

21A.33.040: **TABLE OF PERMITTED AND CONDITIONAL USES FOR  
MANUFACTURING DISTRICTS:**

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C	C <sup>7</sup>
Agricultural use	P	P
Alcohol:		
Bar establishment	C <sup>6,10</sup>	C <sup>6,10</sup>
Brewpub	P <sup>6,10</sup>	P <sup>6,10</sup>
Distillery	P <sup>19</sup>	P <sup>19</sup>
Tavern	C <sup>6,10</sup>	C <sup>6,10</sup>
Winery	P <sup>19</sup>	P <sup>19</sup>
Ambulance services (indoor and/or outdoor)	P	P
Animal:		
Cremation service	P	P
Kennel	P <sup>13</sup>	P
Pet cemetery	P <sup>2</sup>	P <sup>2</sup>
Pound	P <sup>12,13</sup>	P <sup>12</sup>
Raising of furbearing animals	C	P
Stockyard	C <sup>12</sup>	P <sup>12</sup>
Veterinary office	P	P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height	C	C
Artisan food production	P <sup>19</sup>	P <sup>19</sup>
Bakery, commercial	P <sup>19</sup>	P <sup>19</sup>
Bio-medical facility	P <sup>18, 19</sup>	P <sup>18, 19</sup>

Use	Permitted and Conditional Uses By District	
	M-1	M-2
Blacksmith shop	P <sup>19</sup>	P <sup>19</sup>
Bottling plant	P <sup>19, 20</sup>	P <sup>19, 20</sup>
Brewery	P <sup>19</sup>	P <sup>19</sup>
Building materials distribution	P	P
Bus line station/terminal	P	P
Bus line yard and repair facility	P <sup>12</sup>	P
Cannabis production establishment	P	P
Check cashing/payday loan business	P <sup>9</sup>	
Chemical manufacturing and/or storage		C <sup>19</sup>
Commercial food preparation	P <sup>19</sup>	P <sup>19</sup>
Community correctional facility, large	C <sup>8,16</sup>	
Community correctional facility, small	C <sup>8,16</sup>	
Community garden	P	
Concrete and/or asphalt manufacturing	C <sup>12,13, 19</sup>	P <sup>12, 19</sup>
Contractor's yard/office	P	P
Crematorium	P	P
Data center	P <sup>19</sup>	
Daycare center, adult	P	
Daycare center, child	P	
Drop forge industry		P <sup>19</sup>
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	P	P
Equipment, heavy (rental, sales, service)	P	P
Equipment rental (indoor and/or outdoor)	P	P
Explosive manufacturing and storage		C <sup>12, 19</sup>
Financial institution with or without drive-through facility	P <sup>11</sup>	

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Flammable liquids or gases, heating fuel distribution and storage		P <sup>12</sup>
Food processing	P <sup>19</sup>	P <sup>19</sup>
Gas station	P	P
Golf course	P <sup>19</sup>	
Government facility	P	P
Government facility requiring special design features for security purposes	P	P
Grain elevator	C <sup>12</sup>	P
Greenhouse	P	
Heavy manufacturing		P <sup>12, 19</sup>
Home occupation	P <sup>15</sup>	P <sup>15</sup>
Hotel/motel	P	
Impound lot	P <sup>12</sup>	P <sup>12</sup>
Incinerator, medical waste/hazardous waste		C <sup>12, 19</sup>
Industrial assembly	P <sup>19</sup>	P <sup>19</sup>
Laboratory, medical related	P <sup>19</sup>	P <sup>19</sup>
Large wind energy system	P <sup>13,14</sup>	P
Laundry, commercial	P <sup>19</sup>	P <sup>19</sup>
Light manufacturing	P <sup>19</sup>	P <sup>19</sup>
Limousine service	P	P
Mobile food business (operation in the public right-of-way)	P	P
Mobile food business (operation on private property)	P	P
Mobile food court	P	P
Municipal services uses including City utility uses and police and fire stations	P	

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Office	P	
Office, publishing company	P	
Open space	P	P
Package delivery facility	P	P
Paint manufacturing		P <sup>19</sup>
Park	P	P
Parking:		
Commercial	P	
Off site	P	P
Park and ride lot	P	P
Park and ride lot shared with existing use	P	P
Photo finishing lab	P <sup>19</sup>	P <sup>19</sup>
Poultry farm or processing plant		P <sup>12, 19</sup>
Printing plant	P <sup>19</sup>	
Radio, television station	P	
Railroad, freight terminal facility	C <sup>4</sup>	C <sup>4</sup>
Railroad, repair shop	C <sup>19</sup>	P <sup>19</sup>
Recreation (indoor)	P	
Recreation (outdoor)	P	
Recycling:		
Collection station	P	P
Processing center (indoor)	P <sup>19</sup>	P <sup>19</sup>
Processing center (outdoor)	C <sup>12,13,14, 19</sup>	P <sup>12, 19</sup>
Refinery, petroleum products		C <sup>12, 19</sup>
Research and development facility	P <sup>19</sup>	P <sup>19</sup>
Restaurant with or without drive-through facilities	P <sup>11</sup>	

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Retail goods establishment with or without drive-through facility	P <sup>11</sup>	
Retail service establishment:		
Electronic repair shop	P	
Furniture repair shop	P	P
Upholstery shop	P	
Rock, sand and gravel storage and distribution	C	P
School:		
Professional and vocational (with outdoor activities)	P	
Professional and vocational (without outdoor activities)	P	
Seminary and religious institute	P	
Seasonal farm stand	P	P
Sexually oriented business	P <sup>5</sup>	P <sup>5</sup>
Sign painting/fabrication	P	P
Slaughterhouse		P <sup>12</sup>
Small brewery	P <sup>19</sup>	P <sup>19</sup>
Solar array	P <sup>17, 19</sup>	P <sup>19</sup>
Storage and display (outdoor)	P	P
Storage, public (outdoor)	P	P
Storage, self	P	P
Store, convenience	P	P
Studio, motion picture	P	
Taxicab facility	P	P
Technology facility	P <sup>19</sup>	
Tire distribution retail/wholesale	P	P
Truck freight terminal	P <sup>12</sup>	P <sup>12</sup>

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Urban farm	P	P
Utility:		
Building or structure	P	P
Electric generation facility	C <sup>3,12, 19</sup>	C <sup>3,12, 19</sup>
Sewage treatment plant	C	P
Solid waste transfer station	C <sup>12</sup>	P <sup>12</sup>
Transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>
Vehicle:		
Auction	P	P
Automobile and truck repair	P	P
Automobile and truck sales and rental (including large truck)	P	P
Automobile part sales	P	P
Automobile salvage and recycling (indoor)	P <sup>19</sup>	P <sup>19</sup>
Automobile salvage and recycling (outdoor)	C <sup>12,13,14, 19</sup>	P <sup>12, 19</sup>
Recreational vehicle (RV) sales and service	P	P
Truck repair (large)	P	P
Vending cart, private property	P	P
Warehouse	P <sup>19</sup>	P <sup>19</sup>
Welding shop	P <sup>19</sup>	P <sup>19</sup>
Wholesale distribution	P <sup>19</sup>	P <sup>19</sup>
Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090E. of this title)		
Woodworking mill	P <sup>19</sup>	P <sup>19</sup>

## Qualifying provisions:

1. See Subsection 21A.02.050.B of this title for utility regulations.
2. Subject to Salt Lake Valley Health Department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility shall be located within 1 mile of a Residential Zoning District.
5. Pursuant to the requirements set forth in Section 21A.36.140 of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.
8. A community correctional facility is considered an institutional use and any such facility located within the AFPP Airport Flight Path Protection Overlay District is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Influence Zone within Section 21A.34.040 of this title.
9. No check cashing/payday loan business shall be located closer than  $\frac{1}{2}$  mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related Establishments", of this title.
11. Subject to conformance to the provisions in Section 21A.40.060 of this title for drive-through use regulations.
12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.
15. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030 of this title.
16. Prohibited within  $\frac{1}{2}$  mile of any Residential Zoning District boundary and subject to Section 21A.36.110 of this title.
17. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.
18. Prohibited within  $\frac{1}{2}$  mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
19. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
20. Prohibited in the IP Inland Port Overlay District. See Subsection 21A.34.150.B.2.f.

(Ord. 69-21, 2021: Ord. 67-21, 2021: Ord. 4-20, 2020; Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 69-18, 2018: Ord. 23-18, 2018: Ord. 3-18, 2018)