <li>Geothermal and</li> <li>Solar</li> <li>Wind</li> </ul>	N	N	P	P		1
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	CP	CP		18-11
Water Distribution	P	P	P	P		18-12

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	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
<u>Waste, portable toilet rentals</u>	N	N	N	SC	<u>Storage, cleaning, waste disposal, no secondary waste storage or transfer on site.</u>	18-16
Prohibited: <ul style="list-style-type: none"> <li>Fossil fuel/nuclear power generation</li> <li>Steam and air conditioning supply</li> <li>Waste, hazardous: collection, solid or hazardous waste treatment/disposal</li> <li>solid waste landfills, combustors and incinerators</li> </ul>	N	N	N	N		18-17
<b>WAREHOUSING &amp; WHOLESALE TRADE</b>						
Wholesale, trade, durable goods, <u>(new or used items generally with a normal life expectancy of 3 years or more) such as:</u> <ul style="list-style-type: none"> <li><u>Commercial equipment</u></li> <li><u>Construction Materials</u></li> <li><u>Electronic parts and equipment</u></li> <li><u>Farm and garden machinery and equipment</u></li> <li><u>Furniture</u></li> <li><u>Hardware</u></li> <li><u>Industrial machinery, equipment, and supplies</u></li> </ul>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<i>No outdoor storage</i>	18-18

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
<ul style="list-style-type: none"> <li><u>Jewelry, watch, precious stone and precious metal</u></li> <li><u>Plumbing and HVAC equipment and supplies</u></li> <li><u>Professional, equipment and supplies</u></li> <li>Recyclable material wholesalers</li> <li><u>Refrigeration equipment and supplies</u></li> <li><u>Service establishment equipment and supplies</u></li> <li><u>Sporting and recreational goods and supplies</u></li> </ul>						
<p><u>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:</u></p> <ul style="list-style-type: none"> <li><u>Commercial and industrial machinery and equipment rental and leasing</u></li> <li><u>Metal service centers and offices</u></li> <li>Motor vehicle</li> <li>Recyclable material wholesalers</li> <li>Transportation equipment and supplies</li> </ul>	N	N	C	C	<u>outdoor storage fence setbacks in relation to ed. height</u>	
<p>Prohibited Wholesale, trade, durable goods</p> <ul style="list-style-type: none"> <li>Chemical and allied products</li> <li>Other hazardous materials and products</li> </ul>	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"> <li><u>Alcoholic beverage</u></li> <li>Automotive supplies</li> <li><u>Book, periodical and newspaper</u></li> <li>Clothing</li> <li>Drug, drug proprietaries and druggist sundries</li> <li>Grocery and related products</li> <li><u>Farm supplies</u></li> <li><u>Flower, nursery stock and florist supplies</u></li> <li><u>Paint, varnish and supplies</u></li> <li>Paper and office supplies wholesalers</li> <li>Piece goods, notions and other dry goods</li> <li><u>Plastics materials and basic forms and shapes</u></li> <li>Tobacco and tobacco products</li> </ul>	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

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
<ul style="list-style-type: none"> <li>Fuel oil</li> <li>Gasoline merchant</li> <li>liquid petroleum gas</li> <li>Lubricating oil and grease</li> <li>Petroleum and petroleum products (except bulk stations and terminals)</li> </ul>						
Prohibited Wholesale trade, nondurable goods <ul style="list-style-type: none"> <li>Chemical and allied products</li> <li>Farm product raw material wholesalers</li> <li>Hazardous materials and products</li> <li>Other products that produce odors</li> </ul>	N	N	<del>CN</del>	<del>CN</del>		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
<b>Warehousing, Storage Facilities:</b>						
General warehousing and storage facilities	N	<del>CN</del>	P	P		19-8
Self-storage units	N	N	<del>CP</del>	<del>CP</del>	Storage Unit Overlay	19-9
Storage Facility, Indoor Climate Controlled	N	N	P	P		

1 **TITLE 10, CHAPTER 19 SPECIFIC USE STANDARDS**

2 **10-19-1: SPECIFIC USE STANDARDS:**

3 Purpose and Intent: The purpose and intent of this chapter is to provide regulations for specific  
4 permitted or conditionally permitted land uses which will ensure compatibility of such uses with  
5 surrounding uses and properties to mitigate potential negative impacts associated with such uses.

6 **10-19-2: APPLICABILITY:**

7 A. This chapter contains the specific and additional regulations for permitted and conditional uses  
8 identified in the land use tables for each of the zones established within the City. Any use not listed  
9 as permitted or conditional in the applicable zone shall be prohibited.

10 B. Compliance with specific use standards, as applicable, as well as all other requirements of this  
11 Ordinance, all other Land Use Ordinances, and all other Federal, State, and Local regulations are  
12 required for Land Use Application approval, permit, or license required by City Ordinance.

13 B.C. Where standards identified for a specific use conflict with standards otherwise listed in this Title, the  
14 standards herein shall apply to that use.

15 **10-19-3: ACCESSORY USES:**

16 **A. Accessory Caretaker Residence (ACR):** *(existing)*

17 Where specifically allowed as an accessory use to a commercial or industrial use in the applicable  
18 zone, are subject to the following standards:

- 19 1. No more than one (1) ACR may be permitted on a parcel; where two or more contiguous parcels  
20 are held in one ownership and utilized for the primary land use, said contiguous parcels shall  
21 constitute only one (1) parcel for purposes of this section.
- 22 2. The ACR shall be subordinate and clearly incidental to an approved and functioning principal  
23 use;
- 24 3. For properties less than five (5) acres, the ACR shall be located within the principal building on  
25 the site as a part of and in harmony with the architecture of the main building(s) on the subject  
26 property;
- 27 4. For properties greater than 5 acres in size the ACR may be permitted within an accessory  
28 structure with the following:
  - 29 a. The structure is located on the same property as the principal use;
  - 30 b. The structure, if visible from any public right of way, meets the minimum architectural  
31 design standards provided in section 10-1-43, and in harmony with the architecture,  
32 materials, and finishes of the primary structures on the property;
  - 33 c. The structure meets all applicable requirements of the International Building Code as  
34 adopted.

- 35 d. Recreational vehicles and mobile homes shall not be permitted as caretaker dwellings:  
36 e. Tiny homes shall be permitted when properly connected to water and sewer facilities and  
37 skirted  
38 f. Separate utility connections shall be provided when required by the applicable agency;
- 39 5. The ACR must meet all applicable requirements of the International Building, Energy and Fire  
40 Codes as adopted, including requirements for fire wall separations and fire sprinkling as  
41 applicable.
- 42 6. Each ACR shall have a kitchen suitable for cooking and preparing meals, a bathroom with a  
43 shower or bathing facilities, living space, and sleeping area;
- 44 7. Permits for an ACR shall be assessed appropriate utility connection fees and applicable impact  
45 fees.
- 46 8. The ACR shall not exceed one thousand five hundred (1,500) square feet of occupied floor area;
- 47 9. A minimum of one (1) parking space shall be provided for the ACR in addition to any parking  
48 spaces required for the principal uses on the property;
- 49 10. The ACR shall be occupied by only one (1) family;
- 50 11. The ACR shall be occupied or rented only by the property owner or by an employee or  
51 subcontractor of the legal entity which owns the principal use being cared for (with or without  
52 family members. Any person occupying an ACR shall submit evidence of compliance with this  
53 Section upon request of the City.
- 54 12. The property owners shall execute and record a covenant and agreement with the jurisdiction to  
55 revert the property to a commercial or industrial use without an ACR, including the removal of  
56 the kitchen facilities of any permanent addition that does not meet the requirements of the  
57 zone in which the use is located, after the expiration of any associated permit granted or the  
58 termination of the business.

59 **B. Contractors Yard: (accessory to an active construction site or development)**

- 60 1. Review: The applicant shall submit a site plan and written narrative that clearly identifies and  
61 explains the location and size of all proposed structures, parking areas, and outdoor storage  
62 areas.
- 63 2. Disturbance Area: The maximum disturbance area of a Contractor's Yard shall be two (2) acres.
- 64 3. Buffer: The Contractor's Yard shall be located a minimum distance of three hundred feet from  
65 any residence.
- 66 4. Screening: All outdoor storage and vehicle parking areas shall be screened from view from  
67 adjacent properties. Appropriate screening may include fencing, berms, or vegetation.
- 68 5. Dust/Mud: The applicant shall submit a dust and erosion control plan that demonstrates no  
69 migration of soil beyond the subject property boundary, as well as mitigation to prevent vehicles  
70 from tracking mud onto the right-of-way.
- 71 6. Maintenance Pad: The applicant shall install an impervious pad with containment borders and a  
72 filtration system to address run off for the storage and maintenance of vehicles/equipment.
- 73 7. Office: The contractor's business office may be an accessory use to a Contractor's Yard.

- 74 8. Employee Parking: All employee parking, including any ADA spaces, shall be onsite.
- 75 9. Lighting: Safety lighting which is shielded and prevents light from spilling onto adjacent
- 76 properties is allowed. Parking lot lighting, and flood lighting are prohibited.
- 77 10. Prohibitions. The following shall be prohibited.
- 78 a. Location: The placement of a Contractor's Yard within a platted residential subdivision.
- 79 b. Waste/Debris: The disposal of construction waste or vegetation.
- 80 c. Burning: The burning of vegetation from construction sites or construction waste.
- 81 d. Hazardous Fluids: The storage of hazardous materials (gas, oil, etc.) exceeding levels
- 82 established in Table 307.1(1) of the International Building Code.
- 83 e. Contaminated Soils: The dumping or storage of contaminated soils or materials for any
- 84 reason.
- 85 f. Parking Within the Setback: The parking of vehicles or machinery within the building setback
- 86 lines of the zone.
- 87 g. Fill: The use of a Contractor's Yard as a repository for excess soils or materials from other
- 88 work sites, whether they be from the applicant or from other contractors.
- 89 h. Mining of Earth: Excavation or mining of earth.
- 90 i. Retail Sales: Retail sales of products to customers.

91 **C. Outdoor Display:** (EXISTING moved from section 10-1-33(E)):

- 92 1. The outdoor display of merchandise for sale is allowed as an accessory use to the main use on
- 93 the same lot or tract of land.
- 94 2. The outdoor display of goods for sale incidental to a retail use, plant nursery, sales and rental of
- 95 motor vehicles, mobile homes, boats or trailers, or the outdoor display of automobile-related
- 96 merchandise for sale incidental to a gasoline filling station shall not be required to be screened.
- 97 3. In all districts where outdoor display of goods is permitted, such display shall conform to all of
- 98 the following requirements.
- 99 a. All outdoor display shall conform to the use-specific requirements of that particular use;
- 100 b. No outdoor display area shall be located in a required landscaped area.
- 101 c. Outdoor display areas shall meet all landscaping requirements.
- 102 d. No portion of the right-of-way shall be used for any type of display.
- 103 e. No outdoor display area shall be permitted to obstruct a pedestrian walkway.
- 104 f. In no instance shall outdoor display of merchandise be located within, nor encroach upon, a
- 105 fire lane, maneuvering aisle, or a parking space necessary to meet the minimum parking
- 106 requirements of the other use(s) of the lot or parcel.
- 107 g. Outdoor display shall be situated so as not to create a visibility obstruction within a parking
- 108 area or adjacent public street.
- 109 h. All portions of outdoor display areas shall have adequate grading and drainage and shall be
- 110 continuously maintained.

111 **D. Outdoor Storage:** (EXISTING moved from Section 10-1-33(D))

112 No yard or other open space shall be used for the storage of junk, debris or obsolete vehicles; and no

113 land shall be used for such purposes, except as specifically permitted herein and as permitted in a

114 zone district.

- 115 1. Existing Outdoor Storage: Outdoor storage lawfully existing or permitted prior to the effective
- 116 date hereof (March 6, 2018), shall not be enlarged, extended or replaced, except in strict

117 compliance with all the requirements of this title. Non-conforming property owners shall only be  
118 required to comply with provisions contained herein, upon application for site plan amendment,  
119 conditional use permit expansion, change of primary use of the property, or subdivision.

120 2. Noncomplying Site Element: A noncomplying wall or landscaping element or related site feature  
121 shall be considered a noncomplying site element and shall not be reconstructed, except as  
122 permitted under the procedures of noncomplying sites as set forth in this title.

123 3. Location: No outdoor storage shall be located in a required front yard setback.

124 4. Surface Material: Outdoor storage yards shall be hard surfaced with asphalt, concrete, or other  
125 dustless material, such as washed gravel, recycled asphalt, or permeable surface treatment.

126 5. Screening:

127 a. All outdoor storage shall be screened from the view of any adjacent public street or adjacent  
128 residential land use or zone district by a decorative solid wall constructed of masonry or  
129 concrete tilt up panels which are similarly finished to match or complement the main  
130 building material on site. Outdoor storage walls shall be a minimum six feet (6') in height and  
131 a maximum twelve feet (12') in height measured at the highest finished grade.

132 b. A chain link fence with slat inserts shall not constitute an acceptable screening device to  
133 satisfy the requirements of this subsection. Chain link gates may only be used in conjunction  
134 with outdoor storage under the following circumstance:

135 (1) They are not located on property lines adjacent to City streets (Center Street, Redwood  
136 Road, Cutler Drive, and 1100 North),

137 (2) They are screened with a vinyl or fabric mesh screen. Vinyl slats are not permitted as a  
138 screening method.

139 c. All portions of outdoor storage areas shall have adequate grading and drainage and shall be  
140 continuously maintained.

141 d. Outdoor storage areas shall be set back a minimum of twenty feet (20') from the street right-  
142 of-way.

143 e. Outdoor storage areas shall be buffered between the screening wall and the adjacent street  
144 with improved vegetated landscaping. The buffer area shall be comprised of a mixture of  
145 evergreens and deciduous trees, shrubs, lawn, or other vegetative ground cover, or up to  
146 fifty percent (50%) non-vegetative mulch. The minimum tree size shall be two inch (2")  
147 caliper for ornamental and shade trees and six foot (6') height for coniferous trees. Trees  
148 shall be planted with a maximum separation of twenty five feet (25') on center. Woody  
149 shrubs shall be a minimum two (2) gallon size container.

150 6. Materials And Equipment Storage General Commercial (C-G) Zone:

151 a. Materials stored behind any screening wall shall be stacked no higher than the top of the  
152 screening wall, unless set back from the wall a minimum of twenty feet (20'). The maximum  
153 height of outdoor storage materials shall be sixteen feet (16').

154 b. Heavy equipment or vehicles which are taller than the screening wall adjacent to a  
155 residential use or a residentially zoned property, shall be set back from the wall a minimum  
156 of two feet (2') for every one foot (1') of equipment height above the height of the screening  
157 wall or a minimum of twenty feet (20'), whichever is greater.

158 7. Manufacturing Distribution (M-D) Zone:

159 a. Storage yards with frontage on Center Street, Redwood Road, or 1100 North: Materials  
160 stored behind any screening wall shall be stacked no higher than the top of the wall adjacent  
161 to the street, unless set back from the wall a minimum of twenty feet (20'). The maximum  
162 height of outdoor storage materials shall be sixteen feet (16').

163 b. Storage yards with frontage on other City streets: Materials stored behind any screening wall  
164 shall be stacked no higher than the top of the wall, unless set back from the wall a minimum  
165 of twenty feet (20'). The maximum height of outdoor storage materials shall be twenty feet  
166 (20').

167 c. Heavy equipment or vehicles which are taller than the screening wall adjacent to a  
168 residential use or a residentially zoned property shall be set back from the wall a minimum  
169 of two feet (2') for every one foot (1') of equipment height above the height of the screening  
170 wall or a minimum of twenty feet (20'), whichever is greater.

171 d. Heavy equipment or vehicles which are taller than the screening wall adjacent to Center  
172 Street, Redwood Road, or 1100 North shall be set back from the wall one foot (1') for every  
173 foot of equipment height above the top of the wall.

174 8. Dumpsters And Refuse Containers For New Or Expanded Uses In All Zones:

175 a. Construction: Enclosures shall be a solid, opaque enclosure constructed of brick, masonry, or  
176 concrete wall panels of at least six feet (6') in height measured at the highest finished grade.

177 b. Placement: Placement of dumpsters and enclosures shall be planned and constructed in a  
178 manner that allows unobstructed access to each dumpster and the unobstructed opening of  
179 the gates during the emptying process. Dumpsters shall not be located in such a manner that  
180 the service vehicle will block any street intersection, nor shall they be located within a  
181 required front setback area.

182 c. Gates: All enclosures shall have service access gates and their construction shall be of sturdy  
183 metal frame and hinges with an opaque non-see-through facing material. Service gates shall  
184 be attached to post not connected to the enclosure. Enclosures with gates that swing out  
185 from the dumpster shall be set back from the property line at least a distance equal to the  
186 width of the gate. Hinge assemblies shall be strong and durable so access and servicing gates  
187 function properly and do not sag.

188 E. **ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors):**

189 This Use shall be located in a manner that does not interfere with or cause difficulty in the safe  
190 movement of pedestrians. Machines and kiosks shall be located:

- 191 1. Next to a main building on the property; and  
192 2. In a manner that will not:  
193 a. Reduce required landscaped areas;  
194 b. Cause customers to wait in vehicle drive aisles or parking areas; or  
195 c. Create a public nuisance or a hazard to public safety.

196

197 **10-19-4: AGRICULTURAL USES:**

198

199 **A. Community and Urban Gardens:**

- 200 1. Community and urban gardens shall comply with the minimum lot size and width in the district  
201 in which it is located.
- 202 2. Community and urban gardens shall not be permitted on sites with known or possible  
203 contamination from previous commercial or industrial uses unless soil samples have been tested  
204 and deemed safe by the appropriate state or federal authority who holds jurisdiction over such  
205 matters.
- 206 3. Accessory Building standards:
- 207 a. Only one accessory building shall be permitted per acre of lot size.
- 208 b. Setbacks: All accessory buildings shall be set back a minimum of twenty (20) feet from the  
209 front property line and five (5) feet from all other property lines
- 210 c. Height: All accessory buildings shall be limited to a maximum wall height of fourteen (14)  
211 feet and twenty (20) feet to the roof peak.
- 212 d. Size: All accessory buildings shall be limited to a maximum footprint of 400 sq. Ft.
- 213 4. Parking:
- 214 a. Off-street parking shall be provided and may be paved or unpaved with a dustless gravel  
215 surface.
- 216 b. A minimum of one (1) space per eight (8) individually plotted cultivated areas within the  
217 garden shall be provided.
- 218 c. Signage may include one (1) sign per road frontage, no larger than thirty-two (32) sq. Ft.
- 219 5. Composting:
- 220 a. Any compost container or pile must be located within an enclosed structure or located at  
221 least twenty (20) feet from any property line.
- 222 b. Compost materials shall be stored or screened in a manner that is not visible from adjacent  
223 residential properties or residential zoning district.
- 224 c. Composting areas shall be maintained in a manner that protects adjacent properties from  
225 nuisance odors, the attraction of rodents or other pests, and runoff onto adjacent  
226 properties.
- 227 6. Animals: the keeping of animals or livestock in a community garden shall be prohibited.
- 228 7. Beekeeping: all beekeeping facilities shall be in accordance with the State of Utah, Department  
229 of Agriculture regulations.
- 230 8. Storage Requirements: All flammables, pesticides and fertilizers shall be stored in accordance  
231 with the regulations of the uniform fire code and Utah state department of agriculture or  
232 successor agency. At a minimum, any area where such materials are stored shall have a  
233 continuous concrete floor and lip which is tall enough to contain one hundred ten percent

- 234 (110%) of the volume of all the materials stored in the area. No pesticides, chemical fertilizers or  
235 other hazardous materials shall be stored outside of buildings.
- 236 9. Disposal Requirements: All flammables, pesticides, fertilizers and other hazardous wastes should  
237 be disposed of according to federal and state requirements.
- 238 10. Hours Of Operation: shall be limited from dawn until dusk and protect neighbors from light,  
239 noise, disturbance or interruption
- 240 11. Large Vehicles: No vehicles shall be kept or stored on the property, except that such vehicles may  
241 be on the property as necessary for completion of grading performed in accordance with a  
242 grading permit issued by the city building services division.
- 243 12. Irrigation: Sufficient irrigation shall be provided to cover all needs of the community garden.  
244 Irrigation systems designed for water conservation such as, but not limited to, hand watering,  
245 and drip irrigation are strongly encouraged.
- 246 13. On Site Sales And Events: Owners and producers associated with community gardens may  
247 conduct educational or promotional events, and sell locally grown products on site provided the  
248 following requirements are met:
- 249 a. The sale or event is directly linked to the community garden. No external events such as a  
250 reception or sales of products and goods not generally associated with a community garden  
251 are allowed, unless the event is otherwise allowed in the zone by the zoning ordinance.
- 252 b. Signs are allowed as temporary portable signs subject to the regulations in section Chapter 6  
253 of this title. Signs must be removed immediately following the sale or event each day.
- 254 c. All required city business licenses and temporary permits shall be obtained prior to the sale  
255 or event.
- 256 d. Sales stands and exhibits are not allowed within the public right of way.
- 257 e. The sales stand and exhibits shall be nonpermanent structures, and must be removed  
258 immediately following the sale or event.
- 259 14. Fencing: All fencing shall comply with the standards in section 10-1-33, "Fences", of this title.

260

261 **10-19-5: AUTOMOTIVE:**

262

263 **A. Dealer, Passenger Vehicles, Recreation Vehicles, Motorcycles, And Boats (Sale, Lease, Or Rent):**

264 The following criteria shall apply to all new dealerships as of the date of this ordinance and to any  
265 existing dealerships subject to site a plan review for expansion, including remodels or additions, or  
266 parking lot replacement/repavement greater than 5,000 sq. ft.

- 267 1. Landscaping shall be required along any street frontage at a minimum of ten (10) feet and shall  
268 be subject to the water efficient landscape standards of Chapter 22 of this Title.
- 269 2. Designated customer parking must be provided at a ratio of one (1) space for every ten (10)  
270 vehicles displayed.
- 271 3. Employee parking shall be provided at a rate of one (1) space for every 200 sq. ft. of sales office  
272 with a minimum of four (4) employee parking stalls.
- 273 4. Off-Street customer and employee parking stalls must be identified on the site plan and  
274 physically marked on the property. Customer parking stalls shall not be provided behind the  
275 sales offices and shall be located in a convenient manner to the main entrance of the sales office  
276 or building.

- 277 5. All buildings and uses other than sales offices must provide additional designated parking stalls  
278 at the ratio specified in Chapter 6 of this Title.
- 279 6. Where adjacent to a residential use, a minimum twenty (20) foot buffer between the residential  
280 use and the business shall be required. Walls, landscaping, and setbacks, or a combination of  
281 these items must be used, to mitigate the impact upon the adjacent residential use. The City  
282 shall consider the visual appearance of the site, the traffic flows, noise, light and the size and  
283 purpose of adjacent streets or alleys, the extent of the business operations, and other factors in  
284 determining the buffer sufficiency.
- 285 7. Outside speakers, lighting which intrudes into adjacent properties and the public right of way,  
286 deliveries before 7:00 a.m. or after 9:00 p.m., the use of public streets for loading and unloading,  
287 repair work outside of a building, and any other public nuisance conduct shall be prohibited.
- 288 8. For the purposes of maintaining safe access and to promote uncluttered and attractive displays,  
289 all outdoor displays must be done in a manner consistent with parking lot standards contained  
290 within Chapter 6 of this title, such that all individual units can be relocated without the necessity  
291 of first relocating others.
- 292 9. All display vehicles shall meet all requirements of law at all times, shall be in operating condition,  
293 shall not have flat tires or broken windows, and shall be capable of being licensed and registered  
294 without additional repair or alteration.
- 295 10. No part of any required landscaping area shall be used for outdoor display.
- 296 11. The minimum lot area shall be at least one (1) acre. The required display area shall be located in  
297 the front and side yard areas only. All display areas shall be hard-surfaced with asphalt or  
298 concrete paving and shall meet the minimum requirements within Chapter 6, for access,  
299 landscaping, and circulation requirements.
- 300 12. Multi-tenant developments. Dealerships with no outdoor display may be located within a multi-  
301 tenant development only if all requirements of this title are met, including:
- 302 a. Parking requirements;
- 303 b. Site and landscaping requirements;
- 304 c. Ingress and egress points are provided for the other businesses; and
- 305 d. Dealerships with onsite outdoor display are prohibited in multi-tenant developments.
- 306 13. The minimum lot frontage shall be one hundred (100) feet in width. The frontage of corner lots  
307 shall be determined by the street on which the property is addressed.
- 308 14. Dealerships are exempt from the minimum outdoor display lot area and lot frontage  
309 requirements of this section if all inventory is stored and displayed indoors. Indoor-  
310 only dealerships are subject to all other applicable requirements of this section, and the  
311 following additional standards:
- 312 a. Sales of vehicles must be conducted entirely within a fully-enclosed building consisting of a  
313 showroom with an area no smaller than three thousand (3,000) square feet.
- 314 b. Showroom spaces shall be visible from the exterior of the building, through the use of  
315 windows, storefronts, or other architectural elements.
- 316 c. Outdoor sales, display, and storage is prohibited.
- 317 d. Parking associated with indoor-only dealerships (sale, lease, or rent) shall only be used for  
318 customers and employees.
- 319 15. Rental and leasing dealers. Outdoor storage or display of vehicles for rent or shall be prohibited  
320 for rental and leasing dealerships fronting Center Street, Redwood Road, and 1100 North.

- 321 **B. Dealer, Commercial Vehicles (Sale, Lease, Or Rent):**  
322 All new commercial vehicle dealerships, as of the date of this ordinance and to any existing  
323 dealerships subject to site a plan review for expansion, including remodels or additions, or parking  
324 lot replacement/repavement greater than 5,000 sq. ft. shall comply with the standards set forth in  
325 section A above, unless otherwise provided as follows:  
326 1. Designated customer parking must be provided at a ratio of one (1) space for every thirty (30)  
327 vehicles displayed.  
328 2. Commercial vehicles sales shall be prohibited where adjacent to a residential use  
329 3. The minimum lot area shall be at least two (2) acres. The required display area shall be located in  
330 the front and side yard areas only. All display areas shall be hard-surfaced with asphalt or  
331 concrete paving and shall meet the minimum requirements within Chapter 6, for access,  
332 landscaping, and circulation requirements.
- 333 **C. Maintenance & Repair, Automotive:**  
334 1. Minimum lot size shall be as required by the underlying zone.  
335 2. All drives, parking, storage and maneuvering areas shall be paved with concrete or asphalt.  
336 3. Bay doors. No automobile repair or service facility shall be permitted to have bay doors facing a  
337 residential district, nor fronting Center Street, Redwood Road, or 1100 North.  
338 4. Enclosed building. All repair or service activities shall be contained within an enclosed building.  
339 5. Uses fronting public street. No grease rack or lift, oil draining pit, or any other visible appliance  
340 for such purposes used in or in conjunction with a gasoline filling or service station, other than  
341 filling caps, shall be located within twelve (12) feet of any street right-of-way line or within  
342 twenty-five (25) feet of any street lot line, except where such appliance or pit is within a  
343 building.  
344 6. Parking.  
345 a. A minimum of three (3) parking space shall be provide per repair bay in addition to the  
346 required parking for office and sales spaces required by Chapter 6, Parking of this Title.  
347 b. Vehicles held awaiting service, parts, or inoperable vehicles shall only be stored within an  
348 enclosed building. Outdoor storage shall only be permitted in the MD or MG zone and shall  
349 be provided in the side or rear yards. Outdoor storage shall be in accordance with the  
350 minimum standards contained within [Section 10-19-3\(D\)](#).  
351 c. All outside storage facilities shall be located on a properly drained site that is graded to  
352 ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.  
353 d. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).  
354 e. The use shall not add to the contamination of the soil, alter ground water flow, create  
355 additional drainage runoff, or alter topography in such a way that creates hazards to the  
356 proposed site, other properties, or the City.  
357 7. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids  
358 that complies with all federal, state and local standards.
- 359 **D. Repair, Automotive Body, Paint, and Interior, Additional Standards:**  
360 1. All wrecked or inoperable vehicles must be stored within the main or accessory structure. Only  
361 operable vehicles used by the business, customers, and employees may be parked outdoors.  
362 2. This use may use only high-volume, low-pressure, spray guns in painting operations within an  
363 approved and permitted paint booth which has been inspected by the South Davis Metro Fire  
364 District.

365 3. Within one hundred fifty (150) feet of a residential district, hours of operation shall be limited to  
366 7:00 a.m. to 8:00 p.m.

367 **E. Repossession Services:**

368 1. Repossessed vehicles shall only be stored within an approved motor vehicle towing and  
369 impound lots which are in compliance with outdoor storage regulations contained within 10-19-  
370 3(C)

371 **F. Retail Sales, Automotive Parts And Accessories:**

372 1. No outdoor storage or display shall be permitted.

373 **G. Retail Sales, Tire And Wheel Installation:**

374 1. Outdoor display of tires and wheels shall only be permitted during operating hours of the  
375 business and shall be stored within an enclosed building nightly.  
376 2. Outdoor display shall not be permitted in required landscaping areas, within an adjacent right of  
377 way, public sidewalk, or block pedestrian pathways providing customer access from parking  
378 areas to building entrances.

379 **H. Storage, Motor Vehicle Towing And Impound Lots:**

380 1. All impound lots shall conform to the standards for impound lots established by the State of  
381 Utah Division of Motor Vehicles  
382 2. All impound lots shall be hard surfaced with either asphalt or concrete.  
383 3. All impound lots shall be in conformance with the outdoor storage regulations contained in  
384 Section 10-19-3 (C)  
385 4. No dismantling or demolition of automobiles or other vehicles shall be conducted on the  
386 premises.

387 **I. Wholesale, Automotive Parts And Supplies (New)**

388 1. Outdoor storage prohibited.

389 **J. Wholesale, Motor Vehicles:**

390 1. Wholesale, motor vehicle dealers shall be prohibited on properties which front Center Street,  
391 Redwood Road, and 1100 North.  
392 2. All outdoor storage and display shall comply with 10-19-3(C) and 10-19-3(B)

393 **K. Wholesale, Tire And Tube:**

394 1. Outdoor storage prohibited.

395

396 **10-19-6: BANKING:**

397

398 **A. Banks, Credit Unions, Mortgage Brokers, Financial Managers:**

399 1. ATMs shall be located in accordance with 10-19-3(D)  
400 2. Parking shall be provided in accordance with 10-6-5.

401 **B. Pawn Shops:**

402 1. All pawn shops shall conform to the business license standards contained within Title 3, Chapter  
403 7, Secondhand, Junk and Antique Dealers.  
404 2. Outdoor storage or display of merchandise is prohibited.

405

406 **10-19-7: BUILDING, CONTRACTING, & SUPPLIERS:**

407 1. For uses where outdoor display is permitted, all outdoor display shall be in accordance with 10-  
408 19-3(D).

- 409 2. All outdoor storage areas shall be in accordance with **10-19-3(D) Outdoor Storage**.  
410 3. Storage of hazardous materials and chemicals shall be in accordance with applicable state and  
411 federal regulations.  
412 4. All manufacturing shall be done within an enclosed structure.  
413

414 **B. Construction and Contractor Services, On-Site Material Storage, Manufacturing, or Assembly**

415 **C. Dealer, Building Materials**

416 **D. Dealer, Manufactured Homes, Modular Buildings, Tiny Homes**

417 **E. Leasing And Rental, Construction, Mining, Forestry Machinery And Equipment**

418 **F. Retail, Construction Materials (Home Improvement, Hardware, Landscaping)**

419 **G. Wholesale, Construction, Mining Machinery And Equipment (Except Petroleum)**

420 **H. Wholesale, Construction Materials**

421 **I. Outdoor Storage**  
422

423 **10-19-8: EDUCATION, SCHOOLS, & TRAINING:**  
424

425 **A. Group Instruction, Martial Arts, Preschools, Sports, Dance and Recreation:**

- 426 1. Size  
427 2. Parking  
428 3. Loading and unloading

429 **B. Professional CDL Driving Schools:**

- 430 1. Vehicle storage shall not be permitted within the front yard area.  
431 2. Practice areas or lots shall be provided in the side and rear yard areas only.  
432

433 **10-19-9: ENTERTAINMENT:**  
434

435 **A. Amusement Centers and Arcades (Ax Throwing, Bowling, Go Carts, Mini Golf, Pickleball, Skating):**

- 436 1. Parking  
437 2. Outdoor uses  
438 3. Disposal

439 **B. Athletic Club, Fitness and Recreational Sports (Tennis, Pickleball, Volleyball, Swimming,):**

- 440 1. Parking  
441 2. Event parking

442 **C. Production and Distribution, Motion Picture, Video, Television, Music, Including Recording Studios:**

443 (define difference from studios below, size)

- 444 1. Sound proofing

445 **D. Promoters, Performing Arts, Sports or Similar Events with Facilities:**

- 446 1. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as  
447 measured at the closest Property Lines.

448 **E. Studios, Independent Artists, Writers, and Performers:**

- 449 1. Sound proofing

450 **F. Theater, Movie, Live Entertainment Venues, Performing Arts Companies, Sports Teams:**

- 451 1. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as  
452 measured at the closest Property Lines.

453

454 **10-19-10: GENERAL OFFICE:**

455

456 **A. Call Centers, Information Services, and Data Processing Services:**

457 1. Parking shall be provided at a rate of 1 space per employee for the highest shift or 1 space per  
458 50 sq. ft. of call center floor area, whichever is greater; and

459 2. 1 space per 200 sq. ft. of dedicated private office space.

460 **B. Employment Placement Agencies:**

461 1. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires  
462 patrons to come to the location to view job opportunities and/or receive wages, the following  
463 additional requirements apply:

464 a. The Use must be located at least three hundred (300) feet away from any Residential Use, as  
465 measured at the closest Property Lines.

466 b. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.

467 **C. Leasing And Rental, Office Machinery, and Equipment:**

468 1. Outdoor storage prohibited

469

470 **10-19-11: HEALTHCARE:**

471

472 **A. Outpatient Mental Health And Substance Abuse Centers:**

473 1. Proof of state licensure for

474 2. Compliance with the Americans with Disabilities Act

475 3. Hours of operation

476 4. Security plan

477 **B. Residential Care Facilities, Nursing Care And Assisted Living:**

478 All instances of this use shall comply with and provide, as applicable, the following:

479 1. Proof of state licensure for Assisted Living Facility;

480 2. A design, residential in character and architecturally Compatible with the neighborhood, which  
481 adequately screens the Use from neighboring Lots and complies with Utah Department of  
482 Health standards;

483 3. An outdoor lighting plan which adequately screens lighting to mitigate its impact on surrounding  
484 Uses;

485 4. A Sign plan not to exceed thirty-two (32) square feet; and

486 5. A delivery, traffic, and parking plan which adequately mitigates the adverse impacts of increased  
487 traffic generation on the neighborhood in which the proposed Use is located. The parking plan  
488 must propose parking appropriate for the proposed Use of the facility.

489

490 **10-19-12: HOSPITALITY:**

491

492 **A. Alcoholic Beverages:** All hospitality uses which permit the sale or consumption of alcoholic  
493 beverages shall comply with the Titel 3, Chapter 2 Alcoholic Beverages

494 **B. Banquet and Reception Centers:**

495 1. Parking

- 496 **C. Food Service Contractors, Caterers, Mobile Food Business, and Commissaries:**  
497 This Use is limited to on-site food preparation for off-premise consumption and sales.  
498 1. A de minimis onsite Retail component is allowed.  
499 2. A Facility housing this Use:  
500 a. May be shared among various food processors or food preparers; and  
501 b. Is limited in size to three thousand (3,000) square feet or less.  
502 3. Each instance of the Use must have:  
503 a. Designated Parking Stalls for all Food Trucks/Food Trailers located to side or rear of Building;  
504 b. A maximum of fifteen (15) Food Truck/Food Trailer operators working out of each location;  
505 c. Outdoor electrical outlets (one (1) per Food Truck/Food Trailer) located in Landscaped Area;  
506 d. An onsite operator sign-in roster and require the use of such sign-in roster;  
507 e. A full commercial kitchen (no exceptions); and  
508 f. Use an in-ground grease trap system meeting City Engineering requirements.  
509 4. Food Truck/Food Trailer.  
510 a. Special Events. Food Trucks or Food Trailers on public property must have a City special  
511 event permit, for the Use, on file with the South Salt Lake City Recorder.  
512 b. Licensing. Food Truck or Food Trailer Vendors must meet all applicable state and City Code  
513 licensing requirements.  
514 c. Permitted Vehicles. All mobile food vending business shall take place in either a Food Truck  
515 or a Food Trailer.  
516 d. Food Trucks or Food Trailers on private property as an Accessory Use.  
517 (1) Food Trucks or Food Trailers that comply with the standards outlined in this Section are  
518 allowed on private property.  
519 (2) Food Trucks or Food Trailers that are Accessory Uses shall not use parking that is  
520 required for the Main Use during business hours;  
521 (3) Excluding private events, Food Trucks or Food Trailers within one hundred (100) feet of  
522 any Single-Family Use in the R-1, or RM districts are subject to the following conditions:  
523 (A) Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;  
524 (B) Must comply with all Salt Lake County Health Department noise regulations; and  
525 (C) Lights attached to the Food Truck or Food Trailer or portable lights must not allow  
526 light spillover onto abutting Residential Uses.  
527 (4) For private properties without a Primary Use, such as a Parking Lot or vacant Parcel,  
528 Food Trucks or Food Trailers may be permitted by meeting the requirements of this  
529 Section.  
530 (A) Food Truck Parks on private property as a Primary Use.  
531 (i) Food Truck Parks are allowed in specific districts as outlined in Chapter 17.03  
532 and are subject to Infrastructure Improvements being completed. Required  
533 Infrastructure Improvements include paving, parking, drainage, Landscaping,  
534 lighting, and Buffering requirements as found in Title 17.  
535 (ii) All Food Trucks and Food Trailers must be separated by a minimum of ten (10)  
536 feet between vendor walk up windows.  
537 (iii) All Food Trucks Parks shall provide one (1) on-site Parking Stall per Food Truck or  
538 Food Trailer for customer parking.  
539 (B) Food Trucks and Food Trailers on public property.

540 (i) Two (2) Food Trucks or Food Trailers per City Block may operate in the Right-of-  
541 Way on the following Streets and subject to the following conditions:  
542 1. Permitted Areas:  
543 a. City-owned Streets abutting Downtown District, East Streetcar  
544 Neighborhood, Commercial Corridor, Commercial General, Transit  
545 Oriented Development, Mixed-Use, Flex, City Facility, Historic, and  
546 Master Planned Mixed-Use districts.  
547 b. City-owned Streets abutting parks.  
548 c. To be located on another agency's roads, agency consent is required  
549 prior to operation. All roads must abut Downtown District, East Streetcar  
550 Neighborhood, Commercial Corridor, Commercial General, Transit  
551 Oriented Development, Mixed-Use, Flex, City Facility, Historic, and  
552 Master Planned Mixed-Use districts.  
553 2. Food Trucks or Food Trailers located within one hundred (100) feet of any  
554 Single-Family Use in the R-1, or RM districts are subject to the following  
555 conditions:  
556 a. Hours of operation are limited from 10:00 a.m. to 10:00 p.m.;;  
557 b. Must comply with all Salt Lake County Health Department noise  
558 regulations; and  
559 c. Lights attached to the Food Truck or Food Trailer or portable lights must  
560 not allow light spillover onto abutting Residential Uses.  
561 3. Food Trucks or Food Trailers operating in the Right-of-Way must comply with  
562 all applicable parking and traffic regulations. No operation shall extend into  
563 vehicle travel or bicycle lanes.  
564 4. Food Trucks or Food Trailers operating in the Right-of-Way must orient the  
565 vending window to face away from the Right-of-Way.  
566 5. All Food Trucks or Food Trailer must maintain liability insurance as  
567 determined by South Salt Lake City Attorney's Office.  
568 (ii) All Food Trucks or Food Trailers must contain no fixed infrastructure or accessory  
569 infrastructure in the Right-of-Way. Any mobile food vending infrastructure  
570 outside of the Food Truck or Food Trailer must be located on private property.  
571 (C) Specific Requirements. All Food Trucks or Food Trailers shall meet the specifications  
572 set forth in this Subsection.  
573 (i) Mobility. All Food Trucks or Food Trailers shall be constructed in a way that they  
574 may be easily removed on a daily basis. All Food Trucks or Food Trailers must  
575 have functioning wheels.  
576 (ii) Food Trucks or Food Trailers shall not be left overnight or stored on the subject  
577 property or in a Right-of-Way.  
578 (iii) Design. All Food Trucks or Food Trailers shall not have a Drive-Through Window  
579 and shall be kept in good operating condition.  
580 (iv) Limits by Location. To assure public safety and limit restrictions or impediments  
581 to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in  
582 this Section:

583 1. No Food Truck or Food Trailer shall conduct business in the Right-of-Way  
584 within fifty (50) feet of a minor arterial intersection or one hundred (100)  
585 feet of a major arterial intersection.  
586 2. All Food Trucks or Food Trailers must comply with Clear View Area  
587 requirements.  
588 3. All Food Trucks or Food Trailers shall be parked on asphalt, concrete, or an  
589 engineered dustless surface.  
590 (v) Umbrellas, Canopies and Other Coverings. Each Food Truck or Food Trailer may  
591 have one (1) umbrella or canopy. Tents or other coverings with opaque walls are  
592 not allowed. Alternate shading systems may be proposed to the City and are  
593 subject to approval by the Community Development Department.  
594 (vi) Trash Receptacles. All Food Trucks or Food Trailers shall provide at least one (1)  
595 trash receptacle meeting Salt Lake County Health Department standards. The  
596 trash receptacle shall be removed with the Food Truck or Food Trailer on a daily  
597 basis.  
598 (vii) Clean Area. All Food Trucks or Food Trailers are required to clean the area  
599 occupied by the Food Truck or Food Trailer and the surrounding fifty (50)-foot  
600 area on a daily basis.  
601 (viii) Hours of Operation. All activity related to Food Trucks or Food Trailers  
602 shall be temporary. Food Truck or Food Trailer operation shall not exceed  
603 eighteen (18) hours within a twenty-four (24) hour period at any one (1)  
604 location.  
605 (ix) Provisions. The sale of any products other than food and beverages for human  
606 consumption is prohibited.  
607 (D) Prohibited Activities. Any violation of the following activities shall be subject to loss  
608 of City business license and other penalties of law.  
609 (i) Food Trucks or Food Trailers shall not include the sale or provision of alcoholic  
610 beverages of any kind.  
611 (ii) Amplified music and the use of any amplified sound system is prohibited.  
612 (iii) Business operations shall not create any public nuisance, including: (1) noises  
613 audible from within an enclosed vehicle or from within an enclosed Building; (2)  
614 accumulations of litter; (3) obstruction of pedestrian and vehicle access or travel  
615 areas; (4) reduction in required Parking Stalls or other similar activities; and (5)  
616 any violation of City or state regulations.  
617 (E) Review Standards. The Community Development Department shall apply the  
618 following review standards:  
619 (i) The arrangement of the Site including access, Buildings, Parking Areas,  
620 Landscaping, and other facilities.  
621 (ii) Any reduction in Parking Stalls resulting in insufficient spaces for existing  
622 businesses and the Food Truck or Food Trailer's customers would result in the  
623 location being unsuitable.  
624 (iii) Other Site and area-specific items as outlined in Title 17.  
625 (F) Signs and Advertising. Food Truck or Food Trailer may have one (1) Sign that meets  
626 the requirements of Chapter 17.08. Vinyl wraps are permitted.

627 (G) Lighting. Food Trucks or Food Trailers operating in evening hours may use battery-  
628 powered low voltage lighting systems for safety and convenience. All lighting  
629 systems shall only be for the purpose of continued operation. Moving, flashing, or  
630 other advertising-oriented lights are prohibited.

631 **D. Lodging, Recreational Vehicle Parks and Campgrounds:**

632 1. Minimum size

633 **E. Restaurants and Coffee Shops, Drive Thru:**

634 1. Stacking

635 2. Menu board location

636 **F. Sexually Oriented Businesses:**

637 1. Conform to Title 3, Chapter 8

638

639 **10-19-13: MANUFACTURING AND ASSEMBLY:**

640

641 **A. Assembly, Heavy:** Use of welders, rivets, specialized equipment, large scale products

642 1. Fabricated metal product

643 **B. Assembly, Light and Sub-Assembly:**

644 *Use of light machinery and equipment, smaller scale, fastening, adhesive bonding, heat staking,*  
645 *ultrasonic welding, Component assembly, Not dangerous or hazardous*

646 **C. Manufacturing, Heavy:**

647 *The manufacture or compounding process of raw materials. large volumes of highly flammable, toxic*  
648 *matter or explosive materials needed for the manufacturing process.*

649 1. Chemical

650 2. Food (human) This Use is limited to on-site food preparation for off-premise consumption and  
651 sales. A Facility housing this Use:

652 a. Must be greater than three thousand (3,000) square feet in size;

653 b. Must only be used by a single food-processor/food-preparer;

654 c. Must use an in-ground grease trap system meeting City Engineering and Sewer District  
655 requirements; and

656 d. May not be used by Food Truck/Food Trailer operators or have Food Truck/Food Trailers  
657 parked on the Lot or Parcel.

658 3. Furniture, mattresses, window blinds, cabinets, and fixtures

659 4. Leather

660 5. Machinery

661 6. Paper

662 7. Petroleum and coal products

663 8. Plastics and rubber products

664 9. Transportation equipment

665 10. Wood (lumber, plywood, veneers, flooring, trusses)

666 **D. Manufacturing, Light:**

667 *Industry makes small products, mainly to be bought by individuals, while heavy industry tend to*  
668 *large-scale businesses, consumer-oriented*

669 1. Apparel

670 2. Computer and electronic product

- 671 3. Electrical equipment, appliance and component  
672 4. Printing and publishing  
673 5. Textile and textile products  
674 **E. Repair, Commercial and Industrial Machinery and Equipment:**  
675 **F. Nonmetallic Mineral Product Manufacturing:**  
676 *transforms mined or quarried nonmetallic minerals, such as sand, gravel, stone, clay, and refractory*  
677 *materials, into products for intermediate or final consumption. Processes used include grinding,*  
678 *mixing, cutting, shaping, and honing. Heat often is used in the process and chemicals are frequently*  
679 *mixed to change the composition, purity, and chemical properties for the intended product.*  
680 **G. Concrete Service and Asphalt Batching Plants:**  
681  
682 **10-19-14: MINING AND SUPPORT ACTIVITIES:**  
683  
684 **A. Mineral Extraction:**  
685 1. See SR Zone, Title 10 Chapter 17  
686 **B. Mineral Extraction Support Activities:**  
687 **C. Oil and Gas Extraction and Refining Support Activities:**  
688  
689 **10-19-15: PERSONAL SERVICES:**  
690  
691 **A. Animal Care, Boarding, Day Care and Kennels, Pet Services, and Veterinary Services:**  
692 1. All animal care services shall comply with Title 5, Chapter 4, Animal Control, as applicable  
693 2. Additionally, all outdoor play areas shall be located a minimum of one hundred fifty feet (150')  
694 from any residential district.  
695 3. Waste disposal prohibited to City or County Storm Drain  
696 4. Size  
697 5. Capacity  
698 6. Noise buffering  
699 **B. Appliance, Electronic, and Small Engine Repair and Maintenance:**  
700 1. No outdoor storage  
701 **C. Couriers, Messengers and Local Delivery:**  
702 **D. Exterminating and Pest Control Services:**  
703 1. Safe storage of chemicals  
704 **E. Funeral Homes and Mortuaries:**  
705 1. This Use cannot share space or any Common Wall with another Use.  
706 **F. Janitorial Services:**  
707 **G. Laundry, Coin Operated and Drop Off Services:**  
708 **H. Laundry, Dry Cleaners:**  
709 1. Safe chemical storage  
710 2. Safe disposal  
711 3. Pre-treatment for Sewer District  
712 **I. Laundry, Commercial or Industrial:**  
713 **J. Linen Supply:**  
714 **K. Packaging and Labeling Services:**

- 715 L. Pharmacies and Drugstores:  
716 M. Cosmetics, and Health Supplement Stores:  
717 N. Photofinishing:  
718 O. Photography Studios:  
719 P. Personal And Household Goods Repair, and Maintenance:  
720 1. No outdoor storage  
721 Q. Salons, Hair, Nail, Lashes, Permanent Cosmetics, Tattoos:  
722  
723 10-19-16: RELIGIOUS, GRANT MAKING, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS:  
724  
725 A. Religious Organizations, Churches  
726 B. Volunteer And Nonprofit Organizations  
727  
728 10-19-17: RESIDENTIAL:  
729  
730 A. Accessory Dwelling Units: (EXISTING to be moved from section 10-1-44)  
731 B. Residential Short Term Rentals (STR): (EXISTING to be moved from section 10-1-45)  
732 C. Residential Structures  
733 1. MINIMUM HEIGHT OF DWELLINGS: (Existing moved from 10-1-27)  
734 No dwelling or structure containing a dwelling shall be erected to a height less than one story  
735 above grade. (Ord. 2018-11, 10-2-2018)  
736 2. MAXIMUM HEIGHT AND FLOOR AREA OF ACCESSORY BUILDINGS: (Existing moved from 10-1-28)  
737 No building which is accessory to a one-family, two-family, three-family or four-family dwelling  
738 shall be erected to a height greater than one story, fourteen feet (14') to the top of the wall plate  
739 and no higher than twenty feet (20') to the highest point of the building roof or coping, nor be  
740 taller than the primary structure. The maximum square foot floor area of an accessory building is  
741 fifty percent (50%) of the footprint of the principal building to which it is accessory.  
742  
743 Insert graphic  
744  
745 3. AREA OF ACCESSORY BUILDINGS: (Existing moved from 10-1-29)  
746 No accessory building or group of accessory buildings in any Residential District shall cover more  
747 than twenty five percent (25%) of the rear yard. (Ord. 2018-14, 11-20-2018)  
748  
749 10-19-18: RETAIL TRADE:  
750  
751 A. Retail, General (scale per zone)  
752 1. Art dealers  
753 2. Books, magazines, music  
754 3. Clothing and accessories  
755 4. Convenience  
756 5. Electronics & Appliances  
757 6. Floral  
758 7. Food, specialty  
759 8. Furniture & home furnishings

- 760 9. General merchandise & groceries (less than 10,000 sq.ft.)  
761 10. Gift, novelty, souvenirs  
762 11. Hardware,  
763 12. Luggage and leather goods  
764 13. Office supply, book  
765 14. Pet & pet supplies  
766 15. Recreational and hobby equipment  
767 16. Used merchandise, antiques and thrift  
768 17. Tobacco
- 769 **B. Retail, Specialty**  
770 1. Beer, wine and liquor  
771 2. Car washes  
772 3. Department stores  
773 4. General merchandise and groceries (greater than 10,000 sq. ft.)  
774 5. Home and nursery centers  
775 6. Outdoor power equipment  
776 7. Passenger vehicle fueling stations (gasoline, electric, natural gas, etc.)  
777 a. The pump islands of the convenience store may be erected in the Front Yard area provided  
778 the pumps are set back at least twenty-four (24) feet from the Right-of-Way of any Street.  
779 b. Hard-Surfaced driveways leading to and from a pump island and other properly located  
780 service facilities permitted on the property shall be allowed in the Front Yard area provided  
781 that the driveways shall be defined by the construction of a concrete curb on the side  
782 adjoining the sidewalk. The area between the curb and the sidewalk shall be landscaped to  
783 comply with Chapter 22.  
784 c. A ten-foot distance shall be maintained between a driveway and the Property Line with  
785 which it is parallel or approximately parallel.  
786 d. All Parking Areas on the convenience store Lot shall maintain the required landscaped Front  
787 Yard as required in Chapter 22 and shall be bordered by concrete curbing.  
788 8. Rental, consumer electronics and appliances  
789 9. Rental, entertainment and entertainment products (bounce houses)
- 790 **C. Retail, online and other: (No outdoor storage)**  
791 1. Electronic shopping and mail order houses  
792 2. General rental centers  
793 3. Vending machine operators, not as an accessory use  
794 4. Liquefied petroleum gas (bottled gas) dealers  
795

796 **10-19-19: SOCIAL SERVICES:**

- 797  
798 Social Assistance:  
799 May included information and referral services, counselling, skill development, aid through the  
800 provision of food or clothing, housing services, life skill and personal development, alcohol, drug or  
801 substance abuse counselling center, drop-in or activity space.  
802 Foster care and adoption services, elderly services, tax preparation, meal delivery services

- 803 Social service facility (public or nonprofit) that provides counseling, therapy or other social or  
 804 human services to persons needing such services due to physical, mental, emotional, or other  
 805 disabilities. Does not include schools, hospitals, clinics, daycare, or residential uses.
- 806 **A. Child and Youth Services:** (Boys and Girls Clubs, YMCA, Scouts, Big Brothers/Big Sisters, Junior  
 807 Achievement, Toys for Tots, Children’s Justice Center, etc.)
- 808 **B. Community Food Services:** (meals on wheels, food pantry, soup kitchen)
- 809 **C. Community:** (Planned Parenthood, Utah Pride Center, Volunteers of America, Family History  
 810 Center, Good Will, Deseret Industries, Habitat for Humanity, Housing Authority, Community  
 811 Housing Trusts)
- 812 **D. Daycare Services, Child or Adult (Commercial):** *Existing Language from 10-1-46*
- 813 1. Scope: This section is established to provide regulations and standards for commercial  
 814 daycare centers and businesses that care for groups of adults with disabilities, vulnerable  
 815 persons, or children, for the purpose of protecting health, safety, and general welfare of  
 816 patrons and the general public.
- 817 2. Requirements And Conditions: Adult or child daycare services are permitted in all  
 818 commercial zones with the following standards:
- 819 a. All drop off and pick up areas shall be designed in a manner that shall allow vehicles to  
 820 enter and exit from a public street by forward motion only;
- 821 b. Stacking or queuing of vehicles shall not interrupt traffic flow on the public or private  
 822 street; and
- 823 c. Parking shall be provided in compliance with Chapter 10-6 of this title.
- 824 3. Business License: Prior to issuance of a business license for any commercial daycare facility  
 825 the applicant must first submit the following to be reviewed in compliance with City code.
- 826 a. The ratio of the standard and maximum quantity of employees and persons to be cared  
 827 for on premise, to be compliant with State regulations;
- 828 b. Proof of State licensing, where applicable;
- 829 c. A site plan outlining traffic flow during peak drop off and pick up times; and
- 830 d. A safety protocol plan that outlines the procedures to be followed by the daycare facility  
 831 in the event that a patron leaves the premise unsupervised. This plan shall be reviewed  
 832 by the North Salt Lake Police Chief. (Ord. 2022-01, 4-5-2022; amd. Ord. 2022-01, 4-5-  
 833 2022)
- 834 4. Childcare centers shall provide a design which precludes appropriate playground facilities;  
 835 and
- 836 5. Adult Daycare shall not include any overnight residential use
- 837 6. Facilities in the C-S zone shall be limited in size to 1,500 sq. ft.
- 838 **E. Emergency and Other Relief Services:** (Red Cross, Salvation Army)
- 839 **F. Other Individual and Family Services:** (Humane Society?, social action groups, ACLU, Housing  
 840 Services, Credit Counselling, United Way, Disability Law Center, Utility Assistance, National Ability  
 841 Center, Wasatch Adaptive Sports.
- 842 **G. Services for The Elderly and Persons with Disabilities:**
- 843 **H. Vocational Rehabilitation Services:**

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845 **10-19-20: TEMPORARY USES:**

- 846 A. Use Limitations.

- 847 1. Temporary Uses include firework stands, Christmas tree lots, and other similar seasonal Uses.
- 848 2. Temporary Use Permit. Temporary Uses shall obtain a separate business license and Land Use
- 849 Permit for each use and location.
- 850 3. Time Limitations. Land Use Permits may be allowed for up to a six (6) month period with the
- 851 following exceptions:
- 852 a. Firework Stands. Restrictions shall follow the public sales and display limitations found in
- 853 state code.
- 854 b. Christmas Tree Lots. Shall only be permitted from November 1 through December 31.
- 855 4. Hours of Operation. Temporary Uses may be open from eight (8) a.m. to ten (10) p.m. unless
- 856 provided otherwise under state code.
- 857 5. Signage. Permanent signs are prohibited for Temporary Uses. All Signs shall follow the
- 858 requirements of **Chapter 6**.
- 859 6. Regulations by Other Agencies. This Section does not exempt the applicant or operator from
- 860 acquiring any other required permit for operation.
- 861 7. Liability Insurance. The applicant must obtain adequate liability insurance to cover all activities
- 862 related to the Use for the duration of the permit, prior to issuance of the Temporary Use permit.
- 863 A copy of the liability insurance policy shall be submitted to the City with the business license
- 864 Application.
- 865 B. Site Improvements.
- 866 1. Temporary Uses shall meet the following requirements:
- 867 a. If the Temporary Use is located on an unimproved Parcel, the following shall apply:
- 868 (1) Based on the scope of the operation, the land-use authority may require the installation
- 869 of a minimum road base or gravel surface for parking, to assure the safe passage of
- 870 vehicles on adjacent roadways, and the safety of patrons.
- 871 (2) Sufficient off-Street parking shall be provided to meet the needs of the operation and of
- 872 any existing Uses on the property.
- 873 (3) Structures, displays, and other activities must be located sufficient distance from any
- 874 Street to provide for public safety and clear view area requirements as found in **Chapter**
- 875 **1**.
- 876 (4) If any part of the temporary use becomes a nuisance or safety hazard, the land-use
- 877 authority may require changes or discontinuance of the operation.
- 878 (5) All activities and displays shall take place in accordance with the standards for outside
- 879 business activities found elsewhere in this Title.
- 880 b. If the temporary use is located on an improved lot or parcel, the following shall apply:
- 881 (1) Sufficient off-Street parking shall be provided to meet the needs of the operation and
- 882 any existing Uses on the property as determined by the land use authority.
- 883 (2) Structures, displays, and other activities must be located sufficient distance from Streets
- 884 to provide for public safety and Clear View requirements as found in **Chapter 1**.
- 885 (3) If any part of the operation becomes a nuisance or safety hazard, the land use authority
- 886 may require changes to or discontinuance of the operation.
- 887 (4) In addition to the foregoing, all activities and displays shall take place in accordance with
- 888 the standards for outside business activities found elsewhere in this Title.
- 889 (5) Permanently located businesses that operate a temporary use shall meet the design
- 890 standard and site improvement requirements found in **Section....**

- 891 C. Site Restoration. The site must be restored to its original condition upon expiration of the Temporary  
892 Use Permit. The site may not be used for storage of any temporary use or structures.  
893 D. Temporary Structures. All Temporary Structures must be approved by the land-use authority. In  
894 order to avoid damage to adjacent Uses or property, all temporary structures shall be properly  
895 secured or anchored to the ground to prevent the structure from being moved. The City may require  
896 additional securing or anchoring upon finding that the method of securing is inadequate.  
897

898 **10-19-21: TRANSPORTATION & FREIGHT:**

- 899 1. Outdoor vehicle storage **10-19-3(D)**  
900 2. No outdoor vehicle repair

901 **B. General Passenger Transportation Services:**

- 902 1. Charter  
903 2. Emergency or medical  
904 3. Freestanding parking lots and garages  
905 4. Public transit and school  
906 5. Rideshare and taxi services  
907 6. Scenic and sightseeing  
908 7. Special needs  
909 8. Specialty vehicle and limousine

910 **C. Freight And Commodities Transportation:**

- 911 1. Freight trucking (local or long distance)  
912 2. Moving services  
913 3. Rental, moving trucks

914 **D. Support Services For Transportation:**

- 915 1. Commercial air, rail, and water transportation equipment rental and leasing  
916 2. General passenger transportation maintenance, operation, or storage facilities  
917 3. Freight logistics, maintenance, operations, or container and truck storage  
918 4. Packing and crating  
919 5. Rail transportation logistics  
920

921 **10-19-22: UTILITIES, PUBLIC SERVICES, WASTE MANAGEMENT, & REMEDIATION SERVICES:**

922

923 **A. Communications, Broadcasting Services, Stations, & Operations:**

924 **B. Communications, Cellular, Satellite & Wireless Operations:**

925 **C. Communications, Resellers:**

926 **D. Communications, Towers and Facilities:** cellular

- 927 1. satellite  
928 2. wireless  
929 3. small wireless ordinance **(code 7-8-1, Article B)**  
930 4. Conditional in Residential Zones  
931 a. stealth  
932 5. Height by zone  
933 a. Residential Zones (60 feet)  
934 b. CG Zone (80 feet)

- 935 c. MD & MG Zone (100 Feet)
- 936 d. Prohibited in CS, CH, P-Districts
- 937 6. Screening
- 938 7. Security
- 939 8. Stealth
- 940 9. Setbacks
- 941 **E. Energy Distribution and Storage Facilities, Electric Or Natural Gas:**
- 942 1. screening
- 943 **F. Energy Generation, Accessory:**
- 944 a. Geothermal
- 945 b. Solar
- 946 c. Wind
- 947 **G. Pipeline Distribution and Facilities:**
- 948 **H. Postal Service:**
- 949 **I. Septic Tank, Portable Toilet and Related Services:**
- 950 **J. Sewage Treatment Facilities:**
- 951 **K. Utilities Transmission Lines and Control:**
- 952 **L. Water Distribution:**
- 953 **M. Waste, Nonhazardous: Treatment and Disposal:**
- 954 **N. Waste, Remediation Services:**
- 955 *process of cleaning up and reversing environmental damage. It involves removing hazardous*
- 956 *materials from contaminated soil, groundwater, surface water, and sediment*
- 957 **O. Waste, Materials Recovery Facilities:**
- 958 *operating facilities for separating and sorting recyclable materials from nonhazardous waste streams*
- 959 *(i.e., garbage) and/or (2) operating facilities where commingled recyclable materials, such as paper,*
- 960 *plastics, used beverage cans, and metals, are sorted into distinct categories.*
- 961
- 962 1. Composting facilities may not accept hazardous waste, as defined in federal regulations at 40
- 963 CFR Part 261 and derivative state regulations.
- 964 2. Requirements for all size composting facilities
- 965 a. All facilities shall be managed by an individual or group of individuals professionally trained
- 966 by the US Composting Council or a similar entity.
- 967 b. During the notification and/or permit application process a responsible party for the facility
- 968 shall be identified; and certification shall be presented that the facility meets any and all
- 969 other applicable local and/or state organic material facility permitting requirements, and/or
- 970 in absence of such rules shall operate in accordance with best management practices
- 971 c. Compliance with all applicable federal, state and local regulations, including, without
- 972 limitation, those pertaining to permitting, operations, maintenance and site closure is
- 973 required.
- 974 d. A statement listing remediation plans for potential odor, pest control, and traffic should be
- 975 an addendum to the zoning application shall be included in the zoning application.
- 976 e. All operations shall be conducted in a controlled manner to minimize the creation of
- 977 nuisances, such as odors, dust, noise, runoff, vectors, and fire.

978 (1) Nuisances must be undetectable at the property line for facilities located in Urban  
979 Residential Zones.  
980 (2) Nuisances must be mitigated to comply with best practices in all other zones.  
981 f. Operations shall be subject to municipal engineering review to ensure adequate emergency  
982 access has been provided.  
983 g. Protection of existing water infrastructure, water bodies, groundwater, and floodplains must  
984 be prioritized. A survey shall be provided to ensure compliance.  
985 (1) There shall be no standing water on site.  
986 (2) If composting activities are permitted to occur within a designated floodplain, they shall  
987 be conducted using protective measures as required by the state or local jurisdiction.  
988 Composting operations shall be located and designed so that water which comes in  
989 contact with the material processing, will not run off into public or private streets, storm  
990 sewers, drainage ditches, water retention basins, streams or lakes. [Refer to your state or  
991 local regulations]  
992 (3) Setback from water wells: at a minimum of 100'  
993 (4) Setback from municipal water supplies or wells at a minimum of 250' (does not apply to  
994 Small Composting Facilities)  
995 (5) Setback from down gradient surface water bodies at a minimum of 250'  
996 (6) Setback from up gradient surface water bodies at a minimum of 100'  
997 h. Composting activities shall occur in accordance with applicable local and/or state  
998 enforcement agency rules and regulations, and/or in absence of such rules, in accordance  
999 with best management practices, including site monitoring and frequent temperature checks  
1000 to certify minimum safety precautions are met  
1001 3. Maximum of 25,000 cubic yards of compost may be on site at any one time  
1002 4. Tipping area / pad, shall ideally be a concrete or asphalt surface, and able to contain all incoming  
1003 materials for mixing, blending and/or sorting.. Organic material within a tipping area shall not  
1004 exceed ten (10) feet in height at any time.  
1005 5. All incoming off-site food residuals and feedstocks ideally (ie manure, wood chip, leaves etc)  
1006 shall be incorporated into a composting windrow or other composting process within twenty-  
1007 four (24) hours of receipt at the facility, or any shorter period of time as determined by the local  
1008 public health authority. All other incoming organic material shall be incorporated into a  
1009 composting windrow or other composting process within five (5) days of receipt at the facility.  
1010 6. Maximum 10,000 cubic yards of compost shall be on site at any one time.  
1011 7. No final disposal may occur at a consolidation facility. Any transfer of materials will be from  
1012 container to container or container to equipment.  
1013 8. Public drop-off areas shall have adequate space for safe access for pedestrians and adequate  
1014 parking for employees or volunteers.  
1015 9. Drop-off containers used for food waste collection must be leak-proof and have well-fitting lids  
1016 to prevent access by vermin.  
1017 10. Any waste collection trucks used must be fitted with a leak-proof bed.  
1018 11. Any material stored on site, whether for temporary drop-off times or for permanent sites, must  
1019 be removed within seven (7) days or sooner as required by local or state regulations.

- 1020 12. Facility operator shall provide a list in the zoning application of materials to be accepted at such  
1021 sites. The operator shall institute signage, for both temporary or permanent sites, indicating  
1022 acceptable items.
- 1023 13. If permitted and water/sewer access is available, rinsing of containers may be allowed.
- 1024 14. Food waste processing can include depackaging equipment or equipment that grinds, heats,  
1025 dehydrates and/or pelletizes food waste into another material. The operator shall ensure that  
1026 the process generates no nuisances such as odors, vectors, leachate or runoff and maintains all  
1027 material on site.
- 1028 15. Prohibited Materials: wastewater treatment discharge or other related biosolids, fats, oils,  
1029 grease, animal mortalities, animal processing byproducts, or organic materials that pose health  
1030 and safety hazards, such as diapers, sanitary products, pet wastes or animal carcasses, or any  
1031 other organic material prohibited as determined by best management practices for the scope  
1032 and scale of the composting methodology.

1033 **P. Waste, Portable Toilet Rentals:**

- 1034 1. All portable toilets shall be cleaned, sanitized, and emptied prior to being stored on the  
1035 property;
- 1036 2. In addition to complying with the requirements for outdoor storage in section 10-19-3(D), all  
1037 portable toilets shall be stored a minimum of twenty-five feet from any property line;
- 1038 3. Repair and maintenance of portable toilets shall be done within an enclosed building;
- 1039 4. No waste disposal shall be permitted on the storage site;
- 1040 5. No secondary waste storage or transfer shall be permitted on site;
- 1041 6. Any waste collection vehicles shall be emptied and cleaned prior to returning to the site for  
1042 parking or overnight storage.

1043 **10-19-23: WAREHOUSING & WHOLESALE TRADE:**

1044 **A. Wholesale, Trade, Durable Goods:**

1045 *New or used items generally with a normal life expectancy of 3 years or more, such as:*

1046 **(no outdoor storage)**

- 1047 1. Commercial equipment
- 1048 2. Construction Materials
- 1049 3. Electronic parts and equipment
- 1050 4. Farm and garden machinery and equipment
- 1051 5. Furniture
- 1052 6. Hardware
- 1053 7. Industrial machinery, equipment, and supplies
- 1054 8. Jewelry, watch, precious stone and precious metal
- 1055 9. Plumbing and HVAC equipment and supplies
- 1056 10. Professional, equipment and supplies
- 1057 11. Recyclable material wholesalers
- 1058 12. Refrigeration equipment and supplies
- 1059 13. Service establishment equipment and supplies
- 1060 14. Sporting and recreational goods and supplies

- 1061 **B. Wholesale, Trade, Rental, Durable Goods, Conditional:**  
1062 *New or used items generally with a normal life expectancy of 3 years or more, typically with outdoor*  
1063 *storage such as: (outdoor storage, fencing, setback, eq height)*  
1064 1. Commercial and industrial machinery and equipment rental and leasing  
1065 2. Metal service centers and offices  
1066 3. Motor vehicle  
1067 4. Recyclable material wholesalers  
1068 5. Transportation equipment and supplies
- 1069 **C. Wholesale Trade, Nondurable Goods, Permitted:**  
1070 *Items with a normal life expectancy of less than 3 years, no outdoor storage.*  
1071 1. Alcoholic beverage  
1072 2. Automotive supplies  
1073 3. Book, periodical and newspaper  
1074 4. Clothing  
1075 5. Drug, drug proprietaries and druggist sundries  
1076 6. Grocery and related products  
1077 7. Farm supplies  
1078 8. Flower, nursery stock and florist supplies  
1079 9. Paint, varnish and supplies  
1080 10. Paper and office supplies wholesalers  
1081 11. Piece goods, notions and other dry goods  
1082 12. Plastics materials and basic forms and shapes  
1083 13. Tobacco and tobacco products
- 1084 **D. Wholesale Trade, Nondurable Goods, Conditional:**  
1085 *Items with a normal life expectancy of less than 3 years.*  
1086 1. Fuel oil  
1087 2. Gasoline merchant  
1088 3. liquid petroleum gas  
1089 4. Lubricating oil and grease  
1090 5. Petroleum and petroleum products (except bulk stations and terminals)
- 1091 **E. Wholesale Electronic Markets and Brokers:**  
1092 *Arrangement for the sale of goods owned by others, generally on a fee or commission basis with no*  
1093 *storage or warehousing.*
- 1094 **10-19-24: WAREHOUSING, STORAGE FACILITIES:**
- 1095 **A. General Warehousing and Storage Facilities**  
1096 **B. Self-Storage Units**  
1097 All self-service storage facilities and recreational vehicle storage facilities shall be designed,  
1098 constructed, operated and occupied in accordance with the following:  
1099 1. Self-storage units shall only be permitted within the Storage Unit Overlay Zone;  
1100 2. Accessory caretaker residences shall only be approved subject to the standards in section 10-19-  
1101 3(A):  
1102 3. All structures shall comply with all design standards found in section 10-1-44;

- 1103 4. All goods and wares shall be stored within an enclosed building, except that boats, travel  
1104 trailers, motor homes and automobiles in running order, may be stored in screened exterior  
1105 areas which shall have shown on the site plan and approved for that purpose and shall only be  
1106 permitted on asphalt or concrete surfaces;
- 1107 5. No individual units shall be larger than twelve by fifty (12x 50) feet;
- 1108 6. Any storage of partially dismantled, wrecked or inoperable vehicles, trailers, campers, motor  
1109 homes or junk is prohibited;
- 1110 7. Any repair, construction, reconstruction or manufacturing is prohibited;
- 1111 8. Any storage of hazardous materials including but not limited to gasoline, paint, paint remover  
1112 and similar flammable or hazardous materials is prohibited;
- 1113 9. Self-storage facilities shall include screening in accordance with section 10-19-(C) Outdoor  
1114 Storage. Such screening shall be in compliance with the Chapter 22 Water Efficient Landscaping.  
1115 Screening shall be maintained in good condition with no advertising thereon, except as  
1116 permitted by the Chapter 6 signage regulations.
- 1117 10. All self-storage facilities shall include a barrier wall extending the full length of the property line.
- 1118 11. Where the barrier is to be provided by the building facade, said facades shall be in accordance  
1119 with the setback requirements applicable to the zone in which it is located;
- 1120 12. Access to the site shall be sufficient for traffic, emergency and fire vehicles and meet the  
1121 minimum driveway aisle width for two way traffic provided in Chapter 4 Parking standards and  
1122 include sufficient turning radii for emergency vehicles;
- 1123 13. No facility shall be approved without adequate fire protection;
- 1124 14. No individual units shall be supplied with water or sewer facilities;
- 1125 15. The design and improvement of the facility shall make adequate provision for storm water and  
1126 snow removal;
- 1127 16. All outdoor lighting shall screens lighting to mitigate its impact on surrounding uses;
- 1128 17. The applicant shall provide an operations plan which addresses the following:
- 1129 a. On-site management and security;
- 1130 b. Accumulation, disposal, and transportation of solid waste; and
- 1131 c. Loading and services, including fire access.
- 1132 **C. Self-Storage Facility, Indoor Climate Controlled.**
- 1133 1. Indoor self-storage facilities shall meet the same standards for Self-Storage units in Subsection B  
1134 above with the following exception:
- 1135 a. No outdoor storage shall be permitted; and
- 1136 b. No screening shall be required, but the site shall be landscaped in accordance with the  
1137 standards for the underlying zone and shall be in accordance with Chapter 22 Water Efficient  
1138 Landscape Design.

**10-4-1: TITLE:**

The regulations contained in this chapter shall be known and may be cited as the *SIGN REGULATIONS OF NORTH SALT LAKE CITY* and its land use management and development code. (Ord. 04-1, 2-17-2004)

**10-4-2: PURPOSE:**

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- A. The purpose of sign regulations set forth in this title shall be to coordinate the type, placement and physical dimensions of signs within the city; to recognize the various commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under the law through accurate recordkeeping and consistent enforcement. These objectives shall be accomplished by regulation of display, erection, use and maintenance of signs. The use and location of signs are regulated according to zoning district. The placement and physical dimensions of signs are regulated primarily by type. (Ord. 04-1, 2-17- 2004)
  
- B. Further purposes of sign regulations are to [protect and promote the health, safety and general welfare of the City residents and businesses by regulating the design, materials, size, construction, installation, location and maintenance of signs and sign structures in a content neutral manner that does not favor any type of speech over another. These sign regulations](#) minimize potential hazards to motorists and pedestrians; to encourage signs which, by their design, are integrated with and harmonious to the buildings and sites which they occupy; to encourage sign legibility through the elimination of excessive and confusing sign displays; to reduce driver inattention; to preserve and improve the appearance of the city as a place in which to live and to work and as an attraction to nonresidents who come to visit or trade; to safeguard and enhance property values; to limit or forbid signs which interfere with solar access of adjacent properties; to protect public and private investment in buildings and open spaces; and to supplement and be a part of the regulations imposed under the zoning authority of the city. (Ord. 04-1, 2-17-2004; amd. 2012 Code)

**10-4-3: SCOPE:**

These regulations shall not relate to building design, nor shall this chapter regulate official traffic or government signs; the copy and message of signs; signs not intended to be viewed from a public right of way; window displays; product dispensers and point of purchase displays; scoreboards on athletic fields; flags of any nation, government or noncommercial organization; gravestones; barber's poles; religious symbols; holiday decorations; commemorative plaques; the display of street numbers; or any display or construction not defined in this title as a "sign". (Ord. 04-1, 2-17-2004)

#### 10-4-4: INTERPRETATION:

In interpreting and applying the provisions of this title, the sign regulations contained herein are declared to be the minimum standards allowable for the purpose set forth. The types of signs allowed by this title shall be plenary and sign types not specifically allowed as set forth within this title shall be prohibited. It is not intended by this chapter to interfere with nor abrogate nor annul any easement, covenant or other agreement between private parties existing at the effective date hereof; provided, however, that where this title imposes a greater restriction upon signs, and the location thereof requires or imposes other conditions than those required or imposed by other laws, ordinances or restrictions, the provisions of this title shall control. (Ord. 04-1, 2-17-2004)

#### 10-4-5: DEFINITIONS:

The following words and phrases as used in this sign code shall have the following meaning:

**Abandoned Sign:** A sign that no longer identifies or advertises an ongoing lawful business product, location, service, idea, or activity conducted on the premises on which the sign is located.

**Alteration:** Any change in the size or shape of an existing sign.

**Animated Sign:** A sign employing actual motion, the illusion of motion or light and/or color changes achieved through mechanical, electrical or electronic means, a balloon or inflatable sign, a lighter-than-air, gas-filled balloon tethered to a fixed location, a banner sign, a sign made of fabric or other non-rigid material with no enclosing framework, a changeable copy sign, a sign or a portion thereof on which the copy or symbols change either automatically through electrical or electronic means (for example, time and temperature units), or manually through placement of letters or symbols on a panel mounted in or on a track system.

**Awning:** A structure constructed of fabric or metal placed so as to extend outward from the building, providing a shield for doors, windows and other openings, with supports extending back to the building, supported entirely by the building.

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**Awning Sign:** A sign that is painted on or otherwise made part of the awning material.

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**Billboard:** A free standing ground sign located designed or intended to direct attention to a business, product, or service that is not sold, offered or existing on the property where the sign is located.

**Bench Sign:** A sign that is painted on or attached to any part of the surface of a bench, seat or chair placed outside of the main structure of a property, or on or adjacent to a public sidewalk, roadway or other public right-of-way.

**Canopy:** A structure constructed of fabric or other material placed so as to extend

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outward from the building, providing a protective shield for doors, windows and other openings, with supports extending to the ground as well as attached to the building.

**Canopy Sign:** A sign that is painted or otherwise made part of the canopy material. Signage is limited to the vertical portions of the canopy; the sides and the front valance. No signage shall protrude beyond the vertical face.

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**Commercial Sign:** Any sign with wording, a logo or other representation that directly or indirectly names, advertises or calls attention to a business, product, service, profession, commodity, commercial event, or other commercial activity, or otherwise contains commercial speech.

**Commercial Speech:** Any message proposing a commercial transaction or related to the economic interests of the speaker or its audience.

**Convert:** To change, remodel, or rehabilitate any existing billboard sign face to an electronic or digital format.

**Directional Signs:** Any sign located on private property at or near the public right-of-way, directing or guiding vehicular or pedestrian traffic onto the property and/or toward parking or other identified locations on the property.

**Facia Sign:** See Wall Sign

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**Freestanding Sign:** A sign supported by one or more upright poles or braces placed in or upon the ground surface and not attached to any building. Examples of freestanding signs are a monument sign and a pole sign.

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**Interchange Or Intersection:** Any area and its approach where traffic is channeled off or onto an interstate route, excluding the deceleration lanes, acceleration lanes or feeder systems, from or to another federal, state, county, city or other route.

**Low Profile Sign:** A freestanding sign erected near ground level less than 30 inches in height, limited to 6 sq. ft. used to identify the name of a building or used for directional purposes for commercial parking circulation.

**Main Traveled Way:** The through traffic lanes, including auxiliary lanes, acceleration lanes, deceleration lanes and feeder systems, exclusive of frontage roads and ramps. For a divided highway, there is a separate main traveled way for the traffic in each direction.

**Marquee Sign:** A sign attached to a hood or awning of permanent construction without pillars or posts which is supported from a building wall and extends beyond the building, building line, or property line.

**Monument Sign:** A free standing ground sign mounted on a base but not attached to any building or wall.

**Noncommercial Sign:** Any sign that is not a commercial sign.

**Noncommercial Speech:** Any message which is intended for the purpose of supporting or opposing a candidate, proposition or other measure at an election or for any other noncommercial expression not related to the advertisement or promotion of any product, service or the identification of any business.

**Nonconforming Sign:** A sign that legally existed at the time that it was installed under the regulations in effect at that time, but does not conform to the current applicable regulations of the area in which it is located and has been maintained continuously since the time the applicable regulations changed to render it nonconforming.

**Off Premises Sign:** A commercial sign that displays any message directing attention to a business, product, service, profession, commodity, commercial activity, commercial event, or other commercial message that is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where such sign is located.

**On Premises Sign:** A commercial sign that identifies the name, occupation and/or profession of the occupants of the premises on which the sign is located.

**Permanent Sign:** Any sign that is legally placed and which is intended to be and is so constructed as to be of a lasting and enduring condition, remain unchanged in character and condition beyond normal wear and tear, and positioned in a permanent manner fixed to the ground, wall or building.

**Point Of Widening:** The point of the gore or the point where the intersecting lane begins to parallel the other lanes of traffic, but the point of widening may never be greater than two thousand six hundred forty feet (2,640') from the centerline of the intersecting highway of the interchange or intersection at grade. (Ord. 05-10, 7-12-2005)

**Pole Sign:** A free standing sign that is mounted atop one or more poles and not attached or braced by any other structure.

**Portable Sign:** Any moveable or hand held sign not permanently attached to the ground and easily removable using ordinary hand tools.

**Projecting Sign:** A sign that projects from and is supported by a wall or parapet of the building with the display surface of the sign in a plane perpendicular to or approximately perpendicular to the wall.

**Roof Sign:** Any sign erected upon a roof, parapet, or roof mounted equipment structure and extending above a roof, parapet, or roof mounted equipment structure of a building or structure.

**Sign:** Any object, device, display, or structure, or part thereof, that is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including, but not limited to, words, letters, figures, designs, symbols, fixtures, colors.

illumination, or projected images. The term "sign" shall also include the sign structure, supports, lighting system, and any attachments, ornaments, or other features used to attract such attention as described above.

**Snipe Sign:** A temporary or permanent sign tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or other objects.

**Temporary Sign:** Any sign not permanently attached to the ground or a structure that is installed or placed for a limited duration and intended to be displayed before, during or after an event to which the sign relates.

**Vehicle Sign:** Any sign permanently or temporarily attached to or placed on a vehicle or trailer.

**Wall Sign:** Any sign attached to or painted on the wall of a building or structure in a plane, parallel or approximately parallel to the plane of said wall.

**Window Sign:** Any sign viewable through or affixed in any manner to a window or exterior glass door such that it is viewable from the exterior, including signs located inside a building but visible primarily from the outside of the building.

#### **10-4-6: GENERAL REGULATIONS:**

- A. Compliance Required: Except as provided in this title, no sign shall be erected, raised, moved, placed, reconstructed, extended, enlarged or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the use district in which it is located. No permit is required for the maintenance of a sign or for a change of copy on painted, printed or changeable copy signs. (Ord. 04-1, 2-17-2004)
- B. Code And Licensing Compliance: All signs hereafter erected in the city shall comply with the current standards of the national electrical code, the international building code, and all other ordinances of the city. No sign shall be placed on public property or within a public right of way except when expressly licensed by the city council or state department of transportation. (Ord. 04- 1, 2-17-2004; amd. 2012 Code)
- C. Maintenance Of Signs: All signs shall be maintained in good condition. Exposed parts of signs shall be painted or treated chemically in such a manner as to preserve the condition, aesthetics and life of such signs; moving parts shall be maintained in operable condition; and signs designed to be lighted shall be maintained with a full complement of the lighting facilities required by the design of each such sign.
- D. Removal Upon Discontinuance Of Use: All signs identifying a discontinued use on the property shall be removed by the sign owner from the property within thirty (30) calendar days of the time the use was discontinued.
- E. Prohibited signs: The following signs and any sign not otherwise authorized

under the terms of this code, are prohibited in the city:

1. Abandoned Signs

2. Animated Signs

3. Balloon Signs

4. Snipe Signs

5. Signs on vehicles or trailers if the vehicle or trailer is parked off premises, outside of designated parking stalls, or in other locations not normally expected of such vehicles and for the primary purpose of advertising a product, service, business or other activity. This section is not intended to apply to standard business logos or identification on vehicles primarily and actively used for business purposes which are otherwise legally parked.

6. Signs located on trees, utility poles, public benches or any other form of public property or within any public right-of-way.

~~D.~~

E.F. Illumination Restrictions: Unless otherwise specified in this chapter, all signs may be illuminated. However, no sign may utilize:

1. An exposed incandescent lamp with an external reflector without a sun screen or comparable diffusion;
2. Any exposed incandescent lamp in excess of fifteen (15) watts unless a screen is attached;
3. Any revolving beacon light.

F.G. Changeable Copy: Unless otherwise specified in this chapter, any sign herein allowed may use manual or automatic changeable copy.

G.H. License Required; Indemnification; Insurance: No person may engage in the business of erecting, altering, relocating, constructing or maintaining signs without a valid state contractor's license and valid city business license. All persons involved in the maintenance, installation or relocation of signs near or upon the public right of way or property shall agree to hold harmless and indemnify the city, its officers, agents and employees, against any and all claims of negligence resulting from such work insofar as this title has not specifically directed the placement of a sign. Such persons shall also maintain insurance to indemnify the city against any form of liability to a minimum of one million dollars (\$1,000,000.00).

H.I. Nonregulated Signs: Signs not regulated by this chapter:

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1. On premises advertising signs that are attached to windows or walls and are clearly of a temporary nature, and which promote specific sales or events for short periods of time and not to exceed fifteen percent (15%) of street facing wall and/or windows.
2. Signs which are associated with school or church events and functions which are clearly of a temporary nature for short periods of time.
3. Interior signs.
4. Real estate company "for sale" signs and owner placed "for sale" or "for rent" signs advertising specific property for sale or rent and are erected temporarily on that specific property.
5. Temporary election campaign signs, yard sale signs, night crawlers for sale signs, snipe signs, etc.
6. Directional signs (i.e., BLM, DWR, etc.). Church nameplate signs, etc.
7. Nameplate signs less than one hundred fifty (150) square inches in size.
8. Construction signs for each street of frontage of a construction project, not to exceed forty five feet (45') in area. Such signs may be erected ten (10) days prior to beginning of construction and shall be removed one day following completion of construction.
9. Identification signs designed as a necessary part of a project approved in a conditional use permit.

~~10.J.~~ Temporary off premises residential development, directional and freeway oriented signs. All temporary off premises residential development, directional and freeway oriented signs are only for developments or master planned communities within the boundaries of the city.

- a. A maximum of three (3) temporary off premises signs announcing a residential development may be permitted for each development. Such signs will only be allowed by ~~conditional-permitted~~ use permit in any ~~sign S-2 or S-3~~ overlay zoning district under the provisions of sections [10-4-12](#) and [10-4-13](#) of this chapter.
- b. In addition to the temporary off premises residential development signs, each development may be permitted two (2) temporary off premises directional signs. Such signs will only be allowed by ~~conditional-permitted~~ use permit in any ~~sign S-2 or S-3~~ overlay zoning district under provisions of sections [10-4-11](#), 10-4-12 and 10-4-13 of this chapter.
- c. In addition to the temporary off premises residential development and directional signs, a master planned community exceeding three hundred (300) lots may be permitted one temporary freeway oriented residential

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development sign. Said sign will only be allowed ~~by conditional use permit~~ in the S-2 and S-3 sign overlay zoning districts under provisions of sections [10-4-11](#), 10-4-12 and 10-4-13 of this chapter.

d. Temporary off premises residential development shall be permitted upon the main entrances to the residential development in any zone, with a maximum of 1 sign per road frontage.

e. Temporary off premises residential development directional signs may be permitted as a conditional use in zones other than the sign overlay zones upon approval by the Planning Commission limited to a maximum duration of two (2) years from the date of the approval of the conditional use permit or within 30 days of completion of the final dwelling unit construction. Upon request, a time extension of one (1) year may be granted by the planning commission. Said temporary signs shall not be permitted within the public right of way, nor shall they impede safe vehicular traffic, or violate any clear area of an intersection and must be located upon private property. Signs shall be kept in good repair and will be subject to removal within 30 days of notice of disrepair.

f.f. All temporary off premises residential development, directional and freeway oriented signs shall be removed within three (3) years from the date when the conditional use permit was granted. Upon request, a time extension not to exceed two (2) additional years may be granted by the planning commission.

e.g. Prior to approval and installation of any temporary off premises residential development, directional or freeway oriented signs, the applicant must first provide the city with written authorization from the legal property owner, or its representative, granting permission for the sign location and duration of the sign posting.

f.h. Temporary off premises residential development, directional and freeway oriented signs are to identify the development or the developer only. They are not intended for builders or contractors within the development. (Ord. 04-1, 2-17-2004)

#### **10-4-7: INSPECTIONS:**

The ~~building official~~Community Development Department shall have the following duties with regard to sign inspections:

A. Initial Inspection: ~~The Building Official shall~~To make an initial inspection of any sign upon the completion, erection, reconstruction or remodeling of the same and notification of said completion, erection, reconstruction or remodeling. This inspection shall be made to assure compliance with the provisions of these regulations, other ordinances of the city and conditions precedent to the issuance of a conditional use permit, if applicable.

B. Complaint Of Noncompliance: In accordance with Title 12 for Administrative Code Enforcement, the designated enforcement official shall ~~To~~ inspect each sign for which a complaint of noncompliance with local ordinances is made in writing to the ~~building official~~City.

C. Routine Spot Checks: To make routine spot checks of all signs to assure compliance with these regulations, and other ordinances of the city and conditions precedent to the issuance of a conditional use permit, if applicable. (Ord. 04-1, 2-17-2004)

#### **10-4-8: ENFORCEMENT:**

The ~~zoning administrator~~Community Development Department of North Salt Lake City is hereby vested with the duty of enforcing the sign regulations of this title and in the performance of such duty is empowered and directed to:

- A. Issue Permits: Issue permits to construct, alter or repair signs which conform to the regulations of the city.
- B. Ascertain Conformance: Ascertain that all signs, including construction of, or maintenance of any signs, are in conformance with regulations of the city and the conditions imposed precedent to the issuance of a conditional use permit, if applicable.
- C. Issue Notice Of Violation: Issue a notice of violation to the person having charge or control or benefit of any sign found by the zoning administrator to be unsafe or dangerous, or in violation of the ordinances of the city.
- D. Institute Proceedings: Institute any appropriate action or proceedings in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted or maintained, or in any case where any sign is used in violation of any ordinance of the city, including, but not limited to, this title, to accomplish the following purposes:
  - 1. To prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; and
  - 2. To restrain, correct or abate such violation.
- E. Unsafe, Dangerous Sign Removal:
  - 1. Abate and remove any unsafe or dangerous sign which is not repaired or made safe within five (5) working days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such an event, the person having charge, control or benefit of such sign shall pay to the city the costs incurred in such removal within thirty (30) calendar days after written notice is mailed to such person.
  - 2. Upon failure to pay the costs incurred in abating an unsafe or dangerous sign, the city may, by action of its city council, place a lien against the property

owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision for abatement and removal shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of ~~chapter 2 of this title~~Title 12 of this Code.

F. Illegal Sign Removal: Abate and remove any illegal sign other than unsafe or dangerous signs which is not made conforming within sixty (60) working days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such event, the person having charge, control or benefit of such sign shall pay to the city the costs incurred in such removal within thirty (30) calendar days after written notice is mailed to such person. Upon failure to pay the costs incurred in abating and removing an illegal sign, the city may, by action of its governing body, place a lien against property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision is for abatement and removal and shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of ~~chapter 2 of this title~~Title 12 of this Code.

G. Nonmaintained Or Abandoned Sign Removal: Abate and remove any nonmaintained or abandoned sign which is not repaired or put into use within ten (10) working days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such an event, the person having charge, control or benefit of such sign shall pay to the city the costs incurred in such removal within thirty (30) calendar days after written notice is mailed to such person. Upon failure to pay the costs incurred in abating and removing a nonmaintained or abandoned sign, the city may, by action of its city council, place a lien against property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision for abatement and removal shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of ~~chapter 2 of this title~~Title 12 of this Code. (Ord. 04-1, 2-17-2004)

#### **10-4-9: NOTICE REQUIREMENTS:**

Notification by the city to persons having charge, or control or benefit of any sign found ~~by the zoning administrator~~ to be unsafe or dangerous or in violation of this title or other ordinances of the city, and where the city is contemplating removal of said sign, shall be accomplished by the city utilizing written notice as provided in Title 12 of this Code. ~~sent through the registered mail. Any such notice shall state the exact nature of the violation, the exact time and date by which the noncomplying condition or use must be remedied, and the appeals procedure by which the person having charge, control or benefit of such sign may appeal the decision of the zoning administrator.~~ (Ord. 04-1, 2-17-2004)

#### **10-4-10: SIGN PERMIT AND PERMIT FEE REQUIRED:**

All signs hereafter erected within the city shall be erected, reconstructed or remodeled only in accord with the authority authorized by the sign permit issued by the city. Application for a sign permit shall be made to the ~~zoning administrator~~Community

Development Department and shall be accompanied by an administrative fee to defray the expenses to the city incurred in the administration of this chapter. Such fee shall be established by resolution of the city council. Large signs which require a building permit for structural or electrical elements shall be assessed a permit fee in accordance with valuation as provided by Building Code. ~~A sign permit shall be issued by the zoning administrator if the proposed sign is found by the zoning administrator to be in compliance with the provisions of this title and other ordinances of the city. (Ord. 04-1, 2-17-2004)~~

**10-4-11: REINSPECTION FEE:**

In the event that a notice of violation is issued, a reinspection fee shall be charged to defray the costs of reinspection. Said reinspection fee shall be charged for each inspection required until applicable regulations of the city are complied with. The amount of the fee shall be established by resolution of the city council. (Ord. 04-1, 2-17-2004)

**10-4-12: SIGN OVERLAY ZONING DISTRICTS:**

There are hereby created three (3) overlay zoning districts (S-1, S-2 and S-3) to regulate the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location in the city. Refer to special zoning map for description of districts. (Ord. 04-1, 2-17-2004)

**10-4-13: CODES AND SYMBOLS:**

In the following section, the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location which are allowed in the various districts are shown as "permitted" indicated by a "P" in the appropriate column (headed by the overlay zoning district designation), or as "conditional uses", indicated by a "C" in the appropriate column. 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 "M" to indicate maximum building height allowed in a particular district; or by the letter "B" to indicate the actual height of the building to which a sign is affixed or the height of the sign; or by the letter "S" to indicate the required building setback, whichever is applicable.~~ If the regulation does not apply, or if it 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 a dash "-". "NA" Not Applicable or "N" Not Permitted. (Ord. 04-1, 2-17-2004)

**10-4-14: SIGN TYPES, EFFECTS, DIMENSIONS, NUMBERS AND LOCATIONS BY OVERLAY DISTRICTS:**

Sign Type	S-1	S-2	S-3
On premises signs:			

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Sign Type	S-1	S-2	S-3
<u>Awning, Canopy, &amp; Marquee</u>	<u>GP</u>	P	P
<u>Fascia or Wall</u>	P	P	P
<u>Freestanding (Pole or Pylon)</u>	P	P	P
Freeway oriented	<u>N-</u>	<u>-N</u>	C
Low profile	P	P	P
<u>Multi-tenant</u>	<u>N</u>	<u>P</u>	<u>P</u>
Projecting wall	P	P	P
Roof	<u>-N</u>	<u>-N</u>	<u>-N</u>
<u>Window</u>	<u>P</u>	<u>P</u>	<u>P</u>
Temporary	<u>GP</u>	<u>GP</u>	<u>GP</u>
<b>Off premises signs:</b>			
<u>Billboard (Freestanding)-see 10-4-15</u>	<u>N-</u>	<u>-N</u>	<u>GP</u>
<u>Fascia or Wall</u>	<u>-N</u>	<u>-N</u>	<u>GN</u>
Roof	<u>-N</u>	<u>-N</u>	<u>-N</u>
Temporary residential development	<u>GN</u>	<u>GP</u>	<u>GP</u>
Temporary residential directional	<u>GN</u>	<u>PG</u>	<u>GP</u>
Temporary freeway oriented residential development	<u>N-</u>	<u>GP</u>	<u>GP</u>
<b>Sign Effects And Copy Content</b>			
<b>On premises signs:</b>			
Identification	P	P	P
Illuminated	<u>GP</u>	<u>GP</u>	<u>GP</u>
Rotating	<u>GN</u>	<u>GN</u>	P
Flashing	<u>-N</u>	<u>GN</u>	<u>GN</u>
Changeable copy	P	P	P
Animated	<u>NG</u>	<u>GN</u>	P
<b>Off premises signs:</b>			
Illuminated	<u>NA</u>	<u>NA</u>	<u>GP</u>
Rotating	<u>-NA</u>	<u>-NA</u>	<u>-N</u>
Flashing	<u>-NA</u>	<u>-NA</u>	<u>GN</u>
Changeable copy	<u>-NA</u>	<u>-NA</u>	<u>GP</u>

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Sign Type	S-1	S-2	S-3	Formatted Table
Animated	<del>-NA</del>	<del>-NA</del>	<del>CN</del>	
Message center	<del>GNA</del>	<del>GNA</del>	<del>GP</del>	
<b>Sign Dimensions</b>				
Sign height (in feet) <del>freestanding pole or pylon: includes: freestanding, projection from wall, marquee, fascia, canopy, under canopy, awning (electric), temporary</del>	20	30	45	
<u>Awing, Canopy, and Marquee</u>				
Low profile <u>height (inches)</u>	<del>430</del>	<del>430</del>	<del>430</del>	
Maximum sign area <del>on premises</del> (in square feet per face)	35	<del>15050</del>	<del>20075</del>	
Fascia or wall signs not to exceed <del>3015</del> % of available wall space <u>or sq. ft.</u>	<del>A100</del>	<del>A100</del>	<del>A100</del>	
<u>Window sign area (percentage of ground floor windows only)</u>	<del>30</del>	<del>30</del>	<del>50</del>	
<del>Maximum sign area off premises (in square feet)- Billboards with minimum space of 1,500 feet</del>	-	-	<del>672</del>	
Temporary off premises residential development signs:				
Sign area (in square feet)	64	64	64	Formatted: Font: Bold
Sign height (in feet)	<del>2010</del>	20	20	Formatted: Font: 12 pt
Temporary off premises residential directional signs:				
Sign area (in square feet)	32	32	32	Formatted: Font: 12 pt
Sign height (in feet)	20	20	20	Formatted: Centered
Temporary off premises freeway oriented residential development sign:				
Sign area (in square feet)	200	200	200	Formatted: Font: 12 pt
Sign height (in feet)	30	30	30	Formatted: Font: 12 pt
<b>Number of Signs:</b>				
<b>On premises signs:</b>				
<u>Awning, Canopy, &amp; Marquee (per storefront entrance)</u>	<del>1</del>	<del>1</del>	<del>1</del>	Formatted: Centered
<u>Fascia or Wall (per façade, limited maximum % wall space)</u>	<del>1</del>	<del>1</del>	<del>1</del>	Formatted: Centered
<u>Freestanding (Pole or Pylon) per street frontage</u>	1	1	<del>1</del>	Formatted: Centered
<u>Marquee/Freeway Oriented</u>	1	1	<del>1</del>	Formatted: Centered
<u>Projecting wall/Low Profile</u>	<del>15</del>	<del>15</del>	<del>15</del>	Formatted: Centered
<u>Reef/Multi-Tenant per street frontage</u>	0	<del>01</del>	<del>01</del>	Formatted: Centered
<u>Fascia Window per window</u>	1	1	<del>1</del>	Formatted: Centered
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Sign Type	S-1	S-2	S-3
<u>Canopy</u> Temporary per street frontage/per business	1	1	1
<b>Off premises signs:</b>			
<u>Billboard</u> (Freestanding)	-	-	€1
Roof	0	0	0
Temporary residential development: Total number of allowed signs is 3	€0	€3	€3
Temporary residential directional: Total number of allowed signs is 2	€0	€3	€3
Temporary freeway oriented residential development: Total number of allowed signs is 1	€0	€1	€1
<b>Location of Signs</b>			
Minimum clearance under sign (in feet):			
___ Freestanding, projecting from wall, marquee, fascia, canopy	10	10	10
___ Under canopy, awning (electric)	8	8	8
___ Low profile, temporary	-	-	-
Minimum setback from public right of way (in feet)	25	25	25
<u>Off premises "billboards" minimum spacing in linear feet</u> <sup>1</sup> <del>Maximum setback for off premises "billboards" from public right of way (in feet)</del>	--	--	1,500 0
<u>Minimum distance between signs</u>	€	€	€
<u>Off premises "billboards" minimum spacing in linear feet</u>	-	-	1,500
<u>Off premises "billboards" minimum distance from interchange in feet</u>	-	-	500
Temporary off premises residential development signs: Minimum spacing in linear feet	400	400	400
Temporary off premises residential directional signs: Minimum spacing in linear feet	400	400	400
Temporary off premises freeway oriented residential development sign: Minimum spacing in linear feet	-	1,500	1,500
Overhang of public right of way	-N	-N	-N

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#### **10-4-15: BILLBOARD STANDARDS:**

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##### A. LocationNotes:

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1. 1.—No sign-billboard may be erected more than 100 feet on the perpendicular from the edge of the right of way of an interstate highway or primary highway, except where a noncontrolled highway or railroad right of way runs contiguous and adjacent to the edge of the controlled highway interstate highway. The 100

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foot corridor shall then be measured from a point on the perpendicular not to exceed 200 feet from the edge of the right of way of the interstate ~~or primary highway~~. In no case may the outer edge of the corridor exceed 350 feet from the ~~controlled interstate highway~~ right of way.

2. No billboard may be erected closer than 500 feet from an interstate highway interchange.
3. No billboard may be erected within 1,500 feet of another billboard.
4. Billboards subject to relocation provided within State Code or interstate expansion may be located in locations closer than 1,500 only by agreement as approved by the City Council.
5. Billboard signs may not extend over any street right of way and shall be setback a minimum of five (5) feet from the right of way line.
6. Billboard signs shall have a minimum separation distance of ten (10) feet from any structure or building.

**B. Height:**

1. The maximum height of a billboard shall be forty-five (45) feet above existing grade. If the interstate within one hundred (100) feet of the billboard measured from the interstate at the point at which the billboard is perpendicular to said interstate, is on a different grade than the billboard, then the highest point of the billboard may be twenty-five (25) feet above the pavement elevation or any barrier wall at that location of the interstate.

**C. Size:**

1. Maximum sign area for a billboard shall be six hundred seventy-two (672) square feet in area, sixty (60) feet in width or twenty (20) feet in height.

**D. Lighting:** Lighting shall be confined to the sign face of a billboard and not illuminate the night sky. Electronic signs shall conform to the provisions provide in Section 10-4-17.

**10-4-16: ON PREMISE INTERSTATE SIGNS** Additional Provisions:

~~A. 1. On premise interstate signs shall be permitted. Notwithstanding the above, for any property that: a) is within the S-3 overlay zoning district, and b) has at least on properties with a minimum of four hundred (400) linear feet of frontage along Interstate Highways 15 or 215, shall be permitted to construct one (1) on premises interstate sign.~~

**B.** ~~The with~~ maximum sign area shall not to exceed three hundred (300) square feet.

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C. No on premise interstate sign may be located greater than fifty (50) feet from the interstate right of way line and no closer than five (5) feet of the interstate right of way line.

D. The maximum height of an on premise interstate sign shall be forty-five (45) feet above existing grade. If the interstate within one hundred (100) feet of the sign, measured from the interstate at the point at which the sign is perpendicular to said interstate, is on a different grade than the sign, then the highest point of the sign may be twenty-five (25) feet above the pavement elevation or any barrier wall at that location of the interstate.

E. Only businesses located and licensed upon the premise may be advertised on an on premise interstate sign.

F. Lighting: Lighting shall be confined to the sign face of the sign and not illuminate the night sky. Electronic signs shall conform to the provisions provided in Section 10-4-16.

#### **10-4-17: ELECTRONIC SIGNS**

**2.**—The following regulations shall apply to all electronic message signs:

**A. a.**—An electronic message sign shall only be constructed as part of a permitted freestanding (pole), wall, or monument sign.

**B. b.**—An electronic message sign shall not be constructed in a location that interferes with a regulatory device, as determined by the city engineer.

**C. c.**—An electronic message sign shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions.

**D. d.**—Additional conditions may be imposed by the planning commission including hours of sign operation or setbacks from property lines to mitigate the impacts on nearby residential properties, to protect critical viewsheds as established in the general plan, or to prevent potential traffic hazards.

**E. e.**—Duration of each display shall be a minimum of 8 seconds.

**F. f.**—Transition time between messages shall be no greater than 3 seconds.

**G. g.**—An electronic message sign shall only be constructed in a location and in a manner permitted by this title.

(Ord. 04-1, 2-17-2004; amd. Ord. 05-10, 7-12-2005; Ord. 2016-04, 3-15-2016)

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#### **10-4-18: SIGNS PROHIBITED ON PUBLIC PROPERTY**

Signs are not permitted on public property, within the public right of way, or above the public right of way without express license from the city council or state department of transportation. Also note that signs are not permitted in the residential districts, except as expressly described in these regulations. (Ord. 04-1, 2-17-2004; amd. Ord. 05-10, 7-12-2005)

#### **10-4-14: DEFINITIONS:**

~~The following words and phrases used in this chapter shall have the following meaning unless a different meaning clearly appears from the context:~~

~~**INTERCHANGE OR INTERSECTION:** Any area and its approach where traffic is channeled off or onto an interstate route, excluding the deceleration lanes, acceleration lanes or feeder systems, from or to another federal, state, county, city or other route.~~

~~**MAIN TRAVELED WAY:** The through traffic lanes, including auxiliary lanes, acceleration lanes, deceleration lanes and feeder systems, exclusive of frontage roads and ramps. For a divided highway, there is a separate main traveled way for the traffic in each direction.~~

~~**POINT OF WIDENING:** The point of the gore or the point where the intersecting lane begins to parallel the other lanes of traffic, but the point of widening may never be greater than two thousand six hundred forty feet (2,640') from the centerline of the intersecting highway of the interchange or intersection at grade. (Ord. 05-10, 7-12-2005)~~

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