

SALT LAKE CITY ORDINANCE

No. 60 of 2008

(Amending definition of “Restaurant”; amending parking requirements for restaurants, retail goods establishments, and retail service establishments, so as to make said requirements the same for all three uses; amending off street parking requirements; amending alternative parking solutions and expanding off-site and shared parking options)

AN ORDINANCE AMENDING SECTION 21A.62.040, *SALT LAKE CITY CODE*, PERTAINING TO ZONING CODE DEFINITIONS, AND SECTIONS 21A.44.010, 21A.44.020, 21A.44.030, AND 21A.44.060, *SALT LAKE CITY CODE*, PERTAINING TO OFF STREET PARKING AND LOADING REQUIREMENTS, AND AMENDING TABLES IN SECTION 21A.44.060E, PERTAINING TO SCHEDULE OF SHARED PARKING, SECTION 21A.44.060F, PERTAINING TO SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS, SECTION 21A.24.190, PERTAINING TO PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS, AND SECTION 21A.26.080, PERTAINING TO PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS, PURSUANT TO PETITION NO. 400-02-22.

WHEREAS, the Salt Lake City Code contains certain definitions, including a definition for “restaurant” in Section 21A.62.040; and

WHEREAS, the City Council now desires to amend said definition; and

WHEREAS, the proposed amendment is consistent with the purposes, goals, objectives, and policies of Salt Lake City’s general plan; and

WHEREAS, the Salt Lake City Code contains certain provisions pertaining to off-street parking and loading; and

WHEREAS, the Salt Lake City Code contains certain provisions pertaining to permitted and conditional uses for residential districts; and

WHEREAS, the Salt Lake City Code contains certain provisions pertaining to permitted and conditional uses for commercial districts; and

WHEREAS, the City Council finds that the proposed 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. AMENDMENT TO DEFINITIONS. That Section 21A.62.040 of the *Salt Lake City Code*, pertaining to zoning code definitions be, and hereby is, amended, in part, to read as follows:

"Restaurant" means an establishment where food and drink are prepared, served, and consumed, mostly within the principal building.

SECTION 2. AMENDMENT TO OFF-STREET PARKING AND LOADING REQUIREMENTS. That Section 21A.44.010G of the *Salt Lake City Code*, pertaining to off-street parking and loading be, and hereby is, amended, to read as follows:

G. Damage Or Destruction: For any conforming or nonconforming use which is involuntarily damaged or destroyed by fire, collapse, explosion or other cause, and which is reconstructed, reestablished or repaired, off-street parking or loading facilities in compliance with the requirements of this Chapter need not be provided, except that parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be

restored or continued in operation. It shall not be necessary to restore or maintain parking or loading facilities in excess of those required by this Title for equivalent new uses or construction.

SECTION 3. AMENDMENT TO GENERAL OFF-STREET PARKING REQUIREMENTS. That Section 21A.44.020L of the *Salt Lake City Code*, pertaining to off-street parking dimensions be, and hereby is, amended, to read as follows:

L. Off Site Parking Facilities: Off site parking facilities may, in districts where they are specifically allowed as permitted or conditional uses, be used to satisfy the requirements of this title for off street parking, subject to the following requirements:

1. The maximum distance between the proposed use and the closest point of the off site parking facility shall not exceed five hundred feet (500'). However, in the D-1 district, such distance shall not exceed one thousand two hundred feet (1,200').

2. Projects requiring off-site, shared, and/or alternative parking in areas of the City where a UI zoning district abuts a D-1 district, the following apply;

a. For a project located within a UI district, the area available for off-site, shared, and/or alternative parking shall not exceed 500 feet within the UI district unless the D-1 district is located within 1,200 feet, in which case the area available for off-site, shared, and/or alternative parking may extend up to 1,200 feet from the project in the direction of the D-1 district;

b. For a project located within a D-1 district, the area available for off-site, shared, and/or alternative parking shall not exceed 1,200 feet; however, if the UI district is located within 1,200 feet, the area available for off-site, shared, and/or alternative parking shall not extend into the UI district more than 500 feet;

c. The maximum distance between the proposed use and the off-site, shared, and/or alternative parking shall be measured radially from the closest property line of the proposed use to the closest property line of the off-site, shared, and/or alternative parking;

d. Parking stalls shall not be counted more than once in off-site, shared, and/or alternative parking plans for different facilities, except where different plans comply with off-site, shared, and/or alternative parking regulations due to hours of operation, days of usage, or other reasons.

3. Off-site parking to support uses in the CB, CN, RB, MU, RMU, RMU-35 AND RMU-45 zones or a legal non-conforming use in a residential zone need not comply with the maximum five hundred foot (500') distance limitation, provided the applicant can demonstrate that a viable plan to transport patrons or employees has been developed. Such plans include, but are not limited to, valet parking or a shuttle system. After July 31, 2008 no new off-site parking facilities may be created in any residential zoning district, except in the RB, RO, RMU, RMU-35 and RMU-45

zoning districts. The Zoning Administrator has the authority to make discretionary decisions concerning the provisions of Table 21A.44.060E – Schedule of Shared Parking, when actual data is presented which supports a change in the parking requirement. The Zoning Administrator may require a traffic and/or parking impact study in such matters.

4. Off site parking facilities shall be under the same ownership or leasehold interest as the lot occupied by the building or use to which the parking facilities are accessory. Private possession of off street parking facilities may be either by deed or by long term lease. The deed or lease shall require the owner and/or heirs, successors or assigns to maintain the required number of parking facilities for the duration of five (5) years' minimum contractual relationship. The city shall be notified when the contract is terminated. If for any reason the lease is terminated during the five (5) year minimum contractual period, the lessee, shall either replace the parking being lost through the terminated lease, or obtain approval for alternative parking requirements, section 21A.44.030 of this chapter. Pursuant to obtaining a building permit or conditional use permit, documentation of the off site parking facility shall be recorded against both the principal use property and the property to be used for off site parking.

SECTION 4. PARKING EXEMPTIONS FOR PEDESTRIAN FRIENDLY

DEVELOPMENT. Section 21A.44.020M of the *Salt Lake Code*, shall be, and hereby is, enacted to read as follows:

M. Parking Exemptions for Pedestrian Friendly Development.

1. In the CB, CN, RB, MU, RMU, RMU-35 and RMU-45 zoning districts, businesses may be granted a partial exemption from off street parking requirements if they satisfy the criteria set forth below.
2. For any business that has pedestrian friendly amenities, such as bike racks, baby buggy parking areas, benches or other similar pedestrian oriented amenities, which are located within 100 feet of the entrance to the business, either on public or private property, the first 2500 square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any such pedestrian oriented amenities must be permanently affixed to the property and shall be installed and maintained at the property owner or business owner's expense. Any pedestrian oriented amenities to be located on public property may only be installed pursuant to authorization granted by appropriate City officials, and upon proof of adequate insurance coverage to protect the city from liability.

3. For any business which meets the criteria set forth in subsection 2 above, and which also has time limited on street parking of 2 hours or less ending at 6:00 p.m. located within the commercially zoned area and within 100 feet of the entrance to the business, the first 3500 square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any request to change unlimited on street parking to time limited on street parking must be reviewed and approved by appropriate City officials.

4. For any business which meets the criteria set forth in subsection 2 above and which also has angular parking spaces which provide traffic calming and provide shorter unprotected crossing distances by narrowing the roadway, and which parking spaces are located within the commercially zoned area and within 100 feet of the entrance to the business, the first 3500 square feet of building area shall be excluded from parking calculations and exempt from parking requirements. Any request to create angular on street parking spaces where such parking does not now exist, must be reviewed and approved by appropriate City officials.

5. For any business which meets the criteria set forth in subsections 2, 3 and 4 above, the first 5000 square feet of building

area shall be excluded from parking calculations and exempt from parking requirements.

SECTION 5. AMENDMENT TO ALTERNATIVE PARKING

REQUIREMENTS. That Section 21A.44.030A of the *Salt Lake City Code*, pertaining to alternative parking requirements be, and hereby is, amended, to read as follows:

A. Types Of Alternative Parking Requirements: In considering a request for alternative parking requirements pursuant to this section the following actions may be taken:

1. Uses For Which An Alternative Parking Requirement May

Be Allowed: The zoning administrator may authorize an alternative parking requirement for any use meeting the criteria set forth in Section 21A.44.030(B)(4) of this Chapter.

2. Modification Of Parking Geometries: The zoning administrator may authorize parking geometry configurations other than those normally required by city code or policy if such parking geometries have been approved, and the reasons therefor explained in writing, by the city transportation engineer.

3. Alternatives To On Site Parking: The zoning administrator may consider the following alternatives to on site parking:

- a. Leased parking;

- b. Shared parking;
- c. Off site parking;
- d. An employer sponsored employee vanpool;
- e. An employer sponsored public transportation program. (Note: See also subsections 21A.44.020L and 21A.44.060E of this chapter. These alternatives to on site parking are not subject to the alternative parking requirements outlined in this section.)

SECTION 6. AMENDMENT TO NUMBER OF OFF-STREET PARKING SPACES REQUIRED. That Section 21A.44.060E of the *Salt Lake City Code*, pertaining to alternative parking requirements be, and hereby is, amended, to read as follows:

E. Shared Parking: Where multiple uses share the same off-street parking facilities, reduced total demand for parking spaces may result due to differences in parking demand for each use during the course of the day. The following schedule of shared parking is provided indicating how shared parking for certain uses can be used to reduce the total parking required for shared parking facilities:

SECTION 7. AMENDMENT TO TABLE OF SCHEDULE OF SHARED PARKING. That the table, entitled Schedule of Shared Parking, which is located at Section 21A.44.060E of the *Salt Lake City Code*, shall be, and hereby is, amended, as set forth in the attached Exhibit "A".

SECTION 8. AMENDMENT TO TABLE OF SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS. That the table, entitled Schedule of Minimum Off Street Parking Requirements, which is located at Section 21A.44.060F of the *Salt Lake City Code*, shall be, and hereby is, amended, to read as set forth in the attached Exhibit "B".

SECTION 9. AMENDMENT TO TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS. That the table, entitled Table of Permitted and Conditional Uses for Residential Districts, which is located at Section 21A.24.190 of the *Salt Lake City Code*, shall be, and hereby is, amended, to read as set forth in the attached Exhibit "C".

SECTION 10. AMENDMENT TO TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS. That the table, entitled Table of Permitted and Conditional Uses for Commercial Districts, which is located at Section 21A.26.080 of the *Salt Lake City Code*, shall be, and hereby is, amended, to read as set forth in the attached Exhibit "D".

SECTION 11. 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 22nd day of July, 2008.



CHAIRPERSON

ATTEST:

Christine A. Neeka
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on July 31, 2008.

Mayor's Action: X Approved. Vetoed.

J. Reed
MAYOR

Christine A. Neeka
CHIEF DEPUTY CITY RECORDER



APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 7-17-08
By *[Signature]*

(SEAL)

Bill No. 60 of 2008.

Published: August 2, 2008.

HB_ATTY-#4903-v2-Amending_definition_of_Restaurant_parking.DOC

Exhibit A

Table 21A.44.060E						
Schedule of Shared Parking						
General Land Use Classification	Weekdays			Weekends		
	Midnight – 7:00 A.M.	7:00 A.M. – 6:00 P.M.	6:00 P.M. - Midnight	Midnight – 7:00 A.M.	7:00 A.M. – 6:00 P.M.	6:00 P.M. - Midnight
Office and industrial	5%	100%	5%	0%	5%	0%
Retail	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	70%	45%	100%
Hotel	100%	65%	100%	100%	65%	100%
Residential	100%	50%	80%	100%	75%	75%
Theater/entertainment	5%	20%	100%	5%	50%	100%
Place of worship	0%	30%	50%	0%	100%	75%
Community Centers	0%	30%	75%	0%	100%	80%
Schools: Elementary & Secondary	5%	100%	75%	0%	25%	10%
College & University	15%	100%	85%	5%	50%	75%

Exhibit B

Table 21A.44.060F 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

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, Entertainment¹	
Art gallery/museum/house 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, intermodal transit passenger hub	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 ¹	
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	2 spaces per 1,000 square feet gross floor area
Retail goods establishment	2 spaces per 1,000 square feet gross floor area
Retail service establishment	2 spaces per 1,000 square feet gross floor area
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
Laboratory	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.
Medical/dental offices	5 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
<p>Notes:</p> <p>1. Any business classified above as "recreational, cultural, entertainment" or as "retail goods and services," which meets the requirements of Section 21A.44.020M of the Zoning Code, shall be entitled to an exemption from the City's off street parking requirements to the extent authorized therein.</p>	

Exhibit C

21A.24.190 Table of Permitted and Conditional Uses For Residential Districts:

LEGEND		PERMITTED AND CONDITIONAL USES, BY DISTRICT RESIDENTIAL DISTRICTS																			
C = Conditional Use																					
P = Permitted Use																					
Use		FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	FR-1/ 12,000	FR-1/ 7,000	FR-1/ 5,000	SR-1	SR-2	SR-3	R-2	RM F-30	RM F-35	RM F-45	RM F-75	RB	R-MU-35	R-MU-45	R-MU	RO	
Residential																					
Accessory guest and servants' quarters																					
Accessory uses on accessory lots																					
Assisted living facility, large													C		P				P		P
Assisted living facility, small															P				P		P
Dormitories, fraternities, sororities (see section 21A.36.150 of this title)																					
Group home, large (see section 21A.36.070 of this title)																				C	C

2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Subject to conformance with the provisions of subsection 21A.24.170E of this chapter.
4. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160I and J of this chapter.
5. See subsection 21A.02.050B of this title for utility regulations.
6. 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 the conditional use process.
(Ord. 2-08 § 1, 2008; Ord. 13-06 § 4 (Exh. C), 2006; Ord. 54-05 § 1 (Exh. A), 2005; Ord. 11-05, 2005; Ord. 71-04 § 3 (Exh. C), 2004; Ord. 13-04 § 5, 2004; Ord. 5-02 § 2, 2002; Ord. 19-01 § 6, 2001; Ord. 35-99 § 20, 1999; Ord. 30-98 § 2, 1998; Ord. 19-98 § 1, 1998; amended during 5/96 supplement; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 84-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(12-18), 1995)

Exhibit D

21A.26.080 Table of Permitted and Conditional Uses For Commercial Districts:

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT							
	COMMERCIAL DISTRICTS							
USE	CN	CB	CC	CS1	CSHBD1	CG	TC-75	
C = Conditional Use P = Permitted Use								
Residential								
Assisted living center, large		P	P			P	P	
Assisted living center, small		P	P			P	P	
Dwelling, single room occupancy ⁶							P	
Group home, large (see section 21A.36.070 of this title)			C			C	P	
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	P	P	P	P	P	P	
Halfway homes (see section 21A.36.110 of this title)						C		
Living quarters for caretaker or security guard	P	P	P	P	P	P	P	
Mixed use developments including residential and other uses allowed in the zoning district	P	P	P	P	P	P	P	
Multi-family residential	P	P	P	P	P	P	P	

Dance studio	P	P	P	P	P	P	P	P	P	P	P	P
Live performance theaters			P	P	P	P	P	P	P	P	P	P
Miniature golf				P	P	P	P	P	P	P	P	P
Movie theaters							P	P	P	P	P	P
Natural open space and conservation areas	C	C	C	C	C	C	C	C	C	C	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P	P	P	P	P	P	P
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P	P	P	P	P	P	P
Private club			C	C	C	C	C	C	C	C	C	C
Sexually oriented businesses											P5	
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	P	P	P	P	P	C
Tavern/lounge/brewpub, 2,500 square feet or less in floor area					P	P	P	P	P	P	P	P
Tavern/lounge/brewpub, more than 2,500 square feet in floor area						C	C	C	C	C	C	C
Miscellaneous												
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building			P	P	P	P	P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations			P7									
Auditorium							P	P	P	P	P	P
Auto salvage (indoor)											P	

Park and ride, parking shared with existing use			P	P	P	P	P	P	P
Pet cemeteries4								P	
Off site parking, as per chapter 21A.44 of this title	C		P	P	P	P	P	P	C
Outdoor sales and display			C	P	C	P	P	P	C
Outdoor storage				C				P	
Outdoor storage, public				C				P	
Precision equipment repair shops				P				P	
Public/private utility buildings and structures	C		C	P	P	P	C	P	P
Public/private utility transmission wires, lines, pipes and poles2	P		P	P	P	P	P	P	P
Radio, television station							C	P	P
Recreational vehicle park (minimum 1 acre)				C					
Recycling collection station	P		P	P	P	P	P	P	
Reverse vending machines	P		P	P	P	P	P	P	P
Taxicab facilities, dispatching, staging and maintenance								P	
Temporary labor hiring office								P	
Vehicle auction use								P	
Vending carts on private property as per chapter 5.65 of this code								P	
Wireless telecommunications facility (see table 21A.40.090E of this title)									

Qualifying Provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of section 21A.54.150 of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection 21A.26.060D of this chapter and chapter 21A.59 of this title.

2. See subsection 21A.02.050B of this title for utility regulations.

3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010T of this part and subsection 21A.26.010K of this chapter).

4. Subject to Salt Lake Valley health department approval.

5. Pursuant to the requirements set forth in section 21A.36.140 of this title.

6. Subject to location restrictions as per section 21A.36.190 of this title.

7. Greater than 3 ambulances at location require a conditional use.

No conditional use permit shall be granted for any property which abuts a residential zoning district, except for places of worship, public/private utilities and related facilities, residential facilities for persons with a disability, planned developments and educational facilities.

(Ord. 2-08 § 2, 2008; Ord. 61-06 § 3 (Exh. C), 2006; Ord. 13-06 § 2 (Exh. A), 2006; Ord. 1-06 § 30, 2005; Ord. 89-05 § 6 (Exh. F), 2005; Ord. 76-05 § 8 (Exh. C), 2005; Ord. 68-05 § 1 (Exh. A), 2005; Ord. 18-04 § 2, 2004; Ord. 17-04 § 6 (Exh. E), 2004; Ord. 13-04 § 7 (Exh. B), 2004; Ord. 6-03 § 1 (Exh. A), 2003; Ord. 23-02 § 3 (Exh. A), 2002; Ord. 2-02 § 1, 2002; Ord. 38-99 § 6, 1999; Ord. 35-99 § 29, 1999; Ord. 19-98 § 2, 1998; amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995; Ord. 84-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-7), 1995)