

SALT LAKE CITY ORDINANCE

No. 10 of 2024

(An ordinance amending various sections of Title 21A of the Salt Lake City Code pertaining to the basis of measurement and simplification of defined terms.)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2023-00194 pertaining to the basis of measurement and simplification of defined terms.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on August 23, 2023 to consider a petition submitted by Mayor Erin Mendenhall (Petition No. PLNPCM2023-00194) to amend portions of Title 21A of the *Salt Lake City Code* to modify regulations pertaining to the basis of measurement, standardized use of defined terms, and simplification of defined terms; and

WHEREAS, at its August 23, 2023 meeting, the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, after a public hearing on this matter the City Council has determined that adopting this ordinance is in the city’s best interests.

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

SECTION 1. Amending the text of *Salt Lake City Code* Subsection 21A.18.040.A.2.e.

That Subsection 21A.18.040.A.2.e of the *Salt Lake City Code* (Zoning: Variances: Procedures: Graphic Information) shall be, and hereby is amended as follows:

e. When a variance request involves required yard setbacks or height or grade changes a complete landscape plan shall be provided. Plans shall show landscape design and identify all species and caliper of proposed plants.

SECTION 2. Amending the text of Salt Lake City Code Subsection 21A.24.010.F. That Subsection 21A.24.010.F of the *Salt Lake City Code* (Zoning: Residential Districts: General Provisions) shall be, and hereby is amended as follows:

F. Accessory Uses, Buildings and Structures: Accessory uses, buildings and structures are allowed in the residential districts subject to the requirements of this chapter, section 21A.36.020, table 21A.36.020B, and section 21A.36.030 of this title, and the provisions of chapter 21A.40 of this title.

SECTION 3. Amending the text of Salt Lake City Code Subsection 21A.24.010.G.10. That Subsection 21A.24.010.G.10 of the *Salt Lake City Code* (Zoning: Residential Districts: General Provisions: Flag Lots in Residential Districts) shall be, and hereby is amended as follows:

10. Both the flag lot and any remnant property resulting from the creation of a flag lot (including existing buildings and structures) shall meet the minimum lot area, width, frontage, yard setback, parking and all other applicable zoning requirements of the underlying zoning district;

SECTION 4. Amending the text of Salt Lake City Code Subsection 21A.24.010.P.8. That Subsection 21A.24.010.P.8 of the *Salt Lake City Code* (Zoning: Residential Districts: General Provisions: Special Foothills Regulations) shall be, and hereby is amended as follows:

8. Retaining Walls: All cuts and fills in excess of two feet (2') shall be supported by retaining walls if required by the Zoning Administrator. Any stacking of rocks to create a rock wall in excess of a thirty percent (30%) slope, that is intended to retain soil, shall be considered a retaining wall. No retaining wall may exceed four feet (4') in height above the established grade except as provided in subsections P6a, P6b and P6c of this section. In a terrace of retaining walls, each four foot (4') vertical retaining wall must be separated by a minimum of three (3) horizontal feet, and any six foot (6') retaining wall must be separated from any other retaining wall by a minimum of five (5) horizontal feet. The horizontal area between terraced retaining walls shall be landscaped with vegetation. All retaining walls, in excess of four feet (4') in height shall be approved by an engineer licensed by the State, and the engineer's approval shall be consistent with the provisions of a geotechnical report. The

Zoning Administrator may require an engineer's approval for retaining walls less than four feet (4') that there are sufficient risk factors, such as slope, soil stability, or proximity to structures on abutting property.

SECTION 5. Amending the text of *Salt Lake City Code* Subsection 21A.24.050.D.1.

That Subsection 21A.24.050.D.1 of the *Salt Lake City Code* (Zoning: Residential Districts: R-1/12,000 Single-Family Residential District: Maximum Building Height) shall be, and hereby is amended as follows:

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.

SECTION 6. Amending the text of *Salt Lake City Code* Subsection 21A.24.050.D.2.

That Subsection 21A.24.050.D.2 of the *Salt Lake City Code* (Zoning: Residential Districts: R-1/12,000 Single-Family Residential District: Maximum Building Height) shall be, and hereby is amended as follows:

2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').

SECTION 7. Amending the text of *Salt Lake City Code* Subsection 21A.24.060.D.1.

That Subsection 21A.24.060.D.1 of the *Salt Lake City Code* (Zoning: Residential Districts: R-1/7,000 Single-Family Residential District: Maximum Building Height) shall be, and hereby is amended as follows:

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.

SECTION 8. Amending the text of *Salt Lake City Code* Subsection 21A.24.060.D.2.

That Subsection 21A.24.060.D.2 of the *Salt Lake City Code* (Zoning: Residential Districts: R-

1/7,000 Single-Family Residential District: Maximum Building Height) shall be, and hereby is amended as follows:

2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').

SECTION 9. Amending the text of Salt Lake City Code Subsection 21A.24.070.D.1.

That Subsection 21A.24.070.D.1 of the *Salt Lake City Code* (Zoning: Residential Districts: R-1/5,000 Single-Family Residential District: Maximum Building Height) shall be, and hereby is amended as follows:

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.

SECTION 10. Amending the text of Salt Lake City Code Subsection 21A.24.070.D.2.

That Subsection 21A.24.070.D.2 of the *Salt Lake City Code* (Zoning: Residential Districts: R-1/5,000 Single-Family Residential District: Maximum Building Height) shall be, and hereby is amended as follows:

2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').

SECTION 11. Amending the text of Salt Lake City Code Subsections 21A.24.080.D.1 and 2. That Subsections 21A.24.080.D.1 and 2 of the *Salt Lake City Code* (Zoning: Residential Districts: SR-1 and SR-1A Special Development Pattern Residential District: Maximum Building Height) shall be, and hereby is amended as follows:

1. Pitched Roofs: The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:
 - a. SR-1: Twenty eight feet (28') measured to the ridge of the roof, or the average height of other principal buildings on the block face.
 - b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. Flat Roofs: The maximum height of a flat roof building, as measured from the established grade, shall be:
 - a. SR-1: Twenty feet (20').
 - b. SR-1A: Sixteen feet (16').

SECTION 12. Amending the text of *Salt Lake City Code* Subsection

21A.24.080.E.3.b(2)(B)(iii). That Subsection 21A.24.080.E.3.b(2)(B)(iii) of the *Salt Lake City Code* (Zoning: Residential Districts: SR-1 and SR-1A Special Development Pattern Residential District: Minimum Yard Requirements: Interior Side Yard: Other Uses: Interior Lots: SR-1A) shall be, and hereby is amended as follows:

- (iii) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten feet (10') to a primary structure on an abutting property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

SECTION 13. Amending the text of *Salt Lake City Code* Subsections 21A.24.100.D.1

and 2. That Subsections 21A.24.100.D.1 and 2 of the *Salt Lake City Code* (Zoning: Residential Districts: SR-3 Special Development Pattern Residential District: Maximum Building Height) shall be, and hereby is amended as follows:

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.
2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').

SECTION 14. Amending the text of *Salt Lake City Code* Subsection 21A.24.120.D. That

Subsection 21A.24.120.D of the *Salt Lake City Code* (Zoning: Residential Districts: RMF-30 Low Density Multi-Family Residential District) shall be, and hereby is amended as follows:

- D. Lot Width Maximum: The width of a new lot shall not exceed one hundred and ten feet (110'). Where more than one lot is created, the combined lot width of abutting lots within a new subdivision, including area between lots, shall not exceed one hundred and ten feet (110').

SECTION 15. Amending the text of Salt Lake City Code Subsections 21A.24.120.F.4 and 5. That Subsections 21A.24.120.F.4 and 5 of the *Salt Lake City Code* (Zoning: Residential Districts: RMF-30 Low Density Multi-Family Residential District: RMF-30 Building Types) shall be, and hereby is amended as follows:

4. Row House: A series of attached single-family dwellings that share at least one common wall with an abutting dwelling unit and where each unit's entry faces a public street. A row house contains a minimum of three (3) and a maximum of six (6) residential dwelling units in order to maintain the scale found within the RMF-30 zoning district. Each unit may be on its own lot, however, each lot must have frontage on a public street unless approved as a planned development.

5. Sideways Row House: A series of attached single-family dwellings that share at least one common wall with an abutting dwelling unit and where each unit's entry faces a side yard as opposed the front yard. A sideways row house contains a minimum of three (3) and a maximum of six (6) residential dwelling units in order to maintain the scale found within the RMF-30 zoning district. Each unit may be on its own lot.

[*Note to codifier: Subsections 21A.24.120.F.5.a and b, including the Reference Illustration 21A.24.120B, shall remain and are not amended by this Section 15.*]

SECTION 16. Amending the text of Salt Lake City Code Subsection 21A.24.140.E.3.b. That Subsection 21A.24.140.E.3.b of the *Salt Lake City Code* (Zoning: Residential Districts: RMF-45 Moderate/High Density Multi-Family Residential District: Minimum Yard Requirements: Interior Side Yard) shall be, and hereby is amended as follows:

b. Multi-family dwellings: The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an abutting lot.

SECTION 17. Amending the text of Salt Lake City Code Subsection 21A.24.170.E.6. That Subsection 21A.24.170.E.6 of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU Residential/Mixed Use District: Minimum Yard Requirements) shall be, and hereby is amended as follows:

6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no front, corner side or interior

side yards or landscaped yards are required; except where interior side yards are provided, they shall not be less than four feet (4').

SECTION 18. Amending the text of *Salt Lake City Code* Subsection 21A.26.020.F.4.

That Subsection 21A.26.020.F.4 of the *Salt Lake City Code* (Zoning: Commercial Districts: CN Neighborhood Commercial District: Minimum Yard Requirements) shall be, and hereby is amended as follows:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.

SECTION 19. Amending the text of *Salt Lake City Code* Subsection 21A.26.025.F.4.

That Subsection 21A.26.025.F.4 of the *Salt Lake City Code* (Zoning: Commercial Districts: SNB Small Neighborhood Business District: Yard Requirements) shall be, and hereby is amended as follows:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.

SECTION 20. Amending the text of *Salt Lake City Code* Subsection 21A.26.030.F.4.

That Subsection 21A.26.030.F.4 of the *Salt Lake City Code* (Zoning: Commercial Districts: CB Community Business District: Minimum Yard Requirements) shall be, and hereby is amended as follows:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.

SECTION 21. Amending the text of *Salt Lake City Code* Subsection 21A.26.040.E.4.

That Subsection 21A.26.040.E.4 of the *Salt Lake City Code* (Zoning: Commercial Districts: CS Community Shopping District: Minimum Yard Requirements) shall be, and hereby is amended as follows:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, “Landscaping and Buffers”, of this title.

SECTION 22. Amending the text of *Salt Lake City Code* Subsection 21A.26.050.D.4.

That Subsection 21A.26.050.D.4 of the *Salt Lake City Code* (Zoning: Commercial Districts: CC Corridor Commercial District: Minimum Yard Requirements) shall be, and hereby is amended as follows:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, “Landscaping and Buffers”, of this title.

SECTION 23. Amending the text of *Salt Lake City Code* Subsection 21A.26.060.F.4.

That Subsection 21A.26.060.F.4 of the *Salt Lake City Code* (Zoning: Commercial Districts: CSHBD Sugar House Business District (CSHBD1 and CSHBD2): Minimum Yard Requirements) shall be, and hereby is amended as follows:

4. Landscape Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the landscape buffer yard requirements of Chapter 21A.48, “Landscaping and Buffers”, of this title.

SECTION 24. Amending the text of *Salt Lake City Code* Subsection 21A.26.060.N. That Subsection 21A.26.060.N of the *Salt Lake City Code* (Zoning: Commercial Districts: CSHBD Sugar House Business District (CSHBD1 and CSHBD2): Minimum Yard Requirements) shall be, and hereby is amended as follows:

N. Sidewalk Width: Sidewalks shall be a minimum of ten feet (10’) wide. This requirement applies to new principal buildings and to additions that increase the gross building square footage by more than fifty percent (50%). This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the abutting property line. Modifications to this requirement may be approved by the planning director if in compliance with the adopted “Sugar House Circulation and Streetscape Amenities Plan” or its successor.

SECTION 25. Amending the text of *Salt Lake City Code* Subsection 21A.26.070.D.5.

That Subsection 21A.26.070.D.5 of the *Salt Lake City Code* (Zoning: Commercial Districts: CG General Commercial District: Minimum Yard Requirements) shall be, and hereby is amended as follows:

5. Landscape Buffer Yard: All lots abutting residential property shall conform to the landscape buffer yard requirements of Chapter 21A.48, “Landscaping and Buffers”, of this title.

SECTION 26. Amending the text of *Salt Lake City Code* Table 21A.26.078.E.3.b. That Table 21A.26.078.E.3.b of the *Salt Lake City Code* (Zoning: Commercial Districts: TSA Transit Station Area District: Setback Standards) shall be and hereby is amended to modify only the Property Frontage categories “400 South” and “North Temple” in the table, which categories shall read and appear in that table as follows:

Property Frontage	Front/Corner Side Yard Setback	Interior Side Yard	Rear Yard
400 South	Minimum: 10', and at least 50% of the street facing building I must be built to the minimum	Minimum: None, except a 25' setback is required when abutting an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 zoning district. The minimum shall increase 1' for every 1' increase in building height above 25' and is applied to the portion of the building over 25' in height.	
	Maximum setback: 20', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas.		
	In locations where the sidewalk is not a minimum of 10' wide, additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk of 10'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not required removal of existing buildings or portions thereof.		
North Temple	Minimum: 5', and at least 50% of the street facing building I must be built to the minimum.		
	Maximum: 15', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas		

SECTION 27. Amending the text of Salt Lake City Code Subsection 21A.26.078.I.2.d(3).

That Subsection 21A.26.078.I.2.d(3) of the *Salt Lake City Code* (Zoning: Commercial Districts: TSA Transit Station Area District: Development Over Five Acres: Application: Internal Circulation) shall be, and hereby is amended as follows:

- (3) Future Access to Abutting Properties and Rights-Of-Way: All internal drive aisles, sidewalks, and paths shall be extended to property lines to allow for future cross access to abutting properties when the abutting property is undeveloped and to rights-of-way.

SECTION 28. Amending the text of Salt Lake City Code Subsection 21A.27.020.B.1.e.

That Subsection 21A.27.020.B.1.e of the *Salt Lake City Code* (Zoning: Form Based Districts: Building Types And Forms Established: Building Types and Forms: Description) shall be, and hereby is amended as follows:

- e. Row House: A series of attached single-family dwellings that share at least one common wall with an abutting dwelling unit. A row house contains a minimum of three residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.

SECTION 29. Amending the text of Salt Lake City Code Subsection 21A.27.040.A.1.b.

That Subsection 21A.27.040.A.1.b of the *Salt Lake City Code* (Zoning: Form Based Districts: FB-C and FB-SE Form Based Special Purpose Corridor District: Subdistricts: Named) shall be, and hereby is amended as follows:

- b. FB-SE Special Purpose Corridor Edge Subdistrict: The FB-SE Special Purpose Corridor Edge Subdistrict is intended to provide an appropriate transition in building size and scale between existing neighborhoods and the core area. Buildings may be up to four (4) stories in height, with appropriate setbacks when abutting lower scale residential neighborhoods. Development regulations are based on building type, with the overall scale, form and orientation as the primary focus.

SECTION 30. Amending the text of Salt Lake City Code Table 21A.27.040.D. That Table 21A.27.040.D of the *Salt Lake City Code* (Zoning: Form Based Districts: FB-C and FB-SE Form Based Special Purpose Corridor District: FB-SE Building Form Standards) shall be and hereby is

amended to modify only categories “S” and “R” in the table, which categories shall read and appear in that table as follows:

Permitted Building Forms		
Cottage, Row House, Multi-Family And Storefront		
S	Interior side yard	When abutting a residential district, a minimum setback of 25% of the lot width, up to 25 ft., is required. Any portion of the building taller than 30 ft. must be stepped back 2 ft. from the required building setback line for every 1 ft. of height over 30 ft. When abutting other zoning districts, no minimum setback is required. See illustration below.
R	Rear yard	When abutting a residential district, a minimum setback of 25% of the lot width, up to 25 ft., is required. Any portion of the building taller than 30 ft. must be stepped back 2 ft. from the required building setback line for every 1 ft. of height over 30 ft. When abutting other zoning districts, no minimum setback is required. See illustration below.

SECTION 31. Amending the text of Salt Lake City Code Table 21A.27.050.C.2. That Table 21A.27.050.C.2 of the *Salt Lake City Code* (Zoning: Form Based Districts: FB-UN1 and FB-UN2 Form Based Urban Neighborhood District: FB-UN2 Building Form Standards: Row House Building Form Standards) shall be and hereby is amended to modify only category “U – Upper level Stepback” in the table, which category shall read and appear in that table as follows:

U	Upper level Stepback	When abutting a lot in a zoning district with a maximum building height of 35’ or less, the first full floor of the building above 30’, measured from finished grade, shall stepback 10’ from the building facade along the side or rear yard that is abutting the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
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SECTION 32. Amending the text of Salt Lake City Code Table 21A.27.050.C.3. That Table 21A.27.050.C.3 of the *Salt Lake City Code* (Zoning: Form Based Districts: FB-UN1 and FB-UN2 Form Based Urban Neighborhood District: FB-UN2 Building Form Standards: Multi-family, Residential/Storefront/Vertical Mixed Use) shall be and hereby is amended to modify only categories “R” and “U” in the table, which categories shall read and appear in that table as follows:

R	Rear Yard	The rear yard minimum shall be 10’, except when rear yard is abutting a zoning district with a maximum permitted building height of 30’ or less, then the minimum is 20’. For the purpose of this regulation, an alley that is a minimum of 10’ in width that separates a subject property from a property in a different zoning district shall be counted towards the minimum setback.
U	Upper Level Stepback	When abutting a lot in a zoning district with a maximum building height of 30’ or less, the first full floor of the building above 30’ shall stepback 10’ from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley

SECTION 33. Amending the text of Salt Lake City Code Subsection 21A.28.020.D.6. That Subsection 21A.28.020.D.6 of the *Salt Lake City Code* (Zoning: Manufacturing Districts: M-1 Light Manufacturing District: Minimum Yard Requirements) shall be, and hereby is amended as follows:

6. Additional Setback When Abutting AG-2 And AG-5 Districts: When abutting a lot in the AG-2 or AG-5 Zoning District, buildings or portions of buildings, shall be set back one foot (1') beyond the required landscape buffer as required in section 21A.48.080 of this title for every one foot (1') of building height above thirty feet (30').

SECTION 34. Amending the text of *Salt Lake City Code* Subsection 21A.28.020.E.2.

That Subsection 21A.28.020.E.2 of the *Salt Lake City Code* (Zoning: Manufacturing Districts: M-1 Light Manufacturing District: Landscape Yard Requirements) shall be, and hereby is amended as follows:

2. Landscape Buffer Yards: All lots abutting a lot in a residential district shall conform to the landscape buffer yard requirements of chapter 21A.48 of this title.

SECTION 35. Amending the text of *Salt Lake City Code* Subsections 21A.30.030.E.2, 3 and 4. That Subsections 21A.30.030.E.2, 3 and 4 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-2 Downtown Support District: Yard Requirements) shall be, and hereby is amended as follows:

2. Interior Side Yards: No minimum side yard is required except a minimum of 10' is required when the side yard is abutting a zoning district with a maximum permitted height of 35' or less.

3. Rear Yard: No minimum rear yard is required except a minimum of 10' is required when the rear yard is abutting a zoning district with a maximum permitted height of 35' or less.

4. Landscape Buffer Yards: Any lot abutting a lot in a residential district shall conform to the landscape buffer yard requirements of Chapter 21A.48 of this title or the above standards, whichever is greater.

SECTION 36. Amending the text of *Salt Lake City Code* Subsections 21A.30.045.D.2 and 3. That Subsections 21A.30.045.D.2 and 3 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-4 Downtown Secondary Central Business District: Yard Requirements) shall be, and hereby is amended as follows:

2. Interior Side Yards: No minimum side yard is required except a minimum of 10' is required when the side yard is abutting a zoning district with a maximum permitted height of 35' or less.

3. Rear Yard: No minimum rear yard is required except a minimum of 10' is required when the rear yard is abutting a zoning district with a maximum permitted height of 35' or less.

SECTION 37. Amending the text of *Salt Lake City Code* Subsection 21A.32.070.D.1.

That Subsection 21A.32.070.D.1 of the *Salt Lake City Code* (Zoning: Special Purpose Districts: PL Public Lands District: Maximum Building Height) shall be, and hereby is amended as follows:

1. Local government facilities, prison or jail, government offices, arenas, stadiums, fairgrounds and exhibition halls: Seventy five feet (75'); provided, that where abutting a zoning district allowing greater height, the height standard of the abutting district shall apply.

SECTION 38. Amending the text of *Salt Lake City Code* Subsection 21A.32.075.D.1.

That Subsection 21A.32.075.D.1 of the *Salt Lake City Code* (Zoning: Special Purpose Districts: PL-2 Public Lands District: Maximum Building Height) shall be, and hereby is amended as follows:

1. Local government facilities, government offices, arenas, stadiums, and exhibition halls: Seventy five feet (75') provided, that where abutting a zoning district allowing greater height, the height standard of the abutting district shall apply. A modification to the maximum building height provisions of this section may be granted only through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title, and subject to compliance with the applicable master plan.

SECTION 39. Amending the text of *Salt Lake City Code* Table 21A.33.020. That Table 21A.33.020 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) shall be amended to separate the uses “Dwelling, twin home” and “Dwelling, two-family”; the use category “Dwelling, twin home” shall be amended as follows and the use category “Dwelling, two-family” shall be inserted into the table in alphabetical order and shall read and appear in the table as follows:

Use	Permitted and Conditional Uses by District																		
	FR-1/43,560	FR-2/21,780	FR-3/12,000	R-1/12,000	R-1/7,000	R-1/5,000	SR-1	SR-2	SR-3	R-2	RM F-30	R M F-35	RM F-45	RM F-75	RB	R-M U-35	R-M U-45	R-MU	RO
Dwelling, twin home							P		P	p2	P	P			P	P	P	P	P
Dwelling, two-family							P		P	p2	P	P			P	P	P	P	P

SECTION 40. Amending the text of Salt Lake City Code Table 21A.33.035. That Table 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Transit Station Area Districts) shall be amended to separate the uses “Charity dining hall” and “Social service mission”; the use category “Social service mission” shall be amended as follows and the use category “Charity dining hall” shall be inserted into the table in alphabetical order and shall read and appear in the table as follows:

Use	Permitted And Conditional Uses By District							
	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
Charity dining hall	C	C	C	C	P	P	P	P
Social service mission	C	C	C	C	P	P	P	P

SECTION 41. Amending the text of Salt Lake City Code Table 21A.33.050. That Table 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be amended to separate the uses “Charity dining hall” and “Social service mission”; the use category “Social service mission” shall be amended as follows and the use category “Charity dining hall” shall be inserted into the table in alphabetical order and shall read and appear in the table as follows:

Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Charity dining hall		C	C	
Social service mission		C	C	

SECTION 42. Amending the text of Salt Lake City Code Table 21A.33.060. That Table 21A.33.060 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in the Gateway District) shall be amended to separate the uses “Charity dining

hall” and “Social service mission”; the use category “Social service mission” shall be amended as follows and the use category “Charity dining hall” shall be inserted into the table in alphabetical order and shall read and appear in the table as follows:

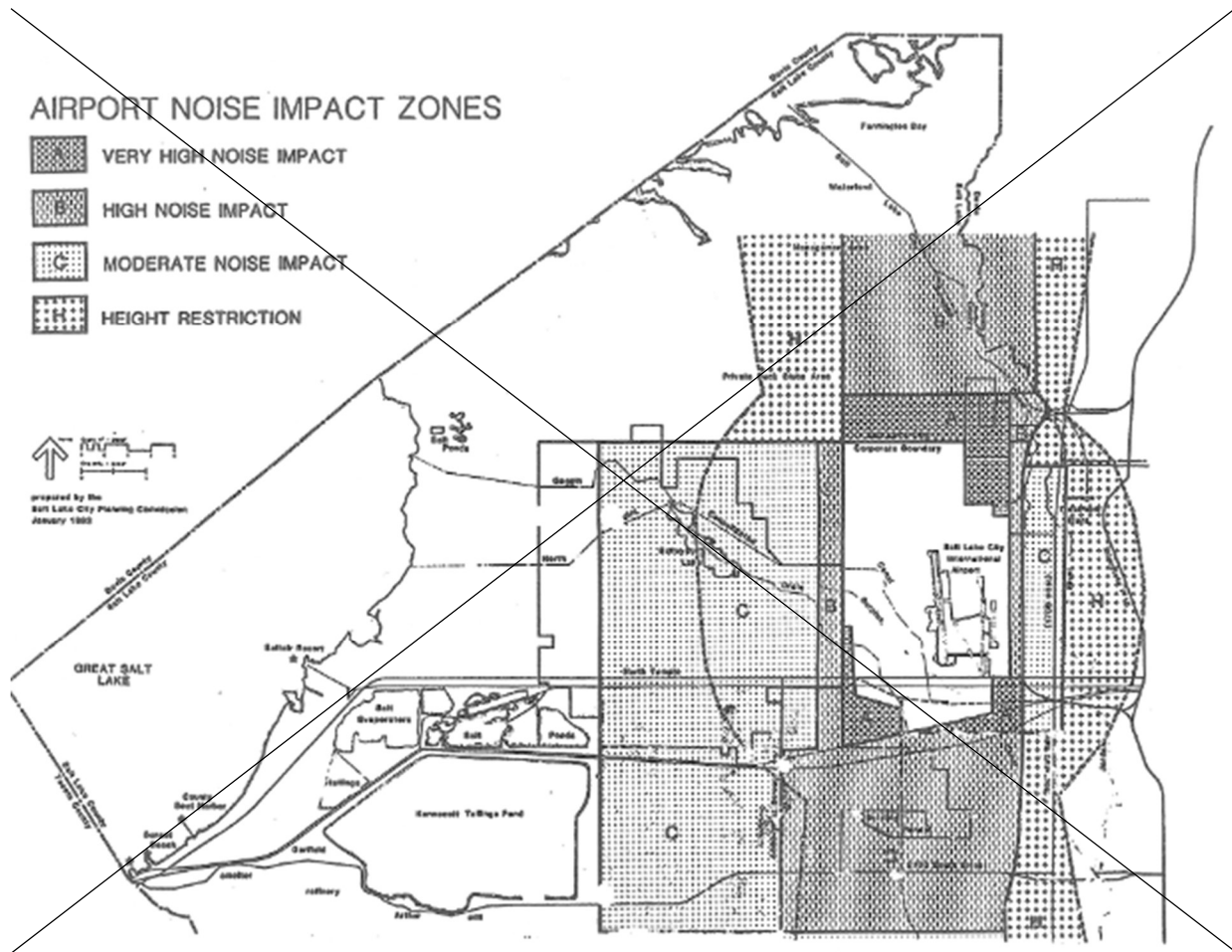
Use	G-MU
Charity dining hall	C
Social service mission	C

SECTION 43. Amending the text of Salt Lake City Code Table 21A.33.070. That Table 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts) shall be amended to separate the uses “Dwelling, Twin home” and “Dwelling, Two-family”; the use category “Dwelling, Twin home” shall be amended as follows and the use category “Dwelling, Two-family” shall be inserted into the table in alphabetical order and shall read and appear in the table as follows:

Use	Permitted And Conditional Uses By District																
	RP	BP	FP	AG	AG- 2	AG- 5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Twin home																	P
Two-family																	P

SECTION 44. Repealing the Airport Noise Impact Zones Map in *Salt Lake City Code*

Section 21A.34.040. That the Airport Noise Impact Zones map in Section 21A.34.040 of the *Salt Lake City Code* (Zoning: Overlay Districts: AAFP Airport Flight Path Protection Overlay District) shall be repealed in its entirety as follows:



SECTION 45. Amending the text of *Salt Lake City Code* Subsection 21A.34.130.E.1.

That Subsection 21A.34.130.E.1 of the *Salt Lake City Code* (Zoning: Overlay Districts: RCO Riparian Corridor Overlay District: Use And Development Standards) shall be, and hereby is amended as follows:

1. Area A: Development within area A shall conform to the standards set forth in this subsection.

a. Developed Lot In A Residential District: On a developed lot in a residential district, no new development shall occur closer than twenty five feet (25') to the annual high water level, except as permitted by this subsection.

b. Allowed Minor Ground Disturbing Activities: The following activities shall be allowed in a residential district within area A if heavy equipment is not used and as provided by a riparian protection permit:

(1) New development or maintenance of access stairs, landscape walls; and/or paths between vertical levels within area A and no more than one per level in terraced areas;

(2) An open permeable patio or deck not located within a streambed and constructed in a manner that:

(A) Will not impede any high water flow above the AHWL;

(B) Does not change existing grade; and

(C) Is not greater than one hundred fifty (150) square feet;

(3) Low impact stream crossings;

(4) Construction of open fences, beyond the AHWL in any area within the RCO district, if approved by the public utilities director or as authorized by a general permit promulgated by the director;

(5) Maintenance of existing irrigation and flood control devices; and

(6) Installation and maintenance of erosion control devices, approved, if necessary, by the U.S. army corps of engineers, Salt Lake County flood control, the Utah state engineer or any other government authority with jurisdiction. Such erosion controls may include armoring, if, as reasonably determined by the approving authority:

(A) The armoring is authorized or required by the public utilities director and/or one or more of the foregoing government authorities;

(B) The armoring is necessary to protect the structural integrity of an existing structure on the land or significant loss of land area due to erosion;

(C) The landowner has reasonably exhausted less intrusive methods to prevent significant land damage;

(D) The armoring is placed only where necessary to prevent significant land damage in the foreseeable future; and

(E) The proposed armoring will not negatively impact other adjacent or downstream land.

SECTION 46. Amending the text of *Salt Lake City Code* Subsection 21A.34.140.C.1.b.

That Subsection 21A.34.140.C.1.b of the *Salt Lake City Code* (Zoning: Overlay Districts:

Northwest Quadrant Overlay District: Northwest Quadrant Eco-Industrial Buffer Area) shall be,

and hereby is amended as follows:

b. Fencing: When abutting the Northwest Quadrant Natural Area or the western City boundary, a see through fence that is at least fifty percent (50%) open with a minimum

height of six feet (6') shall be erected along the property line to protect the Natural Area from development impacts and trespass.

SECTION 47. Amending the text of Salt Lake City Code Section 21A.36.020. That Section 21A.36.020 of the *Salt Lake City Code* (Zoning: General Provisions: Conformance with Lot and Bulk Controls) shall be amended to include a new subpart D, which shall follow subpart C, and shall appear as follows:

D. Measuring of Height: Unless otherwise stated in the zoning district, height shall be measured from finished grade.

SECTION 48. Amending the text of Salt Lake City Code Table 21A.36.020.B. That Table 21A.36.020.B of the *Salt Lake City Code* (Zoning: General Provisions: Conformance with Lot and Bulk Controls: Obstructions in Required Yards) only the structure/obstruction category identified below shall be modified as follows:

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR Districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an abutting lot		X ³	X

SECTION 49. Amending the text of Salt Lake City Code Subsection 21A.37.050.N. That Subsection 21A.37.050.N of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Defined: Residential Character in RB District) shall be, and hereby is amended as follows:

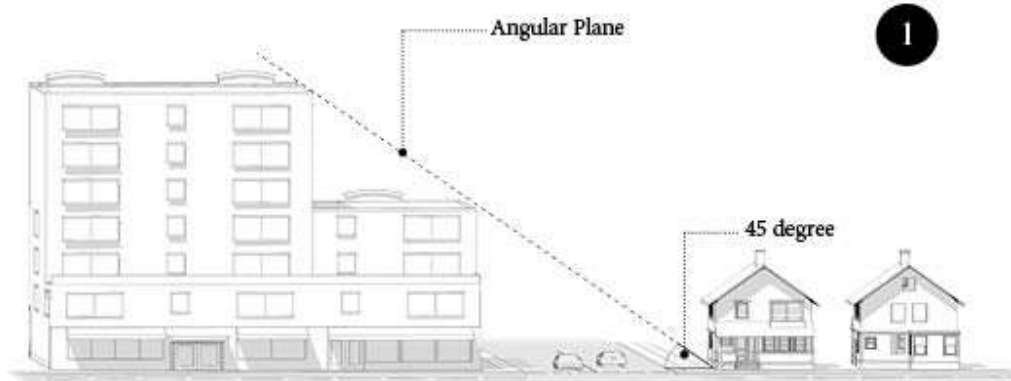
N: Residential Structures in RB District:

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for non-residential use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Signs shall conform with special sign regulations of Chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

SECTION 50. Amending the text of *Salt Lake City Code* Subsection 21A.37.050.Q. That Subsection 21A.37.050.Q of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Defined: Height Transitions) shall be, and hereby is amended as follows:

Q. Height Transitions: This measurement is applied to control the size and shape of the building envelope or portion thereof for such purposes as promoting transition in scale between buildings of different height, protecting access to sunlight, and/or limiting shadow and overlook on neighboring properties. A transition may be achieved by relating a building's form to those that surround it through the following way. An angular plane of 45°, measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas. The transition is required when development is abutting a zone with a height maximum of 35' or less or abutting a local historic landmark site. These standards do not apply when a right of way separates the buildings.

Illustration of Regulation 21A.37.050.Q Height Transitions



1 An angular plane of 45°, measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas. The transition is required when development is abutting a zone with a height maximum of 35’ or less or adjacent to a local historic landmark site.

SECTION 51. Amending the text of Salt Lake City Code Subsection 21A.37.060.B. That Subsection 21A.37.060.B of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Required in Each Zoning District: Commercial Districts) only the “Height transitions” standard identified below shall be modified as follows:

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHBD	CG ₁	TSA
Height transitions: angular plane for abutting zoning districts (21A.37.050.Q)								

SECTION 52. Amending the text of Salt Lake City Code Subsection 21A.37.060.D. That Subsection 21A.37.060.D of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Required in Each Zoning District: Downtown Districts) only the “Height transitions” standard identified below shall be modified as follows:

Standard (Code Section)	District			
	D-1	D-2	D-3	D-4
Height transitions: angular plane for abutting zoning districts (21A.37.050.Q)		X	X	X

SECTION 53. Amending the text of Salt Lake City Code Subsection 21A.37.060.E. That Subsection 21A.37.060.E of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Required in Each Zoning District: Gateway Districts) only the “Height transitions” standard identified below shall be modified as follows:

Standard (Code Section)	District
	G-MU
Height transitions: angular plane for abutting zoning districts (21A.37.050.Q)	X

SECTION 54. Amending the text of Salt Lake City Code Subsection 21A.37.060.F. That Subsection 21A.37.060.F of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Required in Each Zoning District: Special Purpose Districts) only the “Height transitions” standard identified below shall be modified as follows:

Standard (Code Section)	District														
	RP	BP	FP	AG	AG-2	AG-5	AG-20	PL	I	UI	OS	NOS	MH	EI	MU
Height transitions: angular plane for abutting zoning districts (21A.37.050.Q)															

SECTION 55. Amending the text of Salt Lake City Code Subsection 21A.37.060.G. That Subsection 21A.37.060.G of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Required in Each Zoning District: Form Based Districts) only the “Height transitions” standard identified below shall be modified as follows:

Standard (Code Section)	District				
	FB-UN1	FB-UN2	FB-MU11	FB-SC	FB-SE
Height transitions: angular plane for abutting zoning districts (21A.37.050.Q)	X	X	X		

SECTION 56. Amending the text of Salt Lake City Code Subsection 21A.38.050.B.2. That Subsection 21A.38.050.B.2 of the *Salt Lake City Code* (Zoning: Nonconforming Uses and Noncomplying Structures: Noncomplying Structures: Enlargement) shall be, and hereby is amended as follows:

2. Noncomplying as to Height: A principal structure that exceeds the maximum height of the underlying zoning district may be expanded at the existing height of the building provided the required yards of the underlying zoning district are complied with.

SECTION 57. Amending the text of Salt Lake City Code Subsection 21A.38.050.F. That Subsection 21A.38.050.F of the *Salt Lake City Code* (Zoning: Nonconforming Uses and Noncomplying Structures: Noncomplying Structures) shall be, and hereby is amended as follows:

F. The replacement or reconstruction of any existing noncomplying portion of a principal structure or full replacement of a noncomplying accessory structure is permitted provided the replacement is in the same location or in a location that reduces the degree of noncompliance and is of substantially the same dimension. Enlarging a full replacement of a noncomplying accessory structure is permitted provided the enlarged section complies with all required yards, height, maximum square feet, and lot or yard coverage requirements.

SECTION 58. Amending the text of Salt Lake City Code Subsection 21A.38.050.G.1. That Subsection 21A.38.050.G.1 of the *Salt Lake City Code* (Zoning: Nonconforming Uses and Noncomplying Structures: Noncomplying Structures: Deterioration, Damage Or Destruction Of Noncomplying Structure) shall be, and hereby is amended as follows:

1. If a noncomplying structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable as determined by the building official and is not repaired or restored within one year after written notice to the property owner that the structure is uninhabitable, the noncomplying structure status will be lost and requires either demolition or compliance with the standards of the zoning district in which the structure is located.

SECTION 59. Amending the text of Salt Lake City Code Subsection 21A.40.050.A.4.a. That Subsection 21A.40.050.A.4.a of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations: Location of Accessory Buildings in Required Yards: Rear Yards) shall be, and hereby is amended as follows:

a. In residential districts, no accessory building shall be closer than one foot to a side or rear lot line except when sharing a common wall with an accessory building on an abutting lot. In nonresidential districts, buildings may be built to side or rear lot lines in rear yards, provided the building complies with all applicable requirements of the adopted building code.

SECTION 60. Amending the text of Salt Lake City Code Subsection 21A.40.050.A.5. That Subsection 21A.40.050.A.5 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations: Location of Accessory Buildings in Required Yards: Accessory or Principal Lot) shall be, and hereby is amended as follows:

5. Distance from principal buildings on adjacent lots: No portion of an accessory building shall be built closer than ten feet (10') to any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district; excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants.

SECTION 61. Amending the text of Salt Lake City Code Subsection 21A.40.060A.3. That Subsection 21A.40.060A.3 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and

Structures: Drive-Through Facility Regulations: Purpose) shall be, and hereby is amended as follows:

3. Reduce conflicts between queued vehicles and traffic on abutting streets.

SECTION 62. Amending the text of Salt Lake City Code Section 21A.40.065. That Section 21A.40.065 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Outdoor Dining) shall be, and hereby is amended as follows:

"Outdoor dining", as defined in chapter 21A.62 of this title, shall be allowed in any zoning district where restaurant or retail uses are allowed and for any nonconforming food serving land use subject to the provisions of this section:

SECTION 63. Amending the text of Salt Lake City Code Subsection 21A.40.065.A. That Subsection 21A.40.065.A of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Outdoor Dining: Where allowed) shall be, and hereby is amended as follows:

1. Within the buildable lot area;
2. Within a required or provided front or corner side yard;
3. Within a required side yard provided: the outdoor dining is setback a minimum of ten feet (10') when abutting a residential zoning district that does not permit restaurants or retail uses. Properties separated by an alley are not considered abutting for the purpose of this section.
4. Within a required rear yard provided the outdoor dining is setback a minimum of ten feet (10') when abutting a residential zoning district that does not permit restaurants or retail uses. Properties separated by an alley are not considered abutting for the purpose of this section.
5. Within a public right of way or an abutting public property subject to all applicable lease agreements, applicable regulations, and the outdoor dining design guidelines.

SECTION 64. Amending the text of Salt Lake City Code Section 21A.40.100. That Section 21A.40.100 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Location of Mechanical Equipment) shall be, and hereby is amended as follows:

All mechanical equipment shall be located as follows:

A. Front and Corner Side Yards and Double Frontage Lots: Only allowed if located within four feet (4') of the principal building and screened by vegetation, a solid wall or fence so the

equipment is not visible and at least ten feet (10') from the front and corner side yard property lines.

B. Side Yards: setback at least four feet (4') from a side property line. If the equipment is adjacent to a driveway, parking stall, or accessory structure on an abutting parcel, the setback may be reduced to two feet (2').

C. Rear Yards: setback at least four feet (4') from a rear property line. If the equipment is adjacent to a driveway, parking stall, or accessory structure on an abutting parcel, the setback may be reduced to two feet (2').

D. Prohibited Areas: in addition to the yard requirements above, mechanical equipment is prohibited to be located on the roof of an accessory structure, with the exception of exhaust fans and mechanical vents serving the accessory building in which case the fans or vents shall be at least ten feet (10') from a property line.

SECTION 65. Amending the text of *Salt Lake City Code* Subsection 21A.40.120.E.4.a.

That Subsection 21A.40.120.E.4.a of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Height Restrictions and Gates: Additional Fence Height Allowed) shall be, and hereby is amended as follows:

a. When Abutting Nonresidential Zoning Districts. Fences, walls, or hedges in the FR, SR, and R-1 zoning districts shall not exceed six (6) feet in height in the side or rear yard except where they abut a Commercial, Downtown, Manufacturing, or Special Purpose Zoning District. The maximum height shall be eight (8) feet. This exception does not apply to fences, walls, or hedges in the corner side yard or front yard, and only applies where the lot abuts the nonresidential district.

SECTION 66. Amending the text of *Salt Lake City Code* Subsection 21A.40.120.H.4. That Subsection 21A.40.120.H.4 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Razor Wire Fences) shall be, and hereby is amended as follows:

4. All razor wire shall be setback a minimum of three feet (3') from public property in zoning districts that do not have a minimum yard setback.

SECTION 67. Amending the text of *Salt Lake City Code* Subsection 21A.40.190.A.1.b. That Subsection 21A.40.190.A.1.b of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings

and Structures: Small Solar Energy Collection Systems: Standards: Setbacks, Location, And Height) shall be, and hereby is amended as follows:

- b. A small solar energy collection system may be located on a principal or accessory structure, including legal principal or accessory structures located less than the required minimum yard setback for the zoning districts.

SECTION 68. Amending the text of *Salt Lake City Code* Subsection 21A.44.060.A.17.

That Subsection 21A.44.060.A.17 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Parking Location and Design: Generally) shall be, and hereby is amended as follows:

- 17. Cross-Access between Abutting Uses: The transportation director may require that access to one or more lots be through shared access points or cross-access through abutting parcels when the transportation director determines that individual access to abutting parcels or limited distance between access points will create traffic safety hazards due to traffic levels on adjacent streets or nearby intersections. Such a determination shall be consistent with requirements of state law regarding property access from public streets. Required cross-access agreements shall be recorded with the Salt Lake County Recorder's Office.

SECTION 69. Amending the text of *Salt Lake City Code* Subsection 21A.44.060.B.1.b(3).

That Subsection 21A.44.060.B.1.b(3) of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Parking Location and Design: Zone Specific Location and Design Standards: D-1, D-3, D-4, and G-MU Zoning Districts: Parking garages shall meet the following) shall be, and hereby is amended as follows:

- (3) Landscape Requirements: Surface parking lots, where allowed shall have a minimum landscaped yard of fifteen feet (15') and shall meet interior parking lot landscaping requirements as outlined in Chapter 21A.48, "Landscaping and Buffers".

SECTION 70. Amending the text of *Salt Lake City Code* Subsection 21A.44.060.B.2.d.

That Subsection 21A.44.060.B.2.d of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Parking Location and Design: Zone Specific Location and Design Standards: TSA Transit Station Area District) shall be, and hereby is amended as follows:

d. Off street parking for police services are exempt from landscape yard dimensions when off street parking is necessary for a police substation located in an existing building. This exemption permits parking for emergency vehicles when the landscape yard also fulfills any requirement for open space area on the property. The extent of the exemption shall be the minimum necessary to accommodate the necessary parking. If the police substation use vacates the space, the landscaping that was removed, if any, shall be restored in a manner that complies with the applicable regulations in place at the time the use ceases.

SECTION 71. Repealing the text of *Salt Lake City Code* Chapter 21A.60. That Chapter 21A.60 of the *Salt Lake City Code* (Zoning: List of Terms) is hereby repealed in its entirety as follows:

~~21A.60.010: PURPOSE~~

~~This chapter is provided as a convenience to the reader for use in determining which terms are defined in chapter 21A.62 of this title. Where noted, references are made to other chapters of this title which contain defined terms.~~

~~21A.60.020: LIST OF DEFINED TERMS~~

~~A-frame sign. See chapter 21A.46 of this title.~~

~~Abutting.~~

~~Access taper.~~

~~Accessory building or structure.~~

~~Accessory lot.~~

~~Accessory structure.~~

~~Accessory use.~~

~~Accessory use (on accessory lot).~~

~~Adaptive reuse of a landmark building.~~

~~Administrative decision.~~

~~Agricultural use.~~

~~Air circulation system. See section 21A.34.040 of this title.~~

~~Airport. See also section 21A.34.040 of this title.~~

~~Airport elevation. See section 21A.34.040 of this title.~~

~~Airport hazard. See section 21A.34.040 of this title.~~

~~Airport master plan. See section 21A.34.040 of this title.~~

~~Airport reference point. See section 21A.34.040 of this title.~~

~~Alcohol, bar establishment.~~

~~Alcohol, bar establishment (indoor).~~

~~Alcohol, bar establishment (more than 2,500 square feet in floor area). See Alcohol, bar establishment.~~

~~Alcohol, bar establishment (outdoor).~~

~~Alcohol, bar establishment (2,500 square feet or less in floor area). See Alcohol, bar establishment.~~

~~Alcohol, brewpub.~~

~~Alcohol, brewpub (indoor).~~

~~Alcohol, brewpub (more than 2,500 square feet in floor area). See Alcohol, brewpub.~~

~~Alcohol, brewpub (outdoor).~~

~~Alcohol, brewpub (2,500 square feet or less in floor area). See Alcohol, brewpub.~~

~~Alcohol, distillery.~~

~~Alcohol, liquor store.~~

~~Alcohol related establishment.~~

~~Alcohol, tavern.~~

~~Alcohol, tavern (indoor).~~

~~Alcohol, tavern (more than 2,500 square feet in floor area). See Alcohol, tavern.~~

~~Alcohol, tavern (outdoor).~~

~~Alcohol, tavern (2,500 square feet or less in floor area). See Alcohol, tavern.~~

~~Alcohol, winery.~~

~~Alley.~~

~~Alteration.~~

~~Alteration, sign. See chapter 21A.46 of this title.~~

~~Alternative parking property.~~

~~Ambulance service.~~

~~Ambulance service (indoor).~~

~~Ambulance service (outdoor).~~

~~Amphitheater, formal.~~

~~Amphitheater, informal.~~

~~Amusement park.~~

~~Ancillary mechanical equipment.~~

~~Animal, cremation service.~~

~~Animal, kennel.~~

~~Animal, kennel on lots of five acres or larger.~~

~~Animal, pet cemetery.~~

~~Animal, pound.~~

~~Animal, raising of furbearing animals.~~

~~Animal rendering.~~

~~Animal, stable (private).~~

~~Animal, stable (public).~~

~~Animal, stockyard.~~

~~Animal, veterinary office.~~

~~Animated sign. See chapter 21A.46 of this title.~~

~~Antenna.~~

~~Antenna, communication tower.~~
~~Antenna, communication tower, exceeding the maximum building height in the zone. See~~
~~Antenna, communication tower.~~
~~Antenna, low power radio service.~~
~~Antenna, low power radio service—monopole with antennas and antenna support structures~~
~~greater than two feet in width.~~
~~Antenna, low power radio service—monopole with antennas and antenna support structures less~~
~~than two feet in width.~~
~~Antenna, roof mounted.~~
~~Antenna, satellite dish.~~
~~Antenna, stealth.~~
~~Antenna, TV.~~
~~Antenna, wall mounted.~~
~~Antenna, whip.~~
~~Apartment.~~
~~Appeals Hearing Officer.~~
~~Aquatic resource.~~
~~Arcade.~~
~~Architecturally incompatible.~~
~~Art gallery.~~
~~Artificial turf.~~
~~Artisan food production.~~
~~Artists' loft/studio.~~
~~Auction (indoor).~~
~~Auction (outdoor).~~
~~Auditorium.~~
~~Automatic amusement device.~~
~~Automobile.~~
~~Awning. See chapter 21A.46 of this title.~~
~~Awning sign. See chapter 21A.46 of this title.~~
~~Backflow preventer.~~
~~Backlit awning sign. See chapter 21A.46 of this title.~~
~~Bakery, commercial.~~
~~Balloon. See chapter 21A.46 of this title.~~
~~Banner, public event. See chapter 21A.46 of this title.~~
~~Banner, secured. See chapter 21A.46 of this title.~~
~~Banner, unsecured. See chapter 21A.46 of this title.~~
~~Base zoning district.~~
~~Basement.~~
~~Bed and breakfast.~~

~~Bed and breakfast inn.~~
~~Bed and breakfast manor.~~
~~Bench sign. See chapter 21A.46 of this title.~~
~~Billboard. See subsection 21A.46.160B of this title.~~
~~Billboard bank. See subsection 21A.46.160B of this title.~~
~~Billboard credit. See subsection 21A.46.160B of this title.~~
~~Billboard (outdoor advertising sign). See chapter 21A.46 of this title.~~
~~Billboard owner. See subsection 21A.46.160B of this title.~~
~~Biodetention.~~
~~Blacksmith shop.~~
~~Block.~~
~~Block corner.~~
~~Block face.~~
~~Blood donation center.~~
~~Boarding house.~~
~~Botanical garden.~~
~~Bottling plant.~~
~~Brewery.~~
~~Buffer yard.~~
~~Buildable area.~~
~~Building.~~
~~Building, accessory.~~
~~Building connection.~~
~~Building coverage.~~
~~Building face. See chapter 21A.46 of this title.~~
~~Building, front line of.~~
~~Building height—in the FR-1, FR-2, FR-3, FP, R-1/5,000, R-1/7,000, R-1/12,000, R-2, SR-1 and SR-3 Districts.~~
~~Building height—outside FR, FP, R-1, R-2 and SR Districts.~~
~~Building line.~~
~~Building materials distribution.~~
~~Building official.~~
~~Building or house numbers sign. See chapter 21A.46 of this title.~~
~~Building plaque sign. See chapter 21A.46 of this title.~~
~~Building, principal.~~
~~Building, public.~~
~~Building security sign. See chapter 21A.46 of this title.~~
~~Building sign. See chapter 21A.46 of this title.~~
~~Bulk.~~
~~Bulk material storage.~~

~~Bus line station/terminal.~~
~~Bus line yard and repair facility.~~
~~Business.~~
~~Business, mobile.~~
~~Business park.~~
~~Caliper. See Chapter 21A.48 of this title.~~
~~Canopy. See chapter 21A.46 of this title.~~
~~Canopy, drive through. See chapter 21A.46 of this title.~~
~~Canopy, drive through, sign. See chapter 21A.46 of this title.~~
~~Canopy sign. See chapter 21A.46 of this title.~~
~~Car pool.~~
~~Car wash.~~
~~Car wash as accessory use to gas station or convenience store that sells gas.~~
~~Carpet cleaning.~~
~~Carport.~~
~~Cemetery.~~
~~Certificate of appropriateness.~~
~~Certificate of occupancy.~~
~~Certificate, zoning.~~
~~Change of use.~~
~~Character Conservation District feasibility study.~~
~~Character defining features.~~
~~Charity dining hall.~~
~~Check cashing/payday loan business.~~
~~Chemical manufacturing and storage.~~
~~City Council.~~
~~City Forester.~~
~~Clearance (of a sign). See chapter 21A.46 of this title.~~
~~Clinic (medical/dental).~~
~~Cold frame.~~
~~Commercial Districts.~~
~~Commercial food preparation.~~
~~Commercial service establishment.~~
~~Commercial vehicle.~~
~~Commercial video arcade.~~
~~Common areas, space and facilities.~~
~~Communication tower.~~
~~Community correctional facility.~~
~~Community correctional facility, large.~~
~~Community correctional facility, small.~~

~~Community garden.~~
~~Community recreation center.~~
~~Compatibility.~~
~~Compatible design.~~
~~Compatible land use.~~
~~Complete demolition.~~
~~Composting.~~
~~Concept development plan.~~
~~Concrete and/or asphalt manufacturing.~~
~~Conditional use.~~
~~Condominium—condominium project and condominium unit.~~
~~Condominium Ownership Act of 1975. See title 20, chapter 20.56 of this Code.~~
~~Condominium Ownership Act of 1975 or Act.~~
~~Condominium unit.~~
~~Consensus.~~
~~Construction period.~~
~~Construction sign. See chapter 21A.46 of this title.~~
~~Contractor's yard/office.~~
~~Convent/monastery.~~
~~Convention center.~~
~~Conversion.~~
~~Corner building.~~
~~Corner lot.~~
~~Corner side yard.~~
~~Crematorium.~~
~~Critical root zone.~~
~~dbh.—See subsection 21A.48.135D of this title.~~
~~Daycare.~~
~~Daycare center, adult.~~
~~Daycare center, child.~~
~~Daycare, nonregistered home.~~
~~Daycare, registered home daycare or preschool.~~
~~Decibel.~~
~~Dental laboratory/research facility.~~
~~Design capacity.~~
~~Design review.~~
~~Development.~~
~~Development entry sign. See chapter 21A.46 of this title.~~
~~Development pattern.~~
~~Diameter at breast height. See subsection 21A.48.135D of this title.~~

~~Directional or informational sign (private). See chapter 21A.46 of this title.~~

~~Directory sign. See chapter 21A.46 of this title.~~

~~Disabled.~~

~~District plan and design standards.~~

~~Dormer.~~

~~Drive through facility.~~

~~Drop forge industry.~~

~~Dwell time. See subsection 21A.46.160B of this title.~~

~~Dwelling.~~

~~Dwelling, accessory guest and servants' quarters.~~

~~Dwelling, accessory unit.~~

~~Dwelling, assisted living facility (large).~~

~~Dwelling, assisted living facility (limited capacity).~~

~~Dwelling, assisted living facility (small).~~

~~Dwelling, fraternity, sorority.~~

~~Dwelling, group home (large).~~

~~Dwelling, group home (small).~~

~~Dwelling, group home (small), when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage. See Dwelling, group home (small).~~

~~Dwelling, living quarters for caretaker or security guard.~~

~~Dwelling, living quarters for caretaker or security guard, limited to uses on lots one acre in size or larger and accessory to a principal use allowed by the zoning district. See Dwelling, living quarters for caretaker or security guard.~~

~~Dwelling, manufactured home.~~

~~Dwelling, mobile home.~~

~~Dwelling, modular home.~~

~~Dwelling, multi family.~~

~~Dwelling, residential support (large).~~

~~Dwelling, residential support (small).~~

~~Dwelling, rooming (boarding) house.~~

~~Dwelling, single family.~~

~~Dwelling, single family attached.~~

~~Dwelling, twin home and two family.~~

~~Dwelling, two family.~~

~~Dwelling unit.~~

~~Electronic billboard. See subsection 21A.46.160B of this title.~~

~~Electronic changeable copy sign. See chapter 21A.46 of this title.~~

~~Electronic sign. See subsection 21A.46.160B of this title.~~

~~Eleemosynary facility.~~

Elevation area.
Elevation area, first floor.
Emergency medical service facility.
End of life care.
Equipment rental (indoor and/or outdoor).
Equipment rental, sales, and service, heavy.
Excess dwelling units.
Exhibition hall.
Existing billboard. See subsection 21A.46.160B of this title.
Existing/established subdivision.
Explosive manufacturing and storage.
Externally illuminated sign. See chapter 21A.46 of this title.
Extractive industry.
FAA. See section 21A.34.040 of this title.
Fairground.
Family.
Farmers' market.
Fee schedule.
Fence.
Fence, electric security.
Fence, opaque or solid.
Fence, open.
Financial institution.
Financial institution, with drive-through facility.
Fixed dimensional standards.
Flag, corporate. See chapter 21A.46 of this title.
Flag lot.
Flag, official. See chapter 21A.46 of this title.
Flag, pennant. See chapter 21A.46 of this title.
Flammable liquids or gases, heating fuel distribution and storage.
Flat sign. See chapter 21A.46 of this title.
Flea market (indoor).
Flea market (outdoor).
Floor.
Floor area, gross.
Floor area, usable.
Food processing.
Foot candle. See subsection 21A.46.160B of this title.
Freestanding sign. See chapter 21A.46 of this title.
Front yard. See Yard, front.

Fuel center.
Fugitive dust.
Funeral home or mortuary.
Garage.
Garage, attached.
Garage/yard sale sign. See chapter 21A.46 of this title.
Gas price sign. See chapter 21A.46 of this title.
Gas pump sign. See chapter 21A.46 of this title.
Gas station.
Gateway. See subsection 21A.46.160B of this title.
General Plan.
Golf course.
Government facility requiring special design features for security purposes.
Government office.
Government sign. See chapter 21A.46 of this title.
Governmental facility.
Grade, established.
Grade, finished.
Grade, natural.
Grain elevator.
Greenhouse.
Gross floor area.
Ground cover.
Guest.
Hard surfaced.
Hazardous waste processing or storage.
Health and fitness facility.
Health hazard.
Heavy manufacturing.
Height. See section 21A.34.040 of this title.
Height, exterior wall.
Height (of a sign). See chapter 21A.46 of this title.
Height, sign face. See chapter 21A.46 of this title.
Heliport.
Heliport, accessory. See Heliport.
Historic buildings or sites.
Historic Landmark Commission.
Historic site.
Historical marker. See chapter 21A.46 of this title.
Home occupation.

~~Homeless resource center.~~
~~Homeless shelter.~~
~~Hoop house.~~
~~Hospice.~~
~~Hospital, including accessory lodging facility.~~
~~Hotel/motel.~~
~~House museum in landmark site.~~
~~Hunting club, duck.~~
~~Hydrozones.~~
~~Illegal sign. See chapter 21A.46 of this title.~~
~~Illuminance. See subsection 21A.46.160B of this title.~~
~~Impact mitigation report.~~
~~Impact statement.~~
~~Impervious surface.~~
~~Impound lot.~~
~~Incinerator, medical waste/hazardous waste.~~
~~Incompatible use. See section 21A.34.040 of this title.~~
~~Industrial assembly.~~
~~Infill.~~
~~Inland port.~~
~~Inland port land use application.~~
~~Inland port use.~~
~~Institution.~~
~~Interior side yard.~~
~~Interior sign. See chapter 21A.46 of this title.~~
~~Intermodal transit passenger hub.~~
~~Internally illuminated sign. See chapter 21A.46 of this title.~~
~~Interpretation.~~
~~Interpretation, use.~~
~~Irrigation audit.~~
~~Jail.~~
~~Jewelry fabrication.~~
~~Kiosk. See chapter 21A.46 of this title.~~
~~Laboratory, medical, dental, optical.~~
~~Laboratory, testing.~~
~~Land use.~~
~~Land Use Appeal Authority.~~
~~Land use applicant.~~
~~Land use application.~~
~~Land Use Authority.~~

Land use type (similar land use type).
Landfill.
Landfill, commercial.
Landfill, construction debris.
Landfill, end use plan.
Landfill, Municipal.
Landmark site.
Landscape area.
Landscape buffer.
Landscape plan.
Landscape yard.
Landscaping.
Lattice tower.
Laundry, commercial.
Legal conforming.
Letter sign. See chapter 21A.46 of this title.
Library.
Light manufacturing.
Limousine service.
Limousine service (large).
Limousine service (small).
Locally grown.
Lodging house.
Logo. See chapter 21A.46 of this title.
Lot.
Lot area.
Lot area, net.
Lot assemblage.
Lot, corner.
Lot depth.
Lot, flag.
Lot, interior.
Lot line, corner side.
Lot line, front.
Lot line, interior side.
Lot line, rear.
Lot width.
Low impact development (LID).
Low volume irrigation.
Major streets.

Manufactured home.
Manufactured/mobile home sales and service.
Manufacturing, heavy.
Manufacturing, light.
Marquee. See chapter 21A.46 of this title.
Marquee sign. See chapter 21A.46 of this title.
Master plan.
Maximum extent practicable. See subsection 21A.48.135D of this title.
Meeting hall of membership organization.
Memorial sign. See chapter 21A.46 of this title.
Mid block area.
Mixed use development.
Mobile food business.
Mobile food court.
Mobile food trailer.
Mobile food truck.
Monument sign. See chapter 21A.46 of this title.
Motel/hotel.
Motion. See subsection 21A.46.160B of this title.
Mulch.
Municipal service uses, including City utility uses and police and fire stations.
Museum.
Nameplate sign. See chapter 21A.46 of this title.
Natural open space.
Natural resource.
Neighborhood identification sign. See chapter 21A.46 of this title.
Neon public parking sign. See chapter 21A.46 of this title.
New billboard. See subsection 21A.46.160B of this title.
New construction.
New development sign. See chapter 21A.46 of this title.
Noncomplying lot.
Noncomplying structure.
Nonconforming billboard. See subsection 21A.46.160B of this title.
Nonconforming sign. See chapter 21A.46 of this title.
Nonconforming use. See also section 21A.34.040 of this title.
Nonconformity.
Nonprecision instrument runway. See section 21A.34.040 of this title.
Nursing care facility.
Oasis.
Obstruction.

~~Off premises sign. See chapter 21A.46 of this title.~~
~~Off site.~~
~~Off street parking.~~
~~Office.~~
~~Office, accessory use supporting an institutional use.~~
~~Office and/or reception center in landmark site.~~
~~Office, excluding medical and dental clinic and office.~~
~~Office, publishing company.~~
~~Office, research related.~~
~~Office, single practitioner medical, dental, and health.~~
~~On premises sign. See chapter 21A.46 of this title.~~
~~Open air mall. See chapter 21A.46 of this title.~~
~~Open space.~~
~~Open space area.~~
~~Open space on lots less than four acres in size.~~
~~Outdoor advertising sign. See chapter 21A.46 of this title.~~
~~Outdoor dining.~~
~~Outdoor television monitor.~~
~~Overlay district.~~
~~Owner occupant.~~
~~Package delivery facility.~~
~~Paint manufacturing.~~
~~Parcel.~~
~~Park.~~
~~Park and ride lot.~~
~~Park banner sign. See chapter 21A.46 of this title.~~
~~Park strip.~~
~~Park strip landscaping.~~
~~Parking, commercial.~~
~~Parking facility, shared.~~
~~Parking garage.~~
~~Parking garage, automated.~~
~~Parking, intensified reuse.~~
~~Parking, leased.~~
~~Parking, leased — alternative parking.~~
~~Parking lot.~~
~~Parking, off site.~~
~~Parking, shared.~~
~~Parking space.~~
~~Parking study.~~

Parking study—alternative parking.

Parking, tandem.

Parking, unbundled.

Patio.

Pedestrian connection.

Performance standards.

Performing arts production facility.

Person. See also section 21A.34.040 of this title.

Persons with disabilities.

Philanthropic use.

Pitched roof.

Place of worship.

Place of worship on lot less than four acres in size.

Planned development.

Planning Commission.

Planning director.

Planting season.

Plaza.

Pole sign. See chapter 21A.46 of this title.

Political sign. See chapter 21A.46 of this title.

Portable sign. See chapter 21A.46 of this title.

Poultry farm or processing plant.

Precision instrument runway. See section 21A.34.040 of this title.

Premises. See chapter 21A.46 of this title.

Prepared food, takeout.

Primary entrance.

Primary surface. See section 21A.34.040 of this title.

Printing plant.

Projecting building sign. See chapter 21A.46 of this title.

Projecting business storefront sign. See chapter 21A.46 of this title.

Projecting parking entry sign. See chapter 21A.46 of this title.

Public safety sign. See chapter 21A.46 of this title.

Public transportation, employer sponsored.

Quality of life.

Radio, television station.

Railroad, freight terminal facility.

Railroad, passenger station.

Railroad, repair shop.

Rainwater harvesting.

Real estate sign. See chapter 21A.46 of this title.

~~Rear yard.~~
~~Reception center.~~
~~Record of survey map.~~
~~Recreation (indoor).~~
~~Recreation (outdoor).~~
~~Recreation vehicle park.~~
~~Recreational (playground) equipment.~~
~~Recycling collection station.~~
~~Recycling container.~~
~~Recycling processing center (indoor).~~
~~Recycling processing center (outdoor).~~
~~Refinery, petroleum products.~~
~~Relocatable office building.~~
~~Research and development facility.~~
~~Research facility, medical.~~
~~Research facility, medical/dental.~~
~~Residential Districts.~~
~~Residential structure.~~
~~Restaurant.~~
~~Restaurant, with drive-through facility.~~
~~Restaurant, with or without drive-through facility.~~
~~Retail goods establishment.~~
~~Retail goods establishment, plant and garden shop with outdoor retail sales area.~~
~~Retail goods establishment, with drive-through facility.~~
~~Retail goods establishment, with or without drive-through facility.~~
~~Retail, sales and service accessory use when located within a principal building.~~
~~Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees.~~
~~Retail service establishment.~~
~~Retail service establishment, electronic repair shop.~~
~~Retail service establishment, furniture repair shop.~~
~~Retail service establishment, upholstery shop.~~
~~Retail service establishment, with drive-through facility.~~
~~Retaining wall.~~
~~Reuse water.~~
~~Reverse vending machine.~~
~~Rock, sand and gravel storage and distribution.~~
~~Roof sign. See chapter 21A.46 of this title.~~
~~Runway. See section 21A.34.040 of this title.~~
~~Sales and display (outdoor).~~

Salt Lake City landscape BMPs for water resource efficiency and protection.
Salt Lake City plant list and hydrozone schedule.
School, college or university.
School, K—12 private.
School, K—12 public.
School, medical/nursing.
School, music conservatory.
School, professional and vocational.
School, professional and vocational (with outdoor activities).
School, professional and vocational (without outdoor activities).
School, seminary and religious institute.
Schools, public or private.
Seasonal farm stand.
Seasonal item sales.
Setback.
Sexually oriented business.
Shade tree.
Shared housing.
Shopping center.
Shopping center identification sign. See chapter 21A.46 of this title.
Shopping center pad site.
Side yard.
Sight distance triangle.
Sign. See chapter 21A.46 of this title.
Sign face. See chapter 21A.46 of this title.
Sign face area. See chapter 21A.46 of this title.
Sign graphics. See chapter 21A.46 of this title.
Sign maintenance. See chapter 21A.46 of this title.
Sign master plan agreement. See chapter 21A.46 of this title.
Sign painting/fabrication.
Sign painting/fabrication (indoor).
Sign structure or support. See chapter 21A.46 of this title.
Single-family dwelling.
Site development permit.
Site plan.
Sketch plan review.
Slaughterhouse.
Sleeping room.
Sludge.
Small brewery.

~~Smoke or smoking.~~
~~Snipe sign. See chapter 21A.46 of this title.~~
~~Snow cone and shaved ice hut.~~
~~Social service mission.~~
~~Social service mission and charity dining hall.~~
~~Soil amendment.~~
~~Solar array.~~
~~Solar energy collection system, small.~~
~~Sound attenuation. See section 21A.34.040 of this title.~~
~~Special event sign. See chapter 21A.46 of this title.~~
~~Special gateway. See subsection 21A.46.160B of this title.~~
~~Special purpose districts.~~
~~Specimen tree. See Chapter 21A.48 of this title.~~
~~Spot zoning.~~
~~Stabilizing.~~
~~Stable.~~
~~Stadium. See also chapter 21A.46 of this title.~~
~~Storage, accessory (outdoor).~~
~~Storage and display (outdoor).~~
~~Storage (outdoor).~~
~~Storage, public (outdoor).~~
~~Storage, self.~~
~~Store, convenience.~~
~~Store, conventional department.~~
~~Store, fashion-oriented department.~~
~~Store, mass merchandising.~~
~~Store, pawnshop.~~
~~Store, specialty.~~
~~Store, specialty fashion department.~~
~~Store, superstore and hypermarket.~~
~~Store, warehouse club.~~
~~Storefront. See chapter 21A.46 of this title.~~
~~Stormwater curb cut.~~
~~Story (floor).~~
~~Story, half.~~
~~Street.~~
~~Street frontage.~~
~~Street tree.~~
~~Street trees.~~
~~Streetscape.~~

Structural alteration.
Structural soil.
Structure. See also section 21A.34.040 of this title.
Structure, accessory.
Studio, art.
Studio, motion picture.
Subdivision.
TV antenna.
Taxicab facility.
Temporarily irrigated area.
Temporary embellishment. See subsection 21A.46.160B of this title.
Temporary sign. See chapter 21A.46 of this title.
Temporary use.
Theater, live performance.
Theater, live performance or movie.
Theater, movie.
Tire distribution retail/wholesale.
Transportation terminal, including bus, rail and trucking.
Tree. See section 21A.34.040 of this title.
Tree protection fencing. See subsection 21A.48.135D of this title.
Tree protection zone. See subsection 21A.48.135D of this title.
Trellis.
Truck freight terminal.
Truck stop.
Trucking, repair, storage, etc., associated with extractive industries.
Turf.
Twirl time. See subsection 21A.46.160B of this title.
Two-family dwelling.
Undevelopable area.
Unique residential population.
Unit.
Unit legalization, implied permit.
Unit legalization permit.
Unit legalization, substantial compliance with Life and Safety Codes.
Urban agriculture.
Urban farm.
Use, principal.
Use, unique nonresidential.
Used or occupied.
Utility, building or structure.
Utility, electric generation facility.

~~Utility runway. See section 21A.34.040 of this title.~~

~~Utility, sewage treatment plant.~~

~~Utility, solid waste transfer station.~~

~~Utility, transmission wire, line, pipe or pole.~~

~~Vacant lot.~~

~~Vanpool.~~

~~Vanpool, employer sponsored.~~

~~Variance.~~

~~Vegetation.~~

~~Vehicle.~~

~~Vehicle, auction.~~

~~Vehicle, automobile and truck repair.~~

~~Vehicle, automobile and truck sales and rental (including large truck).~~

~~Vehicle, automobile part sales.~~

~~Vehicle, automobile rental agency.~~

~~Vehicle, automobile repair, major.~~

~~Vehicle, automobile repair, minor.~~

~~Vehicle, automobile sales/rental and service.~~

~~Vehicle, automobile sales/rental and service (indoor).~~

~~Vehicle, automobile salvage and recycling (indoor).~~

~~Vehicle, automobile salvage and recycling (outdoor).~~

~~Vehicle, boat/recreational vehicle sales and service.~~

~~Vehicle, boat/recreational vehicle sales and service (indoor).~~

~~Vehicle, electric.~~

~~Vehicle, recreational.~~

~~Vehicle, recreational vehicle (RV) sales and service.~~

~~Vehicle, truck repair (large).~~

~~Vehicle, truck sales and rental (large).~~

~~Vehicular sign. See chapter 21A.46 of this title.~~

~~Vending cart.~~

~~Vending machine sign. See chapter 21A.46 of this title.~~

~~Vertical clearance.~~

~~Vintage sign. See chapter 21A.46 of this title.~~

~~Visible. See chapter 21A.46 of this title.~~

~~Visual runway. See section 21A.34.040 of this title.~~

~~Wall sign. See chapter 21A.46 of this title.~~

~~Warehouse.~~

~~Warehouse, accessory.~~

~~Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate).~~

~~Water body/waterway.~~
~~Water feature.~~
~~Welding shop.~~
~~Wholesale distribution.~~
~~Wind energy system, large.~~
~~Wind energy system, small.~~
~~Window sign. See chapter 21A.46 of this title.~~
~~Wireless telecommunications facility.~~
~~Woodworking mill.~~
~~Yard.~~
~~Yard, corner side.~~
~~Yard, front.~~
~~Yard, interior side.~~
~~Yard, rear.~~
~~Yard, side.~~
~~Zoning Administrator.~~
~~Zoning districts.~~
~~Zoning lot.~~
~~Zoning map.~~
~~Zoological park.~~

SECTION 72. Amending the text of Salt Lake City Code Section 21A.62.040. That Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms) shall be, and hereby is amended as follows:

- a. Amending the definition of “ABUTTING.” That the definition of “ABUTTING” shall be amended to read as follows:

ABUTTING: Contiguous including property separated by an alley, a private right of way or a utility strip.

- b. Repealing the definitions “ACCESS TAPER”, “ACCESSORY LOT”, “ACCESSORY STRUCTURE”, and “ACCESSORY USE (ON ACCESSORY LOT)” as follows:

~~ACCESS TAPER: The transitional portion of a drive access that connects a driveway to a parking pad located within a side yard.~~

~~ACCESSORY LOT: A lot adjoining a principal lot under a single ownership.~~

~~ACCESSORY STRUCTURE: See definition of Accessory Building Or Structure.~~

~~ACCESSORY USE (ON ACCESSORY LOT): See definitions of accessory use and accessory lot.~~

c. Adding the definition of “ADA.” That the definition of “ADA” be added and inserted into the list of definitions in alphabetical order to read as follows:

ADA: Americans with Disabilities Act and all other applicable federal and state laws related to persons with disabilities.

d. Repealing the definitions “ALCOHOL, BAR ESTABLISHMENT (INDOOR)”, “ALCOHOL, BAR ESTABLISHMENT (More Than 2,500 Square Feet In Floor Area)”, “ALCOHOL, BAR ESTABLISHMENT (OUTDOOR)”, “ALCOHOL, BAR ESTABLISHMENT (2,500 Square Feet Or Less In Floor Area)”, “ALCOHOL, BREWPUB (INDOOR)”, “ALCOHOL, BREWPUB (More Than 2,500 Square Feet In Floor Area)”, “ALCOHOL, BREWPUB (OUTDOOR)”, “ALCOHOL, BREWPUB (2,500 Square Feet Or Less In Floor Area)”, “ALCOHOL, TAVERN (INDOOR)”, “ALCOHOL, TAVERN (More Than 2,500 Square Feet In Floor Area)”, “ALCOHOL, TAVERN (OUTDOOR)”, and “ALCOHOL, TAVERN (2,500 Square Feet Or Less In Floor Area)” as follows:

~~ALCOHOL, BAR ESTABLISHMENT (INDOOR): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BAR ESTABLISHMENT (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BAR ESTABLISHMENT (OUTDOOR): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BAR ESTABLISHMENT (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BREWPUB (INDOOR): See definition of alcohol, brewpub.~~

~~ALCOHOL, BREWPUB (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, brewpub.~~

~~ALCOHOL, BREWPUB (OUTDOOR): See definition of alcohol, brewpub.~~

~~ALCOHOL, BREWPUB (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, brewpub.~~

~~ALCOHOL, TAVERN (INDOOR): See definition of alcohol, tavern.~~

~~ALCOHOL, TAVERN (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, tavern.~~

~~ALCOHOL, TAVERN (OUTDOOR): See definition of alcohol, tavern.~~

~~ALCOHOL, TAVERN (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, tavern.~~

e. Amending the definition of “ALTERNATIVE PARKING PROPERTY.” That the definition of “ALTERNATIVE PARKING PROPERTY” shall be amended to read as follows:

ALTERNATIVE PARKING: The amount of parking provided below the minimum required parking or greater than the maximum allowed pursuant to Section 21A.44.050 of this title.

f. Repealing the definitions “AMBULANCE SERVICE (INDOOR)”, “AMBULANCE SERVICE (OUTDOOR)”, “ANCILLARY MECHANICAL EQUIPMENT”, and “ANIMAL, KENNEL ON LOTS OF FIVE ACRES OR LARGER” as follows:

~~AMBULANCE SERVICE (INDOOR): See definition of ambulance service.~~

~~AMBULANCE SERVICE (OUTDOOR): See definition of ambulance service.~~

~~ANCILLARY MECHANICAL EQUIPMENT: Supplemental equipment, attached or detached, including, but not limited to, equipment for the provision of services for heat, ventilation, air conditioning, electricity, plumbing, telephone and television.~~

~~ANIMAL, KENNEL ON LOTS OF FIVE ACRES OR LARGER: See definition of animal, kennel.~~

g. Amending the definition of “ANTENNA, COMMUNICATION TOWER.” That the definition of “ANTENNA, COMMUNICATION TOWER” shall be amended to read as follows:

ANTENNA, COMMUNICATION TOWER: A tower structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission. A communication tower does not include "ham" radio transmission antenna.

h. Repealing the definitions “ANTENNA, COMMUNICATION TOWER, EXCEEDING THE MAXIMUM BUILDING HEIGHT IN THE ZONE”, “ANTENNA, LOW POWER RADIO SERVICE – MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES GREATER THAN TWO FEET IN WIDTH”, “ANTENNA, LOW POWER RADIO SERVICE – MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES LESS THAN TWO FEET IN WIDTH”, “APARTMENT”, “ARCHITECTURALLY INCOMPATIBLE”, “AUTOMATIC AMUSEMENT DEVICE”, “BOARDING HOUSE”, “BUFFER YARD”, “BUILDING, ACCESSORY”, “BUILDING, PUBLIC” as follows:

~~ANTENNA, COMMUNICATION TOWER, EXCEEDING THE MAXIMUM BUILDING HEIGHT IN THE ZONE: See definition of antenna, communication tower.~~

~~ANTENNA, LOW POWER RADIO SERVICE MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES GREATER THAN TWO FEET IN WIDTH: "Low power radio service antenna monopole with antennas and antenna support structures greater than two feet in width" means a self-supporting monopole tower on which antennas and antenna support structures exceeding two feet (2') in width are placed. The antenna and antenna support structures may not exceed thirteen feet (13') in width or eight feet (8') in height.~~

~~ANTENNA, LOW POWER RADIO SERVICE MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES LESS THAN TWO FEET IN WIDTH: A monopole with antennas and antenna support structures not exceeding two feet (2') in width. Antennas and antenna support structures may not exceed ten feet (10') in height.~~

~~APARTMENT: See definition of dwelling, multi-family.~~

~~ARCHITECTURALLY INCOMPATIBLE: Buildings or structures which are incongruous with adjacent and nearby development due to dissimilarities in style, materials, proportions, size, shape and/or other architectural or site design features.~~

~~AUTOMATIC AMUSEMENT DEVICE: Any machine, apparatus or device which, upon the insertion of a coin, token or similar object, operates or may be operated as a game or contest of skill or amusement and for the play of which a fee is charged, or a device similar to any such machine, apparatus or device which has been manufactured, altered or modified so that operation is controlled without the insertion of a coin, token or similar object. The term does not include coin operated televisions, ride machines designed primarily for the amusement of children, or vending machines not incorporating features of gambling or skill.~~

~~BOARDING HOUSE: See definition of Dwelling, Rooming (Boarding) House.~~

~~BUFFER YARD: See definition of Landscape Buffer.~~

~~BUILDING, ACCESSORY: See definition of Accessory Building Or Structure.~~

~~BUILDING, PUBLIC: "Public building" means a building owned and operated, or owned and intended to be operated by a public agency of the United States of America or the State of Utah, or any of its subdivisions.~~

i. Amending the definition of "BULK MATERIAL STORAGE." That the definition of "BULK MATERIAL STORAGE" shall be amended to read as follows:

BULK MATERIAL STORAGE: Storage of materials that are loose, unwrapped, non-parceled, or unbundled.

j. Repealing the definitions "CAR WASH AS ACCESSORY USE TO GAS STATION OR CONVENIENCE STORE THAT SELLS GAS", and "CARPET CLEANING" as follows:

~~CAR WASH AS ACCESSORY USE TO GAS STATION OR CONVENIENCE STORE THAT SELLS GAS: See definition of car wash.~~

~~CARPET CLEANING: A facility or mobile facility used for the cleaning of carpets or rugs.~~

k. Amending the definition of “CHARITY DINING HALL.” That the definition of “CHARITY DINING HALL” shall be amended to read as follows:

CHARITY DINING HALL: A sit down dining facility operated by a nonprofit organization to serve food without charge.

l. Repealing the definitions “COMMERCIAL SERVICE ESTABLISHMENT”, “COMMERCIAL VEHICLE”, “COMMERCIAL VIDEO ARCADE”, “COMPATIBILITY”, “COMPATIBLE DESIGN”, and “CONCEPT DEVELOPMENT PLAN” as follows:

~~COMMERCIAL SERVICE ESTABLISHMENT: A building, property, or activity, of which the principal use or purpose is the provision of services for the installation and repair, on or off site, of equipment and facilities that support principal and accessory uses to commercial and consumer users. Commercial service establishment shall not include any use or other type of establishment which is otherwise listed specifically in the table of permitted and conditional uses found in chapter 21A.33 of this title.~~

~~COMMERCIAL VEHICLE: A vehicle associated with a business that exceeds one (1) ton capacity. This includes but is not limited to buses, dump trucks, stake body trucks, step vans, tow trucks and tractor trailers. Taxis and limousines shall also be considered commercial vehicles.~~

~~COMMERCIAL VIDEO ARCADE: A principal use that contains ten (10) or more automatic amusement devices.~~

~~COMPATIBILITY: Capability of existing together in harmony.~~

~~COMPATIBLE DESIGN: The visual relationship between adjacent and nearby buildings and the immediate streetscape, in terms of a consistency of materials, colors, building elements, building mass, and other constructed elements of the urban environment, is such that abrupt or severe differences are avoided.~~

~~CONCEPT DEVELOPMENT PLAN: A conceptual plan submitted for review and comment in order to obtain guidance from the City regarding how City requirements would apply to a proposed planned development.~~

m. Amending the definition of “CONDOMINIUM - CONDOMINIUM PROJECT AND CONDOMINIUM UNIT.” That the definition of “CONDOMINIUM - CONDOMINIUM PROJECT AND CONDOMINIUM UNIT” shall be amended to read as follows:

CONDOMINIUM: Property or portions thereof conforming to the definitions set forth in section 57-8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20.56 of this Code.)

n. Repealing the definitions “CONDOMINIUM UNIT”, “CONSENSUS”, “CONSTRUCTION PERIOD”, “CORNER LOT”, “CORNER SIDE YARD”, “COMPLETE DEMOLITION”, “DISABLED”, “DWELLING, GROUP HOME (SMALL), WHEN LOCATED ABOVE OR BELOW FIRST STORY OFFICE, RETAIL, OR COMMERCIAL USE, OR ON THE FIRST STORY WHERE THE UNIT IS NOT LOCATED ADJACENT TO STREET FRONTAGE”, and “DWELLING, LIVING QUARTERS FOR CARETAKER OR SECURITY GUARD, LIMITED TO USES ON LOTS ONE ACRE IN SIZE OR LARGER AND ACCESSORY TO A PRINCIPAL USE ALLOWED BY THE ZONING DISTRICT” as follows:

~~CONDOMINIUM UNIT: See definition of condominium — condominium project and condominium unit.~~

~~CONSENSUS: General agreement characterized by the absence of sustained and substantial opposition to issues by the concerned interests and by a process that involves seeking to take into account the views of all parties concerned and to reconcile any conflicting arguments. Consensus does not imply unanimity.~~

~~CONSTRUCTION PERIOD: The time period between when the building permit is obtained and the certificate of occupancy is issued.~~

~~CORNER LOT: See definition of lot, corner.~~

~~CORNER SIDE YARD: See definition of yard, corner side.~~

~~COMPLETE DEMOLITION: Any act or process that destroys or removes seventy five percent (75%) or more of the exterior walls and/or total floor area of a structure, improvement or object.~~

~~DISABLED: See definition of persons with disabilities.~~

~~DWELLING, GROUP HOME (SMALL), WHEN LOCATED ABOVE OR BELOW FIRST STORY OFFICE, RETAIL, OR COMMERCIAL USE, OR ON THE FIRST STORY WHERE THE UNIT IS NOT LOCATED ADJACENT TO STREET FRONTAGE: See definition of dwelling, group home (small).~~

~~DWELLING, LIVING QUARTERS FOR CARETAKER OR SECURITY GUARD, LIMITED TO USES ON LOTS ONE ACRE IN SIZE OR LARGER AND ACCESSORY TO A PRINCIPAL USE ALLOWED BY THE ZONING DISTRICT: See definition of dwelling, living quarters for caretaker or security guard.~~

o. Amending the definition of “DWELLING, MANUFACTURED HOME.” That the definition of “DWELLING, MANUFACTURED HOME” shall be amended to read as follows:

DWELLING, MANUFACTURED HOME: A dwelling transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation. A manufactured home dwelling shall be connected to all utilities required for permanent dwellings and shall be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974. A manufactured home dwelling is a type of manufactured home that is considered a single-family dwelling for the purposes of this title. (See definition of dwelling, mobile home.)

p. Repealing the definition “DWELLING, MODULAR HOME” as follows:
~~DWELLING, MODULAR HOME: See definition of dwelling, manufactured home.~~

q. Amending the definition of “DWELLING, TWIN HOME AND TWO-FAMILY.” That the definition of “DWELLING, TWIN HOME AND TWO-FAMILY” shall be amended to read as follows:

DWELLING, TWIN HOME: A building containing one dwelling separated from one other dwelling by a vertical party wall. Such a dwelling shall be located on its own individual lot.

r. Repealing the definitions “DWELLING UNIT”, “ET OR ETo”, “ETAF”, “ELEVATION AREA, FIRST FLOOR”, “END OF LIFE CARE”, “EQUIPMENT RENTAL, SALES, AND SERVICE, HEAVY”, “EXISTING/ESTABLISHED SUBDIVISION”, “FINANCIAL INSTITUTION, WITH DRIVE-THROUGH FACILITY”, “FLOOR”, “FRONT YARD”, “FUEL CENTER”, “GROSS FLOOR AREA”, and “HEALTH HAZARD” as follows:

~~DWELLING UNIT: See definition of dwelling.~~

~~ET OR ETo: See definition of evapotranspiration (ET) rate.~~

~~ETAF: Evapotranspiration adjustment factor. See definition of evapotranspiration (ET) rate.~~

~~ELEVATION AREA, FIRST FLOOR: The elevation area or portion thereof (in square feet) of the first or ground floor (story) of one side of a building.~~

~~END OF LIFE CARE: Care given to the terminally ill which includes medical, palliative, psychosocial, spiritual, bereavement and supportive care, and treatment.~~

~~EQUIPMENT RENTAL, SALES, AND SERVICE, HEAVY: A type of use involving the rental of equipment, including heavy construction vehicles and equipment, in which all operations are not contained within fully enclosed buildings.~~

~~EXISTING/ESTABLISHED SUBDIVISION: Any subdivision for which a plat has been approved by the City and recorded prior to the effective date hereof.~~

~~FINANCIAL INSTITUTION, WITH DRIVE-THROUGH FACILITY: See definitions of Financial Institution and Drive-Through Facility.~~

~~FLOOR: See definition of Story (Floor).~~

~~FRONT YARD: See definition of yard, front.~~

~~FUEL CENTER: A subordinate building site located on the same site as a principal building/use for the sale and dispensing of motor fuels or other petroleum products and the sale of convenience retail.~~

~~GROSS FLOOR AREA: See definition of floor area, gross.~~

~~HEALTH HAZARD: A classification of a chemical for which there is statistically significant evidence based on a generally accepted study conducted in accordance with established scientific principles that acute or chronic health effects may occur in exposed persons. The term "health hazard" includes chemicals which are carcinogens, toxic or highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, neurotoxins, agents which act on the hematopoietic system, and agents which damage the lungs, skin, eyes or mucous membranes.~~

s. Amending the definition of “HEIGHT, BUILDING - IN THE FR, FP, R-1, R-2, AND SR DISTRICTS.” That the definition of “HEIGHT, BUILDING - IN THE FR, FP, R-1, R-2, AND SR DISTRICTS” shall be amended to read as follows:

HEIGHT, BUILDING - MEASURED FROM ESTABLISHED GRADE: The vertical distance between the top of the roof and established grade at any given point of building coverage (see Illustration A in Section 21A.62.050 of this chapter).

t. Amending the definition of “HEIGHT, BUILDING - OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS.” That the definition of “HEIGHT, BUILDING - OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS” shall be amended to read as follows:

HEIGHT, BUILDING - MEASURED FROM FINISHED GRADE: The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof (see Illustration B in section 21A.62.050 of this chapter).

u. Repealing the definitions “HELIPORT, ACCESSORY”, “HOMELESS SHELTER”, and “HOSPICE” as follows:

~~HELIPORT, ACCESSORY: See definition of heliport.~~

~~HOMELESS SHELTER: See the definition of Homeless Resource Center.~~

~~HOSPICE: A program of care for the terminally ill and their families which occurs in a home or in a healthcare facility and which provides medical, palliative, psychological, spiritual, and supportive care and treatment.~~

v. Amending the definition of “IMPACT MITIGATION REPORT.” That the definition of “IMPACT MITIGATION REPORT” shall be amended to read as follows:

IMPACT MITIGATION PLAN: A report provided by an inland port land use applicant that identifies all potential detrimental impacts that may be produced by an inland port use. The impact mitigation report includes the topics required in section 21A.34.150 of this title and any other information deemed necessary by the Planning Director for the Planning Commission to evaluate the detrimental impacts identified in chapter 21A.54 of this title.

w. Repealing the definitions “IMPACT STATEMENT”, “INTERIOR SIDE YARD”, “IRRIGATION AUDIT”, “LAND USE AUTHORITY”, “LANDFILL, COMMERCIAL”, “LANDFILL, CONSTRUCTION DEBRIS”, “LANDFILL, MUNICIPAL”, “LODGING HOUSE”, “LOT ASSEMBLAGE”, “LOT, FLAG”, “LOW VOLUME IRRIGATION”, “MAJOR STREETS”, “MANUFACTURED HOME”, “MANUFACTURING, HEAVY”, and “MANUFACTURING, LIGHT” as follows:

~~IMPACT STATEMENT: A statement containing an analysis of a project's potential impact on the environment, traffic, aesthetics, schools, and/or Municipal costs and revenues, as well as comments on how the development fits into the General Plan of Salt Lake City.~~

~~INTERIOR SIDE YARD: See definition of yard, interior side.~~

~~IRRIGATION AUDIT: An in depth evaluation of the performance of an irrigation system that includes, but is not limited to, an on-site inspection, system tune up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.~~

~~LAND USE AUTHORITY: The entity identified by this title to decide a land use application.~~

~~LANDFILL, COMMERCIAL: "Commercial landfill" means a commercial landfill which receives any nonhazardous solid waste for disposal. A commercial landfill does not include a landfill that is solely under contract with a local government within the State to dispose of nonhazardous solid waste generated within the boundaries of the local government.~~

~~LANDFILL, CONSTRUCTION DEBRIS: "Construction debris landfill" means a landfill that is to receive only construction/demolition waste, yard waste, inert waste or dead animals, but excluding inert demolition waste used as fill material.~~

~~LANDFILL, MUNICIPAL: "Municipal landfill" means a Municipal landfill or a commercial landfill solely under contract with a local government taking Municipal waste generated within the boundaries of the local government.~~

~~LODGING HOUSE: A residential structure that provides lodging with or without meals, is available for monthly occupancy only, and which makes no provision for cooking in any of the rooms occupied by paying guests.~~

~~LOT ASSEMBLAGE: Acquisition of two (2) or more contiguous lots by the same owner(s) that may or may not be consolidated into a single parcel.~~

~~LOT, FLAG: See definition of Flag Lot.~~

~~LOW VOLUME IRRIGATION: The application of irrigation water at low pressure through a system of tubing or lateral lines and low volume emitters such as drip, drip lines, microemitters, in-line tubing, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.~~

~~MAJOR STREETS: Those streets identified as major streets on city map 19372.~~

~~MANUFACTURED HOME: See definition of Dwelling, Manufactured Home.~~

~~MANUFACTURING, HEAVY: See definition of Heavy Manufacturing.~~

~~MANUFACTURING, LIGHT: See definition of Light Manufacturing.~~

x. Amending the definition of “NEW CONSTRUCTION.” That the definition of “NEW CONSTRUCTION” shall be amended to read as follows:

~~NEW CONSTRUCTION: On site erection, fabrication or installation of a principal building, structure, facility or addition thereto.~~

y. Repealing the definitions “OASIS”, “OFFICE, ACCESSORY USE SUPPORTING AN INSTITUTIONAL USE”, “OFFICE, EXCLUDING MEDICAL AND DENTAL CLINIC AND OFFICE”, “OFFICE, RESEARCH RELATED”, “OPEN SPACE ON LOTS LESS THAN FOUR ACRES IN SIZE”, “OWNER OCCUPANT”, “PARKING, INTENSIFIED REUSE”, “PARKING, LEASED”, and “PARKING, UNBUNDLED” as follows:

~~OASIS: A component of a landscape that requires a high, or comparatively higher volume of water to be sustained; includes water features.~~

~~OFFICE, ACCESSORY USE SUPPORTING AN INSTITUTIONAL USE: See definition of office.~~

~~OFFICE, EXCLUDING MEDICAL AND DENTAL CLINIC AND OFFICE: See definition of office.~~

~~OFFICE, RESEARCH RELATED: See definition of office.~~

~~OPEN SPACE ON LOTS LESS THAN FOUR ACRES IN SIZE: See definition of open space area.~~

~~OWNER OCCUPANT: See section 21A.40.200 of this title.~~

~~PARKING, INTENSIFIED REUSE: "Intensified reuse parking" means the change of the use of a building or structure, the past or present use of which may or may not be legally nonconforming as to parking, to a use which would require a greater number of parking stalls available on site which would otherwise be required pursuant to section 21A.44.040 of this title. Intensified parking reuse shall not include residential uses in Residential Zoning Districts other than single room occupancy residential uses and unique residential populations.~~

~~PARKING, LEASED: "Leased parking" means the lease, for a period of not less than five (5) years, of parking spaces not required for any other use and located within five hundred feet~~

~~(500') measured between a public entrance to the alternative parking property place of pedestrian egress from the leased parking along the shortest public pedestrian or vehicle way, except that in the downtown D-1 district the distance to the leased parking may be up to one thousand two hundred feet (1,200') measured between a public entrance to the alternative parking property and a place of pedestrian egress from the leased parking along the shortest public pedestrian or vehicle way.~~

~~PARKING, UNBUNDLED: A parking strategy in which parking spaces are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit. Tenants or owners are able to purchase only as much parking as they need, and are given the opportunity to save money and space by using fewer parking stalls.~~

z. Amending the definition of “PERSONS WITH DISABILITIES.” That the definition of “PERSONS WITH DISABILITIES” shall be amended to read as follows:

PERSONS WITH DISABILITIES: As defined in the Americans with Disabilities Act and all other applicable federal and state laws.

aa. Repealing the definitions “PLACE OF WORSHIP ON LOT LESS THAN FOUR ACRES IN SIZE”, “PREPARED FOOD, TAKEOUT”, “PUBLIC TRANSPORTATION, EMPLOYER SPONSORED”, “RAINWATER HARVESTING”, “REAR YARD”, “RECORD OF SURVEY MAP” as follows:

~~PLACE OF WORSHIP ON LOT LESS THAN FOUR ACRES IN SIZE: See definition of Place Of Worship.~~

~~PREPARED FOOD, TAKEOUT: "Takeout prepared food" means a retail sales establishment which prepares food for consumption off site only.~~

~~PUBLIC TRANSPORTATION, EMPLOYER SPONSORED: "Employer sponsored public transportation" means a program offering free or substantially discounted passes on the Utah transit authority to employees.~~

~~RAINWATER HARVESTING: Collection of rainwater on site that is used or stored for landscape irrigation. Rainwater harvesting is regulated and managed by the Utah Division of Water Rights.~~

~~REAR YARD: See definition of yard, rear.~~

~~RECORD OF SURVEY MAP: The map as defined in section 57-8-3(18), Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20.56 of this Code.)~~

bb. Amending the definition of “RECREATION VEHICLE PARK.” That the definition of “RECREATION VEHICLE PARK” shall be amended to read as follows:

RECREATIONAL VEHICLE PARK: A business that provides space for living in a recreational vehicle (camper, travel trailer or motor home), on a daily or weekly basis. A recreational vehicle park may include accessory uses such as a convenience store, gasoline pumps and recreation amenities, such as swimming pools, tennis courts, etc., for the convenience of persons living in the park.

cc. Amending the definition of “RESTAURANT.” That the definition of “RESTAURANT” shall be amended to read as follows:

RESTAURANT: An establishment where food and/or drink are prepared and served.

dd. Repealing the definitions “RESTAURANT, WITH DRIVE-THROUGH FACILITY”, “RESTAURANT, WITH OR WITHOUT DRIVE-THROUGH FACILITY”, “RETAIL GOODS ESTABLISHMENT, WITH DRIVE-THROUGH FACILITY”, “RETAIL GOODS ESTABLISHMENT, WITH OR WITHOUT DRIVE-THROUGH FACILITY”, “RETAIL GOODS ESTABLISHMENT, WITH OR WITHOUT DRIVE-THROUGH FACILITY”, “RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING”, “RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING AND OPERATED PRIMARILY FOR THE CONVENIENCE OF EMPLOYEES”, “RETAIL SERVICE ESTABLISHMENT, WITH DRIVE-THROUGH FACILITY”, “REUSE WATER”, “SCHOOL, PROFESSIONAL AND VOCATIONAL (WITH OUTDOOR ACTIVITIES)”, “SCHOOL, PROFESSIONAL AND VOCATIONAL (WITHOUT OUTDOOR ACTIVITIES)”, “SEASONAL ITEM SALES”, “SETBACK”, “SIDE YARD”, “SIGN PAINTING/FABRICATION (INDOOR)”, “SINGLE-FAMILY DWELLING”, “SNOW CONE AND SHAVED ICE HUT”, “SOCIAL SERVICE MISSION AND CHARITY DINING HALL”, and “SPOT ZONING” as follows:

~~RESTAURANT, WITH DRIVE-THROUGH FACILITY: See definitions of Restaurant and Drive-Through Facility.~~

~~RESTAURANT, WITH OR WITHOUT DRIVE-THROUGH FACILITY: See definitions of Restaurant and Drive-Through Facility.~~

~~RETAIL GOODS ESTABLISHMENT, WITH DRIVE-THROUGH FACILITY: See definitions of Retail Goods Establishment and Drive-Through Facility.~~

~~RETAIL GOODS ESTABLISHMENT, WITH OR WITHOUT DRIVE-THROUGH FACILITY: See definitions of Retail Goods Establishment and Drive-Through Facility.~~

~~RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING: See definitions of Retail Goods Establishment and Retail Service Establishment.~~

~~RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING AND OPERATED PRIMARILY FOR THE CONVENIENCE OF EMPLOYEES: See definitions of Retail Goods Establishment and Retail Service Establishment.~~

~~RETAIL SERVICE ESTABLISHMENT, WITH DRIVE THROUGH FACILITY: See definitions of Retail Service Establishment and Drive Through Facility.~~

~~REUSE WATER: Treated or recycled wastewater of a quality suitable for nonpotable uses such as aboveground landscape irrigation and water features. This water is not intended or fit for human consumption.~~

~~SCHOOL, PROFESSIONAL AND VOCATIONAL (WITH OUTDOOR ACTIVITIES): See definition of School, Professional And Vocational.~~

~~SCHOOL, PROFESSIONAL AND VOCATIONAL (WITHOUT OUTDOOR ACTIVITIES): See definition of School, Professional And Vocational.~~

~~SEASONAL ITEM SALES: Items that are identified with individual holidays or celebrations relating to the four (4) seasons: spring, summer, autumn or winter (such as a winter festival or harvest festival). Such items include, but are not limited to, Valentine's Day or Easter items, Halloween pumpkin, or Christmas tree sales. Independence Day and Pioneer Day fireworks are governed independently in this code. Prepared food is not a seasonal item, however fresh farm produce, sold within the intermountain region harvest season, is allowed. Food pertaining to farmers' markets and farm sales are regulated separately.~~

~~SETBACK: See definition of Yard.~~

~~SIDE YARD: See definition of Yard, Side.~~

~~SIGN PAINTING/FABRICATION (INDOOR): See definition of Sign Painting/Fabrication.~~

~~SINGLE FAMILY DWELLING: See definition of Dwelling, Single Family.~~

~~SNOW CONE AND SHAVED ICE HUT: A temporary building designed to accommodate the sales of flavored ice only.~~

~~SOCIAL SERVICE MISSION AND CHARITY DINING HALL: See definitions of Social Service Mission and Charity Dining Hall.~~

~~SPOT ZONING: The process of singling out a small parcel of land for a use classification materially different and inconsistent with the surrounding area and the adopted city master plan, for the sole benefit of the owner of that property and to the detriment of the rights of other property owners.~~

ee. Amending the definition of "STORE, CONVENTIONAL DEPARTMENT." That the definition of "STORE, CONVENTIONAL DEPARTMENT" shall be amended to read as follows:

STORE, DEPARTMENT: A retail business which offers a broad range of merchandise lines at moderate level price points, consisting of primarily apparel and home goods. No merchandise line predominates and goods are displayed in a departmentalized format. Customer assistance

is provided in each department, but checkout facilities can be either departmentalized or centralized. These stores are typically over one hundred thousand (100,000) square feet in size.

ff. Repealing the definitions “STORE, SPECIALTY FASHION DEPARTMENT”, “STORY, HALF”, “STRUCTURE, ACCESSORY”, “TV ANTENNA”, “TEMPORARILY IRRIGATED AREA”, “THEATER, LIVE PERFORMANCE OR MOVIE”, “TRUCKING, REPAIR, STORAGE, ETC., ASSOCIATED WITH EXTRACTIVE INDUSTRIES”, “TWO-FAMILY DWELLING”, “UNIQUE RESIDENTIAL POPULATION”, “UNIT”, “UNIT LEGALIZATION, IMPLIED PERMIT”, “UNIT LEGALIZATION PERMIT”, “UNIT LEGALIZATION, SUBSTANTIAL COMPLIANCE WITH LIFE AND SAFETY CODES”, “URBAN AGRICULTURE”, and “USE, UNIQUE NONRESIDENTIAL” as follows:

~~STORE, SPECIALTY FASHION DEPARTMENT: A retail business which specializes in high end merchandise in the categories of apparel, fashion accessories, jewelry, and limited items for the home and housewares. These stores feature exclusive offerings of merchandise, high levels of customer service and amenities, and higher price points. Specialty fashion department stores provide checkout service and customer assistance (salespersons) within each department and often offer specialized customer services such as valet parking, exclusive dressing rooms and personal shoppers. These stores typically range from eighty thousand (80,000) to one hundred thirty thousand (130,000) square feet in size.~~

~~STORY, HALF: "Half story" means the portion of a building which contains habitable living space within the roof structure of a shed, hip or gable roof. The portion of a building which contains habitable living space within the roof structure of a mansard, gambrel or flat roof constitutes one full story, not one-half (1/2) story.~~

~~STRUCTURE, ACCESSORY: See definition of Accessory Building Or Structure.~~

~~TV ANTENNA: See definition of Antenna, TV.~~

~~TEMPORARILY IRRIGATED AREA: Areas that are irrigated for a limited period only after landscaping installation until plantings become established.~~

~~THEATER, LIVE PERFORMANCE OR MOVIE: See definitions of Theater, Movie and Theater, Live Performance.~~

~~TRUCKING, REPAIR, STORAGE, ETC., ASSOCIATED WITH EXTRACTIVE INDUSTRIES: A facility used for the repair and storage of trucks associated with extractive industries.~~

~~TWO-FAMILY DWELLING: See definition of Dwelling, Two-Family.~~

~~UNIQUE RESIDENTIAL POPULATION: Occupants of a residential facility who are unlikely to drive automobiles requiring parking spaces for reasons such as age, or physical or mental disabilities.~~

~~UNIT: The physical elements or space or time period of a condominium project which are to be owned or used separately, and excludes common areas and facilities as defined in section 57-~~

~~8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20.56 of this code.)~~

~~UNIT LEGALIZATION, IMPLIED PERMIT: A permit for construction which either specifically is for the construction of a particular number of units in excess of what should have been allowed or which references that the structure has a number of units in excess of what should have been allowed or the City's continuous issuance of an apartment business revenue license for a number of units in excess of what should have been allowed.~~

~~UNIT LEGALIZATION PERMIT: A permit issued for building improvements required to obtain a unit legalization zoning certificate by the City.~~

~~UNIT LEGALIZATION, SUBSTANTIAL COMPLIANCE WITH LIFE AND SAFETY CODES: All units, and the building in which they are located, are constructed and maintained in such a manner that they are not an imminent threat to the life, safety or health of the occupants or the public.~~

~~URBAN AGRICULTURE: A general term meaning the growing of plants, including food products, and the raising of animals in and around cities. Urban farms and community gardens with their accessory buildings, farm stands, farmers' markets, and garden stands are components of urban agriculture.~~

~~USE, UNIQUE NONRESIDENTIAL: "Unique nonresidential use" means the nonresidential use of a building resulting in a documented need for fewer parking spaces than would otherwise be required by chapter 21A.44 of this title, due to the building's particular design, size, use, or other factors and unique characteristics.~~

gg. Amending the definition of "VANPOOL." That the definition of "VANPOOL" shall be amended to read as follows:

VANPOOL: A group of seven (7) to fifteen (15) commuters, including the driver, who share the ride to and from work or other destination on a regularly scheduled basis.

hh. Repealing the definitions "VANPOOL, EMPLOYER SPONSORED", "VEHICLE, AUTOMOBILE SALES/RENTAL AND SERVICE (INDOOR)", "VEHICLE, BOAT/RECREATIONAL VEHICLE SALES AND SERVICE (INDOOR)", "WAREHOUSE, ACCESSORY", "WAREHOUSE, ACCESSORY TO RETAIL AND WHOLESALE BUSINESS (Maximum 5,000 Square Foot Floor Plate)", "YARD, SIDE", and "ZONING LOT" as follows:

~~VANPOOL, EMPLOYER SPONSORED: "Employer sponsored vanpool" means a program offered by a business or in conjunction with the Utah Transit Authority to provide a multipassenger van for employee transportation.~~

~~VEHICLE, AUTOMOBILE SALES/RENTAL AND SERVICE (INDOOR): See definition of Vehicle, Automobile Sales/Rental And Service.~~

~~VEHICLE, BOAT/RECREATIONAL VEHICLE SALES AND SERVICE (INDOOR): See definition of Vehicle, Boat/Recreational Vehicle Sales And Service.~~

~~WAREHOUSE, ACCESSORY: See definition of Warehouse.~~

~~WAREHOUSE, ACCESSORY TO RETAIL AND WHOLESALE BUSINESS (Maximum 5,000 Square Foot Floor Plate): See definition of Warehouse.~~

~~YARD, SIDE: See definition of yard, interior side.~~

~~ZONING LOT: See definition of lot.~~

SECTION 73. Amending the text of *Salt Lake City Code* Subsection 21A.62.050.A and B.

That Subsection 21A.62.050.A and B of the *Salt Lake City Code* (Zoning: Definitions: Illustrations of Selected Definitions) shall be, and hereby is amended as follows:

- A. Building Height As Measured From Established Grade.
- B. Building Height As Measured from Finished Grade.

SECTION 74. Amending the text of *Salt Lake City Code* Section 21A.62.050 Illustration

A. That Section 21A.62.050 Illustration A of the *Salt Lake City Code* (Zoning: Definitions: Illustrations of Selected Definitions) shall be, and hereby is amended as follows:

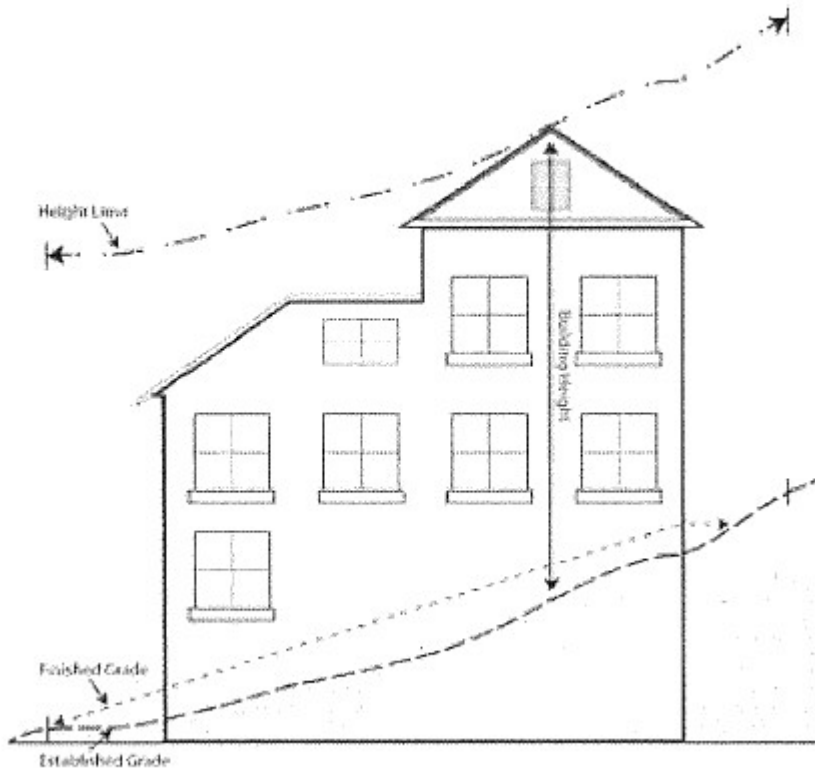
**ILLUSTRATION A
BUILDING HEIGHT AS MEASURED FROM ESTABLISHED GRADE**

Finished Grade:

The final grade of a site after reconfiguring grades according to an approved site plan related to the most recent building permit activity on a site.

Established Grade:

The grade of a property prior to the most recent proposed development or construction activity. On developed lots, the zoning administrator shall estimate established grade if not readily apparent, by referencing elevations at points where the developed area appears to meet the undeveloped portions of the land. The estimated grade shall tie into the elevation and slopes of adjoining properties without creating a need for new retaining wall, abrupt differences in the visual slope and elevation of the land, or redirecting the flow of runoff water.



SECTION 75. Amending the text of *Salt Lake City Code* Section 21A.62.050 Illustration

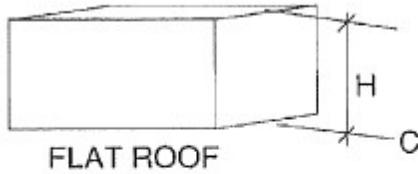
B. That Section 21A.62.050 Illustration B of the *Salt Lake City Code* (Zoning: Definitions: Illustrations of Selected Definitions) shall be, and hereby is amended as follows:

**ILLUSTRATION B
BUILDING HEIGHT AS MEASURED FROM FINISHED GRADE**

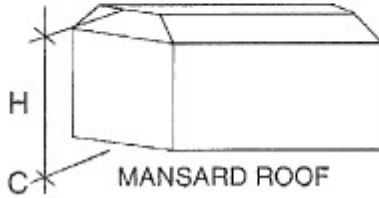
DEFINITION :

Building Height

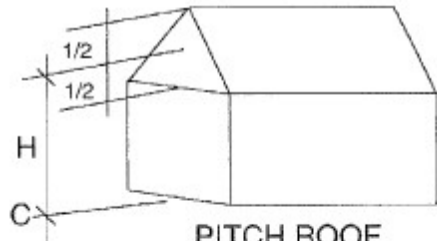
The vertical distance measured from the average elevation of the finished lot grade at each face of the building, to the highest point of the coping of a flat roof; the deck line of a mansard roof, or the average height of the gable on a pitched, gambrel, hip or shed roof.



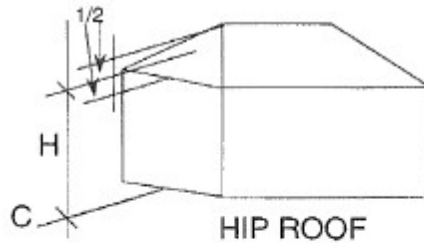
FLAT ROOF



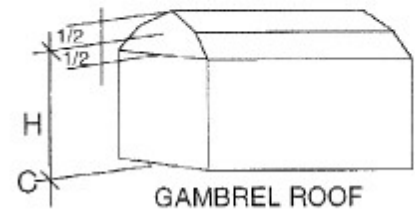
MANSARD ROOF



PITCH ROOF



HIP ROOF



GAMBREL ROOF



SHED ROOF

H : Height of Building
C : Average Elevation of Finished Lot Grade

SECTION 76. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this 5th day of March, 2024.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. 10 of 2024 .
Published: _____ .
Ordinance amending Title 21A definitions

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: <u>October 23, 2023</u></p> <p>By: <u><i>Katherine Pasker</i></u> Katherine D. Pasker, <i>Senior City Attorney</i></p>
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