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04/14/2000 09:17 AM NO FEE
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY RECORDER
BY: BJN, DEPUTY - WI 28 P.

STATE OF UTAH, }
City and County of Salt Lake, } ss.

I, Bonnie Ferrin Deputy, City Recorder of Salt Lake City, Utah, do hereby

certify that the attached document is a full, true and correct copy of. Salt Lake City Code, 1988,...
as amended, Ordinance 14 of 2000 - Amending the Salt Lake City Zoning Code regarding
Agricultural Districts.

passed by City Council/Executive Action of Salt Lake City, Utah, April 11, 2000

as appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City,
this 13th day of April, 2000

Bonnie Ferrin
Deputy City Recorder

Published April 19, 2000



BK8355PG1739

SALT LAKE CITY ORDINANCE
No. 14 of 2000
(Amending the Salt Lake City Zoning Code
Regarding Agricultural Districts)

AN ORDINANCE AMENDING THE SALT LAKE CITY ZONING CODE
REGARDING AGRICULTURAL DISTRICTS AND RELATED CHANGES, PURSUANT TO
PETITION NO. 400-00-02.

WHEREAS, the Salt Lake City Zoning Code contains a classification known as AG
Agricultural District; and

WHEREAS, the City Council of Salt Lake City, Utah finds after public hearings before
its own body and before the Planning Commission that portions of the Salt Lake City Zoning
Code which relate to the Agricultural Zoning District should be amended to more accurately
reflect the property uses permitted in such zoning districts, and that such amendments are in the
best interest of the City;

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

SECTION 1. That Section 21A.22.010.E of the Salt Lake City Code shall be and hereby
is amended to read as follows:

E. Special Purpose Districts:

Section	District Name
21A.32.020	RP Research Park District
21A.32.030	BP Business Park District
21A.32.040	FP Foothills Protection District
21A.32.050	AG Agricultural District
21A.32.052	AG-2 Agricultural District
21A.32.054	AG-5 Agricultural District
21A.32.056	AG-20 Agricultural District
21A.32.060	A Airport District
21A.32.070	PL Public Lands District
21A.32.080	I Institutional District
21A.32.090	UI Urban Institutional District
21A.32.100	OS Open Space District
21A.32.110	MH Mobile Home Park District
21A.32.120	EI Extractive Industries District
21A.32.130	MU Mixed Use District

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SECTION 2. Section 21A.32.030.I.4 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

4. When a property zoned business park abuts, or is across the street from, an AG-2 or AG-5 zoning district the following standards shall apply:
 - a) Buildings shall be prohibited within one-hundred feet of the adjacent property line;
 - b) Parking lots shall be prohibited within fifty feet of the adjacent property line; and
 - c) The portion of the lot located between the adjacent property line and the parking lot or building shall be improved in the form of a landscaped buffer with a minimum five-foot berm and shall comply with the provisions of Section 21A.48.080 D. 3, Improvements of Landscape Buffers

SECTION 3. Section 21A.32.052, 054 and 056 of the Salt Lake City Zoning Code shall be and hereby are enacted to read as follows:

21A.32.052 AG-2 agricultural district.

- A. Purpose Statement. The purpose of the AG-2 agricultural district is to preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than two acres. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses.
- B. Uses. Uses in the AG-2 agricultural district as specified in the Table of Permitted and Conditional Uses for Special Purpose Districts found at Section 21A.32.130 are permitted subject to the general provisions set forth in Section 21A.32.010 and this section.
- C. Minimum Lot Area And Lot Width:

Land Use	Minimum Lot Area	Minimum Lot Width
1. Single-family dwellings	2 acres	150 ft.
2. Small group homes	2 acres	150 ft
3. Agricultural uses	2 acres	150 ft
4. Kennel, public and private	5 acres	220
5. Natural open space and conservation areas, public and private.	No minimum	No minimum

6. Public pedestrian pathways, trails and greenways.	No minimum	No minimum
7. Utility substations and buildings.	5,000 sq. ft.	50 ft.
8. Public/private utility wires, lines, pipes and poles.	No minimum	No minimum
9. Other permitted or conditional uses as listed in Section 21A.32.130	2 acres	150 ft

D. Maximum Building Height:

1. Single-Family Dwellings: Two and one-half (2 1/2) stories or thirty feet (30'), whichever is less.
2. Small Group Homes: Two and one-half (2 1/2) stories or thirty feet (30'), whichever is less.
3. Agricultural Uses: Forty five feet (45').
4. Conditional Uses: Forty five feet (45').

E. Minimum Yard Requirements for single family and group homes:

1. Front Yard: Thirty feet (30').
2. Corner Side Yard: Thirty feet (30').
3. Interior Side Yard: Thirty-five feet (35')
4. Rear Yard: None
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to Table 21A.36.020B of this Title.

F. Maximum Building Coverage for single family and group homes. The surface coverage of the principle dwelling shall not exceed eighty percent (80%) of the buildable area for residential uses of the lot.

G. Buildable area for principal dwelling. A residential structure shall not be located further than two-hundred feet (200') from the front property line.

H. Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards in conformance with the requirements of Part IV, Chapter 21A.48 of this Title.

I. Restrictions On Agricultural Uses: In addition to the applicable foregoing regulations, agricultural uses shall comply with the following requirements:

1. No feeding, grazing, or sheltering of livestock and poultry, whether within penned enclosures or within enclosed buildings, shall be permitted within fifty feet (50') of an existing single-family dwelling on an adjacent lot.

21A.32.054 AG-5 agricultural district.

- A. Purpose Statement. The purpose of the AG-5 agricultural district is to preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than five acres. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses.
- B. Uses. Uses in the AG-5 agricultural district as specified in the Table of Permitted and Conditional Uses for Special Purpose Districts found at Section 21A.32.130 are permitted subject to the general provisions set forth in Section 21A.32.010 and this section.

C. Minimum Lot Area And Lot Width:

Land Use	Minimum Lot Area	Minimum Lot Width
1. Single-family dwellings	5 acres	220 ft.
2. Small group homes	5 acres	220 ft
3. Agricultural uses	5 acres	220 ft
4. Pet Cemetery	2 acres	150 ft
5. Natural open space and conservation areas, public and private	No minimum	No minimum
6. Public pedestrian pathways, trails and greenways	No minimum	No minimum
7. Utility substations and buildings	5,000 sq. ft.	50 ft.
8. Public/private utility wires, lines, pipes and poles	No minimum	No minimum
9. Other permitted or conditional uses as listed in Section 21A.32.130	5 acres	220

D. Maximum Building Height:

1. Single-Family Dwellings: Two and one-half (2 1/2) stories or thirty feet (30'), whichever is less.
2. Small Group Homes: Two and one-half (2 1/2) stories or thirty feet (30'), whichever is less.
3. Agricultural Uses: Forty five feet (45').
4. Conditional Uses: Forty five feet (45').

E. Minimum Yard Requirements:

1. Front Yard: Thirty feet (30').
2. Corner Side Yard: Thirty feet (30').
3. Interior Side Yard: Thirty-five feet (35')
4. Rear Yard: None
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to Table 21A.36.020B of this Title.

F. Maximum Building Coverage for single family and group homes. The surface coverage of all principal dwellings shall not exceed fifty percent (50%) of the buildable area for residential uses of the lot

G. Buildable area for principal dwelling. A residential structure shall not be located further than two-hundred feet (200') from the front property line.

H. Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards in conformance with the requirements of Part IV, Chapter 21A.48 of this Title.

I. Restrictions On Agricultural Uses: In addition to the applicable foregoing regulations, agricultural uses shall comply with the following requirements:

1. No feeding, grazing, or sheltering of livestock and poultry, whether within penned enclosures or within enclosed buildings, shall be permitted within fifty feet (50') of an existing single-family dwelling on an adjacent lot.

21A.32. 056 AG-20 agricultural district.

A. Purpose Statement. The purpose of the AG-20 agricultural district is to preserve and protect agricultural uses, on lots not less than twenty acres, in suitable portions of Salt Lake City. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses.

B. Uses. Uses in the AG-20 agricultural district as specified in the Table of Permitted and Conditional Uses for Special Purpose Districts found at Section 21A.32.130 are permitted subject to the general provisions set forth in Section 21A.32.010 and this section.

C. Minimum Lot Area And Lot Width:

Land Use	Minimum Lot Area	Minimum Lot Width
1. Agricultural uses	20 acres	500 ft
2. Kennels, public and private	5 acres	220 ft.
3. Pet Cemetery	2 acres	150 ft
4. Natural open space and conservation areas, public and private	No minimum	No minimum
5. Public pedestrian pathways, trails and greenways	No minimum	No minimum
6. Utility substations and buildings	5,000 sq. ft.	50 ft.
7. Public/private utility wires, lines, pipes and poles	No minimum	No minimum
8. Other permitted or conditional uses as listed in Section 21A.32.130	20 acres	500 ft

D. Maximum Building Height: Building height shall be limited to forty-five feet. Building heights in excess of forty-five feet but not more than sixty-five feet may be approved as a conditional use; provided that the additional height is compatible with adjacent properties and does not conflict with the Airport Flight Path Protection Overlay Zone.

E. Minimum Yard Requirements:

1. Front Yard: 50 feet
2. Corner Side Yard: 50 feet
3. Interior Side Yard: None required
4. Rear Yard: None required
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to Table 21A.36.020B of this Title.

F. Required Landscape Yards: None required

J. Restrictions On Agricultural Uses: In addition to the applicable foregoing regulations, agricultural uses shall comply with the following requirements:

1. No feeding, grazing, or sheltering of livestock and poultry, whether within penned enclosures or within enclosed buildings, shall be permitted within fifty feet (50') of an existing single-family dwelling on an adjacent lot.

SECTION 4. The "Table Of Permitted And Conditional Uses For Special Purpose Districts," located at Section 21A.32.140 of the Salt Lake City Code shall be and hereby is amended as set forth on Exhibit "A" attached hereto.

SECTION 5. The table entitled "Summary Table of Yard and Bulk Requirements – Special Purpose Districts," located at Section 21A.32.150 of the Salt Lake City Code shall be and hereby is amended as set forth on Exhibit "B" attached hereto.

SECTION 6. Section 21A.36.070.C of the Salt Lake City Code shall be and hereby is amended to read as follows:

- C. Small Group Homes - Authorized As Permitted Uses: Small group homes shall be permitted pursuant to subsection B of this Section in the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU, RO, CC, CG, D-2, D-3, AG, AG-2, and AG-5 Districts provided:
 1. No small group home shall be located within eight hundred feet (800') of another group home; and
 2. Small group homes established in the RB and RO Districts shall be located above the ground floor.

SECTION 7. The table entitled "Wireless Telecommunications Facilities," located at Section 21A.40.090.E of the Salt Lake City Code shall be and hereby is amended as set forth on Exhibit "C" attached hereto.

SECTION 8. Section 21A.40.120.G.1 of the Salt Lake City Code shall be and hereby is amended to read as follows:

1. Permitted Use: Barbed wire fencing is allowed as a permitted use in the AG, AG-2, AG-5, AG-20, A, CG, M-1, M-2 and D-2 Districts.

SECTION 9. Section 21A.40.150 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.40.150 Seasonal Farm Stands

Seasonal farm stands may be approved by the Zoning Administrator as a permitted accessory use in the AG-2, AG-5 and AG-20 districts during the spring and summer. Such use shall be limited to a period between April and October. Seasonal farm stand sales are limited to produce and products produced or grown on the premises. No accessory structure shall be displayed obstructing the "sight distance triangle" as defined in Part IV, Chapter 21A.62. of this Title.

SECTION 10. Section 21A.42.070.A and B of the Salt Lake City Code shall be and hereby is amended to read as follows:

- A. Outdoor Sales Of Plant Products During Spring And Summer: Outdoor sales of plant products during the spring and summer are permitted in the CN, CB, CS, C-C, CSHBD, CG, D-2, M-1, M-2, and I Institutional Districts. Such use shall be limited to a period between April and October. No tree or temporary structure shall be displayed obstructing the "sight distance triangle" as defined in Part IV, Chapter 21A.62 of this Title.
- B. Christmas Tree And Other Seasonal Item Sales: Christmas tree and other seasonal item sales are permitted in the CN, CB, CC, CS, CSHBD, CG, D-2, D-3, M-1, and M-2 Districts. Such use shall be limited to a period not to exceed forty five (45) days. Display of Christmas trees need not comply with the yard requirements of this Title. No tree shall be displayed obstructing the "sight distance triangle" as defined in Part IV, Chapter 21A.62 of this Title.

SECTION 11. The table entitled "Parking Restrictions Within Yards," located at Section 21A.44.050.C of the Salt Lake City Code shall be and hereby is amended as set forth on Exhibit "D" attached hereto.

SECTION 12. The table entitled "Schedule Of Minimum Off-Street Parking Requirements," located at 21A.44.060.F of the Salt Lake City Code shall be and hereby is amended as set forth on Exhibit "E" attached hereto.

SECTION 13. Section 21A.46.120.C.1 and 2 of the Salt Lake City Code, shall be and hereby is amended to read as follows:

- C. Sign Regulations for the AG, AG-2, AG-5, and AG-20 Districts:
 - 1. Purpose: Signage in the AG, AG-2, AG-5 and AG-20 Districts should be limited to signage appropriate for single-family residential and agricultural uses.

2. Applicability: Regulations on Table 21A.46.120C3 of this Section shall apply to all lots within the AG, AG-2, AG-5 and AG-20 Districts.

SECTION 14. Section 21A.46.120.C.3 of the Salt Lake City Code, and the table entitled "Standards For The AG District," shall be and hereby is amended as set forth on Exhibit "F" attached hereto.

SECTION 15. The table located at Section 21A.54.150.E.2 of the Salt Lake City Code shall be and hereby is amended as set forth on Exhibit "G" attached hereto.

SECTION 16. The definition of "Agricultural use," located in Section 21A.62.040 of the Salt Lake City Code, shall be and hereby is amended to read as follows:

"Agricultural use" means the use of a tract of land for growing crops in the open, dairying, pasturage, horticulture, floriculture, general farming uses and necessary accessory uses, including the structures necessary for carrying out farming operations; provided, however, such agricultural use shall not include the following uses:

1. Commercial operations or accessory uses which involve retail sales to the general public unless the use is specifically permitted by this Title, and;
2. The feeding of garbage to animals, the raising of poultry or fur-bearing animals as a principal use, or the operation or maintenance of commercial stockyards, or feed yards, slaughterhouses or rendering facilities.

SECTION 17. The definition of "Kennel," located in Section 21A.62.040 of the Salt Lake City Code, shall be and hereby is amended to read as follows:

"Kennel", public or private, means the keeping of more than two (2) dogs and/or two (2) cats that are more than six (6) months old. A third dog or cat may be allowed if a pet rescue permit has been approved under Section 8.04.130 of this Code.

SECTION 18. Section 21A.62.040 of the Salt Lake City Code shall be and hereby is amended to add the following definitions, in alphabetical order:

"Stable, private" means a detached building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

"Stable, public" means a building or land where animals are kept for remuneration, hire, sale, boarding, riding or show.

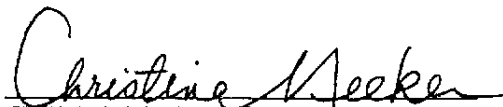
C. Coffey
3/31/2020

SECTION 19. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder.

Passed by the City Council of Salt Lake City, Utah, this 11th day of April, 2000.

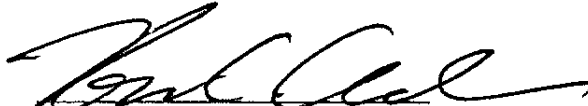

CHAIRPERSON

ATTEST AND COUNTERSIGN:

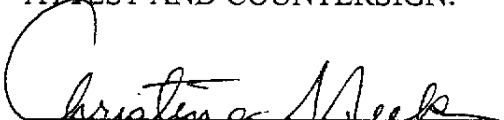

CHRISTINE NEEKER
CHIEF DEPUTY CITY RECORDER

Transmitted to the Mayor on April 11, 2000.

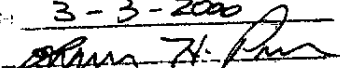
Mayor's Action: Approved Vetoed


MAYOR

ATTEST AND COUNTERSIGN:


CHRISTINE NEEKER
CHIEF DEPUTY CITY RECORDER



APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: 3-3-2000
By: 

(SEAL)

Bill No. 14 of 2000.
Published: APRIL 19, 2000.

EXHIBIT A

21A.32.140 Table Of Permitted And Conditional Uses For Special Purpose Districts:

LEGEND C = Conditional Use P = Permitted Use	PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS															
	Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	A	PL	I	UI	MH	EI	MU
Residential																
Assisted living facility (see Section 21A.36.050 of this Title)																P
Congregate care facility												P	P			P
Dwelling units, above first floor commercial or office																P
Group home, large (see Section 21A.36.070 of this Title)																C
Group home, small (see Section 21A.36.070 of this Title)				P	P	P										P
Living quarters for caretakers and security guards	P	P									P	P	P			P
Manufactured home				P	P	P										P
Mobile homes														P		
Multi-family (no maximum density limitation)													P			
Multiple-family dwellings																P
Nursing care facility												P	P			P
Resident health care facility (see Section 21A.36.040 of this Title)																P
Single-family attached dwellings																P
Single-family detached dwellings			P	P	P	P										P
Twin home and two-family dwellings																P
Rooming (boarding) house																P
Office & Related Uses																
Accessory offices supporting an institutional use													P			
Financial institutions, with drive-through facilities	P	P														P ³
Financial institutions, without drive-through facilities	P	P														P

LEGEND C = Conditional Use P = Permitted Use	PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS															
	Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	A	PL	I	UI	MH	EI	MU
Government offices	P	P								P	P	P	P			P
Medical and dental offices	P	P										P	P			P
Offices		P								P						P
Offices, research related	P	P														P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P														P
Retail Sales & Services																
Accessory retail sales and services uses, when located within the principal building and operated primarily for the convenience of employees	P	P								P	P	P	P			P
Commercial service establishments																C
Gas station (may include accessory convenience retail and/or minor repairs as defined in Part VI, Chapter 21A.62 of this Title)		C ⁷														P ³
Restaurants with drive-through facilities		C ⁷														P ³
Restaurants without drive-through facilities		C ⁷														P
Retail goods establishments		C ⁷														P
Retail service establishments																P
Institutional Uses																
Adult daycare centers												P	P			P
Child daycare centers	P	P								P	P	P	P			P
Cemeteries and accessory crematoriums									P							
Colleges and universities												P	P			
Community and recreation centers									P		P	P	P			P
Conference center	P									P		C	P			
Convention center, with or without hotels											C					
Convents and monasteries												P	P			
Dental laboratories/research facilities	P	P										C				P

LEGEND C = Conditional Use P = Permitted Use	PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS															
	Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	A	PL	I	UI	MH	EI	MU
Emergency response and medical service facilities including fire stations and living quarters	C									P		P				
Exhibition hall											C	C	P			
Hospitals, including accessory lodging facilities	C											P	P			
Libraries											P	P	P			
Medical and dental clinics	P	P										P	P			P
Medical research facilities	P											P				P
Medical/nursing schools												P				
Meeting halls of membership organizations		P										P	P			P
Nursing care facility; sanitariums												P	P			
Pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4,5}								
Philanthropic uses												P	P			
Places of worship												P	P			P
Prison or jail											C					
Religious assembly with exhibit hall												C	P			
Research, commercial, scientific, educational	P	P									P					C
Reuse of schools and churches											C	C	C			P
Seminaries and religious institutes											P	P	P			
Schools, K-12 private												P	P			
Schools, K-12 public											P					
Schools, professional/vocational	C	P								P		P	P			
Recreation, Cultural and Entertainment																
Art galleries																P
Arenas, stadiums, fairgrounds											C	C	C			
Botanical gardens	C															
Community gardens as defined in Part VI, Chapter 21A.62 of this Title																P
Country clubs									P							
Dance studio																P
Golf courses									P	P	P					

LEGEND C = Conditional Use P = Permitted Use	PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS															
	Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	A	PL	I	UI	MH	EI	MU
Movie theaters/live performance theaters																P
Museums	C									P	P	P				
Natural open space and conservation areas				P	P	P	P	P								P
Nature preserves/conservation areas, public and private			P	P	P	P	P	P								P
Park (public)	C							P				P				P
Pedestrian pathways, trails and greenways												P				P
Private recreational facilities	P							P			P	P				P
Tavern/lounge/brew pub; 2,500 square feet or less in floor area																C
Zoological park								P								
Airport and Related Uses																
Air cargo terminals and package delivery facilities.		P							P							
Airline service and maintenance operations									P							
Airline ticketing and baggage processing									P							
Airport operations (including air traffic control, navigational aids, emergency and maintenance operations)									P							
Alcoholic beverage consumption establishments (on-premises)(within terminal complex only)									P							
Automobile rental agencies		P							P							
Commercial recreation center (within terminal complex only)									P							
Financial institutions (within terminal complex only)									P							
Fuel storage for on-site distribution									P							
General aviation facilities									P							
Heliport	C	C							P		C	C				
Light manufacturing		C							P							
Meeting rooms (within terminal complex only)									P							

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LEGEND C = Conditional Use P = Permitted Use	PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS															
	Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	A	PL	I	UI	MH	EI	MU
Offices										P						
Restaurants; other food services										P						
Retail goods establishments - specialty, primarily for airport customers (within terminal complex only)										P						
Retail services establishments - primarily for airport customers (within terminal complex only)										P						
Miscellaneous																
Accessory uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Title	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural uses		C		P	P	P	P			P						
Bed and breakfast												C ²	P			P
Bed and breakfast inn												C ²	P			P
Bed and breakfast manor														P		P
Communication towers	P	P	C							P	P	P	P		P	
Communication towers, exceeding the maximum building height	C	C								P	C	C	C		C	
Concrete or asphalt manufacturing													P		P	
Hotels and motels	C	C								P				P		P
Industrial assembly		P								P						
Jewelry fabrication and associated processing		P														
Kennels, public or private, on lots of 5 acres or larger ^s		C		p ^s	p ^s	p ^s	p ^s									
Local government facilities	P	P	P							P	P	P	P		P	
Mining and extraction of minerals and materials, including ore, stone, sand, gravel, oil and oil shale															P	
Off-site parking										P	C	C	C			C
Outdoor storage, accessory		P								P					P	
Park and ride lots										P	C					
Park and ride parking, shared with existing use	P	P								P	P	P	P		P	P
Parking structure	P	P	P							P	P	C	C		P	P

LEGEND C = Conditional Use P = Permitted Use	PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS															
	Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	A	PL	I	UI	MH	EI	MU
Production related to on-site research	P															C
Public/private utility buildings and structures	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C
Public/private utility transmission wires, lines, pipes and poles	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Radio Station		P ⁶														
Stable, private				P	P	P	P									
Stable, public						C	C									
Storage of extracted material															P	
Transportation terminals, including bus, rail and trucking										P		C				
Trucking, repair, storage etc., associated with extractive industries															P	
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)																C
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																P
Warehouse, including mini-storage warehouses		P								P						
Wholesale distribution		P								P						C

Qualifying Provisions:

1. See subsection 21A.02.050B of this Title for utility regulations.
2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
3. When located on an arterial street.
4. Subject to Salt Lake City/County Health Department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennae shall be required to go through the Site Plan Review Process to ensure that the color, design and location of all proposed equipment and antennae are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of Section 21.54.150 of this Title.
8. Kennels, public or private, whether within penned enclosures or within enclosed buildings, shall not be permitted within two hundred feet (200') of an existing single-family dwelling on an adjacent lot.

EXHIBIT B

21A.32.150 Summary Table Of Yard And Bulk Requirements - Special Purpose Districts:

YARD AND BULK REGULATIONS											
District Name	Min. Lot Area	Min. Lot Width	Max. Building Height	Max. FAR	Min. Open Space	Min. Front Yard	Min. Corner Yard	Interior Side Yard	Min. Rear Yard	Required Landscape Yard	Landscape Buffer Yards ¹
RP Research Park	40,000 s.f.	150'	45' Conditional: 75'	0.35	30%	30'	30'	20'	25'	Front and corner side: 30' Interior side and rear: 8'	30'
BP Business Park	20,000 s.f.	100'	4 stories/ 60'	0.40	30%	30'	30'	20'	25'	Front and corner side: 30' Interior side and rear: 8'	30'
FP Foothills Protection	16 acres	140'	See subsection 21A.24.0100 of this Part			20'	20'	75'	75'		
AG Agricultural	Residential 10,000 s.f. Agricult. 5 acres C.U.: 5,000 sf	100' C.U.: 50'	Residential: 30' or 2 1/2 stories Agricultural: 45' Conditional: 45'			30'	30'	20'	30'	Front and corner side yards	
AG-2	2 acres	150'	Residential: 30' or 2 1/2 stories Agricultural: 45' Conditional: 45'	80% of buildable area for residential units		30'	30'	35'	None	Front and corner side yards	
AG-5	5 acres	220'	Residential: 30' or 2 1/2 stories Agricultural: 45' Conditional: 45'	50% of buildable area for residential units		30'	30'	35'	None	Front and corner side yards	
AG-20	20 acres	500'	Agricultural: 45' Conditional: 45'			50'	50'	None	None	None	
A Airport			See subsections 21A.34.040F and R of this Part								
PL Public Lands	Schools: 5 acres Others: 20,000 s.f.	Schools: 150' Others: 75'	Local government facilities, prison or jail, government offices, arenas, stadiums, fair-ground and exhibition hall: 75' Others: 35'			Schools: 30' Others: 30'	Schools: 30' Others: 30'	Schools: 50' Others: 20'	Schools: 100' Others: 30'	Front and corner side yards	10'

BK8355PG1756

YARD AND BULK REGULATIONS											
District Name	Min. Lot Area	Min. Lot Width	Max. Building Height	Max. FAR	Min. Open Space	Min. Front Yard	Min. Corner Yard	Interior Side Yard	Min. Rear Yard	Required Landscape Yard	Landscape Buffer Yards
I Institutional	Worship places: 2 acres Others: 20,000 s.f.	100'	35' permitted 75' conditional (see subsection 21A.32.080D of this Chapter)	1.0	40%	20'	20'	20'	25'	Front and corner side: 20' Interior side and rear: 8'	15' or equal to building height
UI Urban Institutional	Places of worship: 20,000 s.f. Others: 1 acre	Places of worship: 100' Others: 150'	75' Conditional: up to 120'		20'	15' Hospital 30'	15' Hospital 30'	None Hospital 15'	25' Hospital 5'	Front and corner side: 15' Interior: none Rear: 10' Hospitals: see subsection 21A.32.090I of this Chapter	15'
OS Open Space	10,000 s.f.	50'	Exceptions, see subsection 21A.32.100.D of this Chapter			30'	30'	20'	30'	Front and corner side: 30' Interior side and rear: 10'	10'
MH Mobile Home Park	No minimum	No minimum	30' (clubhouse) or 2 1/2 stories 15 dwelling units		Common open space 250 sf per dwelling unit	20'	20'	10'	10'	Front and corner side: 20' Interior side and rear: 3'	20'
EI Extractive Industries	10 acres	300'	75'			50'	50'	30'	30'	The first 30' of all required yards	30'
MU Mixed Use	See subsection 21A.32.13 O.C. of this Chapter	See subsection 21A.32.13 O.C. of this Chapter	See subsection 21A.32.130.E of this Chapter		20%	10'	10'	See section 21A.32.130D of this Chapter	See section 21A.32.130D of this Chapter	Front and corner side: 10'	10'

Additional Regulations:

- FP District: Maximum disturbed area: 2 acres.
Slope restriction: 30 percent slope.
- MH District: Minimum district size: 10 acres.
Maximum density: 10 dwelling units per acre.
- EI District: Setback from residential districts shall be 1,000 feet.

Footnotes:

1. See Chapter 21A.48 of this Title.

EXHIBIT C

Table 21A.40.090E Wireless Telecommunications Facilities							
Wall Mount	Roof Mount	Monopole With Antennas And Antenna Support Structure Less Than 2 Feet Wide		Monopole With Antennas And Antenna Support Structure Greater Than 2 Feet Wide		Lattice Tower	
		District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone		
Residential Districts							
R-1/12,000	C ¹						
R-1/7,000	C ¹						
R-1/5,000	C ¹						
SR-1	C ¹						
SR-3	C ¹						
R-2	C ¹						
RMF-30	C ¹						
RMF-35	C ¹						
RMF-45	P	C					
RMF-75	P	C					
Mixed Use - Residential/Office Districts							
RB	C ¹						
R-MU	P	C					
RO	C ¹						
Commercial/Manufacturing Districts							
CN	C ¹						
CB	P	C					
CS	P	P					
CC	P	P	P	C	C	C	
CSHBD	P	P	P	C	C	C	
CG	P	P	P	C	C	C	C
D-1	P	P	P	C	C	C	
D-2	P	P	P	C	C	C	
D-3	P	P	P	C	C	C	
M-1	P	P	P	C	P	C	C
M-2	P	P	P	C	P	C	C

Special Purpose/Overlay Districts							
RP	P	C					
BP	P	P	P	C	C	C	
AG	P ¹	P ¹	C	C	C		
AG-2	P ¹	P ¹	C	C	C		
AG-5	P ¹	P ¹	C	C	C		
AG-20	P	P	C	C	C		
A	P	P	P	P	P	C	C
PL	P	C					
I	P	C					
UI	P	P	C	C	C		
OS ²			C	C	C	C	C
EI	P	P	P	C	C	C	

Notes:

P Permitted use.

C Conditional use.

1. Allowed only on nonresidential buildings.

2. New telecommunications towers are allowed outside the telecommunication corridor in the OS Zone for public safety purposes only.

EXHIBIT D

Table 21A.44.050 C Parking Restrictions Within Yards Special Purpose Districts				
Parking Restrictions Within Yards				
Zoning Districts	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
RP	Parking not permitted	Parking not permitted	Parking not permitted within 30 feet of the side lot line when abutting residential district. Parking not permitted within 8 feet of any side lot line	Parking not permitted within 30 feet of the rear lot line when abutting residential district. Parking not permitted within 8 feet of any rear lot line
BP	Parking not permitted	Parking not permitted	Parking not permitted within 30 feet of the side lot line when abutting residential district. Parking not permitted within 8 feet of any side lot line	Parking not permitted within 30 feet of the rear lot line when abutting residential district. Parking not permitted within 8 feet of any rear lot line
FP	Parking not permitted	Parking not permitted	Parking not permitted within 6 feet of side lot line	Parking permitted
AG	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
AG-2	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
AG-5	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
AG-20	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
A	Parking permitted	Parking permitted	Parking permitted	Parking permitted
PL	Parking not permitted	Parking not permitted	Parking permitted. Parking not permitted within 10 feet if it abuts a residential district	Parking permitted. Parking not permitted within 10 feet if it abuts a residential district
I	Parking not permitted	Parking not permitted	Parking not permitted within 15 feet of the side lot line when abutting residential district	Parking not permitted within 15 feet of the rear lot line when abutting residential district
UI ²	Parking not permitted within 15 feet of the front lot line	Parking not permitted within 15 feet of a corner side lot line	Parking permitted. Parking not permitted within 15 feet of lot line when abutting single and two-family districts	Parking not permitted within 10 feet of the rear lot line. Parking not permitted within 15 feet of lot line when abutting single and two-family districts
OS	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line	Parking not permitted within 10 feet of the rear lot line
MH	Parking is not permitted	Parking is not permitted	Parking not permitted within 20 feet of the side lot line	Parking not permitted within 20 feet of the rear lot line
EI	Parking not permitted within 10 feet of the front lot line	Parking not permitted within 30 feet of the corner side lot line	Parking not permitted within 30 feet of the side lot line	Parking not permitted within 20 feet of the rear lot line
MU	Parking not permitted	Parking not permitted between front lot line and building line	Parking not permitted within one of the side yards of interior lots	Parking permitted

1. Minimum open space of twenty percent lot area may impact parking location

2. Hospitals in the UI zone: Parking is not permitted within thirty feet of a front and corner side yard, or within ten feet of an interior side and rear yard.

EXHIBIT E

Table 21A.44.060 F Schedule Of Minimum Off-Street Parking Requirements	
Each principal building or use shall have the following minimum number of parking spaces:	
Residential	
Bed and breakfast establishment	1 parking space per room
Congregate care facility	1 parking space for each living unit containing 2 or more bedrooms 3/4 parking space for each 1 bedroom living unit
Fraternity, sorority or dormitory	1 parking space for each 2 residents, plus 1 parking space for each 3 full-time employees. Note: the specific college or university may impose additional parking requirements
Group home	1 parking space per home and 1 parking space for every 2 support staff present during the most busy shift
Hotel or motel	1 parking space for each 2 separate rooms, plus 1 space for each dwelling unit
Multiple-family dwellings	(1) 2 parking spaces for each dwelling unit containing 2 or more bedrooms (2) 1 parking space for 1 bedroom and efficiency dwelling (3) 1/2 parking space for single room occupancy dwellings (600 square foot maximum) (4) 1/2 parking space for each dwelling unit in the R-MU, D-1, D-2 and D-3 Zones
Rooming house	1 parking space for each 2 persons for whom rooming accommodations are provided
Single-family attached dwellings (row and townhouse) and single-family detached dwellings	1 parking space for each dwelling unit in the SR-3 Zone 1 parking space for each dwelling in the D-1, D-2 and D-3 Zones 2 parking spaces for each dwelling unit in all other zones where residential uses are allowed 4 outdoor parking spaces maximum for single-family detached dwellings
Transitional treatment home/halfway house	1 parking space for each 4 residents and 1 parking space for every 2 support staff present during the most busy shift
Two-family dwellings and twin home dwellings	2 parking spaces for each dwelling unit
Institutional	
Assisted living facility	1 parking space for each 4 employees, plus 1 parking space for each 6 infirmary or nursing home beds, plus 1 parking space for each 4 rooming units, plus 1 parking space for each 3 dwelling units
Auditorium; accessory to a church, school, university or other institution	1 space for each 5 seats in the main auditorium or assembly hall
Daycare, child and adult	2 spaces per 1,000 square feet of gross floor area
Funeral services	1 space per 4 seats in parlor plus 1 space per 2 employees plus 1 space per vehicle used in connection with the business
Hospital	1.80 parking spaces per hospital bed
Places of worship	1 parking space for each 5 seats in the main auditorium or assembly hall
Sanitarium, nursing care facility	1 parking space for each 6 beds for which accommodations are offered, plus 1 parking space for each 4 employees other than doctors, plus 1 parking space for each 3 dwelling units
Schools	
K-8th grades	1 parking space for each 3 faculty members and other full-time employees

BK8355PG1761

Table 21A.44.060 F

Schedule Of Minimum Off-Street Parking Requirements

Each principal building or use shall have the following minimum number of parking spaces:	
Senior high school	1 parking space for each 3 faculty members, plus 1 parking space for each 3 full-time employees, plus 1 parking space for each 10 students
College/university, general	1 parking space for each 3 faculty members, plus 1 parking space for each 3 full-time employees, plus 1 parking space for each 10 students
Vocational/trade school	1 space per 1 employee plus 1 space for each 3 students based on the maximum number of students attending classes on the premises at any time
Homeless shelters	1 parking space for each employee
Recreation, Cultural, Entertainment	
Art gallery/museum	1 space per 1,000 square feet gross floor area
Bowling alley	2 spaces per lane
Club/lodge	6 spaces per 1,000 square feet of gross floor area
Dance/music studio	1 space for every 1 employee
Gym/health club/recreation facilities	3 spaces per 1,000 square feet of gross floor area
Library	1 space per 1,000 square feet of gross floor area
Sports arena/stadium	1 space per 10 seats
Swimming pool, skating rink or natatorium	1 space per 5 seats and 3 spaces per 1,000 square feet of gross floor area
Tennis court	2 spaces per court
Theater, movie and live	1 space per 4 seats
Commercial/Manufacturing	
Bus facility	1 space per 2 employees plus 1 space per bus
Durable goods, furniture, appliances, etc.	1 space per 500 square feet gross floor area
General manufacturing	1 space per 3 employees plus 1 space per company vehicle
Radio/TV station	3 spaces per 1,000 square feet
Warehouse	2 spaces per 1,000 square feet of gross floor area for the first 10,000 square feet plus 1/2 space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates
Wholesale distribution	1 space per 1,000 square feet of gross floor area for the first 10,000 square feet, plus 1/2 per 2,000 square feet floor area for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates
Retail Goods And Services	
Auto repair	1 space per service bay plus 3 stalls per 1,000 square feet for office and retail areas
Car wash	3 stacked spaces per bay or stall, plus 5 stacking spaces for automated facility
Drive-through facility	5 stacking spaces on-site per cashier, teller or similar employee transacting business directly with drive-through customers at any given time in addition to the parking required for that specific land use
Outdoor display of live plant materials	1 parking space per 1,000 square feet of display area
Outdoor display of merchandise for sale, other than live plant materials	2 parking spaces per 1,000 square feet of display area
Restaurants, taverns and private clubs	6 spaces per 1,000 square feet gross floor area
Retail goods establishment	3 spaces per 1,000 square feet gross floor area
Retail service establishment	2 spaces per 1,000 square feet gross floor area

Table 21A.44.060 F	
Schedule Of Minimum Off-Street Parking Requirements	
Each principal building or use shall have the following minimum number of parking spaces:	
Retail shopping center over 55,000 square feet GFA	2 spaces per 1,000 square feet gross floor area
Office And Related Uses	
Financial establishments	2 spaces per 1,000 square feet
General office	3 spaces per 1,000 square feet gross floor area for the main floor plus 1 1/4 spaces per 1,000 square feet gross floor area for each additional level, including the basement
Medical/dental offices	5 spaces per 1,000 square feet gross floor area
Offices, research related	3 spaces per 1,000 square feet gross floor area
Miscellaneous	
Kennels (public) or public stables	1 space per 2 employees
All other uses	3 spaces per 1,000 square feet

EXHIBIT F

3. Sign Type, Size And Height Standards For The AG, AG-2, AG-5 and AG-20 Districts:

21A.46.120.C.3			
STANDARDS FOR THE AG, AG-2, AG-5 and AG-20 DISTRICTS			
Types Of Signs Permitted	Maximum Area Per Sign Face In Square Feet	Maximum Height In Feet	Number Of Signs Permitted Per Use
Signs advertising agricultural uses and/or products grown on-site	16 sq. ft.	8 ft. ¹	1 per street frontage
Construction sign	16 sq. ft.	4 ft. ¹	1 per street frontage
Special event sign	16 sq. ft.	6 ft. ¹	1 per street frontage
Garage/yard sale sign	6 sq. ft.	4 ft. ¹	1 per street frontage
Political sign	8 sq. ft.	4 ft. ¹	No limit
Real estate sign	8 sq. ft.	4 ft. ¹	1 per street frontage
Private directional sign	8 sq. ft.	4 ft. ¹	No limit
Public safety sign	8 sq. ft.	6 ft. ¹	No limit
Nameplate	1 sq. ft.	N/A	1 per dwelling
Notes:			
1. A 5 foot setback is required.			

BK8355PG1764

EXHIBIT G

21A.54.150.E.2	
District	Minimum Planned Development Size
Residential Districts	
FR-1/43,500 Foothills Estate Residential District	5 acres
FR-2/21,780 Foothills Residential District	5 acres
FR-3/12,000 Foothills Residential District	5 acres
R-1/12,000 Single-Family Residential District	5 acres
R-1/7,000 Single-Family Residential District	20,000 square feet
R-1/5,000 Single-Family Residential District	20,000 square feet
SR-1 Special Development Pattern Residential	9,000 square feet
SR-2 Special Development Pattern Residential	Reserved
SR-3 Interior Block Single-Family Residential	9,000 square feet
R-2 Single- and Two-family Residential District	9,000 square feet
RMF-30 Low Density Multi-Family Residential	9,000 square feet
RMF-35 Moderate Density Multi-Family Residential	9,000 square feet
RMF-45 Moderate/High Density Multi-Family Residential	20,000 square feet
RMF-75 High Density Multi-Family District	20,000 square feet
RO Residential/Office District	20,000 square feet
RB Residential/Business District	20,000 square feet
RMU Residential/Mixed Use	20,000 square feet
Commercial Districts	
CN Neighborhood Commercial District	20,000 square feet
CB Community Business District	20,000 square feet
CS Community Shopping District	60,000 square feet
CC Corridor Commercial District	20,000 square feet
CSHBD Sugar House Business District	20,000 square feet
CG General Commercial District	1 acre
Manufacturing Districts	
M-1 Light Manufacturing District	2 acres
M-2 General Manufacturing District	2 acres
Downtown Districts	
D-1 Central Business District	2 acres
D-2 Downtown Support Commercial District	2 acres
D-3 Downtown Warehouse/Residential District	1 acre

BK8355PG1765

District	Minimum Planned Development Size
Special Purpose Districts	
RP Research Park District	10 acres
BP Business Park District	10 acres
FP Foothills Protection District	32 acres
AG	10 acres
AG-2	4 acres
AG-5	10 acres
AG-20	40 acres
A Airport District	2 acres
PL Public Lands District	5 acres
I Institutional District	5 acres
UI Urban Institutional District	1 acre
OS Open Space District	2 acres
MH Mobile Home District	10 acres
EI Extractive Industries District	10 acres