



## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054  
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### NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA February 11, 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) Work Session: Pending Code Amendment
  - a. Conditional Use Standards and Land Use Table
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
  - a. 01/28/2025

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 **February 11, 2025** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: February 6, 2025

  
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(D) <a href="#">10-1-33</a>	1-2
Outdoor storage	C	C	P	P	10-19-3(E) <a href="#">10-1-33</a>	1-3
Temporary Portable Storage Containers	N	P	P	P		
Prohibited Uses: • Outdoor storage, as primary use	N	N	N	N		
<b>AGRICULTURE (2)</b>						
Community/Urban Gardens	P	P	P	N	<a href="#">10-19-4(A)</a>	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	<a href="#">10-19-5(A)</a>	
Dealer, commercial vehicles	<del>SN</del>	N	P	N	<a href="#">10-19-5(A)</a> <a href="#">10-19-5(B)</a>	
Leasing and rental, passenger vehicles	<del>PN</del>	P	P	<del>CN</del>	<a href="#">10-19-5(A)</a>	
Leasing and rental, commercial vehicles, utility trailer, and RV (recreational vehicle)	N	CP	P	P	<a href="#">10-19-5(A)</a> <a href="#">10-19-5(B)</a>	3-4
Maintenance, car washes (Primary & accessory use to gas stations)	N	P	CP	CP	<a href="#">10-19-5(C)</a>	3-5
Maintenance, detail, trim, and accessory installation	P	P	P	P	<a href="#">10-19-5(D)</a>	3-6
Maintenance, oil change and lubrication shops	N	P	P	P	<a href="#">10-19-5(D)</a>	3-7
Maintenance, all other automotive and commercial vehicle	N	<del>SN</del>	<del>SP</del>	<del>SP</del>	<a href="#">10-19-5(D)</a>	
Repair, automotive body, paint and interior repair	N	N	P	P	<a href="#">10-19-5(D) &amp; (E)</a>	3-9
Repair, general automotive and commercial vehicle	N	N	P	P	<a href="#">10-19-5(D) &amp; (E)</a>	3-10

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
<u>Repossession services</u>	N	N	P	P	<u>10-19-3(E)</u> <u>10-19-5(F)</u>	3-10
Retail sales, automotive parts and accessories <u>No outdoor storage</u>	N	P	P	N	<u>10-19-5(G)</u>	3-11
Retail sales, tire and wheel installation	N	P	P	N	<u>10-19-3(C)</u> <u>10-19-5(H)</u>	3-12
Storage, motor vehicle towing and impound lots	N	N	P	P	<u>10-19-5(I)</u>	3-13
Wholesale, automotive parts and supplies (new)	N	N	P	P	<u>10-19-5(J)</u>	3-14
Wholesale, motor vehicles	N	N	P	P	<u>10-19-5(K)</u>	3-15
Wholesale, tire and tube	N	N	CP	P	<u>10-19-5(L)</u>	3-16
Prohibited uses: • Salvage yards • Pick-n-pull lots	N	N	N	N		3-17
<b>BANKING (4)</b>						
Banks, credit unions, mortgage brokers, financial managers	P	P	P	N	<u>10-19-3(B)</u> <u>10-19-6(A)</u>	4-1
Pawnshop	N	GN	NP	N	<u>3-7-1 to 3-7-23</u> <u>10-19-6(B)</u>	4-2
Prohibited uses: • Credit intermediation • Check cashing • Check loan, • Title Loan • Other quick loan activities	PN	PN	PN	N		4-3
<b>BUILDING, CONTRACTING, &amp; SUPPLIERS (5)</b>						
Construction and contractor services, office only (general, landscaping, mechanical, electrical)	N	P	P	P		5-1
Construction and contractor services, on-site material storage On-site manufacturing or assembly (cabinets, countertops, other carpentry)	N	PN	P	P	<u>10-19-7</u> <u>10-19-3(E)</u>	5-2
Dealers, building materials	N	N	P	N	<u>10-19-7</u>	5-3
Dealer, manufactured (mobile) home, modular buildings, tiny homes	N	N	P	P	<u>10-19-7</u> <u>10-19-3(D)&amp;(E)</u>	5-4

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	Zone					
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards	
Leasing and rental, construction, mining, forestry machinery and equipment	N	N	GP	GP	<del>10-19-7</del> <del>10-19-3(D)&amp;(E)</del>	
Retail, construction materials (home improvement, hardware, landscaping)	P	P	P	N	<del>10-19-7</del> <del>10-19-3(D)&amp;(E)</del>	5-7
Wholesale, construction, mining machinery and equipment (except petroleum)	N	N	GP	P	<del>10-19-7</del> <del>10-19-3(E)&amp;(E)</del>	
Wholesale, construction materials	N	N	P	P	<del>10-19-7</del> <del>10-19-3(D)&amp;(E)</del>	5-9
<b>EDUCATION, SCHOOLS, &amp; TRAINING (6)</b>						
Education, elementary and secondary schools <u>(suggestion to create civic zone)</u>	<del>PN</del>	P	N	N		6-1
Education, colleges, universities, professional schools, training, technical and trade schools	<del>PN</del>	P	P	N		6-2
Educational support services (tutoring)	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>		
Group instruction, martial arts, <u>preschools</u> , sports, dance and recreation	P	P	P	N	10-19-8(A)	
Micro-Education Schools <sup>0</sup>	P	P	P	P	10-19-8(B)	
Passenger vehicle driving schools	<del>CN</del>	GP	P	N		6-5
Professional CDL driving schools	SN	SN	SP	N	10-19-8(C)	6-6
<b>ENTERTAINMENT (7)</b>						
Amusement centers and arcades (ax throwing, bowling, go carts, mini golf, pickleball, skating)	<del>CN</del>	GP	GP	N	10-19-9(A)	7-1
Athletic club, fitness and recreational sports (tennis, pickleball, volleyball, swimming,)	GP	P	P	N	10-19-9(B)	7-3
Botanical gardens and nature parks, and other similar institutions	SP	P	P	P		7-4
Museums	P	P	GP	<del>CN</del>		7-5

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	Zone					
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards	
Production and distribution, motion picture, video, television, music, including recording	<del>CN</del>	<del>CN</del>	P	P	10-19-9(C)	
Promoters, performing arts, sports or similar events with facilities	P	P	P	N	10-19-9(D)	
Publishers, general, software, television, and movies (does not include printing)	P	P	P	PN		7-8
Studios, independent artists, writers, and performers	P	P	P	N	10-19-9(E)	7-9
Theater and live entertainment venues, performing arts companies, sports teams,	<del>CP</del>	P	<del>CP</del>	N	10-19-9(F)	7-10
Theater, movie	P	P	P	N	10-19-9(F)	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	10-19-10(A)	8-1
Employment placement agencies	PN	P	P	N	10-19-10(B)	8-2
General Office	PN	P	P	N		8-3
Leasing and rental, Office machinery and equipment	PN	P	P	N	10-19-10(C)	8-4
Other business service centers (including copy shops)	P	P	P	N		8-5
Professional, scientific, and technical laboratories and services	<del>CN</del>	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

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Home healthcare services	<del>PN</del>	P	P	N		9-4
Kidney dialysis centers	<del>PN</del>	P	P	N		9-8
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, physicians, and therapists (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	10-19-11(A)	9-13
Residential care facilities, nursing care and assisted living	<del>GN</del>	<del>GP</del>	N	N	10-19-11(B)	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> <i>Fair housing</i></li> </ul>	N N	<del>GN</del>	<del>GN</del>	N		
<b>HOSPITALITY (10)</b>						
<u>Bar establishment</u>	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>	10-19-12(A)	10-1
<u>Banquet and reception centers</u>	<del>N</del>	<del>P</del>	<del>P</del>	<del>N</del>	10-19-12(A)	10-1
Food service contractors, caterers, mobile food business, and commissaries	<del>GN</del>	P	P	N	10-19-12(C)	10-3
Lodging, hotels, motels, bed and breakfast inns	<del>GN</del>	P	P	N	10-19-12(D)	10-4
Lodging, recreational vehicle parks and campgrounds	N	<del>GP</del>	<del>GN</del>	N	10-19-12(E)	10-5
Restaurants, <ul style="list-style-type: none"> <li>coffee shops, and cafeterias</li> <li>bar</li> <li><u>brewery</u></li> </ul>	P	P	P	N	10-19-12(A) 10-19-12(F)	10-6

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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><a href="#">drive-thru</a></li> </ul>						
Taverns (beer only)	NP	NP	NP	GN	10-19-12(A)	10-7
Sexually oriented businesses	N	N	N	C	3-8	10-8
Prohibited: <ul style="list-style-type: none"> <li></li> </ul>						
<b>MANUFACTURING &amp; ASSEMBLY (11)</b>						
<u>Assembly, heavy:</u> Operations which use welders, rivets, specialized equipment, large scale products	N	N	P	P	10-19-13(A)	11-1
<u>Assembly, light and sub-assembly:</u> Operations which use light machinery and equipment, smaller scale, fastening, adhesive bonding, heat staking, ultrasonic welding, component assembly with no dangerous or hazardous materials.	N	P	P	P	10-19-13(A)	11-2
<u>Manufacturing, heavy:</u> Operations which manufacture or compounding processes of raw materials, utilize large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process not for individual consumers, such as: <ul style="list-style-type: none"> <li>Asphalt and concrete service and batching plants</li> <li>Brick or stone manufacturing</li> <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>Repair, commercial and industrial machinery and equipment</li> <li>Transportation equipment</li> <li>Wood (lumber, plywood, veneers, flooring, trusses)</li> </ul>	N	N	C	C	10-19-13(A) 10-19-13(B) 10-19-13(C) 10-19-13(D) 10-19-13(E)	11-3
<u>Manufacturing, light:</u> Operations which manufacture small products, mainly for individual consumers, such as:	N	N	P	P	10-19-13(A)	11-4

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Laundry, dry cleaners	<del>CN</del>	P	<del>CP</del>	N	10-19-15(E)	1
Laundry, commercial or industrial	N	<del>CN</del>	<del>CP</del>	N	10-19-15(E)	1
Linen supply	N	N	<del>CP</del>	<del>CN</del>	10-19-15(E)	1
Packaging and labeling services	P	P	P	N		13-12
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	N	10-19-15(F)	13-13
Photofinishing	P	P	P	N		13-14
Photography studios	P	P	P	N		13-15
Personal and household goods repair and maintenance	<del>PN</del>	P	<del>CP</del>	N	10-19-15(G)	1
Salons, hair, nail, lashes, permanent cosmetics, tattoos	P	P	<del>CP</del>	N	10-19-15(H)	13
<u>Prohibited Uses:</u> • <u>Cemeteries, crematories, and mausoleums</u>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>		
<b>RELIGIOUS, GRANT MAKING, CIVIC, PROFESSIONAL &amp; SIMILAR ORGANIZATIONS (14)</b>						
Religious organizations, churches	P	P	P	N	10-19-16(A)	1
Volunteer and nonprofit organizations	P	P	P	N		14-2
<b>RETAIL TRADE (15)</b>						
Retail, General • Art dealers • Books, magazines, music • Clothing and accessories • Convenience • Electronics & Appliances • Floral • Food, specialty • Furniture & home furnishings • General merchandise & groceries (less than 10,000 sq.ft.) • Gift, novelty, souvenirs • Hardware, • Luggage and leather goods	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>	10-19-18(A)	15-1

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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>Office supply, book</li> <li>Pet &amp; pet supplies</li> <li>Recreational and hobby equipment</li> <li>Used merchandise, antiques and thrift</li> </ul>						
Retail, Specialty <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> <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> <li>Tobacco (Permitted only in MD Zone)</li> </ul>	N	P	P	N	10-19-18(B)	15-2
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, <u>not as an accessory use</u></li> <li>Liquefied petroleum gas (bottled gas) dealers</li> </ul>	N	<del>GN</del>	P	N	10-19-18(C)	1
Retail, <b>prohibited</b> <ul style="list-style-type: none"> <li>Heating oil dealers</li> <li>Other direct selling establishments</li> <li>Other fuel dealers</li> </ul>	N	N	<del>GN</del>	<del>GN</del>		1
<b>SOCIAL SERVICES</b>						
Child and youth services, such as: Boys and Girls Clubs, YMCA, Scouts, Big Brothers/Big Sisters, Junior Achievement, Toys for Tots, Children's Justice Center, etc.	<del>PN</del>	P	N	N		16-2
Community food services such as meals on wheels or food pantry	P	P	P	N		16-3
Community service organizations, such as: Volunteers of America, Habitat for Humanity, Housing Authority, Community Housing Trusts	<del>N</del>	<del>P</del>	<del>P</del>	<del>N</del>		16-4

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Use Regulations	Zone				Specific Use Standards
	C-S	C-G	M-D	M-G	
Daycare Services, Child or Adult	P	P	CP	N	10-19-19(A)
Emergency and other relief services, such as: Red Cross, Salvation Army	P	P	P	N	16-6
Other individual and family services, such as: Social action groups, Housing Services, Credit Counselling, Utility Assistance, Veteran's Services	PN	P	N	N	16-8
Services for the elderly and persons with disabilities	PN	P	NP	N	
Vocational rehabilitation services	PN	P	NP	N	16
<b>Prohibited Uses:</b> • <u>Homeless shelters, &amp; services</u>	N	N	N	N	
<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>	P	P	P	P	10-19-21(A)
Freight and commodities transportation • Freight trucking (local or long distance) • <u>Moving services</u> • <u>Rental, moving trucks</u>	N	N	P	P	10-19-21(A) 10-19-21(B)
Support services for transportation • Commercial air, rail, and water transportation equipment rental and leasing • General passenger transportation maintenance, operation, or storage facilities • Freight logistics, maintenance, operations, or container and truck storage • Packing and crating • <u>Rail transportation logistics</u>	N	N	P	P	10-19-21(A)
<b>Prohibited transportation uses</b> • Air traffic control, airport operations and facilities • <u>Passenger aircraft services and helipads</u>	N	N	N	N	

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
<b>UTILITIES, PUBLIC SERVICES, WASTE MANAGEMENT, &amp; REMEDIATION SERVICES:</b>						
Communications, Broadcasting Services, Stations, & Operations	C	C	P	P		18-1
Communications, <u>cellular</u> , satellite & wireless operations	P	P	P	P	10-19-22(A)	18-2
Communications, <u>resellers</u>	P	P	P	P		18-3
Communications, towers and facilities <ul style="list-style-type: none"> <li>• <u>cellular</u></li> <li>• <u>satellite</u></li> <li>• <u>wireless</u></li> </ul>	<del>NP</del>	<del>GP</del>	<del>GP</del>	<del>GP</del>	10-19-22(A)	1
Energy Distribution <u>and Storage</u> Facilities, electric or natural gas	N	C	C	C	10-19-22(B)	1
Energy Generation, <u>accessory</u> <ul style="list-style-type: none"> <li>• <u>Geothermal</u> <del>and</del></li> <li>• <u>Solar</u></li> <li>• <u>Wind</u></li> </ul>	N	N	P	<del>P</del>		1
Pipeline distribution and facilities	N	N	<del>P</del>	P	10-19-22(C)	1
Postal service	P	P	<del>P</del>	P		18-8
Public utility station and wireless communication accessory structures	P	P	<del>P</del>	P	10-19-22(D)	
Septic tank, portable toilet and related services	N	N	<del>N</del>	C	10-19-22(E)	18-9
Sewage treatment facilities	N	N	<del>N</del>	C	10-19-22(F)	18-10
Utilities transmission <u>lines</u> and control	N	N	<del>GP</del>	<del>GP</del>	10-19-22(G)	18-11
Water Distribution	<del>P</del>	<del>P</del>	P	P		18-12
Waste, Nonhazardous: treatment and disposal	N	N	N	C	10-19-22(H)	18-13
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	10-19-22(I)	18-15

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
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	10-19-22(J)	18-14
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</li> <li>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, (Permitted) <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>Commercial equipment</li> <li>Construction Materials</li> <li>Electronic parts and equipment</li> <li>Farm and garden machinery and equipment</li> <li>Furniture</li> <li>Hardware</li> <li>Industrial machinery, equipment, and supplies</li> <li>Jewelry, watch, precious stone and precious metal</li> <li>Plumbing and HVAC equipment and supplies</li> <li>Professional, equipment and supplies</li> <li>Recyclable material wholesalers</li> <li>Refrigeration equipment and supplies</li> <li>Service establishment equipment and supplies</li> <li>Sporting and recreational goods and supplies</li> </ul>	N	N	P	P	10-19-23(A)	1
Wholesale, trade, rental, durable goods, (Conditional) <u>(new or used items generally with a normal life expectancy of 3 years or more)</u> with outdoor storage such as: <ul style="list-style-type: none"> <li>Commercial and industrial machinery and equipment rental and leasing</li> <li>Metal service centers and offices</li> <li>Motor vehicle</li> <li>Recyclable material wholesalers</li> <li>Transportation equipment and supplies</li> </ul>	N	N	C	C	10-19-23(A)	1

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Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Prohibited Wholesale, trade, durable goods <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
Wholesale trade, nondurable goods, (Permitted) (items with a normal life expectancy of less than 3 years): <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	10-19-23(B)	19-4
Wholesale trade, nondurable goods,(Conditional) (items with a normal life expectancy of less than 3 years): <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>	N	N	C	C	10-19-23(B)	19-5
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><u>Other products that produce odors</u></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, <i>No storage or warehousing</i>	N	N	P	P		19-7
<b>Warehousing, Storage Facilities:</b>						
General warehousing and storage facilities	N	<del>CN</del>	P	P	10-19-24(A)	19-8

	Zone					
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards	
Self-storage units	N	N	<del>CP</del>	<del>CP</del>	10-19-24(B)	19-9
Storage Facility, Indoor Climate Controlled	N	N	P	P	10-19-24(C)	

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. The specific use standards provided in this chapter shall apply in addition to those listed elsewhere  
14 in this code including parking, signage, landscaping, site planning, and zone specific regulations.  
15 Where standards identified for a specific use conflict with standards otherwise listed in this Title, the  
16 standards herein shall apply to that use.

17 10-19-3: ACCESSORY USES:

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

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

- 21 1. No more than one (1) ACR may be permitted on a parcel; where two or more contiguous parcels  
22 are held in one ownership and utilized for the primary land use, said contiguous parcels shall  
23 constitute only one (1) parcel for purposes of this section.
- 24 2. The ACR shall be subordinate and clearly incidental to an approved and functioning principal  
25 use;
- 26 3. For properties less than five (5) acres, the ACR shall be located within the principal building on  
27 the site as a part of and in harmony with the architecture of the main building(s) on the subject  
28 property;
- 29 4. For properties greater than 5 acres in size the ACR may be permitted within an accessory  
30 structure with the following:
  - 31 a. The structure is located on the same property as the principal use;
  - 32 b. The structure, if visible from any public right of way, meets the minimum architectural  
33 design standards provided in section 10-1-43, and in harmony with the architecture,  
34 materials, and finishes of the primary structures on the property;
  - 35 c. The structure meets all applicable requirements of the International Building Code as  
36 adopted.
  - 37 d. Recreational vehicles and mobile homes shall not be permitted as caretaker dwellings:

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

61 **B. ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors):**

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

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

69 **C. Contractors Yard: (accessory to an active construction site or development)**

- 70 1. Review: The applicant shall submit a site plan and written narrative that clearly identifies and  
71 explains the location and size of all proposed structures, parking areas, and outdoor storage  
72 areas.
- 73 2. Disturbance Area: The maximum disturbance area of a Contractor's Yard shall be two (2) acres.
- 74 3. Buffer: The Contractor's Yard shall be located a minimum distance of three hundred feet from  
75 any residence.
- 76 4. Screening: All outdoor storage and vehicle parking areas shall be screened from view from  
77 adjacent properties. Appropriate screening may include fencing, berms, or vegetation.

- 78 5. Dust/Mud: The applicant shall submit a dust and erosion control plan that demonstrates no  
79 migration of soil beyond the subject property boundary, as well as mitigation to prevent vehicles  
80 from tracking mud onto the right-of-way.
- 81 6. Maintenance Pad: The applicant shall install an impervious pad with containment borders and a  
82 filtration system to address run off for the storage and maintenance of vehicles/equipment.
- 83 7. Office: The contractor's business office may be an accessory use to a Contractor's Yard.
- 84 8. Employee Parking: All employee parking, including any ADA spaces, shall be onsite.
- 85 9. Lighting: Safety lighting which is shielded and prevents light from spilling onto adjacent  
86 properties is allowed. Parking lot lighting, and flood lighting are prohibited.
- 87 10. Prohibitions. The following shall be prohibited.
- 88 a. Location: The placement of a Contractor's Yard within a platted residential subdivision.
- 89 b. Waste/Debris: The disposal of construction waste or vegetation.
- 90 c. Burning: The burning of vegetation from construction sites or construction waste.
- 91 d. Hazardous Fluids: The storage of hazardous materials (gas, oil, etc.) exceeding levels  
92 established in Table 307.1(1) of the International Building Code.
- 93 e. Contaminated Soils: The dumping or storage of contaminated soils or materials for any  
94 reason.
- 95 f. Parking Within the Setback: The parking of vehicles or machinery within the building setback  
96 lines of the zone.
- 97 g. Fill: The use of a Contractor's Yard as a repository for excess soils or materials from other  
98 work sites, whether they be from the applicant or from other contractors.
- 99 h. Mining of Earth: Excavation or mining of earth.
- 100 i. Retail Sales: Retail sales of products to customers.

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

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

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

122 No yard or other open space shall be used for the storage of junk, debris or obsolete vehicles; and no  
123 land shall be used for such purposes, except as specifically permitted herein and as permitted in a  
124 zone district.

- 125 1. Existing Outdoor Storage: Outdoor storage lawfully existing or permitted prior to the effective  
126 date hereof (March 6, 2018), shall not be enlarged, extended or replaced, except in strict  
127 compliance with all the requirements of this title. Non-conforming property owners shall only be  
128 required to comply with provisions contained herein, upon application for site plan amendment,  
129 conditional use permit expansion, change of primary use of the property, or subdivision.
- 130 2. Noncomplying Site Element: A noncomplying wall or landscaping element or related site feature  
131 shall be considered a noncomplying site element and shall not be reconstructed, except as  
132 permitted under the procedures of noncomplying sites as set forth in this title.
- 133 3. Location: No outdoor storage shall be located in a required front yard setback.
- 134 4. Surface Material: Outdoor storage yards shall be hard surfaced with asphalt, concrete, or other  
135 dustless material, such as washed gravel, recycled asphalt, or permeable surface treatment.
- 136 5. Screening:
  - 137 a. All outdoor storage shall be screened from the view of any adjacent public street or adjacent  
138 residential land use or zone district by a decorative solid wall constructed of masonry or  
139 concrete tilt up panels which are similarly finished to match or complement the main  
140 building material on site. Outdoor storage walls shall be a minimum six feet (6') in height and  
141 a maximum twelve feet (12') in height measured at the highest finished grade.
  - 142 b. A chain link fence with slat inserts shall not constitute an acceptable screening device to  
143 satisfy the requirements of this subsection. Chain link gates may only be used in conjunction  
144 with outdoor storage under the following circumstance:
    - 145 (1) They are not located on property lines adjacent to City streets (Center Street, Redwood  
146 Road, Cutler Drive, and 1100 North),
    - 147 (2) They are screened with a vinyl or fabric mesh screen. Vinyl slats are not permitted as a  
148 screening method.
  - 149 c. All portions of outdoor storage areas shall have adequate grading and drainage and shall be  
150 continuously maintained.
  - 151 d. Outdoor storage areas shall be set back a minimum of twenty feet (20') from the street right-  
152 of-way.
  - 153 e. Outdoor storage areas shall be buffered between the screening wall and the adjacent street  
154 with improved vegetated landscaping. The buffer area shall be comprised of a mixture of  
155 evergreens and deciduous trees, shrubs, lawn, or other vegetative ground cover, or up to  
156 fifty percent (50%) non-vegetative mulch. The minimum tree size shall be two inch (2")  
157 caliper for ornamental and shade trees and six foot (6') height for coniferous trees. Trees  
158 shall be planted with a maximum separation of twenty five feet (25') on center. Woody  
159 shrubs shall be a minimum two (2) gallon size container.
- 160 6. Materials And Equipment Storage General Commercial (C-G) Zone:
  - 161 a. Materials stored behind any screening wall shall be stacked no higher than the top of the  
162 screening wall, unless set back from the wall a minimum of twenty feet (20'). The maximum  
163 height of outdoor storage materials shall be sixteen feet (16').

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

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

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

173 b. Storage yards with frontage on other City streets: Materials stored behind any screening wall  
174 shall be stacked no higher than the top of the wall, unless set back from the wall a minimum  
175 of twenty feet (20'). The maximum height of outdoor storage materials shall be twenty feet  
176 (20').

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

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

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

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

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

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

198 **F. Temporary Portable Storage Containers:**

199 Placement and use of temporary portable storage container(s) are subject to the following  
200 conditions and limitations:

- 201 1. Shall only be used for storage of goods and materials.
- 202 2. Storage of hazardous, toxic, or explosive substances, or any other substance requiring a 704  
203 placard is prohibited.
- 204 3. Commercial, wholesale or retail sales, flea markets, peddling, garage sales or other similar types  
205 of activities is prohibited.

- 206 4. Habitation of storage units by humans or animals is prohibited.
- 207 5. Any property is limited to one temporary portable container at any given time.
- 208 6. Duration of use.
- 209 a. Shipping containers can be allowed in the C-G zone as long as they are buffered from public
- 210 view, no time limit.
- 211 b. Shipping containers may be used for material and equipment storage upon active
- 212 construction sites so long as they are under an active building and zoning permit.
- 213 c. Smaller containers, such as "PODS," may be utilized in the residential zones for up to three
- 214 months within a calendar year, unless they are under an active building permit at which time
- 215 as this period may be extended for up to an additional six months.
- 216 d. Shipping containers may be used for material and equipment storage upon active
- 217 construction sites so long as they are under an active building permit.
- 218

219 **10-19-4: AGRICULTURAL USES:**

220

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

- 222 1. Community and urban gardens shall comply with the minimum lot size and width in the district
- 223 in which it is located.
- 224 2. Community and urban gardens shall not be permitted on sites with known or possible
- 225 contamination from previous commercial or industrial uses unless soil samples have been tested
- 226 and deemed safe by the appropriate state or federal authority who holds jurisdiction over such
- 227 matters.
- 228 3. Accessory Building standards:
- 229 a. Only one accessory building shall be permitted per acre of lot size.
- 230 b. Setbacks: All accessory buildings shall be set back a minimum of twenty (20) feet from the
- 231 front property line and five (5) feet from all other property lines
- 232 c. Height: All accessory buildings shall be limited to a maximum wall height of fourteen (14)
- 233 feet and twenty (20) feet to the roof peak.
- 234 d. Size: All accessory buildings shall be limited to a maximum footprint of 400 sq. Ft.
- 235 4. Parking:
- 236 a. Off-street parking shall be provided and may be paved or unpaved with a dustless gravel
- 237 surface.
- 238 b. A minimum of one (1) space per eight (8) individually plotted cultivated areas within the
- 239 garden shall be provided.
- 240 c. Signage may include one (1) sign per road frontage, no larger than thirty-two (32) sq. Ft.
- 241 5. Composting:
- 242 a. Any compost container or pile must be located within an enclosed structure or located at
- 243 least twenty (20) feet from any property line.
- 244 b. Compost materials shall be stored or screened in a manner that is not visible from adjacent
- 245 residential properties or residential zoning district.

- 246 c. Composting areas shall be maintained in a manner that protects adjacent properties from  
247 nuisance odors, the attraction of rodents or other pests, and runoff onto adjacent  
248 properties.
- 249 6. Animals: the keeping of animals or livestock in a community garden shall be prohibited.
- 250 7. Beekeeping: all beekeeping facilities shall be in accordance with the State of Utah, Department  
251 of Agriculture regulations.
- 252 8. Storage Requirements: All flammables, pesticides and fertilizers shall be stored in accordance  
253 with the regulations of the uniform fire code and Utah state department of agriculture or  
254 successor agency. At a minimum, any area where such materials are stored shall have a  
255 continuous concrete floor and lip which is tall enough to contain one hundred ten percent  
256 (110%) of the volume of all the materials stored in the area. No pesticides, chemical fertilizers or  
257 other hazardous materials shall be stored outside of buildings.
- 258 9. Disposal Requirements: All flammables, pesticides, fertilizers and other hazardous wastes should  
259 be disposed of according to federal and state requirements.
- 260 10. Hours Of Operation: shall be limited from dawn until dusk and protect neighbors from light,  
261 noise, disturbance or interruption
- 262 11. Large Vehicles: No vehicles shall be kept or stored on the property, except that such vehicles may  
263 be on the property as necessary for completion of grading performed in accordance with a  
264 grading permit issued by the city building services division.
- 265 12. Irrigation: Sufficient irrigation shall be provided to cover all needs of the community garden.  
266 Irrigation systems designed for water conservation such as, but not limited to, hand watering,  
267 and drip irrigation are strongly encouraged.
- 268 13. On Site Sales And Events: Owners and producers associated with community gardens may  
269 conduct educational or promotional events, and sell locally grown products on site provided the  
270 following requirements are met:
- 271 a. The sale or event is directly linked to the community garden. No external events such as a  
272 reception or sales of products and goods not generally associated with a community garden  
273 are allowed, unless the event is otherwise allowed in the zone by the zoning ordinance.
- 274 b. Signs are allowed as temporary portable signs subject to the regulations in section Chapter 6  
275 of this title. Signs must be removed immediately following the sale or event each day.
- 276 c. All required city business licenses and temporary permits shall be obtained prior to the sale  
277 or event.
- 278 d. Sales stands and exhibits are not allowed within the public right of way.
- 279 e. The sales stand and exhibits shall be nonpermanent structures, and must be removed  
280 immediately following the sale or event.
- 281 14. Fencing: All fencing shall comply with the standards in section 10-1-33, "Fences", of this title.
- 282

283 **10-19-5: AUTOMOTIVE:**

284

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

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

- 289 1. Landscaping shall be required along any street frontage at a minimum of ten (10) feet and shall  
290 be subject to the water efficient landscape standards of Chapter 22 of this Title.
- 291 2. Designated customer parking must be provided at a ratio of one (1) space for every ten (10)  
292 vehicles displayed.
- 293 3. Employee parking shall be provided at a rate of one (1) space for every 200 sq. ft. of sales office  
294 with a minimum of four (4) employee parking stalls.
- 295 4. Off-Street customer and employee parking stalls must be identified on the site plan and  
296 physically marked on the property. Customer parking stalls shall not be provided behind the  
297 sales offices and shall be located in a convenient manner to the main entrance of the sales office  
298 or building.
- 299 5. All buildings and uses other than sales offices must provide additional designated parking stalls  
300 at the ratio specified in Chapter 6 of this Title.
- 301 6. Where adjacent to a residential use, a minimum twenty (20) foot buffer between the residential  
302 use and the business shall be required. Walls, landscaping, and setbacks, or a combination of  
303 these items must be used, to mitigate the impact upon the adjacent residential use. The City  
304 shall consider the visual appearance of the site, the traffic flows, noise, light and the size and  
305 purpose of adjacent streets or alleys, the extent of the business operations, and other factors in  
306 determining the buffer sufficiency.
- 307 7. Outside speakers, lighting which intrudes into adjacent properties and the public right of way,  
308 deliveries before 7:00 a.m. or after 9:00 p.m., the use of public streets for loading and unloading,  
309 repair work outside of a building, and any other public nuisance conduct shall be prohibited.
- 310 8. For the purposes of maintaining safe access and to promote uncluttered and attractive displays,  
311 all outdoor displays must be done in a manner consistent with parking lot standards contained  
312 within Chapter 6 of this title, such that all individual units can be relocated without the necessity  
313 of first relocating others.
- 314 9. All display vehicles shall meet all requirements of law at all times, shall be in operating condition,  
315 shall not have flat tires or broken windows, and shall be capable of being licensed and registered  
316 without additional repair or alteration.
- 317 10. No part of any required landscaping area shall be used for outdoor display.
- 318 11. The minimum lot area shall be at least one (1) acre. The required display area shall be located in  
319 the front and side yard areas only. All display areas shall be hard-surfaced with asphalt or  
320 concrete paving and shall meet the minimum requirements within Chapter 6, for access,  
321 landscaping, and circulation requirements.
- 322 12. Multi-tenant developments. Dealerships with no outdoor display may be located within a multi-  
323 tenant development only if all requirements of this title are met, including:
- 324 a. Parking requirements;

- 325 b. Site and landscaping requirements;  
326 c. Ingress and egress points are provided for the other businesses; and  
327 d. Dealerships with onsite outdoor display are prohibited in multi-tenant developments.  
328 13. The minimum lot frontage shall be one hundred (100) feet in width. The frontage of corner lots  
329 shall be determined by the street on which the property is addressed.  
330 14. Dealerships are exempt from the minimum outdoor display lot area and lot frontage  
331 requirements of this section if all inventory is stored and displayed indoors. Indoor-  
332 only dealerships are subject to all other applicable requirements of this section, and the  
333 following additional standards:  
334 a. Sales of vehicles must be conducted entirely within a fully-enclosed building consisting of a  
335 showroom with an area no smaller than three thousand (3,000) square feet.  
336 b. Showroom spaces shall be visible from the exterior of the building, through the use of  
337 windows, storefronts, or other architectural elements.  
338 c. Outdoor sales, display, and storage is prohibited.  
339 d. Parking associated with indoor-only dealerships (sale, lease, or rent) shall only be used for  
340 customers and employees.  
341 15. Rental and leasing dealers. Outdoor storage or display of vehicles for rent or shall be prohibited  
342 for rental and leasing dealerships fronting Center Street, Redwood Road, and 1100 North.

343 **B. Dealer, Commercial Vehicles (Sale, Lease, Or Rent):**

344 All new commercial vehicle dealerships, as of the date of this ordinance and to any existing  
345 dealerships subject to site a plan review for expansion, including remodels or additions, or parking  
346 lot replacement/repavement greater than 5,000 sq. ft. shall comply with the standards set forth in  
347 section A above, unless otherwise provided as follows:

- 348 1. Designated customer parking must be provided at a ratio of one (1) space for every thirty (30)  
349 vehicles displayed.  
350 2. Commercial vehicles sales shall be prohibited where adjacent to a residential use  
351 3. The minimum lot area shall be at least two (2) acres. The required display area shall be located in  
352 the front and side yard areas only. All display areas shall be hard-surfaced with asphalt or  
353 concrete paving and shall meet the minimum requirements within Chapter 6, for access,  
354 landscaping, and circulation requirements.

355 **C. Maintenance, Car Wash:**

- 356 1. In order to preserve the water resources within the City, car washes shall meet the following  
357 additional standards:  
358 a. In addition to the applicable landscaping requirements of chapter 22 of this title,  
359 landscaping for all car washes include plantings which act as a sound and visual barrier in  
360 areas adjacent to the stacking and drive-through areas.  
361 b. Car washes shall use façade materials that produce texture. Such materials include, but are  
362 not limited to, split-face block, brick, or stucco and shall utilize more than one such material.  
363 All colors shall be muted. Bright or reflective colors shall not be allowed except as an accent,  
364 up to ten percent (10%) of each façade. No long, continuous rooflines without a horizontal  
365 break shall be permitted.

- 366 c. Sides of car wash bays or tunnels facing a residential use or neighborhood zoning district  
367 shall be completely enclosed by a wall. Solid windows that do not open, glass block, or other  
368 closed material may be used for the wall.
- 369 d. Vacuum stations and related equipment shall comply with the setbacks for the principal  
370 structure.
- 371 e. Vacuum stations and related equipment are prohibited along any side of a building facing a  
372 residential use or residential zoning district.
- 373 f. Recycling of all water used in a car wash is encouraged to reduce the amount of fresh  
374 culinary water used. All car washes must be plumbed at the time of construction to provide  
375 for water recycling systems for both wash water and reverse osmosis rinse water systems  
376 whether installed or not.
- 377 g. The site shall provide space sufficient to allow a minimum of five vehicles to stack while  
378 waiting to access the car wash prior to reaching the payment area. All stacking shall be  
379 maintained on site and shall not back onto any public right-of-way.
- 380 2. Water Limitations:
- 381 a. All car washes must install systems and equipment sufficient to limit the amount of fresh  
382 culinary water used on a per-vehicle basis. No car wash shall be permitted unless it can  
383 demonstrate that the system shall not use more than an average of thirty-five (35) gallons of  
384 culinary water per car.
- 385 b. Systems which recycle water used for vehicle washing and recycle reverse osmosis reject  
386 water are required to be installed and used in perpetuity.
- 387 3. The use of recycling water systems and the disposal of water fluids and solids shall comply with  
388 applicable state and federal laws, guidelines, and standards. Larger storage tanks may be  
389 permitted on site in order to capture and reuse water.
- 390 **D. Maintenance & Repair, Automotive:**
- 391 1. Minimum lot size shall be as required by the underlying zone.
- 392 2. All drives, parking, storage and maneuvering areas shall be paved with concrete or asphalt.
- 393 3. Bay doors. No automobile repair or service facility shall be permitted to have bay doors facing a  
394 residential district, nor fronting Center Street, Redwood Road, or 1100 North.
- 395 4. Enclosed building. All repair or service activities shall be contained within an enclosed building.
- 396 5. Uses fronting public street. No grease rack or lift, oil draining pit, or any other visible appliance  
397 for such purposes used in or in conjunction with a gasoline filling or service station, other than  
398 filling caps, shall be located within twelve (12) feet of any street right-of-way line or within  
399 twenty-five (25) feet of any street lot line, except where such appliance or pit is within a  
400 building.
- 401 6. Parking.
- 402 a. A minimum of three (3) parking spaces shall be provided per repair bay in addition to the  
403 required parking for office and sales spaces required by Chapter 6, Parking.
- 404 b. Vehicles held awaiting service, parts, or inoperable vehicles shall only be stored within an  
405 enclosed building. Outdoor storage shall only be permitted in the MD or MG zone and shall  
406 be provided in the side or rear yards. Outdoor storage shall be in accordance with the  
407 minimum standards contained within **Section 10-19-3(E)**.

- 408 c. All outside storage facilities shall be located on a properly drained site that is graded to  
409 ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
- 410 d. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).
- 411 e. The use shall not add to the contamination of the soil, alter ground water flow, create  
412 additional drainage runoff, or alter topography in such a way that creates hazards to the  
413 proposed site, other properties, or the City.
- 414 7. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids  
415 that complies with all federal, state and local standards.
- 416 **E. Repair, Automotive Body, Paint, and Interior, Additional Standards:**
- 417 1. All wrecked or inoperable vehicles must be stored within the main or accessory structure. Only  
418 operable vehicles used by the business, customers, and employees may be parked outdoors.
- 419 2. This use may use only high-volume, low-pressure, spray guns in painting operations within an  
420 approved and permitted paint booth which has been inspected by the South Davis Metro Fire  
421 District.
- 422 3. Within one hundred fifty (150) feet of a residential district, hours of operation shall be limited to  
423 7:00 a.m. to 8:00 p.m.
- 424 **F. Repossession Services:**
- 425 1. Repossessed vehicles shall only be stored within an approved motor vehicle towing and  
426 impound lots which are in compliance with outdoor storage regulations contained within **10-19-**  
427 **3(E)**
- 428 **G. Retail Sales, Automotive Parts And Accessories:**
- 429 1. No outdoor storage or display shall be permitted.
- 430 **H. Retail Sales, Tire And Wheel Installation:**
- 431 1. Outdoor display of tires and wheels shall only be permitted during operating hours of the  
432 business and shall be stored within an enclosed building nightly.
- 433 2. Outdoor display shall not be permitted in required landscaping areas, within an adjacent right of  
434 way, public sidewalk, or block pedestrian pathways providing customer access from parking  
435 areas to building entrances.
- 436 **I. Storage, Motor Vehicle Towing And Impound Lots:**
- 437 1. All impound lots shall conform to the standards for impound lots established by the State of  
438 Utah Division of Motor Vehicles
- 439 2. All impound lots shall be hard surfaced with either asphalt or concrete.
- 440 3. All impound lots shall be in conformance with the outdoor storage regulations contained in  
441 Section **10-19-3(E)**
- 442 4. No dismantling or demolition of automobiles or other vehicles shall be conducted on the  
443 premises.
- 444 **J. Wholesale, Automotive Parts And Supplies (New)**
- 445 1. Outdoor storage prohibited.
- 446 **K. Wholesale, Motor Vehicles:**
- 447 1. Wholesale, motor vehicle dealers shall be prohibited on properties which front Center Street,  
448 Redwood Road, and 1100 North.
- 449 2. All outdoor storage and display shall comply with **10-19-3(E)** and **10-19-3(D)**

450 **L. Wholesale, Tire And Tube:**

- 451 1. Outdoor storage prohibited.

452

453 **10-19-6: BANKING:**

454

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

- 456 1. ATMs shall be located in accordance with 10-19-3(E)

- 457 2. Parking shall be provided in accordance with 10-6-5.

458 **B. Pawn Shops:**

- 459 1. All pawn shops shall conform to the business license standards contained within Title 3, Chapter  
460 7, Secondhand, Junk and Antique Dealers.

- 461 2. Outdoor storage or display of merchandise is prohibited.

462

463 **10-19-7: BUILDING, CONTRACTING, & SUPPLIERS:**

464 **A. All Building, Contracting, & Suppliers Uses:**

- 465 1. For uses where outdoor display is permitted, all outdoor display shall be in accordance with 10-

466 19-3(D).

- 467 2. All outdoor storage areas shall be in accordance with 10-19-3(E) Outdoor Storage.

- 468 3. Storage of hazardous materials and chemicals shall be in accordance with applicable state and  
469 federal regulations.

- 470 4. All manufacturing shall be done within an enclosed structure.

471 **B. Retail, Construction Materials:**

- 472 1. Home improvement, hardware, or landscaping stores shall be limited in size to a maximum of  
473 15,000 sq. ft. in the C-S Zone.

474

475 **10-19-8: EDUCATION, SCHOOLS, & TRAINING:**

476

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

- 478 1. Size shall be limited by the minimum lot size, coverage, parking and landscaping requirements  
479 for the zone.

- 480 2. Required parking:

- 481 a. At least one space for each instructor, four (4) visitor spaces, and four (4) queuing spaces for  
482 drop of and pick up;

- 483 b. An additional one (1) visitor space for every five (5) students thereof allowed beyond the  
484 first twenty (20) students; and

- 485 c. If the proposed use includes recitals, performances, or programs with audience attendance,  
486 the minimum visitor parking shall include sufficient space to accommodate four (4) parking  
487 space for each 100 sq. ft. of viewing or seating area.

- 488 3. An adequate off-street loading and unloading area shall be provided to ensure vehicles are not  
489 queuing onto a public or private street.

490 **B. Micro-Education Schools:**

- 491 1. A micro-education entity may operate in a facility that meets Group E Occupancy requirements  
492 as defined by the International Building Code (IBC), subject to the following:
- 493 a. May have up to one hundred (100) students in the facility; and
  - 494 b. Shall have enough space for at least twenty (20) net square feet per student.
- 495 2. A micro-education entity may operate in a facility that is subject to and complies with the same  
496 occupancy requirements as a Class B Occupancy as defined by the IBC, if:
- 497 a. The facility has a code compliant fire alarm system and carbon monoxide detection system;  
498 (1) Each classroom in the facility has an exit directly to the outside at the level of exit or  
499 discharge; or  
500 (2) The structure has a code compliant fire sprinkler system;
  - 501 b. The facility has an automatic fire sprinkler system in fire areas of the facility that are greater  
502 than twelve thousand (12,000) square feet; and
  - 503 c. The facility has enough space for at least twenty (20) net square feet per student.
- 504 3. A secure outdoor play area is required for all micro-education facilities and shall comply with the  
505 following:
- 506 a. The play area shall be located a minimum of five feet (5') from any vehicle parking, access, or  
507 circulation area.
  - 508 b. The play area shall be secured by a well-maintained fence that is at least six feet (6') in  
509 height with a self-latching gate.
  - 510 c. The outdoor play area shall be maintained in good condition and be finished and landscaped  
511 to include ground covers, paving, or other surfaces commonly found in an outdoor play area  
512 and that do not pose a risk to children.
  - 513 d. The outdoor play area shall not be used before eight o'clock (8:00) A.M. or after eight o'clock  
514 (8:00) P.M.
- 515 4. A minimum of one off-street accessible (ADA) passenger loading zone shall be provided in  
516 accordance with ADA standards.
- 517 5. Off-street vehicle parking shall be provided in accordance with Title 10, Chapter 6: Off Street  
518 Parking Requirements.

519 **C. Professional CDL Driving Schools:**

- 520 1. Vehicle storage shall not be permitted within the front yard area.
- 521 2. Practice areas or lots shall be provided in the side and rear yard areas only.
- 522

523 **10-19-9: ENTERTAINMENT:**

524

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

- 526 1. All structures or outdoor recreation areas shall maintain a minimum setback of one hundred  
527 feet (100') from any abutting residential zones.
- 528 2. Any outdoor event or activity center located adjacent to a residential zone shall be limited to  
529 outside use only between the hours of seven o'clock (7:00) A.M. and eleven o'clock (11:00) P.M.
- 530 3. Accessory uses include, but are not limited to: retail, equipment rental; restaurant and drinking  
531 establishments may be allowed if designed to serve patrons of the use only.

- 532 4. All outdoor public address systems shall be located a minimum five hundred feet (500') from any  
533 residential or residential/agriculture zone.
- 534 5. Additional standards for swimming pool: Any outdoor swimming pool shall be completely  
535 enclosed within a six foot (6') nonscalable fence that meets the requirements of the Building  
536 Code.
- 537 6. Additional standards for outdoor stage or musical venue: Any use with a capacity of one hundred  
538 (100) seats or more and within one thousand feet (1,000') of a residential zone shall be subject  
539 to approval of a conditional use permit. This applies to one time and seasonal events also.
- 540 7. Amusement facilities shall have adequate parking as per chapter 6 of this title.
- 541 8. Amusement facilities shall have Health Department approval for sanitary and washing provisions  
542 to meet all the needs of anticipated attendees.
- 543 9. Seasonal or one time events or concession stands not exceeding ten (10) calendar days per  
544 event, or forty five (45) calendar days (within 1 year) of intermittent use.
- 545 10. Miniature golf courses or other outdoor amusement facilities can be seasonal in nature the  
546 following standards and conditions of this section have been met and that the facility meets all  
547 the requirements imposed on it by this chapter.
- 548 a. The course shall be screened from any major thoroughfare so as not to be a distraction to  
549 traffic or endanger the traffic with activities.
- 550 b. Lighting will be pointed downward and away from the road and shall not remain on after  
551 11:00 p.m. Operation of the facility will cease after 10:30 p.m.
- 552 c. Any music or other noise shall be buffered and controlled to maintain an audible impact of  
553 less than 50 dBA at the property line.
- 554 d. Parking shall be provided in accordance with Chapter 6.
- 555 e. The course shall not incorporate any large theme park type structures (i.e., dinosaurs, pirate  
556 ships, windmills and the like).
- 557 f. Trash receptacle(s) shall be located strategically throughout the facility as to provide  
558 adequate refuse collection.
- 559 g. Landscaping shall be an integral part of the site plan to help the facility blend in with the  
560 surrounding property and to serve as a natural buffer, and in accordance with Chapter 22,  
561 Water Efficient Landscape Regulations.
- 562 h. Any outdoor storage shall be screened from public view.
- 563 11. Ax throwing or other activities which create waste or are dangerous shall be restricted to  
564 persons 18 or older unless supervised by a parent or legal guardian. Additional measures shall be  
565 provided to accommodate waste created by said use.
- 566 **B. Athletic Club, Fitness and Recreational Sports (Indoor Tennis, Pickleball, Volleyball, Swimming,):**
- 567 1. Size shall be limited by the minimum lot size, coverage, parking and landscaping requirements  
568 for the zone.
- 569 2. Required parking:
- 570 a. At least one space for each employee, referee, coach or other support persons on the  
571 highest shift;
- 572 b. For each pickleball or tennis court (or similar) a minimum of two (2) parking spaces per court  
573 shall be provided;

- 574 c. For each volleyball or basketball court (used for multi-player teams) a minimum of six (6)  
575 parking spaces per court shall be provided; and
- 576 d. If the proposed use includes tournaments, performances, or programs with audience  
577 attendance, the minimum visitor parking shall include sufficient space to accommodate four  
578 (4) parking space for each 100 sq. ft. of viewing or seating area.
- 579 3. An adequate off-street loading and unloading area shall be provided to ensure vehicles are not  
580 queuing onto a public or private street.
- 581 **C. Production and Distribution, Motion Picture, Video, Television, Music, Including Recording Studios:**
- 582 1. No structure shall be located within 35 feet of any lot line; unless sufficient sound buffering  
583 insulation is installed within the building, in which case the minimum setback shall be 10 feet.
- 584 2. Location in multi-tenant buildings shall not be permitted unless adequate sound buffering  
585 insulation can be demonstrated an installed.
- 586 **D. Promoters, Performing Arts, Sports or Similar Events with Facilities:**
- 587 1. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as  
588 measured at the closest Property Lines.
- 589 **E. Single Individual Studios, Independent Artists, Writers, and Performers:**
- 590 1. Limited in size to a maximum 5,000 sq. ft. for single individual studios and artists.
- 591 2. Sound proofing shall be required for those uses which will include sound production.
- 592 **F. Theater, Movie, Live Entertainment Venues, Performing Arts Companies, Sports Teams:**
- 593 1. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as  
594 measured at the closest property lines.
- 595 2. All such uses shall include sound proofing insulation to be installed.
- 596 3. Hours of operation shall be limited to 9:00 a.m. to 12:00 p.m. for commercial locations greater  
597 than 1,000 feet from a residential use and 9:00 a.m. to 10:00 p.m. for locations located less than  
598 1,000 feet from a residential use.
- 599
- 600 **10-19-10: GENERAL OFFICE:**
- 601
- 602 **A. Call Centers, Information Services, and Data Processing Services:**
- 603 1. Parking shall be provided at a rate of 1 space per employee for the highest shift or 1 space per  
604 50 sq. ft. of call center floor area, whichever is greater; and
- 605 2. 1 space per 200 sq. ft. of dedicated private office space.
- 606 **B. Employment Placement Agencies:**
- 607 1. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires  
608 patrons to come to the location to view job opportunities and/or receive wages, the following  
609 additional requirements apply:
- 610 a. The Use must be located at least three hundred (300) feet away from any Residential Use, as  
611 measured at the closest Property Lines.
- 612 b. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.
- 613 **C. Leasing And Rental, Office Machinery, and Equipment:**
- 614 1. Outdoor storage prohibited.
- 615

616 **10-19-11: HEALTHCARE:**

617

618 **A. Outpatient Mental Health and Substance Abuse Centers:**

- 619 1. Proof of state licensure shall be required with application for licensure.  
620 2. The proposed use must demonstrate compliance with the Americans with Disabilities Act.  
621 3. Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.  
622 4. A security plan shall be submitted with application for licensure

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

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

- 625 1. Proof of state licensure for Assisted Living Facility;  
626 2. A design, which is residential in character and architecturally compatible with the neighborhood,  
627 that adequately screens the use from neighboring lots, providing outdoor living space for the  
628 residents and complies with Utah Department of Health standards;  
629 3. All outdoor lighting shall be screened lighting to ensure that lighting is contained within the  
630 property boundaries;  
631 4. Signage shall be limited to one sign per street frontage or entrance and may not to exceed thirty-  
632 two (32) square feet, each; and  
633 5. The use shall include a delivery, traffic, and parking plan which adequately mitigates the adverse  
634 impacts of increased traffic generation on the neighborhood in which the proposed use is  
635 located. The parking plan must propose parking appropriate for the proposed use of the facility  
636 and meet the minimum standards in Chapter 6, Parking Regulations.

637

638 **10-19-12: HOSPITALITY:**

639

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

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

- 643 1. Shall be located and designed with full consideration of their proximity and effect to adjacent  
644 use of property and the surrounding area, and to the reduction of such nuisance factors as lights,  
645 traffic and noise.  
646 2. Be adequately maintained with housekeeping practices to prevent the creation of a nuisance,  
647 including sound proofing to limit the site noise to no more than 50 dBA at the property line.  
648 3. The facility shall be subject to the health authority requirements for adequate lavatory and hand  
649 washing facilities based on the maximum number of guests.  
650 4. All food preparation and service on the premises will be subject to health authority  
651 requirements.  
652 5. Parking facility shall be required to be hard surfaced with adequate ingress and egress in  
653 accordance with City Standards and Specifications. Parking area will be marked and have a  
654 minimum of one space for every five (5) guests, plus one for every delivery and service vehicle.

655 **C. Food Service Contractors, Caterers, Mobile Food Business, and Commissaries:**

656 This Use is limited to on-site food preparation for off-premise consumption and sales.

- 657 1. A de minimis onsite retail component is allowed.

- 658 2. A Facility housing this Use:
- 659 a. May be shared among various food processors or food preparers; and
- 660 b. Is limited in size to three thousand (3,000) square feet or less.
- 661 3. Each instance of the use must have:
- 662 a. Designated parking stalls for all food trucks/food trailers located to side or rear of building;
- 663 b. A maximum of fifteen (15) food truck/food trailer operators working out of each location;
- 664 c. Outdoor electrical outlets (one (1) per food truck/food trailer) located in landscaped area;
- 665 d. An onsite operator sign-in roster and require the use of such sign-in roster;
- 666 e. A full commercial kitchen (no exceptions); and
- 667 f. Use an in-ground grease trap system meeting South Davis Sewer District requirements.
- 668 4. Food Truck/Food Trailer.
- 669 a. Special Events. food trucks or food trailers on public property must have a city special event
- 670 permit, for the use, on file with the city business license clerk.
- 671 b. Licensing. Food truck or food trailer vendors must meet all applicable state and City Code
- 672 licensing requirements.
- 673 c. Permitted Vehicles. All mobile food vending business shall take place in either a food truck or
- 674 a food trailer.
- 675 d. Food trucks or food trailers on private property as an accessory use.
- 676 (1) Food trucks or food trailers that comply with the standards outlined in this Section are
- 677 allowed on private property.
- 678 (2) Food trucks or food trailers that are accessory uses shall not use parking that is required
- 679 for the main use during business hours;
- 680 (3) Excluding private events, food trucks or food trailers within one hundred (100) feet of
- 681 any residential zones are subject to the following conditions:
- 682 (A) Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;
- 683 (B) Must comply with all Davis County Health Department regulations; and
- 684 (C) Lights attached to the food truck or food trailer or portable lights must not allow
- 685 light spillover onto abutting residential uses.
- 686 (4) For private properties without a primary use, such as a parking lot or vacant parcel, food
- 687 trucks or food trailers may be permitted by meeting the requirements of this Section.
- 688 (A) Food truck parks on private property as a primary use.
- 689 (i) Food truck parks are allowed in specific zones are subject to infrastructure
- 690 improvements being completed. required infrastructure improvements include
- 691 paving, parking, drainage, landscaping, lighting, and buffering requirements.
- 692 (ii) All food trucks and food trailers must be separated by a minimum of ten (10)
- 693 feet between vendor walk up windows.
- 694 (iii) All food trucks parks shall provide one (1) on-site parking stall per food truck or
- 695 food trailer for customer parking.
- 696 (B) Food trucks and food trailers are prohibited from operation on public property or
- 697 public right of ways except during specific City sponsor or sanctioned events.
- 698 (C) Specific Requirements. All food trucks or food trailers shall meet the specifications
- 699 set forth in this Subsection.

- 700 (i) Mobility. All food trucks or food trailers shall be constructed in a manner to be  
701 easily removed on a daily basis and must have functioning wheels.
- 702 (ii) Food trucks or food trailers shall not be left overnight or stored on the subject  
703 property or in a Right of way.
- 704 (iii) Design. All food trucks or food trailers shall not have a drive-through window  
705 and shall be kept in good operating condition.
- 706 (iv) Limits by Location. To assure public safety and limit restrictions or impediments  
707 to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in  
708 this Section:
- 709 1. All food trucks or food trailers must comply with clear view area  
710 requirements.
- 711 2. All food trucks or food trailers shall be parked on asphalt or concrete.
- 712 (v) Umbrellas, Canopies and Other Coverings. Each food truck or food trailer may  
713 have one (1) umbrella or canopy. Tents or other coverings with opaque walls are  
714 not allowed. Alternate shading systems may be proposed to the City and are  
715 subject to approval by the Community Development Department.
- 716 (vi) Trash Receptacles. All food trucks or food trailers shall provide at least one (1)  
717 trash receptacle meeting Davis County Health Department standards. The trash  
718 receptacle shall be removed with the food truck or food trailer on a daily basis.
- 719 (vii) Clean Area. All food trucks or food trailers are required to clean the area  
720 occupied by the food truck or food trailer and the surrounding fifty (50)-foot  
721 area on a daily basis.
- 722 (viii) Hours of Operation. All activity related to food trucks or food trailers  
723 shall be temporary. Food truck or food trailer operation shall not exceed  
724 eighteen (18) hours within a twenty-four (24) hour period at any one (1)  
725 location.
- 726 (ix) Provisions. The sale of any products other than food and beverages for human  
727 consumption is prohibited.
- 728 (D) Prohibited Activities. Any violation of the following activities shall be subject to loss  
729 of City business license and other penalties of law.
- 730 (i) Food trucks or food trailers shall not include the sale or provision of alcoholic  
731 beverages of any kind.
- 732 (ii) Amplified music and the use of any amplified sound system is prohibited.
- 733 (iii) Business operations shall not create any public nuisance, including: (1) noises  
734 audible from within an enclosed vehicle or from within an enclosed building; (2)  
735 accumulations of litter; (3) obstruction of pedestrian and vehicle access or travel  
736 areas; (4) reduction in required parking stalls or other similar activities; and (5)  
737 any violation of City or state regulations.
- 738 (E) Review Standards. The Community Development Department shall apply the  
739 following review standards:
- 740 (i) The arrangement of the site including access, buildings, parking Areas,  
741 landscaping, and other facilities.

- 742 (ii) Any reduction in parking stalls resulting in insufficient spaces for existing  
743 businesses and the food truck or food trailer's customers would result in the  
744 location being unsuitable.
- 745 (iii) Other site and area-specific items as outlined in Title 10.
- 746 (F) Signs and Advertising. Food truck or food trailer may have one (1) sign that meets  
747 the requirements of chapter 4. Vinyl wraps are permitted.
- 748 (G) Lighting. Food trucks or food trailers operating in evening hours may use battery-  
749 powered low voltage lighting systems for safety and convenience. All lighting  
750 systems shall only be for the purpose of continued operation. Moving, flashing, or  
751 other advertising-oriented lights are prohibited.

752 **D. Lodging, Hotel and Motel**

- 753 1. Accessory uses including, but not limited to, restaurants, retail, drinking establishments, and  
754 personal services, may be allowed if such uses are completely within the hotel or motel  
755 structure. Separate or concurrent approval for sale of alcoholic beverages is required in  
756 accordance with the regulations within of Title 3, Chapter 2 Alcoholic Beverages of this code.
- 757 2. Bed and breakfast establishments. Bed and breakfast establishments shall be required to satisfy  
758 all of the following conditions:
- 759 a. Each premises must be occupied and operated by its owner.
- 760 b. The proposed use shall not cause a nuisance to adjoining residences due to noise, odor,  
761 lighting or traffic.
- 762 c. No bed and breakfast sleeping room shall be permitted that does not comply with the  
763 International Building Code.
- 764 d. No kitchen or other food preparation area or facilities shall be provided in or available to the  
765 rooms in a bed and breakfast operation. Cooking facilities in a dwelling containing a bed and  
766 breakfast operation shall be limited to the residential kitchen.
- 767 e. Bed and breakfast bedrooms shall be a minimum of 120 square feet for the first two  
768 occupants and an additional 30 square feet for each additional occupant.
- 769 f. The stay of bed and breakfast occupants shall be no more than 14 consecutive days and not  
770 more than 30 days in any one calendar year.
- 771 g. The operator of each facility shall keep a list of the names of all persons staying at the bed  
772 and breakfast, which list shall be available for inspection by the Building Inspector or village  
773 designee.
- 774 h. One bathroom for every three sleeping rooms shall be provided, with a minimum of two  
775 bathrooms.
- 776 i. Every bed and breakfast bedroom shall contain a functional smoke detector, and an  
777 approved fire extinguisher shall be located on each floor on which such sleeping room is  
778 located.
- 779 j. One parking space shall be provided off-street in the side or rear yard area for each bed and  
780 breakfast bedroom.
- 781 k. Meals or other services provided on the premises shall only be available to residents,  
782 employees and overnight guests of the inn.

- 783 l. Maximum sign size shall be five square feet with a maximum height of six feet. Sign  
784 materials are to be compatible with the architecture of the building. Signs must meet  
785 setback standards for the district in which they are located. Internal illumination is  
786 prohibited.
- 787 m. No exterior alterations to the structure shall be made which would change the residential  
788 appearance of the structure.
- 789 n. The applicant shall comply with any fire and life safety requirements imposed by the  
790 according to the Building or Fire Codes.
- 791 **E. Lodging, Recreational Vehicle Parks and Campgrounds:**
- 792 1. Recreational Vehicle Parks and Campgrounds shall meet the applicable standards in Section 13-  
793 6-3 of this Code.
- 794 **F. Restaurants and Coffee Shops:**
- 795 1. Lot area. The minimum lot area shall be 15,000 square feet.
- 796 2. Road frontage and access. All vehicular access shall be directly from an arterial road or collector  
797 road.
- 798 3. Setbacks. The following setbacks shall apply to structures, excluding signs, walls and fences:
- 799 a. Structures shall be setback at least 15 feet from the edge of any road right-of-way;
- 800 b. Structures shall be setback at least 50 feet from any lot line abutting a residential district or  
801 use; and
- 802 c. Structures shall be setback from any lot line abutting a nonresidential district and use as  
803 specified for permitted uses on the subject site.
- 804 4. Enclosure and screening.
- 805 a. If the subject lot is adjacent to a residential zone or use, all commercial activity shall be  
806 completely obscured from the residential zone or use by means of a continuous solid wall or  
807 fence six feet in height and a landscaped buffer area.
- 808 b. Outside dumpsters shall be completely enclosed and obscured by a masonry wall and gate.
- 809 5. Fast food restaurants.
- 810 a. All patrons served in their vehicles via a drive-through facility shall be provided with  
811 adequate off-street standing spaces. No vehicle stacking areas shall cross any maneuvering  
812 lane, drive, sidewalk or public right-of-way. A bypass lane or other suitable means of access  
813 to a public road shall be provided for automobiles that do not use the drive-through facility.
- 814 b. One illuminated menu board sign per drive aisle shall be allowed in addition to all other  
815 signs permitted by Chapter 4. The surface area of the menu board sign shall not exceed  
816 thirty-two (32) square feet and the height shall not exceed six feet above grade.
- 817 6. Serving alcohol. All restaurants permitted to serve alcohol shall comply in every respect with the  
818 Utah Liquor Control Act and Title 3, Chapter 2 of this Code.
- 819 7. Drive Through Standards:
- 820 a. Purpose. Where drive-up or drive-through uses and facilities are allowed, they shall conform  
821 to all of the following standards, which are intended to calm traffic, provide for adequate  
822 vehicle queuing space, prevent automobile turning movement conflicts, and provide for  
823 pedestrian comfort and safety.

- 824 b. Standards. Drive-up and drive-through facilities (i.e., driveway queuing areas, customer  
825 service windows, teller machines, kiosks, drop-boxes, or similar facilities) shall meet all the  
826 following standards:
- 827 (1) Drive-through uses shall be located so that access and egress to the drive-through  
828 features are from an on-site drive aisle or other on-site circulation facility, not a public  
829 street.
  - 830 (2) Restaurants providing drive-up window service shall have sufficient seating to  
831 accommodate anticipated customer volume.
  - 832 (3) The design of the stacking area shall allow customers' vehicles to leave the stacking line  
833 for emergency reasons.
  - 834 (4) Establishments having drive-up window facilities shall have sufficient stacking area to  
835 ensure that public rights-of-way and shared access driveways are not obstructed.
  - 836 (5) Communication's sound system shall not exceed a measurement of 55 decibels at the  
837 adjoining property line.
  - 838 (6) Drive-through service windows shall not be located adjacent to the primary or front  
839 property line.

840 **G. Sexually Oriented Businesses:**

- 841 1. Conform to Title 3, Chapter 8

842  
843 **10-19-13: MANUFACTURING AND ASSEMBLY:**

844 **A. All Manufacturing and Assembly Processes:**

- 845 1. Chemical Storage: Storage of chemicals, pesticides and fertilizers for wholesale, resale or as part  
846 of a manufacturing facility shall be subject to the following:
  - 847 a. The applicant must furnish evidence that the facility will comply with DEQ or other  
848 regulatory agencies.
  - 849 b. A buffer may be required within the required setback from property line.
  - 850 c. Approved loading and unloading spaces and off street parking facilities will be required.
  - 851 d. A secondary retaining area will be required. The secondary retaining area shall be large  
852 enough to hold up to the amount of the largest tank located in the retaining area.
  - 853 e. Setbacks for structures are to be from the secondary containment area.
  - 854 f. There shall be no uncontained outdoor storage of chemicals and/or fertilizers.
  - 855 g. Construction of all facilities shall meet the criteria listed in the approved County Building  
856 Code.
- 857 2. Bulk Storage of Hazardous or Flammable Liquids and Gases:
  - 858 a. The facility for aboveground tanks shall be enclosed by an eight foot (8') high security fence  
859 or wall with the entrance and exit through a gate that shall be locked during nonbusiness  
860 hours.
  - 861 b. When adjacent to a residential zone, all structures or outdoor activity areas shall be located  
862 a minimum of three hundred feet (300') from any property line and all tanks shall be located  
863 a minimum of one thousand feet (1,000') from a property line adjacent to a residential zone.

- 864 c. The applicant must furnish written documentation showing a review from the appropriate  
865 fire district and/or DEQ; listing any conditions placed upon the use and how they will comply  
866 with those conditions.
- 867 d. Approved loading and unloading spaces and off street parking facilities will be required as  
868 listed in this title.
- 869 e. Construction will meet the criteria of the current Building Code as adopted.
- 870 f. This section does not apply to retail service stations or convenience stores that also dispense  
871 propane unless they are in a residential zone
- 872 3. Food (human) Preparation: These standards shall apply to on-site food preparation for off-  
873 premise consumption and sales.
- 874 a. Minimum operation size shall be greater than three thousand (3,000) square feet in size;
- 875 b. Must only be used by a single food-processor/food-preparer;
- 876 c. Must use an in-ground grease trap system meeting City Engineering and Sewer District  
877 requirements; and
- 878 d. May not be used by food truck/food trailer operators or have food truck/food trailers parked  
879 on the lot or parcel.
- 880 e. All structures, loading areas, outdoor activity areas, exclusive of parking shall be located a  
881 minimum of three hundred feet (300') from any abutting residential zones.
- 882 f. The application materials shall include written documentation that the proposed facility  
883 meets any applicable Federal, State, or local standards regarding such use including, but not  
884 limited to, those of the U.S. Environmental Protection Agency, the U.S. Department of  
885 Agriculture, Utah Department of Environmental Quality (DEQ), Utah Department of  
886 Agriculture, Utah Department of Water Resources, and Davis County Health Department, as  
887 applicable
- 888 4. Where a manufacturing use is allowed in a commercial zone the following apply:
- 889 a. It shall be wholly enclosed in a building; and
- 890 b. When the subject site is located within one hundred (100') feet of a residential zone, the use  
891 shall be limited to the hours of operation of the use to between seven o'clock (7:00) A.M.  
892 and nine o'clock (9:00) P.M. when there are identified impacts regards to noise, traffic, or  
893 parking.
- 894 5. Uses classified as light manufacturing/processing shall not:
- 895 a. Emit from a vent, stock, chimney, or combustion process any smoke that is visible to the  
896 naked eye that is a result of the process of manufacturing, processing, creating, repairing,  
897 renovating, painting, cleaning, or assembling of goods, merchandise, or equipment.
- 898 b. Generate noise in the course of manufacturing of greater than 40 decibels as measured at  
899 the lot line between the hours of 8 a.m. and 7 p.m. Between the hours of 7 p.m. and 8 a.m.  
900 the City's general noise regulations as coded in Title 4, Chapter 2 Nuisances of this code shall  
901 apply.
- 902 c. Generate any ground transmitted vibration that is perceptible to the human sense of touch  
903 measured at the lot line.
- 904 d. Generate any odor that reaches the "odor threshold" measured at the lot line. For purposes  
905 of this section, the ODOR THRESHOLD is defined as the minimum concentration in air of a

- 906 agas, vapor, or particulate matter that can be detected by the olfactory systems of a panel of  
907 healthy observers.
- 908 e. Require for its operations a daily average of more than 200 gallons of water per employee.  
909 f. Create any electrical disturbance that adversely affects any operations or equipment other  
910 than those of the creator of such disturbance, or otherwise causes, creates, or contributes to  
911 the interference with electronic signals (including television and radio broadcasting  
912 transmissions) to the extent that the operation of any equipment not owned by the creator  
913 of such disturbance is adversely affected.
- 914 g. Store materials necessary for the manufacturing or processing activity in a location where  
915 such materials are visible from beyond the boundaries of the property on which the  
916 manufacturing/processing facility is located.
- 917 h. Semi-trucks or tractor trailers may be used to deliver or pick up materials but may not  
918 remain on the premises continuously for more than 48 hours. Such trucks or trailers may not  
919 be used as a means to store materials necessary for the manufacturing or processing activity  
920 or finished products of the manufacturing activity.
- 921 6. Sand Blasting, power assisted propelling of solids or liquids or any similar methods:  
922 a. All operations for the removal of paint, stain or similar coatings from surfaces by sand  
923 blasting, power assisted propelling of solids or liquids, or any similar methods, shall be  
924 performed in accordance with the following regulations:  
925 (1) No such operation shall take place outside the hours of 8:00 a.m. and 6:00 p.m.  
926 (2) No operation shall take place outside of an enclosed building.  
927 (3) All operations shall be conducted in a well-ventilated building which is equipped with an  
928 exhaust ventilation system to capture dust.  
929 (4) All such operations shall be operated in a manner to prevent vapor, dust and debris from  
930 causing a nuisance by falling on pedestrians, vehicles, public thoroughfares and  
931 adjoining property.  
932 (5) Outdoor storage of sand is prohibited. Sand shall be stored in a container which ensures  
933 that no fugitive dust will be created from wind.  
934 (6) All operations shall comply with state and federal regulations.
- 935 **B. Asphalt and Concrete Service Batching Plants:**
- 936 1. Asphalt or concrete batching plant for producing asphalt or concrete products used in  
937 construction activities are subject to the following standards:  
938 a. The batching plant site shall comply with all applicable provisions of City, State and Federal  
939 laws.  
940 b. The batching plant shall not be located within six hundred feet of a residence.  
941 c. Hours of operation will be limited to Monday through Friday, seven a.m. to seven p.m.  
942 d. No portion of the batch plant or its operation shall be located on a public street.  
943 e. Compliance with all applicable City regulations regarding noise, dust, odor and glare.  
944 f. All plants shall be compliant with state and federal regulations and obtain any necessary  
945 permits prior to commencing operations.
- 946 2. Temporary batch plants:

- 947 a. Temporary batch plant used in construction activities on the same or nearby sites shall be  
948 limited to operations for up to six months, with a single renewal of a six-month time period  
949 permitted by the Community Development Director.
- 950 b. The batch plant shall only furnish concrete, asphalt, or both, to a specific project. The  
951 placement of a temporary batching plant for a private project is restricted to the site of the  
952 project.
- 953 c. Temporary plant site must be clear of all equipment, material and debris upon completion.
- 954 d. All public improvements that are damaged during the operation of the temporary batching  
955 plant must be repaired or replaced within thirty days of completion of the project.
- 956 e. At termination and/or removal of the plant operation, the operator shall have the person  
957 responsible walk the site with the building official or his/her designee to verify the site  
958 meets City approval.

959 **C. Food: Breweries, Distilleries, Wineries**

- 960 1. No outside storage of raw materials;
- 961 2. No outside storage of spent grain. Accumulated grains must be disposed of within 24 hours after  
962 a batch is finished;
- 963 3. No drive-through windows;
- 964 4. Ability to provide off-street loading and unloading for all materials;
- 965 5. For microbreweries: Size is usually determined by the number of barrels produced each year.  
966 Microbreweries are limited to no more than 15,000 barrels per year;
- 967 6. Discharge into the Sewer District's wastewater system must be pre-approved by the South Davis  
968 Sewer District and the wastewater treatment plant operator;
- 969 7. For distilleries: all distillery facilities be located in a standalone building whereby they are the  
970 only occupants in order to protect against fire and/or explosion; and
- 971 8. "Distillery" shall not include industrial distilleries, such as for the production of ethanol for use  
972 as a fuel.
- 973 9. Parking. Parking shall be provided as follows:
- 974 a. One space for each 500 square feet of floor space, plus one space for each employee; and
- 975 b. All other requirements of parking in Chapter 4 of this chapter must be met.

976 **D. Refinery, Oil And Gas:**

- 977 1. All operations shall be a minimum of 500 feet from any residential land use.
- 978 2. All uses shall have vehicular access to an arterial or collector road.
- 979 3. Minimum lot size shall be one hundred (100) acres.
- 980 4. All structures shall be located at least 150 feet from all property lines.
- 981 5. Maximum lot coverage shall be 60%.
- 982 6. A minimum twenty-five (25) foot landscaped buffer strip shall be provided along all frontage  
983 property lines.
- 984 7. All outside storage of raw material shall be completely enclosed by an eight-foot-high fence and  
985 screened from adjoining properties and roads. No outdoor storage is permitted within the  
986 required buffer strip.
- 987 8. All storage facilities, conveying apparatuses, drying or wetting chambers and axial ventilation  
988 fans shall be set back a minimum of 150 feet from all property lines.

- 989 9. Operational Requirements.
- 990 a. Machinery, Equipment and Operations. All machinery, equipment and materials used in
- 991 refining; all processing and manufacturing operations; and all hauling of refined products
- 992 must be maintained, operated, or conducted in such a manner that:
- 993 (1) Flying objects and debris are not thrown.
- 994 (2) All emissions comply with state and federal air quality regulations.
- 995 (3) There is no appreciable noise, vibration, dust, or mist.
- 996 **E. Repair, Commercial and Industrial Machinery and Equipment:**
- 997 1. All commercial and industrial machinery repair shall be completed within an enclosed building.
- 998 2. No outdoor storage shall be permitted.
- 999
- 1000 **10-19-14: MINING AND SUPPORT ACTIVITIES:**
- 1001
- 1002 **A. Mineral Extraction:**
- 1003 1. See SR Zone, Title 10 Chapter 17
- 1004 **B. Mineral, Oil, Gas Extraction and Refining Support Activities:**
- 1005 1. Where outdoor storage is permitted as an accessory use, any outdoor storage shall be compliant
- 1006 with **10-19-3(E)**.
- 1007
- 1008 **10-19-15: PERSONAL SERVICES:**
- 1009
- 1010 **A. Animal Care, Boarding, Day Care and Kennels, Pet Services, and Veterinary Services:**
- 1011 1. All animal care services shall comply with Title 5, Chapter 4, Animal Control, as applicable
- 1012 2. Additionally, all outdoor play areas shall be located a minimum of one hundred feet (100') from
- 1013 any residential land use.
- 1014 3. Waste disposal is prohibited to City or County Storm Drain
- 1015 4. Veterinary clinics shall comply with all State and local regulations relative to such an operation
- 1016 and shall maintain adequate housekeeping practices designed to prevent the creation of a
- 1017 nuisance and to reduce to a minimum the factors of noise and odor.
- 1018 5. Pet boarding and day care services in the CS Zone shall be limited to:
- 1019 a. Small pets (25 lbs. or less)
- 1020 b. A maximum size of 2,000 sq. ft.
- 1021 c. A maximum of 10 dogs at any one time.
- 1022 6. Facilities shall be equipped with noise buffering insulation where located in a multi-tenant
- 1023 building or where located within one-hundred feet of a residential use.
- 1024 **B. Appliance, Electronic, and Small Engine Repair and Maintenance:**
- 1025 1. No outdoor storage
- 1026 **C. Exterminating and Pest Control Services:**
- 1027 1. Safe storage of chemicals
- 1028 **D. Funeral Homes and Mortuaries:**
- 1029 1. This Use cannot share space or any Common Wall with another Use.
- 1030 **E. Janitorial, Laundry, and Linen Supply Services:**

- 1031 1. All operations shall ensure the safe storage, use, and disposal of any detergents or chemicals in  
1032 accordance with all state and federal regulations, as well as any fire district and sewer district  
1033 regulations, which may include pre-treatment of waste water.  
1034 2. Laundry services are prohibited within the City's designated drinking water source protection  
1035 zones.

1036 **F. Pharmacies and Drugstores:**

- 1037 1. Medical cannabis pharmacy are subject to licensing procedures required by the State of Utah.  
1038 a. License Required: No medicinal cannabis pharmacy shall be established, operated, or  
1039 maintained within the city without a valid license issued by the Utah Department of Health,  
1040 and without a valid business license issued by the city.  
1041 b. As required by Utah Code Chapter 26-61a, a medicinal cannabis pharmacy shall be located at  
1042 least:  
1043 (1) Two hundred feet (200') from a community location (public or private school, licensed  
1044 child care facility or preschool, church, public library, public playground or public park);  
1045 or  
1046 (2) Six hundred feet (600') from an area zoned primarily residential.  
1047 c. The proximity requirements described in Subsection C.1 shall be measured as required in  
1048 Chapter 26-61a, Utah Code, as amended.  
1049 d. Signs: Signs shall be subject to the dimensional requirements per Sections 26-61a-505 and 4-  
1050 41a-403, Utah Code, as amended.  
1051 e. E. Conflict of Laws: If any regulation in Title 21A - Zoning, regarding medicinal cannabis is  
1052 in conflict with Utah Code, the provisions of Utah Code shall prevail.

1053 **G. Personal And Household Goods Repair, and Maintenance:**

- 1054 1. No outdoor storage

1055 **H. Salons, Hair, Nail, Lashes, Permanent Cosmetics, Tattoos:**

- 1056 1. Tattoo parlors:  
1057 a. Tattoo parlors shall operate only between the hours of seven (7:00) a.m. and eleven (11:00)  
1058 p.m.  
1059 b. Service of alcohol, marijuana based substances, or other controlled substance shall not be  
1060 permitted in conjunction with a tattoo parlor use.  
1061 c. The entrance door and storefront window glazing shall be 75 percent (75%) clear and free of  
1062 obstructions such as signs, window tinting, shelving, or racks.  
1063 d. The operator of the approved use shall prevent loitering and loud noises around the subject  
1064 site during and after the hours of business operation.  
1065 e. A sign stating, "No tattoo service will be provided for anyone under the age of 18," shall be  
1066 visible at all times on the door of the front entrance.  
1067 f. The applicant shall comply with all applicable State and County Health and Human Services  
1068 regulations.

1070 **10-19-16: RELIGIOUS, GRANT MAKING, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS:**

- 1071  
1072 **A. Religious Organizations, Churches**

- 1073 1. Development Standards:
- 1074 a. Parcel Size: No minimum parcel size is required, however, the parcel chosen for a church
- 1075 must be adequate to meet all of the development standards to be listed below that include,
- 1076 but are not limited to, setbacks, landscaping, parking, improvements, and dedications.
- 1077 b. Building Setbacks:
- 1078 (1) Commercial Zones:
- 1079 (A) Front: Thirty feet (30') from property line. (If project fronts on more than 1 street,
- 1080 setback applies to all street frontages.)
- 1081 (B) Side and rear: Minimum ten feet (10') unless located adjacent to a Residential Zone.
- 1082 In this case, the minimum setback must be thirty feet (30').
- 1083 (2) Residential Zones:
- 1084 (A) Front: Thirty feet (30') from front property line. (If project is on a corner lot, setbacks
- 1085 are 30 feet on 1 street and 20 feet on the other.)
- 1086 (B) Side and rear: Follow setbacks required according to zone property is in.
- 1087 c. Building Height: Maximum building height shall follow zoning that the project is in. Thirty
- 1088 five feet (35') is the maximum height in a Residential Zone or in any zone adjacent to a
- 1089 Residential Zone (not including chimneys, steeples and the like).
- 1090 d. Landscaping Setbacks:
- 1091 (1) Front: Thirty feet (30') minimum from property line. (If on a corner lot in a Residential
- 1092 Zone, 20 feet on shorter setback side.)
- 1093 (2) Sides and rear: Five feet (5') minimum.
- 1094 (3) Landscaping in the front areas shall also include the park strip adjacent to the curb
- 1095 including street trees (minimum 2 inch caliper and spaced 30 feet on center).
- 1096 (4) Landscaping shall also be required within the parking lot itself where large expanses of
- 1097 asphalt occur. There shall be a minimum of one 10-foot wide planter within the parking
- 1098 lot area where over one hundred twenty five (125) linear feet of asphalt occurs.
- 1099 (5) Landscaping shall be in accordance with Title 10, Chapter 22, Water Efficient Landscape
- 1100 Standards.
- 1101 e. Fencing: Acceptable fence types shall include vinyl, precast concrete, decorative iron,
- 1102 architecturally designed brick or block.
- 1103 f. Parking:
- 1104 (1) All parking for church facilities shall be on site.
- 1105 (2) No parking is permitted within the front landscape setback.
- 1106 (3) Parking shall be required at a rate and design as established in Chapter 6, Off Street
- 1107 Parking
- 1108 g. Trash Enclosures and Accessory (Maintenance Or Storage) Buildings:
- 1109 (1) All trash bins shall be surrounded with six foot (6') high masonry or precast enclosures to
- 1110 match the main building with solid metal gates. Trash enclosures may be combined with
- 1111 accessory (maintenance or storage) buildings. The setback of such structure shall be at
- 1112 least the same as the minimum required front landscape setback, but in no case shall
- 1113 trash enclosures be located any closer than ten feet (10') to a Residential District lot line
- 1114 or five feet (5') to a Commercial District lot line.

- 1115 (2) Accessory (maintenance or storage) buildings shall be built of the same materials as the  
1116 main building (siding and roofing) so as to blend in with the entire project. Minimum  
1117 setbacks to the front property line(s) shall be the same as the main building. Buildings  
1118 adjacent to a side or rear property line (other than a street side of the property), which  
1119 are built of one hour fire rated construction, can be considered an accessory structure  
1120 and may be set back as close as three feet (3') to a side or rear property line.
- 1121 h. Lighting: All lighting for church buildings, parking lots, and accessory uses, if applicable, shall  
1122 be downlit and minimize any adverse impact on adjacent residential areas.
- 1123 i. Ancillary Uses: Ancillary uses such as parks, ball diamonds, pavilions, etc., shall not count  
1124 toward landscaping on the church site but shall stand alone and be considered as a separate  
1125 site and subject to separate land use approval. Any such ancillary uses are subject to, but not  
1126 limited to, the standards of this Code (if applicable).

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1128 **10-19-17: RESIDENTIAL:**

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1130 **A. Accessory Dwelling Units:** *(EXISTING to be moved from section 10-1-44)*

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**B. Residential Short Term Rental (STR):** *(EXISTING to be moved from section 10-1-45)*

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1. Purpose: This section is established to provide regulations and design standards for residential short-term rentals (STRs) related to single family and multi-family neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of North Salt Lake residents and preserving the residential character of City neighborhoods. In allowing STRs, it provides existing property homeowners economic relief who might otherwise be forced to leave a neighborhood, thus promoting and preserving affordable housing in the City of North Salt Lake. This section also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the market.

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2. Residential Short Term Rental (STR): A STR is prohibited in all residential dwellings, Residential Districts, and Residential P Districts without first obtaining a STR land use permit as regulated in this section and issued a valid business license. The following are exempt and shall not be subject to the provisions of this section:

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- a. A residential lease of thirty (30) or more consecutive days.
- b. Bed and breakfasts, RV parks, campgrounds, hotels, and motels, as described and regulated in the North Salt Lake Land Development Code shall not be subject to the provisions of this section.

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3. General Standards ~~And~~ Requirements: A STR use may be allowed within any existing legal residential dwelling by an administrative land use permit from the Community Development Department, wherein the application demonstrates compliance with requirements found in the North Salt Lake Land Development Code and all of the following standards and requirements:
- a. Application: A completed application form as provided by the City.
- b. Property Description: A detailed written description and/or drawing of the property that identifies the use of each room of the dwelling and defines the portions of the dwelling to be used for a STR shall be provided. Only one designated STR area is allowed for a property.

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c. Single and Two Family Dwellings:

(1) Only one designated STR area is allowed per property.

(2) Owner Occupancy: The owner of the subject property must reside therein as their primary residence.

~~e. Owner Occupancy: The owner of the subject property shall live in the primary dwelling in which a STR is desired, and must reside therein as their primary residence.~~

(3) An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses fifty percent (50%) or more ownership of the proposed STR. Fee title owner may not be a corporation, partnership, limited liability company, or similar entity.

(2)(4) To establish that the property is the owner's primary residence, the owner shall:

(A) Present a government issued identification document listing the address of the property as the address of the owner; and

(B) A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner, wherein they reside at least one hundred eighty three (183) days per calendar year.

d. Occupancy During Rental Period: The subject property shall comply with the following occupancy restrictions:

(1) The applicant shall provide the maximum renter occupancy proposed and demonstrate that sufficient parking has been provided off street at a rate of one-half (1/2) space per bedroom or sleeping area.

(2) The property shall not be rented to more than one renter at any given time, and the owner shall not divide and rent out portions of the dwelling to multiple renters at the same time.

(3) A property shall not be exclusively rented as a STR for more than one hundred eighty two (182) nights per year.

(A) The owner may reside on the property while it is occupied by a renter.

(B) The property shall only be rented for a minimum duration of one night and a maximum of forty five (45) consecutive nights.

(4) A two family dwelling or property with a valid land use permit for an accessory dwelling unit may use and rent one of the dwelling units as a STR and have the accessory dwelling unit be rented for up to three hundred sixty five (365) nights per year.

(4)(5) Conflict Of Private Restrictions: The owner shall provide a signed affidavit sworn before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting STRs.

e. Multifamily Dwellings:

(1) One half (1/2) of the total legal dwelling units on a single property may be permitted as a STR. The entire dwelling unit which is permitted as an STR must be rented. It is prohibited to rent a single room or portion of a dwelling unit on a multifamily property as a STR.

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- 1198 (2) A dwelling unit may not be rented to more than one renter at any given time. The  
1199 dwelling unit shall only be rented for a minimum duration of one night and a maximum  
1200 of forty five (45) consecutive nights. The dwelling unit may be used and rented as a STR  
1201 for up to three hundred sixty five (365) nights per year.
- 1202 (3) A long term renter may not sublease their dwelling unit as a STR.
- 1203 (4) For multifamily properties, the fee title owner may be a corporation, partnership, limited  
1204 liability company, or similar entity.
- 1205 (5) An owner of the property is not required to reside therein as their primary residence if a  
1206 designated employee, manager, or professional management company is available to  
1207 immediately respond twenty four (24) hours/day, three hundred sixty five (365)  
1208 days/year by telephone, and when necessary, be able to physically respond within one  
1209 hour of any legitimate complaint.
- 1210 e.f. Parking Plan: A detailed written description and/or a drawing of an off-street parking plan  
1211 must be provided to ensure that all occupants of the ~~home-dwelling unit(s)~~ and STR can be  
1212 accommodated on-site at all times. Parking shall be limited to the existing garage, driveway,  
1213 and dedicated parking spots of the residential unit and may not include any on-street  
1214 parking. Shared guest parking as part of a P-District or multi-family dwelling shall only be  
1215 permitted upon express written approval of the HOA or property management, as  
1216 applicable. Any proposed parking improvements shall also be included in the off-street  
1217 parking plan, and must be completed prior to issuance of a STR business license. All  
1218 elements of the parking plan must be in compliance with all other requirements of this  
1219 section.
- 1220 ~~f.a. Conflict Of Private Restrictions: The owner shall provide a signed affidavit sworn before a~~  
1221 ~~notary public that certifies to the City that the subject property has no existing private~~  
1222 ~~covenants, conditions, or restrictions prohibiting STRs.~~
- 1223 g. Urgent Response: The owner, or a designated representative, shall be available to  
1224 immediately respond twenty four (24) hours/day, three hundred sixty five (365) days/year by  
1225 telephone, and when necessary, be able to physically respond within one hour of any  
1226 legitimate complaint. If the owner is unreachable after three (3) attempted contacts by the  
1227 City of North Salt Lake, a notice of violation will be issued.
- 1228 h. Property Maintenance Requirements: All short-term rentals shall adhere to all City  
1229 ordinances, including, but not limited to:
- 1230 (1) Maintenance: Owners must adhere to the property maintenance regulations in title 4,  
1231 "Health And Sanitation" of this Code, as amended, including, but not limited to,  
1232 requirements for weed abatement, landscaping, garbage removal, structure  
1233 maintenance, and fence/wall maintenance.
- 1234 (2) Snow Removal: Owners shall remove all snow from the sidewalks of the property within  
1235 twenty four (24) hours after snowfall in accordance with section 7-1-2 of this Code, as  
1236 amended.
- 1237 i. Noise And Nuisance Control: Owners shall ensure that renters adhere to the noise control in  
1238 title 4, chapter 4 of this Code, as amended.

1239 (1) If an Officer of the Law, Ordinance Enforcement Officer, or designee responds to more  
1240 than three (3) verified noise complaints in a twelve (12) month time period the STR land  
1241 use permit and business license may be revoked or otherwise suspended for two (2)  
1242 years from the date of the third verified complaint.

1243 ~~4~~(2)Should a renter violate the noise control chapter more than once in any given 72-hour  
1244 period they shall be immediately evicted from the property by the owner. or designated  
1245 representative. If the owner or designated representative fails to evict said renter, the  
1246 STR permit and license may be revoked and the owner fined per this code.

1247 j. Noticing And Posting Requirements: A renter informational packet must be maintained in a  
1248 highly visible place within the dwelling or STR area, and must include all of the following:  
1249 (1) City issued STR business license.  
1250 (2) 24/7 owner, or a designated representative, contact information.  
1251 (3) Parking requirements, including site map of approved designated parking areas.  
1252 (4) Maximum occupancy.  
1253 (5) The noise ordinance of the City of North Salt Lake.  
1254 (6) Garbage pick-up dates, and a written description of where garbage receptacles must be  
1255 placed for pick-up.  
1256 (7) Contact information for the North Salt Lake City Police and South Davis Metro Fire  
1257 District.  
1258 (8) Other contact information or information related to other regulations or conditions of an  
1259 approval through the land use permit process, as required by the Community  
1260 Development Department.

1261 4. Violations: It shall be a violation for any person to operate a STR:  
1262 a. Without first obtaining a STR land use permit, as regulated in this section, and issued a valid  
1263 STR business license; or  
1264 b. That does not comply with the requirements of this section, the revised ordinances of North  
1265 Salt Lake, or the North Salt Lake City Land Development Code.

1266 5. Enforcement And Fines: Upon a determination that a violation exists, the ~~Code Enforcement~~  
1267 ~~Officer~~ Ordinance Enforcement Officer, or Community Development Director, or designee, will  
1268 contact the owner or designated representative requiring such owner or representative to halt,  
1269 eradicate, destroy, remove, or otherwise cure the ~~violation within forty eight (48) hours, or such~~  
1270 ~~later time the Director, or designee, may determine.~~

1271 a. Each day that a violation occurs or continues is a separate violation.  
1272 b. For any violation of this section, the issuing officer may issue a written citation or notice of  
1273 violation to the owner, specifying the violation and the penalty to be imposed.  
1274 (1) For the first violation within any 12-month period, the penalty shall be five hundred  
1275 dollars (\$500.00).  
1276 (2) For a second violation within any 12-month period, the penalty shall be seven hundred  
1277 fifty dollars (\$750.00).  
1278 (3) For a third violation within any 12-month period the penalty shall be one thousand  
1279 dollars (\$1,000.00) and revocation of the STR business license and land use permit. The

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1280 owner shall be ineligible for a STR land use permit and a STR business license for a  
1281 period of two (2) years from the date of the third notice of violation.  
1282 (4) For any violation within any 12-month period following the third violation, the penalty  
1283 shall be one thousand dollars (\$1,000.00) and the STR owner shall be banned from  
1284 receiving a STR land use permit and a STR business license. (Ord. 2019-02, 3-19-2019)

1285 c. Permit Revocation: Pursuant to the provisions of this code or any ordinance of the City, a STR  
1286 permit may be revoked by the Community Development Director or designee for the  
1287 following:

1288 (1) Three (3) verified violations within a twelve (12) month period related to noise, property  
1289 maintenance, parking, nuisance, and any threat to public health and safety.

1290 (2) One (1) verified violation that results in or constitutes the following:

1291 (A) An owner or designated representative fails to evict a renter who has violated the  
1292 noise control chapter more than once in any given 72-hour period.

1293 (B) An owner or designated representative of the STR knowingly or intentionally  
1294 housing a sex offender, allowing offenses related to adult-oriented businesses,  
1295 sexual offences, or prostitution.

1296 (C) An owner or designated representative of the STR knowingly or intentionally  
1297 allowing the use of the STR for retail, restaurant, banquet space, or other similar  
1298 use.

1299 (3) The property owner and designated representative shall be notified in writing of any  
1300 verified violations, fines, and permit revocation.

1301 (4) As provided in City Code section 10-2-2, appeal may be made to the City's designated  
1302 Appeal Authority (Hearing Officer) from any decision, determination or requirement of  
1303 the Community Development Director or designee under this title by filing with the City  
1304 Recorder a notice thereof in writing within fifteen (15) days after such decision,  
1305 determination, or requirement is made. Such notice shall set forth in detail the action  
1306 and grounds upon which the owner, or other interested person, is aggrieved.

1307 (5) The City Recorder or designee, shall set the appeal for hearing before the City's  
1308 designated Appeal Authority, as provided in City Code section 10-2-2, to be held within  
1309 a reasonable time from the date of receipt of the appeal. The appellant shall be notified  
1310 of the appeal hearing date at least seven (7) days prior to the hearing. After hearing the  
1311 appeal, the Hearing Officer may affirm, modify, overrule the decision, determination or  
1312 requirement appealed, or remand the decision to the Administrative Land Use Authority  
1313 for additional review and enter any such order or orders. The filing of an appeal shall  
1314 stay all proceedings and actions in furtherance of the matter appealed, pending a  
1315 decision of the Hearing Officer.

1316  
1317 **C. Residential Structures**

1318 1. Minimum Height Of Dwellings: (Existing moved from 10-1-27)

1319 No dwelling or structure containing a dwelling shall be erected to a height less than one story  
1320 above grade. (Ord. 2018-11, 10-2-2018)

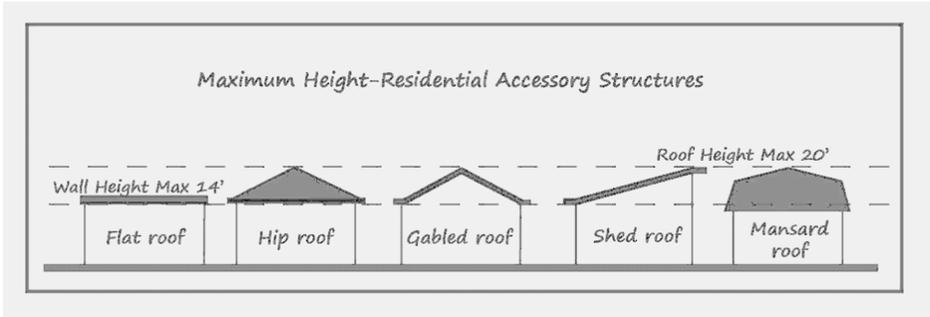
1321 2. Maximum Height And Floor Area Of Accessory Buildings: (Existing moved from 10-1-28)

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1322 No building which is accessory to a one-family, two-family, three-family or four-family dwelling  
 1323 shall be erected to a height greater than one story, fourteen feet (14') to the top of the wall plate  
 1324 and no higher than twenty feet (20') to the highest point of the building roof or coping, nor be  
 1325 taller than the primary structure. The maximum square foot floor area of an accessory building is  
 1326 fifty percent (50%) of the footprint of the principal building to which it is accessory.  
 1327



1328  
 1329 7. Area Of Accessory Buildings: (Existing moved from 10-1-29)  
 1330 No accessory building or group of accessory buildings in any Residential District shall cover more  
 1331 than twenty five percent (25%) of the rear yard. (Ord. 2018-14, 11-20-2018)  
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1333 **10-19-18: RETAIL TRADE:**

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 1335 **A. Retail, General**

- 1336 1. General merchandise & groceries within the CS zone shall be limited to a maximum size of  
 1337 10,000 sq. ft.

1338 **B. Retail, Specialty**

- 1339 1. Car washes, see section 10-19-5(C)
- 1340 2. Home and nursery centers
  - 1341 a. Outdoor mechanical equipment, including, but not limited to, heaters and fans, shall not be  
 1342 located within five feet (5') of a property line. To facilitate reduction of noise, permanently  
 1343 mounted mechanical equipment shall be enclosed to the maximum extent possible.
  - 1344 b. Long term outdoor storage shall be screened from adjacent property and shall not be  
 1345 located within the required setback, parking, loading or unloading areas, and may not  
 1346 impede vehicle or pedestrian traffic
- 1347 3. Passenger vehicle fueling stations (gasoline, electric, natural gas, etc.)
  - 1348 a. The pump islands of the convenience store may be erected in the Front Yard area provided  
 1349 the pumps are set back at least twenty-four (24) feet from the Right-of-Way of any Street.
  - 1350 b. Hard-Surfaced driveways leading to and from a pump island and other properly located  
 1351 service facilities permitted on the property shall be allowed in the Front Yard area provided  
 1352 that the driveways shall be defined by the construction of a concrete curb on the side

- 1353 adjoining the sidewalk. The area between the curb and the sidewalk shall be landscaped to  
1354 comply with Chapter 22.
- 1355 c. A ten-foot distance shall be maintained between a driveway and the Property Line with  
1356 which it is parallel or approximately parallel.
- 1357 d. All Parking Areas on the convenience store Lot shall maintain the required landscaped Front  
1358 Yard as required in Chapter 22 and shall be bordered by concrete curbing.
- 1359 4. Tobacco specialty businesses:
- 1360 a. Tobacco specialty business licenses shall only be permitted within the MD Zone and may not  
1361 be located within:
- 1362 (1) One thousand feet (1,000') of a community location;
- 1363 (2) Six hundred feet (600') of another retail tobacco specialty business;
- 1364 (3) Six hundred feet (600') from property used or zoned for residential uses; or
- 1365 (4) as otherwise defined by **Utah State Code Section 10-8-41.6, as amended.**
- 1366 b. For purposes of this section, the proximity requirements shall be measured in a straight line  
1367 from the nearest entrance of the tobacco specialty business to the nearest property  
1368 boundary of the community location, or agricultural or residential use or zone, without  
1369 regard to intervening structures, roadways, City boundaries, or zoning districts.
- 1370 c. As used in this section "community location" means: a public or private kindergarten,  
1371 elementary, middle, junior high, or high school; a licensed childcare facility or preschool; a  
1372 trade or technical school; a church; a public library; a public playground; a public park; a  
1373 youth center or other space used primarily for youth oriented activities; a public recreation  
1374 facility; a public arcade; or as otherwise defined by **Utah State Code Section 10-8-41.6, as  
1375 amended.**
- 1376 d. In addition to these guidelines, the following will also be required: The color of the building  
1377 shall be restricted to earth tones or shall match the design theme of the center in which it is  
1378 a part.
- 1379 e. At least twenty five percent (25%) of the first floor facade that faces a public street or  
1380 sidewalk shall be windows or doors of clear or lightly tinted glass that allows views into and  
1381 out of the building at eye level.
- 1382 f. The use of bars, chains, or similar security devices that are visible from a public street or  
1383 sidewalk shall be prohibited.
- 1384 g. The use of neon lighting shall be prohibited on the building exterior exclusive of building  
1385 signage.
- 1386 h. Tobacco specialty businesses shall conform to the sign regulations as described in this Code.
- 1387 i. Tobacco specialty businesses shall be limited to one specialty tobacco business per ten  
1388 thousand (10,000) in population to include all residents in the City. The total population  
1389 figures shall be based on the U.S. Census Bureau's annual estimates. For the purposes of this  
1390 section, population estimates shall be rounded down to the nearest ten thousand (10,000).
- 1391 **C. Retail, online and other:** (No outdoor storage)
- 1392 1. No outdoor storage shall be permitted.

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1394 **10-19-19: SOCIAL SERVICES:**

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- A. Daycare Services, Child or Adult (Commercial):** *Existing Language from 10-1-46*
1. Scope: This section is established to provide regulations and standards for commercial daycare centers and businesses that care for groups of adults with disabilities, vulnerable persons, or children, for the purpose of protecting health, safety, and general welfare of patrons and the general public.
  2. Requirements And Conditions: Adult or child daycare services are permitted in all commercial zones with the following standards:
    - a. All drop off and pick up areas shall be designed in a manner that shall allow vehicles to enter and exit from a public street by forward motion only;
    - b. Stacking or queuing of vehicles shall not interrupt traffic flow on the public or private street; and
    - c. Parking shall be provided in compliance with Chapter 10-6 of this title.
  3. Business License: Prior to issuance of a business license for any commercial daycare facility the applicant must first submit the following to be reviewed in compliance with City code.
    - a. The ratio of the standard and maximum quantity of employees and persons to be cared for on premise, to be compliant with State regulations;
    - b. Proof of State licensing, where applicable;
    - c. A site plan outlining traffic flow during peak drop off and pick up times; and
    - d. A safety protocol plan that outlines the procedures to be followed by the daycare facility in the event that a patron leaves the premise unsupervised. This plan shall be reviewed by the North Salt Lake Police Chief. (Ord. 2022-01, 4-5-2022; amd. Ord. 2022-01, 4-5-2022)
  4. Childcare centers shall provide a design which precludes appropriate playground facilities; and
  5. Adult Daycare shall not include any overnight residential use
  - 4-6. Facilities in the C-S zone shall be limited in size to 1,500 sq. ft.

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

- A. Use Limitations.
1. Temporary Uses include firework stands, Christmas tree lots, and other similar seasonal Uses.
  2. Temporary Use Permit. Temporary Uses shall obtain a separate business license and Land Use Permit for each use and location.
  3. Time Limitations. Land Use Permits may be allowed for up to a six (6) month period with the following exceptions:
    - a. Firework Stands. Restrictions shall follow the public sales and display limitations found in state code.
    - b. Christmas Tree Lots. Shall only be permitted from November 1 through December 31.
  4. Hours of Operation. Temporary Uses may be open from eight (8) a.m. to ten (10) p.m. unless provided otherwise under state code.
  5. Signage. Permanent signs are prohibited for Temporary Uses. All Signs shall follow the requirements of **Chapter 6**.

- 1437 6. Regulations by Other Agencies. This Section does not exempt the applicant or operator from  
1438 acquiring any other required permit for operation.
- 1439 7. Liability Insurance. The applicant must obtain adequate liability insurance to cover all activities  
1440 related to the Use for the duration of the permit, prior to issuance of the Temporary Use permit.  
1441 A copy of the liability insurance policy shall be submitted to the City with the business license  
1442 Application.
- 1443 B. Site Improvements.
- 1444 1. Temporary Uses shall meet the following requirements:
- 1445 a. If the Temporary Use is located on an unimproved Parcel, the following shall apply:
- 1446 (1) Based on the scope of the operation, the land-use authority may require the installation  
1447 of a minimum road base or gravel surface for parking, to assure the safe passage of  
1448 vehicles on adjacent roadways, and the safety of patrons.
- 1449 (2) Sufficient off-Street parking shall be provided to meet the needs of the operation and of  
1450 any existing Uses on the property.
- 1451 (3) Structures, displays, and other activities must be located sufficient distance from any  
1452 Street to provide for public safety and clear view area requirements as found in Chapter  
1453 1.
- 1454 (4) If any part of the temporary use becomes a nuisance or safety hazard, the land-use  
1455 authority may require changes or discontinuance of the operation.
- 1456 (5) All activities and displays shall take place in accordance with the standards for outside  
1457 business activities found elsewhere in this Title.
- 1458 b. If the temporary use is located on an improved lot or parcel, the following shall apply:
- 1459 (1) Sufficient off-Street parking shall be provided to meet the needs of the operation and  
1460 any existing Uses on the property as determined by the land use authority.
- 1461 (2) Structures, displays, and other activities must be located sufficient distance from Streets  
1462 to provide for public safety and Clear View requirements as found in Chapter 1.
- 1463 (3) If any part of the operation becomes a nuisance or safety hazard, the land use authority  
1464 may require changes to or discontinuance of the operation.
- 1465 (4) In addition to the foregoing, all activities and displays shall take place in accordance with  
1466 the standards for outside business activities found elsewhere in this Title.
- 1467 (5) Permanently located businesses that operate a temporary use shall meet the design  
1468 standard and site improvement requirements found in Section.....
- 1469 C. Site Restoration. The site must be restored to its original condition upon expiration of the Temporary  
1470 Use Permit. The site may not be used for storage of any temporary use or structures.
- 1471 D. Temporary Structures. All Temporary Structures must be approved by the land-use authority. In  
1472 order to avoid damage to adjacent Uses or property, all temporary structures shall be properly  
1473 secured or anchored to the ground to prevent the structure from being moved. The City may require  
1474 additional securing or anchoring upon finding that the method of securing is inadequate.  
1475
- 1476 **10-19-21: TRANSPORTATION & FREIGHT:**
- 1477 **A. All Transportation and Freight Uses:**
- 1478 1. All outdoor vehicle storage subject to section 10-19-3(E).

- 1479 2. No outdoor vehicle repair shall be permitted.
- 1480 **B. Freight And Commodities Transportation:**
- 1481 1. Terminal, Freight Or Truck:
- 1482 a. The use shall be located with direct access on a principal arterial or near an interstate
- 1483 interchange, and with no access through residential streets.
- 1484 b. No outdoor activity area shall be located within three hundred feet (300') from any
- 1485 residential zone.
- 1486 c. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not
- 1487 limited to, truck and trailer washing, fuel pumps, garages for minor repair) are allowed
- 1488 within an enclosed structure only.
- 1489 d. Installation of fuel tanks shall require approval from the Utah Division of Environmental
- 1490 Quality and the fire district.
- 1491 2. Rental, moving trucks
- 1492 a. See **section 10-19-5**
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1494 **10-19-22: UTILITIES, PUBLIC SERVICES, WASTE MANAGEMENT, & REMEDIATION SERVICES:**

1495

1496 **A. Communications, Towers and Facilities:** cellular

- 1497 1. Small wireless cellular facilities, see section **7-8-1, Article B**
- 1498 2. Cellular Towers and Facilities:
- 1499 a. Shall be a conditional in any residential zone
- 1500 3. The Planning Commission may require an in or near residential areas us a stealth tower structure
- 1501 to blend into the existing environment.
- 1502 4. Height by zone:
- 1503 a. Residential Zones (60 feet)
- 1504 b. CG Zone (80 feet)
- 1505 c. MD & MG Zone (100 Feet)
- 1506 d. Prohibited in CS, CH, P-Districts
- 1507 5. Screening
- 1508 6. Security
- 1509 7. Lights, beacons or strobes of any kind shall not be permitted on any tower, antenna, or facilities
- 1510 unless required by the Federal Aviation Administration.
- 1511 8. Setback requirements. Towers shall be located no closer than fifty 50 feet to a public street right
- 1512 of way and no closer to any property lines than 25% of the height of the proposed tower unless
- 1513 an exception is granted by the Planning Commission.
- 1514 9. No more than one tower may be located on a parcel.
- 1515 10. No advertisement of any kind shall be installed on telecommunication towers and/or facilities.
- 1516 11. The towers shall be painted a non-contrasting gray or similar color minimizing their visibility,
- 1517 unless otherwise required by the Federal Communications Commission or Federal Aviation
- 1518 Administration. The Planning Commission may require an alternative (stealth) tower structure to
- 1519 blend into the existing environment. The towers and accessory structures shall be well
- 1520 maintained.

- 1521 **B. Energy Distribution and Storage Facilities, Electric Or Natural Gas:**
- 1522 1. Facilities shall be required to screen the property in accordance with **section 10-19-3(E)**.
- 1523 2. Landscaping and sound buffers shall be provided for a minimum distance of thirty (30) feet for
- 1524 property lines adjacent to a residential zone or use.
- 1525 3. Facilities shall not exceed noise levels greater than forty (40) decibels at the property line.
- 1526 4. Facilities shall be designed to allow adequate access by emergency vehicles and in conformance
- 1527 with separation requirement for battery storage by the building and fire code.
- 1528 **C. Pipeline Distribution and Facilities:**
- 1529 1. Private pipelines:
- 1530 a. Natural gas and petroleum pipelines located on properties with sensitive areas including, but
- 1531 not limited to, wetlands, steep slopes, woodlands, or floodplains may be subject to the
- 1532 following special use standards in order to minimize construction impacts:
- 1533 (1) Entrance And Exit To Property: Prior to the pipeline's installation, the applicant and
- 1534 landowners/tenants shall reach an acceptable agreement on the route that will be used
- 1535 for entering and exiting the right of way and other construction areas. The affected
- 1536 property owners/tenants shall be notified of the project intent and approximate
- 1537 scheduling of the construction.
- 1538 (2) Location: All pipelines greater than ten inches (10") in diameter that transport
- 1539 flammable or hazardous material shall be located a minimum of five hundred feet (500')
- 1540 from any occupied principal structure.
- 1541 (3) Land Cover: Except for aboveground piping facilities, the pipeline shall be buried with:
- 1542 (A) A minimum of five feet (5') of top cover where it crosses agricultural land that has
- 1543 been determined as having prime soils.
- 1544 (B) A minimum of three feet (3') of top cover where it crosses agricultural land that
- 1545 has been determined as having nonprime soils.
- 1546 (C) A minimum of three feet (3') of top cover where it crosses properties having the
- 1547 protected resource categories listed in section 8-4-2-1, "Protected Resources", of
- 1548 this title.
- 1549 (D) Substantially the same top cover as an existing parallel pipeline, but not less than
- 1550 three feet (3'), where an existing pipeline is within one hundred feet (100')
- 1551 perpendicular to the new pipeline.
- 1552 (4) Replacement Of Topsoil:
- 1553 (A) Existing topsoil depths shall be restored.
- 1554 (B) Replacement shall be undertaken in a manner as to minimize settling and the mixing
- 1555 of topsoil with subsoil materials. In no instance shall the topsoil materials be used
- 1556 for any other purpose.
- 1557 (C) As the topsoil is replaced, all rocks greater than three inches (3") in dimension shall
- 1558 be removed.
- 1559 (5) Restoration Of Ground Cover And Field Tiles:
- 1560 (A) All conservation practices such as terraces or grassed waterways that are damaged
- 1561 by the pipeline's construction shall be restored to their preconstruction condition.
- 1562 Vegetation in sensitive areas shall be restored to their preconstruction state.

1563 (B) All existing field tiles shall be identified before construction and repaired or replaced  
1564 at the conclusion of construction.

1565 **D. Public Utility Station & Wireless Communication Accessory Structures:**

- 1566 1. Applicability: When it is desired to create a new lot or parcel of property and its primary use is to  
1567 be a public utility station structure or structures, these standards shall apply.
- 1568 2. Subdivision Of Property:
- 1569 a. Lot Size And Dimensions: Upon review and approval by the Planning Commission, the  
1570 minimum size and dimensions of a lot or parcel shall be sufficient to meet the needs of the  
1571 public utility station structure.
- 1572 b. Frontage: Lots and parcels are not required to have street frontage if there is a recorded  
1573 perpetual access easement across adjoining property connecting to a dedicated and  
1574 improved street right-of-way that is sufficient width to meet the needs of the public utility,  
1575 as determined by the Planning Commission at the time of approval and that satisfies the  
1576 requirements of public safety agencies.
- 1577 c. Creation Of Lot Or Parcel: Unless otherwise prohibited by Utah State Code, lots or parcels  
1578 may be created as a lot or parcel within a recorded subdivision plat, or created by a recorded  
1579 deed that describes the property by metes and bounds legal description.
- 1580 3. Development Standards: The following development standards shall apply to all lots or parcels  
1581 created for public utility stations:
- 1582 a. Location: A public utility station shall be located no closer than thirty feet (30') from any  
1583 existing habitable structure or street. The station may not be located in the path of any  
1584 planned street, as illustrated on the North Salt Lake master street plan or General Plan.
- 1585 b. Building Setbacks & Height:
- 1586 (1) The maximum height shall be fifteen feet (15') high.
- 1587 (2) The minimum setback from property line:
- 1588 (A) Thirty feet (30') from street right-of-way.
- 1589 (B) Ten feet (10') for landlocked properties and all other property lines.
- 1590 c. Fencing:
- 1591 (1) For lots or parcels with street frontage the following standards apply:
- 1592 (A) For site obscuring fencing, a minimum eight foot (8') decorative, nonclimbable wall  
1593 shall be constructed a minimum of twenty five feet (25') from a public street, and  
1594 along all property lines; or
- 1595 (B) For non-site obscuring fencing, a minimum eight (8') foot decorative, non-climbable  
1596 metal fencing shall be constructed a minimum of ten (10') feet from a public street,  
1597 and along all property lines.
- 1598 (2) For lots or parcels without street frontage, a minimum six foot (6') wall or decorative  
1599 metal fencing and nonclimbable screening fence and gate(s) shall be constructed along  
1600 all property lines.
- 1601 d. Architectural Standards: Public utility stations shall be painted or constructed of materials  
1602 with earth tone colors and shall be architecturally compatible with surrounding structures.
- 1603 e. Landscaping: All areas within public view are required to provide landscaping under the  
1604 standards of the respective zone in which they are located and in accordance with Title 10,

1605 Chapter 22, Water Efficient Landscape Standards. Properties with street frontage shall  
1606 provide landscaped plantings between the fencing and street in accordance with outdoor  
1607 storage screening standards in Section 10-19-3(E). Areas within enclosed fencing are not  
1608 required to be landscaped, but all open areas shall be maintained clear of all weeds and  
1609 debris.

1610 f. Enclosure: All unenclosed elements of the facility that are not housed in a building, and  
1611 isolated minor elements such as pad mounted transformers, telephone pedestals, metering  
1612 stations, and other equipment vital to the operation of the public utility station shall be  
1613 contained within the screened portion of the lot or parcel.

1614 4. Other Uses: Other uses of the site, and accessory uses, including the storage of materials outside  
1615 of an enclosed building, are prohibited.

1616 **E. Septic Tank, Portable Toilet and Related Services:**

1617 1. All portable toilets shall be cleaned, sanitized, and emptied prior to being stored on the  
1618 property;

1619 2. In addition to complying with the requirements for outdoor storage in section 10-19-3(E), all  
1620 portable toilets shall be stored a minimum of twenty-five feet from any property line;

1621 3. Repair and maintenance of portable toilets shall be done within an enclosed building;

1622 4. No waste disposal shall be permitted on the storage site;

1623 5. No secondary waste storage or transfer shall be permitted on site;

1624 6. Any waste collection vehicles shall be emptied and cleaned prior to returning to the site for  
1625 parking or overnight storage.

1626 **F. Sewage Treatment Facilities:**

1627 **G. Utilities Transmission Lines and Control:**

1628 1. Applications for transmission lines installation shall contain the approving signatures of all  
1629 landowners that the transmission line sets on or crosses. An owner signed letter of intent or  
1630 easement is acceptable.

1631 2. Electric substations and other utility structures shall be deemed outdoor storage areas and shall  
1632 meet the standards in section 10-19-3(E) of this chapter.

1633 3. Towers for the purpose of communicating from the substation to remote devices shall be  
1634 deemed an accessory use to an approved substation; provided, that the pole and antenna are no  
1635 taller than maximum tower height permitted in the zone, see section 10-19-22(A).

1636 **H. Waste, Nonhazardous: treatment, disposal, or recycle:**

1637 1. The site shall be screened from the street(s) by a sight obscuring fence. The fence shall be of  
1638 sufficient height so that no storage containers shall be visible above the required screening and  
1639 be in accordance with section 10-9-3(E).

1640 2. All grounds and facilities shall be maintained in an orderly manner so as not to create a public  
1641 nuisance.

1642 3. All mechanical equipment emissions; power driven processing; and/or other outdoor activity  
1643 areas shall be located a minimum of three hundred feet (300') from any abutting residential  
1644 zones.

- 1645 4. All driveways into and through the facility and any open area with a driving surface shall be  
1646 surfaced with an asphalt or concrete. All driveways shall be kept open and passable by  
1647 emergency vehicles.
- 1648 5. Additional standards for recycling centers:
- 1649 a. Any container provided for after hour donation of recyclable materials shall be a minimum of  
1650 fifty feet (50') from any abutting residential zone, shall be of sturdy construction and shall  
1651 have sufficient capacity to accommodate materials collected.
- 1652 b. Except for after hour donation containers, no unsorted material shall be stored outside.

1653 **I. Waste, Materials Recovery Facilities:**

- 1654 1. Composting facilities may not accept hazardous waste, as defined in federal regulations at 40  
1655 CFR Part 261 and derivative state regulations.
- 1656 2. Requirements for all size composting facilities
- 1657 a. All facilities shall be managed by an individual or group of individuals professionally trained  
1658 by the US Composting Council or a similar entity.
- 1659 b. During the notification and/or permit application process a responsible party for the facility  
1660 shall be identified; and certification shall be presented that the facility meets any and all  
1661 other applicable local and/or state organic material facility permitting requirements, and/or  
1662 in absence of such rules shall operate in accordance with best management practices
- 1663 c. Compliance with all applicable federal, state and local regulations, including, without  
1664 limitation, those pertaining to permitting, operations, maintenance and site closure is  
1665 required.
- 1666 d. A statement listing remediation plans for potential odor, pest control, and traffic should be  
1667 an addendum to the zoning application shall be included in the zoning application.
- 1668 e. All operations shall be conducted in a controlled manner to minimize the creation of  
1669 nuisances, such as odors, dust, noise, runoff, vectors, and fire.
- 1670 (1) Nuisances must be undetectable at the property line for facilities located in Urban  
1671 Residential Zones.
- 1672 (2) Nuisances must be mitigated to comply with best practices in all other zones.
- 1673 f. Operations shall be subject to municipal engineering review to ensure adequate emergency  
1674 access has been provided.
- 1675 g. Protection of existing water infrastructure, water bodies, groundwater, and floodplains must  
1676 be prioritized. A survey shall be provided to ensure compliance.
- 1677 (1) There shall be no standing water on site.
- 1678 (2) If composting activities are permitted to occur within a designated floodplain, they shall  
1679 be conducted using protective measures as required by the state or local jurisdiction.  
1680 Composting operations shall be located and designed so that water which comes in  
1681 contact with the material processing, will not run off into public or private streets, storm  
1682 sewers, drainage ditches, water retention basins, streams or lakes. [Refer to your state or  
1683 local regulations]
- 1684 (3) Setback from water wells: at a minimum of 100'
- 1685 (4) Setback from municipal water supplies or wells at a minimum of 250' (does not apply to  
1686 Small Composting Facilities)

- 1687 (5) Setback from down gradient surface water bodies at a minimum of 250'
- 1688 (6) Setback from up gradient surface water bodies at a minimum of 100'
- 1689 h. Composting activities shall occur in accordance with applicable local and/or state
- 1690 enforcement agency rules and regulations, and/or in absence of such rules, in accordance
- 1691 with best management practices, including site monitoring and frequent temperature checks
- 1692 to certify minimum safety precautions are met
- 1693 3. Maximum of 25,000 cubic yards of compost may be on site at any one time
- 1694 4. Tipping area / pad, shall ideally be a concrete or asphalt surface, and able to contain all incoming
- 1695 materials for mixing, blending and/or sorting.. Organic material within a tipping area shall not
- 1696 exceed ten (10) feet in height at any time.
- 1697 5. All incoming off-site food residuals and feedstocks ideally (ie manure, wood chip, leaves etc)
- 1698 shall be incorporated into a composting windrow or other composting process within twenty-
- 1699 four (24) hours of receipt at the facility, or any shorter period of time as determined by the local
- 1700 public health authority. All other incoming organic material shall be incorporated into a
- 1701 composting windrow or other composting process within five (5) days of receipt at the facility.
- 1702 6. Maximum 10,000 cubic yards of compost shall be on site at any one time.
- 1703 7. No final disposal may occur at a consolidation facility. Any transfer of materials will be from
- 1704 container to container or container to equipment.
- 1705 8. Public drop-off areas shall have adequate space for safe access for pedestrians and adequate
- 1706 parking for employees or volunteers.
- 1707 9. Drop-off containers used for food waste collection must be leak-proof and have well-fitting lids
- 1708 to prevent access by vermin.
- 1709 10. Any waste collection trucks used must be fitted with a leak-proof bed.
- 1710 11. Any material stored on site, whether for temporary drop-off times or for permanent sites, must
- 1711 be removed within seven (7) days or sooner as required by local or state regulations.
- 1712 12. Facility operator shall provide a list in the zoning application of materials to be accepted at such
- 1713 sites. The operator shall institute signage, for both temporary or permanent sites, indicating
- 1714 acceptable items.
- 1715 13. If permitted and water/sewer access is available, rinsing of containers may be allowed.
- 1716 14. Food waste processing can include depackaging equipment or equipment that grinds, heats,
- 1717 dehydrates and/or pelletizes food waste into another material. The operator shall ensure that
- 1718 the process generates no nuisances such as odors, vectors, leachate or runoff and maintains all
- 1719 material on site.
- 1720 15. Prohibited Materials: wastewater treatment discharge or other related biosolids, fats, oils,
- 1721 grease, animal mortalities, animal processing byproducts, or organic materials that pose health
- 1722 and safety hazards, such as diapers, sanitary products, pet wastes or animal carcasses, or any
- 1723 other organic material prohibited as determined by best management practices for the scope
- 1724 and scale of the composting methodology.

1725 **J. Waste, Remediation Services: (STILL DRAFTING)**

1726 **10-19-23: WAREHOUSING & WHOLESALE TRADE:**

1727 **A. Wholesale, Trade, Durable Goods (Permitted):**

- 1728 1. No permitted use shall utilize outdoor storage.
- 1729 2. Outdoor cargo container storage and handling facilities:
- 1730 a. Minimum Lot Size: The minimum size of property required for establishment of such facility
- 1731 shall be five (5) acres.
- 1732 b. Stacking more than 3 containers high is prohibited and shall be screened and setback from
- 1733 property lines in accordance with section 10-19-3(E).
- 1734 c. No stacking of cargo containers is permitted.
- 1735 d. Cargo containers shall not be used for:
- 1736 (1) Refrigeration.
- 1737 (2) Residential use of any kind.
- 1738 (3) Storage or housing of animals.
- 1739 e. Any container stored or kept on property shall be safe, structurally sound, stable, and in
- 1740 good repair.
- 1741 f. Any cargo container that becomes unsound, unstable, or otherwise dangerous shall be
- 1742 immediately repaired or removed from the property where kept.
- 1743 g. Any cargo container stored or kept in violation of the unified development ordinance shall
- 1744 be deemed a dangerous condition and a public nuisance and may be subject to civil
- 1745 enforcement including abatement as per Title 12, Administrative Enforcement.
- 1746 h. Number Of Containers: The land use permit shall be issued for a specific maximum number
- 1747 of cargo containers based upon capacity, setback, and adequate egress for emergency
- 1748 vehicles.
- 1749 **3. Wholesale, Trade, Rental, Durable Goods, (Conditionally Permitted):**
- 1750 Wholesale trade and rental of durable goods shall require a conditional use permit with the
- 1751 following standards:
- 1752 a. All outdoor storage of goods shall be in accordance with section 10-19-3(E).
- 1753 b. All outdoor storage shall be upon hard surface of concrete or asphalt.
- 1754 **B. Wholesale Trade, Nondurable Goods (Permitted):**
- 1755 1. No permitted use shall utilize outdoor storage.
- 1756 **C. Wholesale Trade, Nondurable Goods, (Conditionally Permitted):**
- 1757 1. Bulk Storage of Hazardous or Flammable Liquids and Gases for wholesale trade:
- 1758 a. The facility for aboveground tanks shall be enclosed by an eight foot (8') high security fence
- 1759 or wall with the entrance and exit through a gate that shall be locked during nonbusiness
- 1760 hours.
- 1761 b. When adjacent to a residential zone, all structures or outdoor activity areas shall be located
- 1762 a minimum of three hundred feet (300') from any property line and all tanks shall be located
- 1763 a minimum of one thousand feet (1,000') from a property line adjacent to a residential zone.
- 1764 c. The applicant must furnish written documentation showing a review from the appropriate
- 1765 fire district and/or DEQ; listing any conditions placed upon the use and how they will comply
- 1766 with those conditions.
- 1767 d. Approved loading and unloading spaces and off street parking facilities will be required as
- 1768 listed in this title.
- 1769 e. Construction will meet the criteria of the current Building Code as adopted.

1770 f. This section does not apply to retail service stations or convenience stores that also dispense  
1771 propane unless they are in a residential zone

1772 **10-19-24: WAREHOUSING, STORAGE FACILITIES:**

1773 **A. General Warehousing and Storage Facilities STILL DRAFTING**

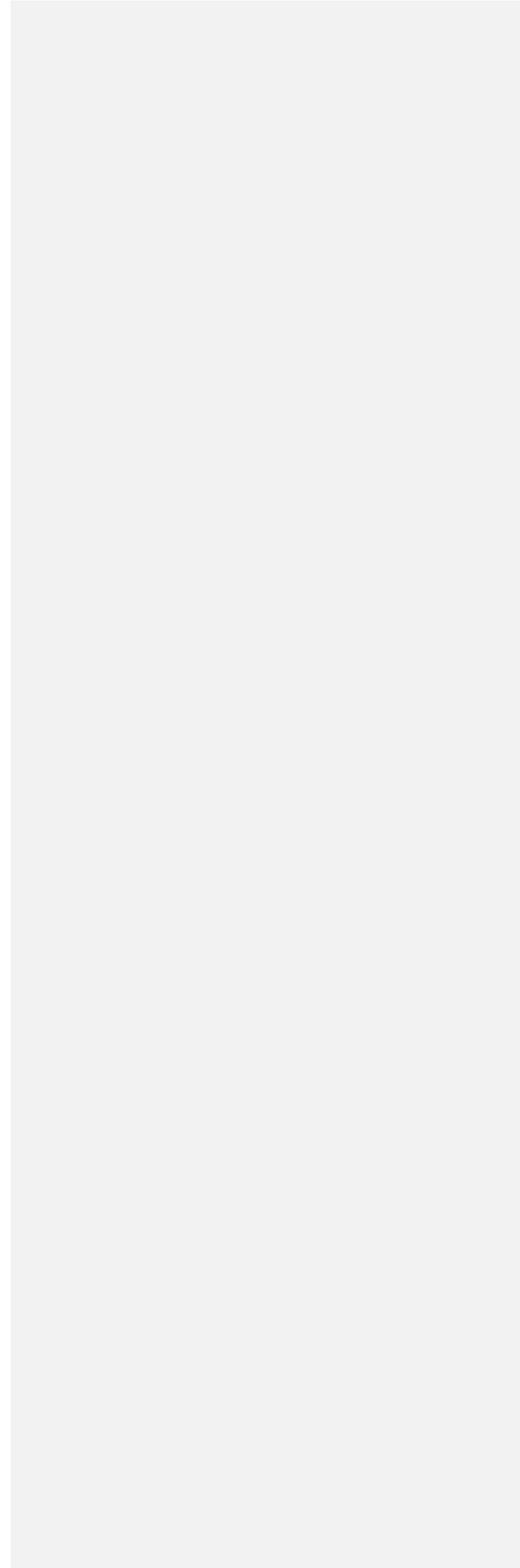
1774 **B. Self-Storage Units**

1775 All self-service storage facilities and recreational vehicle storage facilities shall be designed,  
1776 constructed, operated and occupied in accordance with the following:

- 1777 1. Self-storage units shall only be permitted within the Storage Unit Overlay Zone;
- 1778 2. Accessory caretaker residences shall only be approved subject to the standards in **section 10-19-**  
1779 **3(A)**:
- 1780 3. All structures shall comply with all design standards found in **section 10-1-44**;
- 1781 4. All goods and wares shall be stored within an enclosed building, except that boats, travel  
1782 trailers, motor homes and automobiles in running order, may be stored in screened exterior  
1783 areas which shall have shown on the site plan and approved for that purpose and shall only be  
1784 permitted on asphalt or concrete surfaces;
- 1785 5. No individual units shall be larger than twelve by fifty (12x 50) feet;
- 1786 6. Any storage of partially dismantled, wrecked or inoperable vehicles, trailers, campers, motor  
1787 homes or junk is prohibited;
- 1788 7. Any repair, construction, reconstruction or manufacturing is prohibited;
- 1789 8. Any storage of hazardous materials including but not limited to gasoline, paint, paint remover  
1790 and similar flammable or hazardous materials is prohibited;
- 1791 9. Self-storage facilities shall include screening in accordance with section 10-19-(C) Outdoor  
1792 Storage. Such screening shall be in compliance with the Chapter 22 Water Efficient Landscaping.  
1793 Screening shall be maintained in good condition with no advertising thereon, except as  
1794 permitted by the Chapter 6 signage regulations.
- 1795 10. All self-storage facilities shall include a barrier wall extending the full length of the property line.
- 1796 11. Where the barrier is to be provided by the building facade, said facades shall be in accordance  
1797 with the setback requirements applicable to the zone in which it is located;
- 1798 12. Access to the site shall be sufficient for traffic, emergency and fire vehicles and meet the  
1799 minimum driveway aisle width for two way traffic provided in Chapter 4 Parking standards and  
1800 include sufficient turning radii for emergency vehicles;
- 1801 13. No facility shall be approved without adequate fire protection;
- 1802 14. No individual units shall be supplied with water or sewer facilities;
- 1803 15. The design and improvement of the facility shall make adequate provision for storm water and  
1804 snow removal;
- 1805 16. All outdoor lighting shall screens lighting to mitigate its impact on surrounding uses;
- 1806 17. The applicant shall provide an operations plan which addresses the following:  
1807 a. On-site management and security;  
1808 b. Accumulation, disposal, and transportation of solid waste; and  
1809 c. Loading and services, including fire access.

1810 **C. Self-Storage Facility, Indoor Climate Controlled.**

- 1811 1. Indoor self-storage facilities shall meet the same standards for Self-Storage units in Subsection B  
1812 above with the following exception:  
1813 a. No outdoor storage shall be permitted; and  
1814 b. No screening shall be required, but the site shall be landscaped in accordance with the  
1815 standards for the underlying zone and shall be in accordance with Chapter 22 Water Efficient  
1816 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
Canopy Temporary per street frontage/per business	1	1	1
<b>Off premises signs:</b>			
Billboard (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
Off premises "billboards" minimum spacing in linear feet <sup>1</sup> Maximum setback for off premises "billboards" from public right of way (in feet)	--	--	1,500 0
Minimum distance between signs	€	€	€
Off premises "billboards" minimum spacing in linear feet	-	-	1,500
Off premises "billboards" minimum distance from interchange in feet	-	-	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. Location Notes:

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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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 28, 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; Caden Baines, Planning Intern; Wendy Page, City Recorder.  
21

22 OTHERS PRESENT: Dee Lalliss, residents; Nadia Azarova, Nelson Worldwide via Zoom.  
23

24 1. PUBLIC COMMENTS  
25

26 There were no public comments.  
27

28 2. ANNUAL TRAINING ON THE OPEN AND PUBLIC MEETINGS ACT  
29

30 Wendy Page presented the annual training on the Open and Public Meetings Act which was  
31 required training per State Code for all councils, boards, and commissions that were subject to  
32 the Open and Public Meetings Act.  
33

34 3. CONSIDERATION OF SITE PLAN APPROVAL FOR AMAZON'S AVI ACCESSORY  
35 STRUCTURE AT 989 WEST CENTER STREET, NADIA AZAROVA, NELSON  
36 WORLDWIDE, APPLICANT  
37

38 Mackenzie Johnson reported that this site plan applicant was for an accessory structure to be  
39 located at 989 West Center Street. She explained that the 56.05 acre property was used by  
40 Amazon and the application was for a new pre-engineered 52 foot by 32 foot metal accessory

41 building. She noted that the accessory building would house the automated vehicle inspection  
42 (AVI) drive through. She said the AVI system was a combination of three scanners to monitor  
43 vehicle body, undercarriage, and tires. She shared that the metal building would be placed on an  
44 impervious surface which would not impact the storm water system.

45  
46 Ms. Johnson clarified that the structure was over 500 feet from the front property line (adjacent  
47 to Center Street) and over 700 feet from the nearest side property line. She shared that the  
48 existing parking lot was not impacted by this improvement and the unoccupied space would not  
49 require any additional parking stalls. She indicated that City Code 10-1-43 permitted accessory  
50 structures to be metal if they had a minimum of a 4 foot wainscot finish on any facade visible  
51 from a public right of way. She said the wainscot finish shall be a material that was compatible  
52 with the primary structure and the proposed structure was 20 feet tall and had a 4 foot EIFS  
53 stucco finish that would be painted gray on the side facing Center Street. She shared that the  
54 proposed structure was compliant with code regarding architectural standards.

55  
56 Mackenzie Johnson noted that the Development Review Committee (DRC) recommended  
57 approval of the site plan for an accessory structure located at 989 West Center Street with no  
58 conditions.

59  
60 Commissioner Marsh questioned what type of sensors would be utilized in the building. Nadia  
61 Azarova, Nelson Worldwide, explained that there would be four scanners to detect any damage  
62 on the Amazon vehicles.

63  
64 **Commissioner Jorgensen moved that the Planning Commission approve the site plan for an**  
65 **accessory structure located at 989 West Center Street with no conditions. Commissioner**  
66 **Marsh seconded the motion. The motion was approved by Commissioners Holbrook,**  
67 **Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

68  
69 4. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT MODIFYING TITLE  
70 10, CHAPTER 11 LAND USE TABLE; CHAPTER 1, SPECIFIC USE STANDARDS,  
71 AND CHAPTER 4, SIGNS

72  
73 Chair Larson commented that the Land Use Table was close to completion and noted that the  
74 public hearing would be tabled until the next meeting when the review was complete.

75  
76 **Commissioner Marsh moved to table the public hearing. Commissioner Holbrook seconded**  
77 **the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson,**  
78 **Marsh, Stone, Tucker, and Ward.**

79

80 Sherrie Pace provided an update on Section 10-11-2 Codes and Symbols and items that were  
81 changed from permitted to not permitted or conditional to permitted. She noted that accessory  
82 uses were moved to Title 10 Chapter 19. She explained that many uses did not need specific  
83 standards and had noted some that did including community and urban gardens, and automotive  
84 (dealers, maintenance/repair, paint, tow yards, etc.).

85  
86 Commissioner Marsh asked if there were requirements for upkeep of buildings. Sherrie Pace  
87 commented that other sections of City code addressed maintenance of buildings and that it could  
88 be added to this section as well.

89  
90 Commissioner Jorgensen questioned if there was a change of ownership or business license  
91 lapses if the new standards would apply. Sherrie Pace replied that it would only apply if the  
92 business license had lapsed for twelve months or more. She explained that the use was attached  
93 to the property and not the business owner and the new standards would only apply if changes  
94 were made to the property or the business ceased for more than twelve months.

95  
96 Sherrie Pace continued with her review including regulations for banking and pawnshops. She  
97 asked for feedback on building contracting and suppliers. Including outdoor display, outdoor  
98 storage, hazardous materials/chemicals, compliance with regulations, and manufacturing  
99 performed within enclosed structure. She then reviewed education and schools including group  
100 instruction (regulations for size, parking, loading zones). She resumed with other categories that  
101 would require regulations including entertainment (parking, outdoor uses, disposal), fitness,  
102 recreational sports (parking), recording studios (soundproofing), movie theaters (setbacks),  
103 general office (parking), employment agencies, leasing and rental of office machinery/equipment  
104 (outdoor storage), healthcare category (licensure, ADA, hours of operation), residential care  
105 facilities, alcoholic beverages, banquet/reception centers, food service contractors, catering,  
106 mobile food/commissary, recreational vehicle parks/campground, restaurants/coffeeshops, heavy  
107 manufacturing, mining/outdoor support activities, animal care/boarding, funeral home/mortuary,  
108 religious organizations, etc.

109  
110 The Commission discussed requirements related to landscaping, parking, drive-through, outdoor  
111 storage, chemical storage, disposal, hazards/NFPA, signage, odors, dust mitigation, noise,  
112 lighting, emissions, etc. for the aforementioned uses.

113  
114 Mackenzie Johnson clarified that these standards would apply across all zones and not just those  
115 in the Land Use Table including CS, CG, MD, and MG zones.

116  
117 Sherrie Pace mentioned special use standards and consolidating them to Chapter 19. She  
118 commented that there was a parking standard in Chapter 5 that could be referenced. She then

119 reviewed retail trade (scale per zone), requirements for gas stations, social services (daycare,  
120 temporary uses (firework stands), transportation/freight (security, lighting), utilities/public  
121 services/waste management remediation, telecommunication (height, screening, security, stealth,  
122 setbacks), energy distribution/storage facilities (screening), waste materials, portable toilet  
123 (cleaning, disposal, outdoor storage), warehousing/wholesale trade (outdoor storage, fencing),  
124 and warehousing/storage facilities (screening, storage). She provided an overview for the sign  
125 code regulations with definitions, types, standards, temporary signage, off premise, billboards,  
126 quantity, setbacks, on premise interstate signs (distance, height, lighting), electronic signage, and  
127 free speech zones. She requested that the Commission send any feedback to staff.

128

129 5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY  
130 PLANNING COMMISSION

131

132 Sherrie Pace reported on the approval of the public utility easement vacation at 120 East Center  
133 Street. She mentioned that Amberly Place was given general development plan approval and  
134 agreed to rotate the development which resulted in wider lots, better alignment of utilities, and  
135 the same number of lots. She said the Eaglewood Cove plat amendment for lots 1331 and 1332  
136 was approved. She noted that the Parks, Trails, Arts, and Recreation Board ordinance was  
137 repealed. She mentioned the Redevelopment Agency (RDA) met to review a proposal for an  
138 affordable senior housing project to be located on Redwood Road. She shared that the RDA was  
139 not interested in participating in the cost or in the use but the applicant would like to present to  
140 the Commission.

141

142 Mackenzie Johnson commented that the Redwood Road property owner wanted a legacy project  
143 for the site and did not want to see commercial development such as fast food or a carwash.

144

145 Commissioner Marsh questioned if any RDA funds had been allocated for the Town Center.  
146 Sherrie Pace clarified that the RDA had other funds to reinvest in the Town Center and Redwood  
147 Road but had not used the funding set aside for housing. She said the RDA directed staff to  
148 review programs for first time homebuyers.

149

150 Commissioner Jorgensen asked about an update to the redevelopment of the Hughes RV  
151 property, known as Williamsburg. Sherrie Pace replied that she did not have a recent update but  
152 would reach out to the developer.

153

154 6. APPROVAL OF MINUTES

155

156 The Planning Commission meeting minutes of January 14, 2025 were reviewed and approved.

157

158 **Commissioner Jorgensen moved to approve the meeting minutes for the January 14, 2025**  
159 **Planning Commission meeting as drafted. Commissioner Marsh seconded the motion. The**  
160 **motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone,**  
161 **Tucker, and Ward.**

162

163 7. ADJOURN

164

165 Commission Chair Larson adjourned the meeting at 8:28 p.m.

166

167 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
168 *Tuesday, February 11, 2025 by unanimous vote of all members present.*

169

170

171

172 \_\_\_\_\_  
*Wendy Page, City Recorder*