

ORDINANCE NO. 2025-06

**AN ORDINANCE AMENDING TITLE 10 LAND USE
ORDINANCES, CHAPTERS 1, 4, 11 & 19 REGARDING
COMMERCIAL LAND USES, USE STANDARDS AND SIGNS**

WHEREAS, the City of North Salt Lake is an incorporated city in Davis County Utah;
and

WHEREAS, the Utah State Code 10-9a-507 requires municipalities to adopt by ordinance
the standards by which land uses are reviewed; and

WHEREAS, the City Council of North Salt Lake has determined that the commercial and
industrial land uses, as well as sign regulations, should be reviewed and comprehensively updated
to address current issues; and

WHEREAS, the Planning Commission held a public hearing on February 25, 2025 and
accepted public comment with regard to the proposed amendments; and

WHEREAS, the Planning Commission after said public hearing modified the proposed
amendments and recommended approval of the proposed amendments on March 11, 2025; and

WHEREAS, the City Council finds the proposed amendments are in conformance with
State Code and address the current land use issues within the City; and

WHEREAS, the City Council of North Salt Lake finds the proposed amendments are also
in accord with the comprehensive general plan, goals and policies of the City; and

WHEREAS, the City Council of North Salt Lake finds that changed or changing
conditions make the proposed amendment reasonably necessary to carry out the purposes stated
in this title; and

WHEREAS, the City Council finds that it is in the public interest that the North Salt
Lake City Code, be amended at this time.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North
Salt Lake as follows:

Section 1. Code Amendment. Pursuant to Utah Code 10-9a-507, Title 10 Land Use
Ordinance is hereby amended as follows:

- a. Chapters 1, 4, 11 and 19 are hereby amended as shown in the attached Exhibit
“A”;

Section 2. Effective Date. This Ordinance shall take effect upon posting as required in
Utah Code 10-3-713.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 1st day of April, 2025.



CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin

aye

Council Member Clayton

aye

Council Member Jackson

excused

Council Member Knowlton

aye

Council Member Van Langeveld

aye

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2025-06 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this 3rd day of April, 2025.

Wendy Page, City Recorder



[Seal]

**TITLE 10
LAND USE ORDINANCE**

**CHAPTER 1
GENERAL PROVISIONS**

SECTION:

- 10-1-1: Short Title**
- 10-1-2: Purpose**
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- 10-1-38: Building Design Standards; Nonresidential**
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10-1-1: SHORT TITLE:

This title shall be known as title 10, or the LAND USE ORDINANCES OF NORTH SALT LAKE CITY, and may be so cited and pleaded. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

10-1-2: PURPOSE:

This title is adopted to provide for the health, safety and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience and aesthetics of the City and its present and future inhabitants and businesses, to protect the tax base, secure economy in governmental expenditures, to foster the State agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

10-1-3: EFFECT OF CHAPTER:

The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the district regulations and all other regulations appearing elsewhere in this Code. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-4: INTERPRETATION:

In interpreting and applying the provisions of this Code, the requirements contained herein are declared to be the minimum requirements for the purposes set forth. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-5: CONFLICT:

A. This code shall not nullify the more restrictive provisions of covenants, agreements or other ordinances or laws, but shall prevail notwithstanding such provisions which are less restrictive.

B. Whenever other restrictions or provisions are adopted under state law, the most restrictive requirement shall govern. However, the city may not impose stricter requirements than are required in Utah Code Annotated sections 10-9a-305, 10-9a-514, 10-9a-516 and 10-9a-520. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

10-1-6: EFFECT ON PREVIOUS ORDINANCES AND MAPS:

The existing ordinances covering zoning, in their entirety, and including the maps heretofore adopted and made a part of said ordinances, are hereby superseded and amended to read as set forth herein; provided, however, that this title, including the attached map or maps, shall be deemed a continuation of previous codes and not a new enactment, insofar as the substance of revisions or previous codes is included in this title, whether in the same or in different language; and this title shall be so interpreted upon all questions of construction relating to tenure of officers and boards established by previous codes, to questions of conforming or nonconforming uses and buildings and structures, and to questions as to the dates upon which such uses, buildings or structures became conforming or nonconforming. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-7: LICENSING:

All departments, officials and public employees of the city which are vested with duty or authority to issue permits or licenses shall conform to the provisions of this title and shall issue no permit or license for uses, buildings or purposes where the same would be in conflict with the provisions of this title and any such permit or license, if issued in conflict with the provisions of this title, shall be null and void. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-8: SEVERABILITY:

Should any chapter, section, clause or provision of this title be declared by the courts to be invalid, the same shall not affect the validity of this title as a whole, or any part thereof, other than the part so declared to be invalid. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-9: LEGAL REMEDIES FOR VIOLATION:

A. Misdemeanor: Any person, firm or corporation, whether as principal, agent or employee, who violates or causes the violation of any of the provisions of this title, shall be guilty of a class C misdemeanor as allowed by state code and, upon conviction thereof, shall be punished as provided in section 1-4-1 of this code. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

B. Other Permitted Action: In addition, the following may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate or remove such unlawful erection, construction, reconstruction, alteration, or maintenance or use:

1. The city by action of the city council; or
2. Any owner of real estate within the zoning district in which an alleged violation of this title has occurred; or the owner of real estate across a zoning district line and abutting or facing the real estate where the alleged violation has occurred. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-10: APPEALS:

A. Administrative Remedies Exhausted: No person may challenge in district court the city land use decision made under this chapter or under the regulation made under authority of this chapter or this title, until they have exhausted their administrative remedies.

B. Petition For Review; Time Limit To File: Any person adversely affected by any decision made in the exercise of the provisions of this chapter may file a petition for review of the decision with the district court within thirty (30) days after the local decision is rendered, and written notice to the applicant, or designated representative. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-11: ENFORCEMENT:

A. Authority: The city or any owner of real estate within the city in which violations of this chapter or ordinances enacted under the authority of this chapter occur or are about to occur may, in addition to other remedies provided by law, institute:

1. a. Injunctions, mandamus, abatement, or any other appropriate actions; or
- b. Proceedings to prevent, enjoin, abate or remove the unlawful building, use or act.
2. The city need only establish the violation to obtain the injunction.

B. Withhold Building Permit: The city may enforce this title by withholding building permits.

1. It is unlawful to erect, construct, reconstruct, alter or change the use of any building or other structure within the city without approval of a building permit.

2. The city may not issue a building permit unless plans of and for the proposed erection, construction, reconstruction, alteration or use fully conform to all regulations then in effect. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-12: ZONING ADMINISTRATOR AUTHORITY AND DUTIES:

(Rep. by Ord. 2012-07, 4-30-2012)

10-1-13: BUILDING PERMITS; SITE PLAN REQUIRED:

An application for a building or use permit shall be made to the building official and shall include a site plan and such other information as may be required by ordinance in the city. (See latest edition of the international building code, as adopted.) (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

10-1-14: BUILDING, USE AND OCCUPANCY PERMITS REQUIRED TO COMPLY WITH THIS TITLE:

A. Permits Required: No building or structure shall be constructed, reconstructed, altered or moved, and no land shall be used, except after the issuance of a building, use and occupancy permit for the same by the building official.

B. Issuance Of Permits In Violation Prohibited: Building, use and occupancy permits shall not be granted for the construction or alteration of any building or structure, for the moving or removal of a building onto or from a lot, or for the use or occupancy of a building or land, if such structure, construction, alteration, moving, use or occupancy would be in violation of any of the provisions of this title. Permits issued in violation of any provision of this title, whether intentional or otherwise, shall be null and void.

C. Improvements Completed Prior To Occupancy Permit: An occupancy permit shall not be issued until the zoning administrator and building official shall have filed on record a report finding that the structures and intended uses are in compliance with the provisions of this title and specifically as to location and completion of both off site (curb, gutter, sidewalk, paving, utilities, fences, ditches, etc.), and on site (buildings, etc.) improvements. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-15: CURBS, GUTTERS, SIDEWALKS, STREET PAVING, ETC.; CONDITIONS OF BUILDING PERMIT APPROVAL:

The installation of curb, gutter, sidewalks, street paving, drainage culverts, and covered or fenced irrigation ditches of a type approved by the city council shall be required on any existing or proposed street adjoining a lot on which a building is to be established. Such curbs, gutters, sidewalks, paving, drainage culverts, and safety features for irrigation ditches and canals, etc., are required as a condition of building permit approval, when the city adopts a policy that such street is to be improved according to a given plan adopted by the city. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-16: INSPECTION AND APPROVAL REQUIRED PRIOR TO OCCUPANCY:

Buildings and structures requiring a building permit pursuant to the provisions of this title shall not be occupied nor put into use until the building official has inspected such building or structure, finds compliance with this title and the building code of the city, and gives a written certificate of occupancy and use to the owner or his agent to occupy or use the building or structure in the manner approved by the issuance of a valid building permit. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-17: SUBSTANDARD LOTS AT TIME OF CODE PASSAGE:

Any lot legally held in separate ownership at the time of adoption of this title, which lot is below the requirements for lot area or lot width or frontage for the district in which it is located and on which lot a dwelling would be permitted if the lot met the area requirements of this title, may be used for a single-family dwelling if such a lot is located in a residential district. The width of each of the side yards for such a dwelling may be reduced to a width which is not less than the same percentage of the lot width as the required side yard would be of the required lot width; provided, that in no case shall the smaller of the two (2) yards be less than five feet (5'), nor shall the total width of the two (2) yards be less than thirteen feet (13'); provided, however, that when this title replaces a previously adopted zoning ordinance, if a lot was legally created under the provisions of that ordinance, it shall be classified as a legal nonconforming lot under this title. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-18: NONCONFORMING LOTS PROHIBITED AFTER ADOPTION OF CODE:

After adoption of this title, no lot having less than the minimum width, depth and area required in the district in which it is located may be created, nor shall building permits be issued for construction on such nonconforming lots created subsequent to adoption of this title. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-19: LOT STANDARDS AND STREET FRONTAGE:

Except for planned unit developments, condominiums and as otherwise provided in this title, every lot presently existing or hereafter created shall have such area, width and depth as required by this title for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued; provided, that no lot containing five (5) acres or less shall be created which is more than three (3) times as long as it is wide. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-20: EVERY DWELLING TO BE ON A LOT; EXCEPTIONS:

Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth and frontage required by this title for the district in which the dwelling structure is located, except that farm or ranch dwellings, group dwellings, condominiums, and other multi-structure dwelling complexes under single ownership and management, which are permitted by this title and have approval from the Planning Commission, may occupy a single lot. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-21: LOTS AND DWELLINGS FRONTAGE ON PRIVATE STREETS; SPECIAL PROVISIONS:

Lots with frontage only on private streets shall be allowed by conditional use permit procedure only, and shall be subject to all applicable requirements of this title. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-22: YARD SPACE FOR ONE BUILDING ONLY:

No required yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of this title shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-23: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

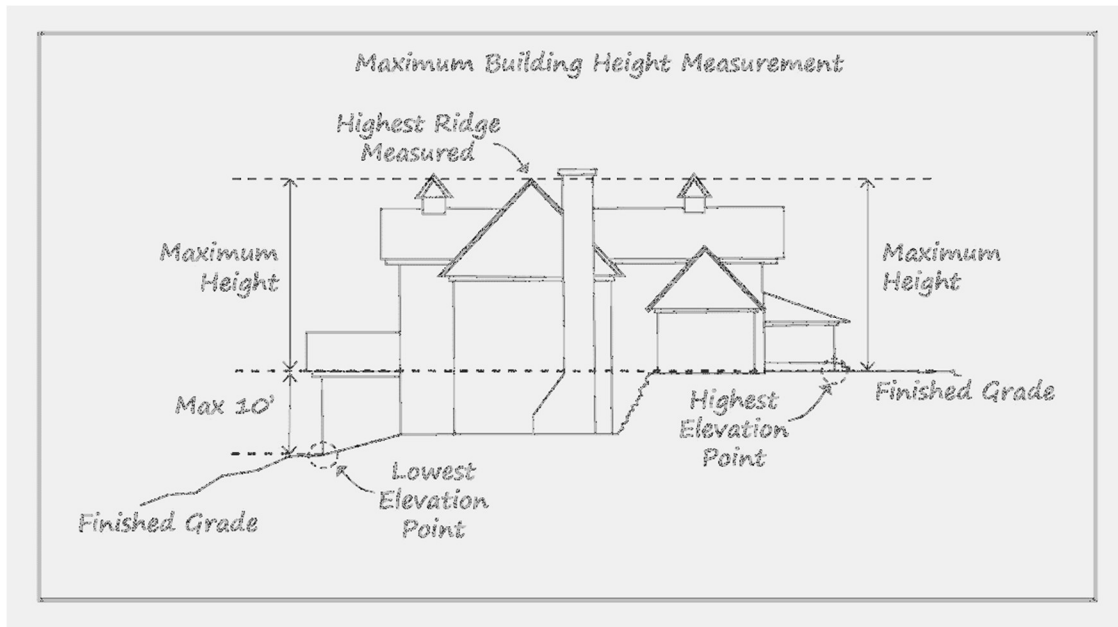
Every part of a required yard shall be open to the sky, unobstructed except for permitted accessory buildings in a rear yard, the ordinary architectural projections of skylights, sills, belt courses, cornices, chimneys, flues, and other ornamental features which project into a yard not more than two and one-half feet (2 1/2'), and open or lattice enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five feet (5'). (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-24: MAXIMUM BUILDING HEIGHT AND EXCEPTIONS TO HEIGHT LIMITATIONS:

The maximum height of a building shall be measured at the foundation with the highest point of final finished grade elevation to the highest point of the building roof or coping. (See figure 1 of this section.) Buildings constructed on hillsides may have a maximum of one basement story exposed on the lowest point of elevation of finished grade. The maximum height of the building from the lowest point of elevation at the foundation, including the basement story, shall include an additional ten feet (10') for the basement level.

Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless, radio or television masts, theater lofts, silos, energy generation and conservation apparatus, or similar unoccupied features, may be erected above the height limits herein prescribed. Nonetheless, no space above the height limit shall be allowed for purposes of providing additional floor space, nor shall such increased height be in violation of any other ordinances or regulations of the City.

FIGURE 1



(Ord. 2018-11, 10-2-2018)

10-1-25: ADDITIONAL HEIGHT ALLOWED:

Public buildings and utility buildings, when authorized in a district, may be erected to a height greater than the district height limit by conditional use permit. (Ord. 2018-11, 10-2-2018)

10-1-26: WATER AND SEWERAGE REQUIREMENTS:

A. Water: A culinary water supply, which shall be approved by the City Engineer and State Board of Health, shall be available to each lot in the subdivision and shall be provided in conformance with the standards and rules and regulations of the City. Where an approved public water supply is available, the subdivider shall install water mains and service lines or laterals from such mains to each lot within the subdivision, prior to the installation of road base, surfacing, curbs, gutters and sidewalks.

B. Sewer: All sewer lines shall be connected to South Davis Sewer Improvement District. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

10-1-27: CLEAR VIEW OF INTERSECTING STREETS:

For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear view area shall be maintained at the intersection of every street, whether public or private, and at the intersection of every driveway with a public or private street. The clear view provisions are considered life safety standards and shall supersede any conflicting provisions of this title.

No provision of this section shall be construed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence, wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.

A. The clear view area for a street intersection shall be determined by measuring forty feet (40') from the point of intersection of street curb lines, and then connecting the termini of those lines forming a triangle that encompasses a portion of the street right-of-way and the adjoining lot. Within that clear view area, the following shall apply:

1. Solid fences, walls, sight obscuring vegetation and/or other sight obscuring devices shall not exceed two feet (2') in height above the level of the curb.
2. Chainlink fences or fences which are seventy five percent (75%) or more open shall not exceed four feet (4') in height above the level of the curb.
3. Tree trunks shall not be located within the clear view triangle, however, tree canopies may extend into the clear view area if they are trimmed at least seven feet (7') above the ground level.
4. No sign shall be allowed in the clear view triangle unless it is specifically permitted by this title and it is determined by the City Engineer that it is not a safety hazard. (Ord. 07-13, 6-5-2007)
5. No obstruction of any sort shall be allowed which interferes with the safety of pedestrians or traffic unless it is specifically permitted by this title and it is determined by the City Engineer that it is not a safety hazard. (Ord. 07-13, 6-5-2007; amd. 2012 Code)

B. The clear view area for the intersection of a driveway and a street shall be determined by first establishing the point of intersection of the driveway edge and the street property line, then measuring ten feet (10') along the property line away from the driveway, and ten feet (10') along the edge of the driveway in toward the property. A line is then drawn from the termini of the two (2) lines, forming a triangle. Within this area, a chainlink fence or a fence seventy five percent (75%) or more open shall be a maximum of four feet (4') in height, and any wall or other type of fence or sight obscuring growth shall be a maximum of three feet (3') in height. (Ord. 07-13, 6-5-2007)

10-1-28: FENCES MAY BE REQUIRED:

When approved by the City Council, the Planning Commission may require the erection of fences as a prerequisite to approval of any project or to the granting of any building permit where, in the opinion of the Planning Commission, this is necessary to protect life and property, or to prevent conflict of uses. Such fences shall be of a type and size necessary, in the opinion of the Planning Commission, to accomplish the above stated purpose. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-29: FENCE STANDARDS:

No person shall construct, erect, install, place, or replace any fence in the City not in compliance with the terms and conditions of this title and the International Residential Code. Fences lawfully existing or permitted prior to the effective date hereof (March 6, 2018), shall not be enlarged, extended or replaced, except in strict compliance with all the requirements of this title.

A. Residential Zoning Districts:

1. Permitting:

- a. Fence Permit: A fence six feet (6') in height or less shall be required to obtain a land use permit to ensure the placement and materials are in conformance with applicable codes.

b. Existing Fences: For existing fences a building permit is not required for painting, maintenance or repair. The property owner shall be responsible for the following:

(1) Installing the fence within the boundaries of the owner's property and in compliance with this section, including proper materials, height, setback and clear view areas; and

(2) Complying with any subdivision covenants or restrictions, deed restrictions and utility easement restrictions.

c. Fences Requiring A Building Permit: A fence greater than six feet (6') in height requires a building permit which shall be obtained prior to construction, erection, installation, or placement. A building permit shall be valid only for the term of issuance, unless suspended or revoked.

d. Permit Application: For any fence which requires a building permit, the following shall be filed with the City:

(1) A completed City building permit application form;

(2) A drawing, site plan or plat map displaying property boundaries, the location of the buildings and structures on the property, the proposed location of the fence, height of the fence, fencing materials and its distance from existing structures on the property;

(3) Engineering calculations including wind and snow loads;

(4) The written consent of the property owner(s) where the fence will be installed; and

(5) Any other information required by the City to assist in the review of the application.

e. Permit Fee: A permit fee shall be remitted upon issuance of the building permit, the amount of which shall be established by the City building official in accordance with the adopted City fee schedule.

f. Application Review And Permit Issuance: The Community Development Department shall review, approve and issue the building permit provided that the application is in compliance with this Code.

g. Completion Of Installation: A fence authorized by a building permit shall be fully installed in accordance with this title within one hundred eighty (180) days of the date of permit issuance.

(1) A permit shall expire one hundred eighty (180) days after the date of issuance, after which no work requiring such a permit shall be commenced, resumed or undertaken until an extension is granted or a new permit is issued.

(2) The applicant may file a written request for an extension of the building permit prior to expiration, stating the reason for the request. If good cause is shown, an additional one hundred eighty (180) days may be granted by the Community Development Director to complete the fence installation.

2. General Requirements:

a. Obstruction Of Ingress/Egress Area Of A Dwelling: A wall or fence may not be installed in any yard that will shield any window or opening in a habitable space of a dwelling. A minimum distance of three feet (3') shall be maintained between any fence and any such window or opening in a dwelling.

b. Height Measurement: Fence height shall be measured from the finished grade to the highest point of the fence. "Finished grade" means the average finished grade of the property nearest the fence.

(1) Berms or other means to raise the elevation of the ground upon which a fence is proposed to be located shall be included in the measurement of fence height.

(2) Fence height determinations shall be made by the Community and Economic Development Director, or designee.

c. Grade Differential: If a grade differential exists along a property line separating two (2) lots as a result of a retaining wall or topographic feature, a fence, hedge, wall or other permitted screening device may be erected to the maximum height permitted on either side of the property line.

d. Vacant Lots: Fencing standards shall apply to a vacant or undeveloped lot in the same manner as a developed lot.

e. Front Yard Regulations: Fences installed in a front yard shall comply with all of the following requirements:

(1) A fence seventy five percent (75%) or more open is allowed up to four feet (4') in height within the front yard setback. The front yard setback is that area including side yards, between the front yard setback line and the front property line;

(2) A fence which is not seventy five percent (75%) or more open is allowed up to three feet (3') in height;

(3) No person shall locate a fence exceeding four feet (4') in height between the principal structure and the front property line; and

(4) Fences which exceed three feet (3') in height shall not encroach within clear view areas as regulated in section 10-1-31 of this chapter.

f. Rear/Side Yard Regulations: Fences in rear and side yards shall meet all of the following requirements:

(1) Fences up to six feet (6') in height are permitted in side or rear yards and shall not extend beyond the front yard setback line.

(2) If a higher fence is necessary to prevent wildlife from entering a property, the maximum height of the fence located within the rear and side yards may be increased to eight feet (8') subject to the provisions of subsection A2h(1) of this section. Such fences shall only be allowed in side and rear yards behind the front building line of the principal structure. Fences above six feet (6') in height are not permitted in the minimum rear yard setback on a double frontage lot.

(3) Fences which exceed three feet (3') in height shall not encroach within clear view areas as regulated in section 10-1-31 of this chapter.

(4) A fence abutting the interstate freeway system may be erected to a height not exceeding eight feet (8') on the property line adjacent to the freeway right-of-way.

(5) No fence shall be permitted in excess of six feet (6') in a street side yard on a corner lot.

g. Corner Side Yard: Fences on corner lots shall meet all of the following requirements:

(1) Decorative wrought iron fencing or fencing that is similar in appearance and which is at least seventy five percent (75%) or more open may be installed up to six feet (6') in height, one foot (1') behind sidewalk; and shall not extend into the front yard setback.

(2) Solid fences shall be permitted up to six feet (6') in height and shall be set back a minimum of five feet (5') behind the sidewalk or side street property line, whichever is greater; and may not extend into the front yard setback. (See figure 1 of this section.)

(3) Solid fences shall not encroach into any ten foot (10') clear view triangle for adjacent property owner driveway. (See figure 1 of this section.)

(4) Where corner lots are adjacent to each other with rear yards abutting, a six foot (6') solid fence is permitted, set back five feet (5') from the street side yard lot line. (See figure 1 of this section.)

(5) Where a corner lot rear property lot abuts a side yard of a neighboring property line, solid fences shall be set back from the sidewalk or street side property line to the minimum front setback of the adjacent lot. (See figure 1 of this section.)

**FIGURE 1
SOLID FENCES**



h. Materials: All fences shall meet all of the following requirements:

(1) Fences greater than six feet (6') in height but not exceeding eight feet (8') in height shall be seventy five percent (75%) or more open above six feet (6') in height and constructed of materials that complement the six foot (6') fence. Chainlink fences above six feet (6') in height are only permitted on lots greater than or equal to three-fourths (3/4) of an acre or as permitted in subsection A21 of this section.

(2) No fence shall be constructed of used or discarded materials in disrepair, including, but not limited to, pallets, tree trunks, trash, tires, junk, or other similar items. Materials not specifically manufactured for fencing shall not be used for, or in the construction of a fence.

i. Maintenance:

(1) Fences shall be maintained in a manner to prevent rust, corrosion and deterioration, not to become a public or private nuisance, and not to be dilapidated or a danger to adjoining property owners or the public.

(2) Fences shall not create an appearance of patchwork, which is indicative of a state of disrepair.

(3) Every fence installed shall be maintained in such a way that it will remain plumb and in good repair.

j. Existing Fences:

(1) Any fence existing as of the effective date hereof, shall not be enlarged, extended or replaced, except in strict compliance with all the requirements of this title.

(2) A noncomplying wall, fence, landscaping element or related site feature shall be considered a noncomplying site element and shall not be reconstructed, except as permitted under the procedures of noncomplying sites as set forth in this title.

k. Prohibited Fences: No person shall install:

(1) A fence which creates a hazard to users of the street, sidewalk or to nearby property; or

(2) An incomplete fence, consisting only of posts and supporting members.

l. Special Fences: Fences and/or enclosures for specific uses (whether public or private) including swimming pools, sports courts, or gardens shall meet all of the following requirements:

(1) If up to ten feet (10') in height, it shall not be sight obscuring and shall be at least five feet (5') away from the property line;

(2) Shall be in side and rear yards located behind the front building line of the principal structure. All corner lots shall have one street side yard and one front yard;

(3) Permitted if greater than ten feet (10') in height and/or closer than five feet (5') to a property line with a conditional use permit or, if the fence is part of a new project, through a site plan review approval;

(4) Chainlink is an acceptable material for special fences; and

(5) No fence shall be permitted in excess of six feet (6') in a street side yard on a corner lot.

3. Appeals:

a. Appeals: An aggrieved person adversely affected by the denial of a permit or decision, determination or interpretation under this subsection A may appeal such denial, decision, determination or interpretation within ten (10) days to the City's Hearing Officer.

B. Subdivisions, Planned Unit Developments, Or Multifamily Developments:

1. Reverse frontage lots:

a. A wall or fence of six feet (6') shall be required along the rear lot line of a reverse frontage lot.

b. Perimeter walls or fences required in conjunction with a subdivision plat or planned unit development approval, walls or fences along the rear lot line of reverse frontage lots may have a maximum height of eight feet (8') with specific approval of the Planning Commission and shall have a minimum five foot (5') landscape buffer between the wall and the sidewalk, or curb, whichever distance is greater.

2. New residential developments adjacent to an existing non-compatible or not similar use: Any walls or fences where required along the development perimeters shall be constructed of masonry, tilt up concrete panels, decorative wrought iron or similar decorative metal fencing, composite fencing, or other decorative material approved by the Planning Commission with the exception of vinyl and chain link fencing which is prohibited.

C. General Commercial And Industrial Developments: The following shall apply to any lot or parcel, except where legally existing prior to the effective date of these regulations:

1. A wall or fence shall be a maximum of six feet (6') in height, with the exception that any wall or solid fence located within twenty feet (20') of a public street shall be a maximum of three feet (3') in height. Any fence seventy five percent (75%) or more open, located within twenty feet (20') of a public street, shall be a maximum of four feet (4') in height.

2. Center Street, Redwood Road, Cutler Drive or 1100 North: Chain link fencing shall be permitted only on side and rear property lines which are not adjacent to residential land uses or zone districts. Such use of chain link fencing shall not extend beyond the front facade of the building. Chain link fencing shall not be permitted on a side street property line.

3. All gates for vehicular access to areas used for parking or storage shall slide sideways or swing inward. Gates along front or street side property lines shall not be constructed of chain link fencing.

4. Any outdoor storage area shall be in conformance to subsection D of this section.

5. Any roof mounted mechanical equipment shall be screened from the public view by a parapet wall or similar device that is no lower in height than six inches (6") below the height of the mechanical equipment on the exposed side or sides. No chainlink fencing, with or without slats, shall be allowed as a screening device for roof mounted mechanical equipment.

6. A solid screening device or wall of masonry, composite, or similar material shall be constructed along property lines which are located within twenty feet (20') of a single-family residential development or zone. Such wall shall be a minimum of six feet (6') in height, except that the first twenty feet (20') in from the street property line shall be stepped down to three feet (3') in height.

D. Barbed Wire And Electrical Fence Restrictions:

1. Barbed Wire: It shall be unlawful for any person to erect or cause to be erected or to maintain any barbed wire fence or any fence topped with barbed wire or any similar device in any residential zone. In any commercial or manufacturing zone, where permitted under section 10-11-3 of this title, barbed wire may be attached to the top of a fence or similar structure at a height not less than six feet (6') above the ground in height. In such cases, no more than three (3) strands of barbed wire, strung tightly and not coiled, shall be allowed and not be included in the overall height requirement of the fence. Razor wire is strictly prohibited in any application.

2. Electric Fences: It shall be unlawful for any person to install, maintain, or operate an electric fence in violation of this section. Electric fences are allowed as a permitted use in the M-D and M-G Districts only. Electric fences abutting a residential use are prohibited. Electric fences in the permitted zoning districts are allowed subject to the following requirements:

a. Location Requirements: Electric fences shall only be allowed for security of outdoor storage. Electric fences shall not be allowed in required front yard setbacks.

b. Fence Height: Electric fences shall be a maximum height of ten feet (10').

c. Perimeter Fence Or Wall: No electric fence shall be installed or used unless it is fully enclosed by a nonelectrical fence or wall that is a minimum of six feet (6') in height, not to exceed the height of the electric fence. The nonelectrical fence shall be constructed of materials that reasonably prevent a person from reaching through the outer fence to touch the electric fence. There shall be at least one foot (1') of spacing between the electric fence and the perimeter fence or wall. The area between the fences shall be kept clear of landscaping, shrubbery, other fences, or material of any kind.

d. Warning Signs: Electric fences shall be clearly identified with warning signs that read: "Warning - Electric Fence" at intervals of not greater than thirty feet (30').

e. Security Box: Electric fences shall have a small, wall mounted safe or box that holds building keys for all emergency personnel. Access must also be provided to emergency personnel for a remote shutdown and/or key switch to disable the electric fence, as per sections 102.9, 104.9, and 506 of the International Fire Code. The appropriate location of the key box and key switch shall be designated by the Fire Marshal.

f. Electrification: The electrical charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in figure 102 of International Electrotechnical Commission (IEC) standard no. 60335-2-76, as amended, or a similar standard if acceptable to the City building official.

g. Installation: The installation and maintenance of the electric fence shall be in compliance with all applicable codes and ordinances, including, but not limited to, the International Building Code, International Electric Code, International Fire Code, etc., and manufacturer's installation instructions.

h. Inspection And Approval: Prior to installation of an electric fence, a building permit must be issued by the City building official for the fence. After installation of the electric fence, the City building official shall be notified of its installation and shall conduct, or provide for a third party designee to conduct, an inspection of the electric fence for compliance with all applicable codes and ordinances.

i. Alarm System Requirements: Any alarm system installed with an electric fence is subject to the requirements in title 5, chapter 6 of this Code

j. Failure to properly maintain electrical fencing or warning signage shall constitute a violation of this section subject to civil penalty and shall be enforced as provided in Title 12 Administrative Code Enforcement. (Ord. 2018-02, 3-6-2018; amd. Ord. 2020-11, 4-7-2020)

10-1-30: SALE OR LEASE OF REQUIRED SPACE:

No space needed to meet the width, yard, area, coverage, parking or other requirements of this title for a lot or building may be sold or leased away from such lot or building. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-31: CONSTRUCTION SUBJECT TO GEOLOGIC OR FLOOD HAZARDS:

Whenever development or construction is or may be subject to geologic or flood hazards, the Planning Commission may require the applicant to submit a geologic and soils survey report prepared by a qualified professional team; which such report indicates a lot to be subject to unusual potential or actual geologic or flood hazards, the applicant shall meet the special conditions required by the Planning Commission to reduce or eliminate such hazard, or if such conditions cannot be met or will not be met, the application for a building or conditional use permit shall be denied. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-32: PROPERTY DIVIDED BY ZONING DISTRICT BOUNDARIES:

Where a zoning district boundary cuts through a lot existing at the time of adoption of this title, the use regulations governing the portion of the lot located within the more restrictive zone shall govern the use and development of the entire lot, unless a variance has been granted by the Hearing Officer in accordance with the limitations of section 10-2-2 of this title. Legally existing nonconforming uses and buildings on the lot, and lots that can be legally subdivided into two (2) or more legal conforming lots, are exempt. (Ord. 2012-07, 4-30-2012)

10-1-33: UTILITY EXTENSIONS AUTHORIZED ONLY TO PERMITTED STRUCTURES AND BUILDINGS:

No sewer service line, water service line, electrical nor gas utility line shall be installed by a public or private company to a building, structure or use which does not comply with the provisions of this title or other local regulations. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-34: UTILITIES RESPONSIBLE FOR EXCAVATIONS:

It is the intent of this title to hold franchised utilities responsible for all excavations, backfilling and paving. To this end, all such work, whether done by a private or public entity, shall be commenced only pursuant to the issuance of a permit (see chapter 7 of this title). Cuts and fills shall be constructed according to standards established by the City. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-35: PROPERTY OWNED BY OTHER GOVERNMENT UNITS; EFFECT OF LAND USE AND DEVELOPMENT ORDINANCES:

A. Compliance Required: Each county, municipality, school district, special district and political subdivision of the State shall conform to the land use and development ordinances of any municipality when installing, constructing, operating or otherwise using any area, land or building situated within that municipality only in a manner or for a purpose that conforms to that municipality's ordinances. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

B. School Districts: A school district is subject to the City land use regulations as required by State Statute, except the City may not: (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

1. Impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property;

2. Require a school district to participate in the cost of any roadway or sidewalk not reasonably necessary for the safety of schoolchildren and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;

3. Require a school district to pay fees not authorized by state statute;

4. Provide for inspection of school construction or assess a fee or other charges for inspection, unless neither the school district nor the state superintendent has provided for inspection by an inspector, other than the project architect or contractor, who is qualified under criteria established by the state superintendent with the approval of the state building board and state fire marshal;

5. Require a school district to pay any impact fee for improvements not reasonably related to the impact of the project upon the need which the improvement is to address; or

6. Impose regulations upon the location of a project, except as necessary to avoid unreasonable risks to health or safety. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-36: EFFECT OF GENERAL PLAN ON FRONT YARD REQUIREMENTS:

Wherever a lot is adjacent to a mapped street on the adopted general plan of the city, there shall be a front yard provided which is measured from planned edge of the future right of way. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-1-37: MAINTENANCE, CONDITION AND APPEARANCE OF PROPERTIES:

A. Appearance And Condition Of Premises: The appearance and condition of premises has a significant effect on property values. Accordingly, the following regulations shall apply:

1. The outside surface of buildings shall be maintained in good condition.

2. Any lot in any zone shall be improved and maintained as follows:

a. Landscaping shall be installed and properly maintained in a good condition, free from weeds taller than six inches (6") and noxious plants, refuse and debris in front and side yards, including the park strip. Landscape design shall conform to Title 10, Chapter 22, Water Efficient Landscape Standards.

b. Landscaping for single-family and two-family dwellings shall be installed within twelve (12) months from the date of occupancy.

c. Landscaping for commercial, industrial, institutional, or multi-family residential shall be completed prior to final occupancy.

d. When unique or unforeseen circumstances exist, the community and economic development director may grant an extension of time for landscape installation. Extensions will only be approved upon submission of an erosion control plan, including soil stabilization, and shall be reviewed by the Storm Water Inspector for compliance with Storm Water Pollution Prevention Plan regulations.

3. Trash, weeds or other unsightly material shall not be allowed to remain on any lot outside of approved containers in the City. Junk, debris, trash, abandoned vehicles, or similar refuse material shall not be stored or allowed to remain outdoors, unless otherwise allowed by city code.

4. View obscuring berms, fences, walls or hedges shall be installed by the property owner to block the view from the public right of way, or from neighboring properties, whenever uses of land are found by the Planning Commission to be offensive, detracting, obnoxious, visually polluting or otherwise visually devaluing to neighboring properties or the community.

B. Recreational Vehicle Storage:

1. Recreational vehicles which do not include facilities necessary to be "mobile homes", as defined in section 10-1-47 of this code, shall not be used at any place within the corporate boundaries of the City, at any time, for living quarters except in designated camping areas or recreational vehicle parks.

2. Recreational vehicles which are unoccupied for living space may be stored on an owner's private residential lot, provided the parking complies with the regulation in section 10-6-6 of this title. Long term commercial storage of recreational vehicles, maintenance operations, reconstruction or construction activities are permitted within zoning districts allowing such uses.

C. Abandoned, Wrecked Or Inoperative Vehicles:

1. Definitions:

ABANDONED VEHICLE:

Any motor vehicle left unattended on any roadway or on any public or private property in such an inoperative, dismantled, wrecked or neglected condition that the owner's intention to relinquish all further rights or interests in it may be reasonably concluded. A reasonable conclusion that any motor vehicle is abandoned includes, but is not limited to, consideration of the amount of time the motor vehicle has been resting in the same place, the state of the motor vehicle's mechanical condition, the state of the motor vehicle's registration and licensing information provided by the owner of the motor vehicle and information provided by surrounding property owners.

DISMANTLED

Any motor vehicle partially or completely disassembled.

VEHICLE:

INOPERATIVE Any motor vehicle that cannot be moved under its own power.

VEHICLE:

UNREGISTERED Any motor vehicle not currently registered so as to permit it to be lawfully operated
VEHICLE: upon a highway.

VEHICLE PARTS: Any items that can be attached to or included as part of or within any motor vehicle.

WRECKED Any motor vehicle damaged to the extent that it cannot be lawfully operated upon a
VEHICLE: highway.

2. Unlawful Conduct: It shall be unlawful and is a public nuisance for any owner or tenant to cause or permit any motor vehicle and/or vehicle part of any kind which is inoperative, partially or completely dismantled, junked, wrecked or abandoned to be parked, stored or remain on any property or premises within the city for a period of time in excess of seven (7) days, unless placed in an enclosed garage, concealed behind an opaque screening fence or in connection with a lawfully situated and licensed business engaged in the repair of motor vehicles. This provision applies whether the vehicle or part is currently licensed or not.

3. Exception Permit:

a. A permit may be granted by the community and economic development director for an exception to this subsection if the owner of an unregistered, inoperative, dismantled, wrecked or abandoned motor vehicle and/or vehicle part makes written application to the community and economic development director providing:

(1) Proof that the applicant is the owner of the motor vehicle;

(2) Proof that the applicant is the owner of or has permission of the owner of the property upon which the motor vehicle will be parked, stored or remain;

(3) A description of the condition of the motor vehicle, i.e., that the motor vehicle is unregistered, inoperative, dismantled, wrecked or abandoned;

(4) A description of the plan by which the condition of the motor vehicle will be changed, i.e., the date upon which the vehicle will be registered, repaired, removed from the property, etc.;

(5) The address at which the motor vehicle will be parked, stored or remain while its condition is being changed;

(6) The location upon the property, at the specified address, where the motor vehicle will be parked, stored or remain while its condition is being changed;

(7) That a nuisance, health hazard or safety hazard will not be created while the motor vehicle is parked, stored or retained; and

(8) Only one permit may be issued per twelve (12) month period per property, and for a period not to exceed six (6) months. At the end of the six (6) months, the vehicle shall either be repaired or lawfully registered or removed from the property.

b. Any vehicle maintained on a property under an exception permit shall be otherwise kept in compliance with all applicable laws, shall not be parked or kept in the public right of way or on landscaped areas, shall not constitute a hazard in any way, and shall not constitute a public nuisance. A

permit may be revoked by the community and economic development director for failure to comply with these terms, and a permit may be denied for failure to comply with these terms for earlier vehicles.

4. Penalty: Violators of this subsection may be prosecuted by criminal prosecution. Any person violating any of the provisions of this subsection shall be deemed guilty of a class C misdemeanor, subject to penalty as provided in section 1-4-1 of this code. A separate offense each day for such violation is permitted to continue shall be constituted. Nothing herein shall prohibit the city from taking such civil action as may be deemed appropriate to abate said nuisance. (Ord. 2010-03, 3-16-2010; amd. 2012 Code; Ord. 2022-03, 6-7-2022; Ord. 2024-01, 1-16-2024)

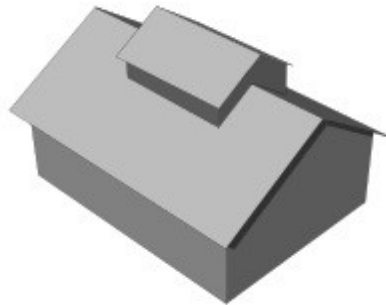
10-1-38: BUILDING DESIGN STANDARDS; NONRESIDENTIAL:

This section provides design standards applicable to all nonresidential buildings.

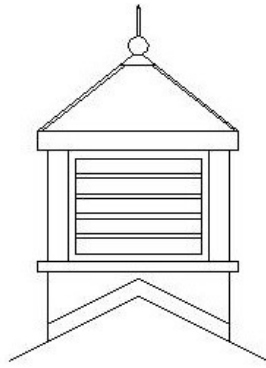
A. Building Massing, Form And Pedestrian Scale: Buildings shall relate to each other in their massing and forms. Square "boxlike" structures with large, blank, unarticulated wall surfaces are deemed to be unacceptable. Any facade(s) visible from a public right-of-way, including pedestrian, transit, and bicycle corridors, shall incorporate architectural features and treatments to diminish the building mass. Architectural design shall anticipate the combination of the following techniques or other appropriate techniques to be reviewed and approved through the development review process. All facades visible from a public right(s)-of-way, including pedestrian, transit, and bicycle corridors, shall meet the following standards:

1. Horizontal Articulation: Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet;
2. Vertical Articulation: Each principal building greater than thirty feet (30') in height shall have a change in cladding material or surface plane or other building material treatments, colors and textures that visually interrupt the wall plane. No single cladding material or surface plane (as applicable) may extend for an uninterrupted vertical distance of more than thirty feet (30');
3. Roof And Parapet Variation: Any facade visible from a public right-of-way, including pedestrian, transit, and bicycle corridors, shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that vary in height by at least two feet (2') for each sixty (60) linear feet of facade length; and

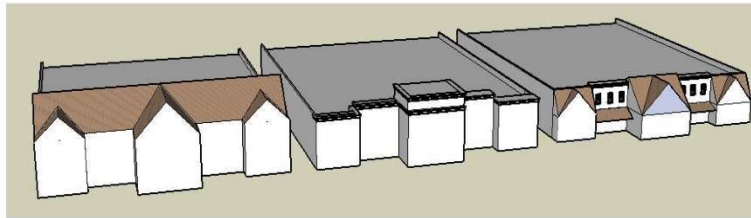
**FIGURE 1
CLERESTORY**



**FIGURE 2
CUPOLA**



**FIGURE 3
ROOF LINE VARIATION**



4. Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather.

B. Materials Of Primary Structure: The following building design standards shall apply to all nonresidential primary structures, regardless of zoning district:

1. The outside surface of a nonresidential primary structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.
2. Metal siding, or materials which appear to be metal siding, are a prohibited exterior finish material, except when used as an architectural accent, not to exceed twenty percent (20%) of the exterior surfacing material. Exterior surface is measured per face of the building.
3. Architectural metal panels may be permitted with the following restrictions:
 - a. Any structures using metal panels shall be designed to have an exterior appearance of a non-metal building and shall appear to be constructed of conventional materials such as stucco, stone, concrete, brick or wood. Approved panel patterns shall have a flat finish which mimic the appearance of concrete panels or embossed finish which mimics the appearance of stucco, stone, brick, or wood.
 - b. A metal panel system shall include high quality finished profile panels and concealed fastener systems, with a baked-on enamel painted to the manufacturer's standards. Corrugated metal, plastic, or fiberglass panels are prohibited.
 - c. Panel placement shall include a repeating pattern through a change in plane, offset, and reveal, pilaster, projection, fenestration patterns, or piers.
 - d. One-third (1/3) of an exterior wall, not including gable ends, shall be finished with materials such as hardieplank or wood siding, stucco, plaster, glass, stone, brick, or other decorative masonry, unless the Planning Commission waives or reduces this requirement upon determination that panel color, design, layout, pattern or texture will result in the appearance that more than one (1) primary material was used on the wall in equivalent proportion or greater.

e. Minimum width for any metal panel is thirty six inches (36").

4. The use of metal roofs and metal doors is permitted and shall utilize contrasting or complementary colors when used in conjunction with architectural metal panel systems.

5. Structures which are not visible from a public right-of-way, including pedestrian, transit, and bicycle corridors, may be exempt from these requirements upon written recommendation from the Development Review Committee and approval by the Planning Commission.

6. Publicly owned or operated utility buildings may be exempted from this requirement upon review of the Planning Commission and approval of the City Council.

C. Materials Of Accessory Structure: The following building design standards shall apply to all nonresidential accessory structures, regardless of zoning district:

1. The outside surface of any nonresidential accessory structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.

2. Metal siding, or materials which appear to be metal siding, are permitted for nonresidential accessory structures subject to the following provisions:

a. A wainscot finish, a minimum of four feet (4') in height, shall be provided on any facade visible from a public right-of-way, including pedestrian, transit, and bicycle corridors.

b. The wainscot finish shall be of a material that is compatible with the primary structure on site.

3. Metal roofs and metal doors are permitted on any nonresidential accessory structure.

4. Publicly owned or operated utility buildings may be exempted from this requirement upon review of the Planning Commission and approval of the City Council.

D. Noncomplying Nonresidential Structure: Any nonresidential structure that was lawfully approved prior to enactment of this section, and that does not comply with the building design standards contained herein, shall be considered a noncomplying structure. The following regulations shall apply to all noncomplying nonresidential structures:

1. Any addition shall be made in full compliance with the provisions of this section. Portions of the structure not affected by additions may remain without any requirement to retrofit the existing surfacing.

2. Damaged or destroyed noncomplying structures may be restored in accordance with section 10-5-4 of this title. (Ord. 2017-02, 1-3-2017)

10-1-39: DEFINITIONS:

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure", the words "used" or "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual; the word "lot" includes the words plot or parcel. An asterisk (*) at the definition means that the word is defined in the State Code. Words used in this title, but not defined herein, shall have the meaning as defined in any other ordinance adopted by the City.

ABUTTING:

Property that is adjacent or contiguous to another property including

ACCESSORY BUILDING OR STRUCTURE:	property separated by an alley, a private right-of-way or a utility strip. A subordinate building or structure, located on the same lot with the main building, occupied by or devoted to an accessory use. An accessory building or structure is clearly incidental to, and customarily found in connection with the main building, is operated and maintained for the benefit of the principal use, and is not a dwelling unit. Detached garages, sheds, workshops, and barns are examples of accessory buildings or structures.
ACCESSORY CARETAKER RESIDENCE:	A dwelling unit located within or upon a non- residential building or property that is occupied by a person or a single family with at least one occupant who is employed by or who owns the primary business located on that property and has on-site job responsibilities associated with said business. All caretaker dwellings must be accessory to the primary use of the property.
ACRE, NET:	A measurement of the developable portion of an area, after excluding the area required for public or private streets or access ways, adjacent park strip(s), and sidewalk(s).
ACTIVE SOLAR SYSTEM:	A system of equipment capable of collecting and converting incident solar radiation into heat, mechanical or electrical energy, and transferring these forms of energy by a separate apparatus to storage or to the point of use. It includes water heating, space heating or cooling, electric energy generating or mechanical energy generating and the architectural and engineering design or system necessary to balance or optimize active components.
AGRICULTURAL INDUSTRY (AGRICULTURAL BUSINESS):	The processing of raw food products by packaging, treating and/or intensive feeding. "Agricultural industry" includes, but is not limited to, animal feed yards, the raising of furbearing animals, food packaging and/or processing plants, commercial poultry or egg production, commercial greenhouses, and similar uses as determined by the Planning Commission.
AGRICULTURAL USE:	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.
AGRICULTURE:	The production of food through the tilling of the soil, the raising of crops, breeding and raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business.
AIRPORT:	Any airport definitions and regulations which are adopted by North Salt Lake City, except as airports are governed under the general use regulations of this title.
ALCOHOL, BREWPUB:	A restaurant type establishment that also has a beer brewery, producing beer in batch sizes not less than seven (7) U.S. barrels (31 gallons), on the same property which produces only enough beer for sale and consumption on site or for retail carryout sale in containers. At least fifty percent (50%) of the beer sold shall be brewed on the premises. Revenue from food sales shall constitute at least fifty percent (50%) of the total business revenues, excluding retail carryout sales of beer.

ALLEY:	A public accessway less than twenty six feet (26') in width, which is designed to give secondary access to lots or abutting properties. An alley shall not be considered a street for the purpose of this title.
ALLUVIAL SOILS:	Areas subject to periodic flooding as defined in the soil survey prepared by the soil conservation service which encompasses North Salt Lake City.
AMBULANCE SERVICE:	An emergency response facility housing ambulance services, dispatching, staging, and maintenance.
AMUSEMENT PARK:	Any place of organized amusement activity not conducted wholly within a completely enclosed building, whether a commercial or nonprofit enterprise, except temporary celebrations sanctioned by the City Council by a special permit.
ANIMAL CLINIC (Also Known As ANIMAL HOSPITAL):	Any building or portion thereof designed or used for the care or treatment of animals or fowl, and/or in which veterinary service is provided or is available.
ANIMAL KENNEL, COMMERCIAL:	Land or buildings used in the keeping, care, or boarding of more than three (3) dogs, cats, or other household pets as a commercial endeavor.
ANIMAL SHELTER:	A public or licensed private facility to temporarily detain and/or dispose of stray dogs, cats and other animals.
ANIMAL, VETERINARY OFFICE:	A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short term boarding and shall be only incidental to such hospital use. Short term boarding facilities shall be completely enclosed in a building.
ANTENNA:	Any system of wires, poles, rods, reflecting disks, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.
ANTENNA, COMMUNICATION TOWER:	See definition of antenna.
APPURTENANCES:	Appendages and incidental details on buildings are to be allowed, such as building projections or coverings for mechanical equipment.
ARCHITECTURAL METAL PANELS:	A modular exterior cladding system comprised of insulated or uninsulated prefinished metal panels and supporting framework attached to the structural frame of a building.
ARCHITECTURAL PROJECTION:	Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but not including signs.
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.
ART GALLERY:	An establishment engaged in the sale, loan or display of paintings, sculpture or other works of art. The term "art gallery" does not include libraries or museums.
ASSISTED LIVING CENTER:	A facility licensed by the State of Utah that provides a combination of housing and personalized care designed to respond to the individual needs of more than two (2) individuals who require help with the

	activities of daily living, such as meal preparation, personal grooming, housekeeping, healthcare or medication. Care is provided in a professionally managed group living environment in a way that promotes maximum independence and dignity of each resident.
AUDITORIUM:	A multipurpose assembly facility that is designed to accommodate conventions, live performances, trade shows, sports events and other such events.
AUTOMATIC CAR WASH:	A facility for automatic or self-service washing and cleaning of automobiles and small trucks not exceeding three thousand (3,000) gross vehicle weight (GVW).
AUTOMATIC TRUCK WASH:	A facility for automatic self-service washing or cleaning of trucks exceeding three thousand (3,000) gross vehicle weight (GVW).
AUTOMOBILE BODY AND FENDER SHOP:	A facility for major automobile, truck, mobile home, recreational coach or recreation vehicle repairs to body, frame or fenders, and includes rebuilding.
AUTOMOBILE PAINT SHOP:	A facility for painting of automobiles, trucks, trailers, boats, or other travel or recreation vehicles or units.
AUTOMOBILE SELF-SERVICE STATION:	A place where gasoline or any other motor fuel for operating motor vehicles is offered for sale and is dispensed to the vehicle by the purchaser. The self- service station may be independent or in conjunction with a retail store.
AUTOMOBILE SERVICE STATION:	A place where gasoline or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, and where service performed may include tube and tire repair, battery charging, storage of merchandise, and tune up of automobiles, but not including major auto repair.
AUTOMOTIVE DETAIL AND TRIM SHOPS:	An establishment that provides services related to automotive detailing services or the sale and installation of automotive accessories such as replacement glass, tinting, audio, upholstery, or other miscellaneous vehicle trim and includes no outdoor storage of materials, nor storage of vehicles awaiting service for a period greater than 48 hours.
AUTOMOTIVE SALES AREA:	An open area used for display, sale or rental of new or used motor vehicles, mobile homes, recreational coaches, or recreation vehicles in operable condition.
AUTOMOTIVE SALVAGE YARD (AUTOMOBILE WRECKING OR PROCESSING YARD):	A lot or portion thereof used for the storage, dismantling, demolition or abandonment of automobiles, other vehicles, other machinery, or parts thereof.
AVERAGE SLOPE:	An expression of rise or fall in elevation along a line perpendicular to the contours of the land connecting the highest point of land to the lowest point of land within a lot or building area. A vertical rise of one hundred feet (100') between two (2) points one hundred feet (100') apart measured on a horizontal plane is one hundred percent (100%) slope.
BAKERY:	An establishment where the primary function is the baking of food products for wholesale trade or directly to the consumer.
BEGINNING OF	The excavation or recontouring of the site.

CONSTRUCTION:

BIKE PATH (BIKE TRAIL, BIKE LANE):	A right-of-way designed and constructed for use by bicycles and not intended for use by pedestrians or motor vehicles of any kind. A bike path may be located within or without a street right-of-way, at grade, or at grade separated from vehicular traffic. Bike lanes may also be included as a part of a street.
*BILLBOARD:	A freestanding ground sign located on industrial, commercial or residential property if the sign is designed or intended to direct attention to a business, product or service that is not sold, offered or existing on the property where the sign is located.
BLOCK:	The land surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block on any recorded subdivision plat.
BLOOD DONATION CENTER:	A commercial establishment whose primary function is the collection, storage and distribution of blood and blood products.
BOARDING HOUSE:	A dwelling where, for compensation, meals are provided for at least three (3) but not more than fifteen (15) persons.
BUBBLER:	An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.
BUILDING:	Any structure used or intended to be used for the shelter or enclosure of persons, animals or property.
BUILDING COVERAGE:	That percentage of the lot covered by principal or accessory buildings or structures.
BUILDING FORM AND MASSING:	A combination of three-dimensional geometric solids which makes up the exterior shape of a structure.
BUILDING, HEIGHT OF:	The vertical distance from the highest point of elevation of the finished grade surface at the foundation to the highest point of the building roof or coping.
BUILDING MATERIALS DISTRIBUTION:	A type of wholesale distributor supplying the building materials industry, but excluding retail outlets conducted in a warehouse format.
BUILDING OFFICIAL:	The person designated or appointed as the building official for North Salt Lake City by the City Council.
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.
BUS LINE STATION/TERMINAL :	Facility used for the temporary housing or parking of buses, and the loading and unloading of passengers.
BUS LINE YARD AND REPAIR FACILITY:	Facility for the storage and repair of buses.
CAMPGROUND:	A public area designated by a public agency for camping, or a private area licensed by the City Council for camping.
CAMPING:	A temporary establishment of living facilities, such as tents or recreational coaches, as regulated by this title.
CAR WASH:	Facility used for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty vehicles. A car wash may be an

	accessory use to a gas station or convenience store or it may be a principal use on the lot.
CARPORT:	A private garage not completely enclosed by walls or floors. For the purposes of this title, a carport shall be subject to all the regulations prescribed for a private garage.
CARRIAGEWAY:	A pedestrian walkway between the curb and sidewalk, constructed of poured concrete, brick pavers or natural stone pavers.
CEMETERY:	Land used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.
CERTIFICATE OF OCCUPANCY:	An official authorization to occupy a structure as issued by the North Salt Lake building official, or designee.
CHANGE OF USE:	The replacement of an existing land use by a new land use, or a change in the nature of an existing land use which does not increase the size, occupancy, or site requirements. A change of ownership, tenancy, name or management, or a change in product or service within the same use classification where the previous nature of the use, line of business, or other function is substantially unchanged is not a change of use.
CHECK CASHING/PAYDAY LOAN BUSINESS:	A business that conducts transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State pursuant to the Check Cashing and Deferred Deposit Lending Registration Act (Utah State Code 7-23). The term check cashing shall not include fully automated stand alone services located inside of an existing building, so long as the automated service incorporates no signage in the windows or outside of the building.
CHECK VALVE:	A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination or the water supply due to the reverse flow of water from the secondary irrigation system.
*CHIEF EXECUTIVE OFFICER:	<p>A. The Mayor in municipalities operating under all forms of municipal government, except the Council-Manager form; or</p> <p>B. The City Manager in municipalities operating under the Council-Manager form of municipal government.</p>
CHURCH:	A building, together with its accessory buildings and uses, maintained and controlled by a duly recognized religious organization where persons regularly assemble for worship and religious instruction.
CITY COUNCIL:	The elected Legislative Body of North Salt Lake City.
CLADDING MATERIAL:	The application of one material over another to provide skin or layer intended to control the infiltration of weather elements, or for aesthetic purposes.
CLINIC, DENTAL OR MEDICAL:	A building in which a group of dentists, physicians or allied professionals in the healing arts are associated for the conduct of their professions. The clinic may include a dental or medical laboratory and an apothecary, but it shall not include inpatient care or operating rooms for major surgery.

CLUB, PRIVATE:	A social, recreational or athletic club or similar association or corporation incorporated under the provisions of the Utah Nonprofit Corporation and Cooperation Act for the above stated purposes, which maintains or intends to maintain premises upon which alcoholic beverages are or will be stored, consumed or sold, and which for that reason is required to be licensed by the State.
COMMERCIAL VEHICLE:	A vehicle which is marked and/or used for commercial purposes. This shall include, but not be limited to, the following: buses, dump trucks, limousines, roll back tow trucks, stake body trucks, step vans, taxis, tow trucks and tractor trailers.
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.
COMMUNITY GARDEN:	An area of land managed and maintained by an identifiable group of community members used to grow and harvest food crops and/or nonfood, ornamental crops such as flowers, for personal or group use, consumption, donation, or sale, or for educational purposes. Generally operated as not for profit, limited sales and events may also occur on the site to fund the gardening activities and other charitable purposes.
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.
COMPATIBLE LAND USE:	A use of land and/or building(s) that, in terms of development intensity, building coverage, design, bulk and occupancy, traffic generation, parking requirements, access and circulation, site improvements, site design, landscaping, storage needs, and public facilities and service demands, is consistent with and similar to neighboring uses and does not adversely affect the quality of life of persons in surrounding or nearby buildings.
COMPATIBLE WITH RESIDENTIAL:	Compatibility will be measured by whether or not the proposed development adversely impacts the quality of life in the area. Property values must be sustained or enhanced as opposed to diminishing values; the effects of ultimate traffic on streets will be considered rather than complaints that a new development will increase unwanted traffic; improvements in the infrastructure will be considered as to how and who pays for them; positive contributions to the financing of needed improvements will be weighed against the assessment on existing residential developments; proximity of possible impacts will be evaluated and indirectly impacted citizens will be considered in the group of the general citizenry.
CONDITIONAL USE:	A land use that, because of its unique characteristics or potential impact on North Salt Lake City, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CONDOMINIUM:	The ownership of a single unit in a multi-unit project, together with an undivided interest in common in the common areas and facilities of the property as provided by State law. A condominium development is comparable to a subdivision in that each development is characterized by multiple individual ownerships in a single development. In a condominium development, the multiple individual ownerships are in structures, whereas in subdivisions such ownerships are in land. For regulation purposes, the development of a condominium project is treated by Utah State law and by this title as a subdivision, and condominium developments must comply with the subdivision regulations of this title.
CONTRACTOR SERVICES:	Any person or business engaged in, or offering to engage in, any construction trade for which licensure is required under the Utah Construction Trades Licensing Act or any handyman services not required for State licensure.
CONTRACTOR'S YARD/OFFICE:	A use that provides construction businesses with a base of operations that can include office space and indoor or outdoor storage of construction equipment or materials used by the construction business. This use excludes salvage or recycling operations.
CONVENIENCE RETAIL:	An establishment which engages in the limited retail sale of convenience food items and automobile fuel. Businesses within this definition must conduct all sales and storage entirely within an enclosed structure and must specialize in the sale of convenience food and automobile fuel goods only. No fast food or sit down restaurants are included in the definition of "convenience retail".
CORRAL:	A space, other than a building, less than one acre in area or less than one hundred feet (100') in width, used for the confinement of animals or fowl.
*COUNTY:	The unincorporated area of the County.
CREMATORIUM:	As applied to funeral homes or mortuaries: A dedicated area within a licensed funeral home or mortuary building, or an accessory building of a licensed funeral home or mortuary, wherein human remains are cremated in a cremation retort.
CROSSWALK OR WALKWAY:	A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind, a crosswalk or walkway or pedestrianway may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.
CUL-DE-SAC:	A street which is designed to remain permanently closed at one end, with the closed end terminated by a vehicular turnaround.
CULINARY WATER FACILITIES:	Water supply lines, pumps, springs, wells or any other physical facilities necessary to provide a supply of culinary water to a use in sufficient quantity and of approved quality to meet the standards of this title.
DAIRY:	A commercial establishment for the manufacture, processing or packaging of dairy products and their sale. For purposes of this definition, the production of milk on a farm for wholesale marketing off the premises shall not classify the farm as a dairy.
DAYCARE CENTER, ADULT:	A nonmedical facility for the daytime care of adults who, due to advanced age, handicap or impairment, require assistance and/or

	supervision during the day by staff.
DAYCARE CENTER, CHILD:	See the definition for daycare center, commercial or daycare center, residential.
DAYCARE CENTER, COMMERCIAL:	A commercial establishment for the care of children, for compensation, but not including a public school.
DAYCARE CENTER, RESIDENTIAL:	A residential establishment for the care of children, for compensation, but not including a public school. Such use shall be defined as a home occupation.
DENSITY:	A measure of the number of dwelling units per acre of area. It shall be expressed dwelling units per acre (DU/acre). Unbuildable land (as defined by the Planning Commission) is land with a slope greater than thirty percent (30%), subject to inundation or other geological hazards.
DENSITY, GROSS:	A measure of the number of dwelling units per acre of developable, including any area designated as a public or private street or access way, adjacent park strip(s), and sidewalk(s).
DENSITY, NET:	A measure of the number of dwelling units per acre of developable land, which shall not include any area designated as a public or private street or access way, adjacent park strip(s), and sidewalk(s).
DEVELOPER:	Any person, firm, corporation, partnership or association who causes land to be divided into a subdivision for himself/herself or others, a developer.
DEVELOPMENT (LAND):	The conversion or alteration of use or physical characteristics of land; placing improvements on the land; or putting land to intensive use, including a subdivision, PUD, mobile home park, recreation vehicle park, shopping center, industrial park or excavation.
DEVELOPMENT REVIEW COMMITTEE:	A committee of City staff or City consultants, whose primary responsibility is to review all development requests, process all development applications and make recommendations with respect to development applications to the Planning Commission, City Council, applicants and Mayor. The committee includes, but is not limited to, the City Manager, City Engineer, Community and Economic Development Director, Public Works Director, City Planner, City Fire Chief, City Building Official, City Police Chief, and any other person or agent that the City Manager deems appropriate to function as a member of the committee.
*DISABILITY:	<p>A. A physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having such an impairment.</p> <p>B. "Disability" does not include current illegal use of, or addiction to, any Federally controlled substance, as defined in section 102 of the Controlled Substances Act, 21 USC 802.</p>
DISTRICT (Also Known As ZONE OR ZONING DISTRICT):	A portion of the territory of North Salt Lake City established as a zoning district by this title, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this title.
DOMESTIC FARM ANIMALS:	Any domesticated animal which has traditionally been kept on a farm. Regulations for domestic farm animals are located in section 10-10-6 of

	this title.
DRIP EMITTER:	Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.
DRIVEWAY:	A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which the driveway is located.
DWELLING:	Any building or portion thereof designed or used as the principal residence or sleeping place of one or more persons or families, but not including a tent, a recreational coach, hotel, motel, hospital or nursing home.
DWELLING, ATTACHED:	A building containing multiple single family dwelling units, sharing a common wall at the property line.
DWELLING, FOUR- FAMILY:	A building containing only four (4) dwelling units.
DWELLING, MULTIPLE- FAMILY:	A building containing more than one dwelling unit.
DWELLING, SINGLE- FAMILY:	A building containing only one dwelling unit.
DWELLING, THREE- FAMILY:	A building containing only three (3) dwelling units.
DWELLING, TWO- FAMILY:	A building containing only two (2) dwelling units.
DWELLING UNIT:	One or more rooms in a dwelling, apartment complex, hotel or motel, providing complete, independent living facilities for a single person or family, including permanent provisions for living, sleeping, eating, cooking and sanitation.
DWELLING UNIT, ACCESSORY:	A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is: 1) within or attached to a single-family residential building, or 2) within a detached accessory structure associated with a single-family dwelling.
EASEMENT:	Any portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner of said property. The easement may be for use on, under, or above said lot or lots.
*ELDERLY PERSON:	A person who is sixty (60) years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.
ENVIRONMENTAL IMPACT REPORT:	<p>A. A report which describes, by means of written narrative as well as maps, a geographical area in terms of existing:</p> <ol style="list-style-type: none"> 1. Slope; 2. Soils; 3. Watercourses; 4. Water table; 5. Flood hazard areas; 6. Geologic hazards; 7. Vegetative types; 8. Wildlife; 9. Wildlife habitat; or 10. Essential urban services presently available.

B. The report includes a tabulation of proposed population density and the numbers and types of proposed dwellings and other buildings and spaces to be occupied at full development.

C. The report further describes by means of written narrative, as well as maps, the impact of the proposed development on the following specific subject areas once the anticipated population density is achieved within the area to be developed:

1. Watercourses and flood hazards;
2. Natural vegetation;
3. Wildlife;
4. Erosion;
5. Topsoil loss;
6. Sedimentation of watercourses and reservoirs;
7. Slope stability;
8. Dust;
9. Fire potential;
10. Accumulation of solid or liquid wastes; or
11. The need and desire for urban services.

D. The report evaluates the potential area wide economic impact of the development on both private and public economic sectors and the potential impact on school, public utility and transportation systems.

E. The report recommends measures which, if undertaken, will mitigate or obviate the adverse impacts resulting from construction of the proposed development, and discusses the benefits to be gained from such development, and what adverse impacts cannot be avoided and the extent of their detrimental influence.

EQUIPMENT AND MATERIALS
STORAGE YARDS:

Includes any use related to outdoor storage of large construction equipment or machinery, company vehicles or large quantities of other materials. Typical uses include contractor storage yards and corporation yards.

EQUIPMENT RENTAL
(INDOOR AND/OR OUTDOOR):

A use involving the rental of equipment including tools, lawn and garden equipment, party supplies and similar goods and equipment, including storage and incidental maintenance. This term excludes heavy construction vehicles and equipment.

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.

ESSENTIAL FACILITY:

Any facility which is common to the community and essential for servicing the residents and businesses: utilities, radio and television stations (transmitting only), cable TV, sanitation, health and public safety facilities provided by a public utility or governmental agency for overhead, surface or underground services, and such other necessary uses as may be approved by the City Council by resolution, but excluding any building, electrical substation, or transmission line of fifty (50) kV or greater capacity.

EVAPO- TRANSPIRATION (ET):

The quantity of water evaporated from adjacent soil and other surfaces

and transpired by plants during a specified time, expressed in inches per day, month or year.

EXCAVATION:

Any disruption of the soil mantle or manmade surfacing of the same. Excavations may be either in the nature of a process or a use. Excavations undertaken for the purpose of preparing a site for an ultimate land use or for repairing or constructing urban service facilities are processes; whereas excavations such as gravel pits, quarries or mines are uses which require specific use authorization in the zoning district where located, in addition to a conditional use permit if such is required.

EXPLOSIVE MANUFACTURING AND STORAGE:

The making and storage of explosive devices, or explosive materials wholesale distributors.

FAMILY:

One individual, or two (2) or more persons related by blood, marriage or adoption, living together in a single dwelling unit and maintaining a common household. A family may include four (4), but not more than four (4), nonrelated persons living with the residing family. The term "family" shall not be construed to mean a group of nonrelated individuals, a fraternity, club or institutional group.

FARMERS' MARKET:

An establishment for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.

FEE SCHEDULE:

The North Salt Lake adopted list of fees and charges for services which includes, but is not limited to, fees for land development activities.

FEED YARD:

An agricultural industry in which animals or fowl are kept and intensively fed in relatively restricted area, as contrasted with open pasturage.

FENCE:

A structure erected to establish property boundaries, buffer incompatible land uses or provide privacy or security. A wall or similar barrier shall be deemed a fence.

FENCE, ELECTRIC:

A fence designed to protect a property or properties from intrusion by means of conducting an electric current along one or more wires thereof so that a person or animal touching any such wire or wires will receive an electric shock.

FENCE, OPAQUE OR SOLID:

A constructed solid or opaque barrier that blocks the transmission of at least ninety five percent (95%) of light and visibility through the fence, and is erected to screen areas from public streets and abutting properties.

FINAL PLAT:

A plat map prepared in accordance with the provisions of this title, which is designed to be placed on record in the Office of the County Recorder.

FINANCIAL INSTITUTION:

A building, property or activity, the principal use or purpose of which is the provision of financial services, including, but not limited to, banks, facilities for automated teller machines (ATMs), credit unions, savings and loan institutions, stock brokerages and mortgage companies. "Financial institution" shall not include any use or other type of institution which is otherwise listed in the table of permitted and conditional uses for each category of zoning district or districts under this title.

FIREFIGHTING FACILITIES:	Any water supply, water lines, fire hydrants and other protective devices as may be required in accordance with the provisions of this title.
FLAG LOT:	A lot of irregular configuration in which an access strip (a strip of land of a width less than the required lot width) connects the main body of the lot to the street frontage.
FLAMMABLE LIQUIDS OR GASES, HEATING FUEL DISTRIBUTION AND STORAGE:	A type of wholesale distributor engaged in supplying flammable liquids, gases and/or heating fuel.
FLEA MARKET (INDOOR):	A building devoted to the indoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
FLEA MARKET (OUTDOOR):	An outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
FLOOD CONTROL WORDS AND PHRASES:	All flood controlled related terms as defined in 11-2-1.
FLOOD HAZARD:	A hazard to land or improvements due to inundation or overflow after having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of watercourses.
FLOODPLAIN SOILS:	Areas subject to periodic flooding and listed in the soil survey prepared by the soil conservation service which encompasses North Salt Lake City as being "on the floodplain" or subject to "flooding".
FLOODPLAINS:	Areas adjoining any streams, ponds or lakes which are subject to "100-year recurrence interval floods" on maps prepared for the "national flood insurance program", or a study conducted by anyone else expert and experienced in the preparation of hydrological studies and the determination of flood lines.
FLOOR:	See definition of story (floor).
FLOOR AREA:	The sum of the areas of the several floors of the building or structure, including areas used for human occupancy or required for the conduct of the business or use, and basements, attics and penthouses, as measured from the exterior faces of the walls. It does not include cellars, solar greenhouses or other solar equipment appurtenant to a solar energy system, unenclosed porches, attics not used for human occupancy, nor any floor space in an accessory building or in the main building intended or designed for the parking of motor vehicles in order to meet the parking requirements of this title, or any such floor space intended and designed for accessory heating and ventilating equipment.
FOOD PROCESSING:	Manufacturing establishment producing or processing food and related products for consumption.
FUNERAL HOME OR MORTUARY:	An establishment where the activities necessary for the care and custody of the dead, including: refrigeration, embalming; cremation; other necessary care; viewings; wakes; funerals; and other rites and ceremonies consistent with the proper final disposition of the dead, are conducted.

GARAGE, PRIVATE:	An accessory building designed or used for the storage of motor vehicles owned or used by the occupants of the building to which it is accessory; provided, that a garage shall be considered part of the dwelling if the garage and dwelling have a roof or wall in common.
GARAGE, PUBLIC:	A building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling, leasing, renting or storing motor vehicles.
GAS STATION:	A principal building site and structures for the sale and dispensing of motor fuels or other petroleum products and accessory the sale of convenience retail.
*GENERAL PLAN:	<p>A. A document that North Salt Lake City adopts that sets forth general guidelines for proposed future development of the land within North Salt Lake City; and</p> <p>B. Is commonly referred to as a “master plan” or “comprehensive plan”.</p>
GEOLOGIC HAZARD:	<p>A. A surface fault rupture;</p> <p>B. Shallow groundwater;</p> <p>C. Liquefaction;</p> <p>D. A landslide;</p> <p>E. A debris flow;</p> <p>F. Unstable soil;</p> <p>G. A rockfall; or</p> <p>H. Any other geologic condition that presents a risk:</p> <ol style="list-style-type: none"> 1. To life; 2. Of substantial loss of real property; or 3. Of substantial damage to real property.
GOLF COURSE:	An area free of buildings, except for restrooms, pro shop, clubhouse, a reception or concession area within a clubhouse, executive offices, dressing rooms, equipment storage, golf related repair shop, maintenance buildings or pavilions, and used primarily for golf. Golf carts and other golf course related maintenance vehicles shall be permitted on a golf course.
GOVERNING BODY:	The City Council of North Salt Lake City.
GOVERNMENTAL FACILITY:	Federal, State or local government facilities which provide and support public governmental activities.
GRADE (LOT GRADE, FINISHED GRADE):	The final grade or elevation of the building site, slope or terrace, including the area five feet (5') from the foundation.
GRADING PLAN:	The grading plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.
GREENHOUSE:	A temporary or permanent accessory structure typically made of, but not limited to, glass, plastic, or fiberglass in which plants are cultivated.
GROUND COVER:	Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve inches (12").
GROUP HOMES:	A home for certain handicapped or elderly persons as defined by Utah State law as being permitted in residential areas of North Salt Lake City

	by conditional use permit.
HARDSCAPE:	Patios, decks and paths. Does not include driveways and sidewalks.
HAZARDOUS WASTE:	Solid waste or a combination of solid wastes which, because of its quantity, concentration or physical, chemical or infectious characteristics may cause or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness or may pose a substantial present or potential hazard if transported, disposed of, or otherwise managed.
HEALTH AND FITNESS FACILITY:	A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums (except facilities owned by a governmental entity), private clubs (athletic, health, or recreational), reducing salons, tanning salons, and weight control establishments.
HEAVY INDUSTRIAL:	See definition of heavy manufacturing.
HEAVY MANUFACTURING:	The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards, or that otherwise do not constitute "light manufacturing". Heavy manufacturing generally includes processing and fabrication of large or bulky products, products made from extracted or raw materials, or products involving flammable or explosive materials and processes which require extensive floor areas or land areas for the fabrication and/or incidental storage of the products. The term "heavy manufacturing" shall include land uses such as refineries and chemical manufacturing. The term "heavy manufacturing" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.
HEAVY TRUCK:	Any vehicle classified as "heavy" by the Federal Highway Administration.
HOME OCCUPATION:	An occupation of a person or family where they reside and which occupation is clearly incidental and secondary to the use of the structure for dwelling and residential purposes, and does not change the residential character of the dwelling or the neighborhood, and in connection with which there is no display and/or stock of merchandise. A business license is required for any home occupation.
HOSPITAL:	An institution providing health services, primarily for inpatients, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, outpatient departments, training facilities, central service facilities, and staff offices.
HOTEL/MOTEL:	An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include conference and meeting rooms, restaurants, reception centers, and recreational facilities.
HOUSEHOLD PETS:	Animals or fowl ordinarily permitted in the house and kept for

company or pleasure, such as dogs, cats and canaries, but not normally dangerous animals. Purebred miniature Vietnamese potbelly pigs and other similar purebred miniature pigs, not exceeding one hundred twenty five (125) pounds and twenty two inches (22") in height at the shoulder, limited to no more than two (2) miniature potbelly pigs per residence.

HUMAN SCALE:	The proportional relationship of the physical environment to human dimensions.
IMPERVIOUS SURFACE:	Impervious surfaces are those that do not absorb precipitation (water) and thus cause ponding and/or runoff. All buildings, parking areas, driveways, roads, sidewalks, or any areas in concrete and asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the City Engineer to be impervious within the meaning of this definition will also be classed as impervious surfaces.
IMPERVIOUS SURFACE RATIO:	A measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the base site area.
IMPOUND LOT:	A facility that provides temporary storage for vehicles that are to be claimed by titleholders or their agents or where police or privately impounded vehicles may be kept for legal evidence or other purposes, or while awaiting repairs. Normally where damaged vehicles are taken after an accident.
IMPROVEMENTS:	Work, objects, devices, facilities or utilities required to be constructed or installed in a land development. Such improvements may include, but are not limited to, street construction to required standards, water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, street trees, street signs, streetlights, traffic control or safety devices, fire hydrants, survey monuments, and such other facilities or construction required by this title, the subdivision regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed land development.
IMPROVEMENTS AGREEMENT:	An agreement between North Salt Lake City and a developer, wherein the developer agrees to install improvements required by this title, subdivision regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed land development.
INCINERATOR, MEDICAL WASTE/ HAZARDOUS WASTE:	A device using heat, for the reduction of medical/hazardous waste materials, as defined by the State of Utah Division of Solid and Hazardous Waste.
INDUSTRIAL ASSEMBLY:	An industrial use engaged in the fabrication of finished or partially finished products from component parts produced off site. Assembly use shall not entail metal stamping, food processing, chemical processing or painting other than painting that is accessory to the assembly use.
INFECTIOUS WASTE:	Solid waste that contains or may reasonably be expected to contain pathogens of sufficient virulence and quantity that exposure to the waste by a susceptible host could result in an infectious disease.

INTEGRATED DEVELOPMENT PLAN:	Comprehensive management for best assurance of maintaining standards and conditions of approval is the intent in the administration of a conditional use permit. Therefore, every assurance will be required to maximize the meeting of the community's performance standards and minimize the problems of their enforcement through approved comprehensive management plans which have been prepared by the applicant and approved by the City Administrative Land Use Authority.
INTERPRETATION:	An administrative decision regarding the general provisions of this title to specific cases. Interpretations shall not include administrative decisions that will affect a permitted use, conditional use or nonconforming use.
IRRIGATION PLAN:	The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.
JUNK:	Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris or other waste or salvage materials; dismantled, junked or wrecked automobiles, or parts thereof; and old or scrap ferrous or nonferrous metal materials.
JUNKYARD1:	The use of any lot portion of a lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles or other vehicles, or machinery or parts thereof; provided, that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.
LABORATORY, MEDICAL, DENTAL, OPTICAL:	A laboratory processing on or off site orders limited to medical testing and precision fabrication of dental or optical articles worn by patients.
LABORATORY, TESTING:	A land use engaged in determining the physical qualities of construction, medical or manufactured materials.
LAND, AGRICULTURAL:	Land used for bona fide agricultural purposes, or which is projected for agricultural use by the master plan or the zoning ordinance adopted by North Salt Lake City, but not including legally existing nonconforming uses located in areas so projected.
LAND, COMMERCIAL:	Land used for bona fide commercial purposes, or which is projected for commercial use by the master plan or the zoning ordinance adopted by North Salt Lake City, except legally existing nonconforming uses located in areas designated commercial in such ordinance.
LAND DEVELOPMENT STANDARDS:	Adopted construction standards, including, but not limited to, drawings, tables, charts and references which have been adopted by the City Council by resolution and which set standards for the construction of improvements to land and which regulate said construction of improvements to land.
LAND, INDUSTRIAL:	Land used for bona fide industrial purposes, or which is projected for industrial use by the general plan or the zoning ordinance adopted by North Salt Lake City, except legally existing nonconforming uses located in areas designated industrial in such ordinance.

LAND USE:	The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility for the purpose for which the land or building is occupied, or maintained, arranged, designed or intended.
LAND USE INTENSITY:	<p>The degree to which land is used by man ranging from no use to unremitting, continual and concentrated use of the land. Land use intensity is normally measured by:</p> <ul style="list-style-type: none"> A. Type of use (i.e., agricultural, residential, commercial or industrial); B. Period of use in average hours per day; C. Numbers of humans, associated animals and machines which occupy the land during the average hours of use; and D. The percent of the land covered by manmade structures and impervious surfaces.
LANDSCAPE ARCHITECT:	A person who holds a certificate to practice landscape architecture in the state of Utah. Only a landscape architect can legally create commercial landscape plans.
LANDSCAPE DESIGNER:	A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape designers focus on residential design and horticultural needs of home landscapes.
LANDSCAPE EDUCATION PACKAGE:	A package that is intended to inform and educate water users in the City about water efficient landscapes. This package should include a listing of water conserving plants, certified landscape designers, landscape architects, certified irrigation designers, and certified irrigation contractors. Information regarding the City's water rates, billing format for water use and commitment to water conservation may also be included.
LANDSCAPE PLAN DOCUMENTATION PACKAGE:	The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this title. The landscape plan documentation package shall include a project data sheet, a planting plan, an irrigation plan, and a grading plan.
LANDSCAPE ZONE:	A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.
LANDSCAPING (LANDSCAPED):	Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.
LAUNDRY, COMMERCIAL:	An establishment primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than retail services establishments. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.
LEGISLATIVE BODY:	The City Council.

LIBRARY:	A public, nonprofit facility in which literary, musical, artistic, or reference materials such as, but not limited to, books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility.
LIGHT INDUSTRIAL:	See definition of light manufacturing.
LIGHT MANUFACTURING:	The assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication or processing takes place or where such processes are housed entirely within a building. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials. The term "light manufacturing" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.
LIMOUSINE SERVICE:	A use that provides personal vehicular transportation for a fee, and operating by appointment only.
LOCALSCAPES®:	A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see www.localscapes.com).
LODGING HOUSE:	A dwelling with not more than ten (10) guestrooms where, for compensation, lodging is provided for at least three (3) but not more than fifteen (15) persons, but not including motels or hotels.
LOT:	A parcel or unit of land abutting a public street or approved private street, described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a subdivision plat map, planned unit development plot map, or condominium lot map, provided it is created pursuant to this title.
LOT AREA:	The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this title, excluding any area within an existing street right-of-way, or any area required as open space under this title, and including the area of any easements.
LOT AREA, BUILDABLE:	The buildable area of a lot shall be designated as follows: <ol style="list-style-type: none"> 1. The portion of a lot remaining after required yards, utility easements, scenic easements, or other rights of way have been provided; 2. The area designated as the buildable area or building envelope on an approved subdivision plat which is less than thirty percent (30%) slope; 3. Any portion of the lot not defined as nonbuildable.
LOT AREA, NONBUILDABLE:	The nonbuildable area of a lot shall be designated as follows: <ol style="list-style-type: none"> 1. Any portion of a lot defined as nonbuildable under Title 10, Chapter 12; 2. Any portion of a lot defined as nonbuildable by an approved geotechnical study; 3. Any portion of a lot with slopes which are thirty percent (30%) or

greater;

4. Any portion of a lot included within a defined building envelope on a plat which have slopes which are thirty percent (30%) or greater; or

5. Any portion of a lot with known or reasonably known geologic hazards.

LOT AREA PER DWELLING
UNIT, AVERAGE:

The average lot area for all dwelling units of a single type. Individual lots may be smaller or larger than the average; provided, that the average size is maintained and that all other standards of this title are met.

LOT, CORNER:

A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty five degrees (135°).

LOT DEPTH:

The shortest horizontal distance in feet measured from any point on the front lot line to any point on the rear lot line.

LOT FRONTAGE:

The length, in feet, of the front lot line which is coterminous with the front street line.

LOT FRONTAGE, REQUIRED:

See definition of lot frontage.

LOT HELD IN SEPARATE
OWNERSHIP:

All contiguous land held in one ownership at the time of the passage of this title or at any time hereafter, whether or not such land has been or is described separately, has separate chains of title, is described on one or more than one Property Tax notice, or is otherwise divided on paper.

LOT, INTERIOR:

A lot other than a corner lot.

LOT, LEGAL
NONCONFORMING:

A lot which was legally created prior to the adoption of this title.

LOT LINE, FRONT:

For an interior lot, the lot line adjoining the street; for a corner lot or through lot, each lot line adjoining a street.

LOT LINE, REAR:

Ordinarily, that line of a lot which is opposite and most distant from the front line of the lot. In the case of a triangular or gore shaped lot, a line ten feet (10') in length within the parcel parallel to and at a maximum distance from the front lot line. In cases where this definition is ambiguous, the Community Development Director shall designate the rear lot line.

LOT LINE, SIDE:

Any lot boundary line not a front or rear lot line. (This does not apply to any yard fronting on a street, which is by definition a front yard line.)

LOT LINES:

The property lines bounding the lot.

LOT, RESTRICTED:

A lot shall be designated as restricted when any of the following conditions exist upon the lot:

1. Located within the designated Sensitive Lands Area Overlay Zone;
2. Noted as restricted on a recorded subdivision plat;
3. Having an average slope of fifteen percent (15%) or greater;
4. Containing critical slopes;
5. With known, suspect or probable geologic hazards;
6. With critical wildlife habitat;
7. With critical drainage channels or other natural features;
8. Containing other vital infrastructure; or

	9. Having been designated by the City Engineer as restricted.
LOT RIGHT-OF-WAY:	A strip of land not less than thirty feet (30') in width connecting a lot to a street for use as private access to that lot.
LOT WIDTH:	The horizontal distance between the side lot lines, measured at the required front yard setback line or rear yard setback line, whichever is shorter.
MAIN USE OR BUILDING:	The principal use which will occur on a lot or the principal structure to be used by the principal use on a lot, to which all other uses and structures are accessory.
MAJOR STREET PLAN:	A map of North Salt Lake City which shows the existing and future public street system and which has been officially adopted by the Planning Commission and City Council as the major street plan for North Salt Lake City.
MANUFACTURED HOMES:	<p>A. For purposes of this title, a “manufactured home” is the same as defined in Utah Code Annotated section 58-56-3, except that the manufactured home shall be attached to a permanent foundation in accordance with plans providing for vertical loads, uplift and lateral forces and frost protection in compliance with the International Building Code. All appendages, including carports, garages, storage buildings, additions or alterations shall be built in compliance with the International Building Code.</p> <p>B. A manufactured home may not be excluded from any land use zone or area in which a single- family residence would be permitted, provided the manufactured home complies with all local land use ordinances, Building Codes and any restrictive covenants, applicable to a single-family residence within that zone or area.</p>
MANUFACTURED/ MOBILE HOME SALES AND SERVICE:	A facility for the sale and service of manufactured/mobile homes.
MARKET ANALYSIS:	An economic analysis of the feasibility of a project.
MICROCLIMATE:	The climate of a very small restricted area that is different from the surrounding area. These areas include shade areas, sun areas, and areas protected by surrounding structures.
MIXED USE DEVELOPMENT:	A development that includes residential and nonresidential uses in the same building, on the same site, or as part of an overall land development project.
MOBILE FOOD BUSINESS:	A business that serves food or beverages from a self- contained unit either motorized or in a trailer on wheels, and conducts all or part of its operations on premises other than its own and is readily movable, without disassembling, for transport to another location. The term “mobile food business” shall not include mobile ice cream vendors.
MOBILE FOOD COURT:	A parcel of land where two (2) or more mobile food businesses congregate to offer food or beverages for sale to the public. Any cluster of more than one mobile food business, vending cart and seasonal farm stand, located on the same parcel of land shall be considered a mobile food court.
MOBILE FOOD TRUCK:	A truck used to operate a mobile food business that serves food or beverages from an enclosed self- contained motorized vehicle. The term

	“mobile food truck” shall not include mobile food trailers or mobile ice cream vendors.
MOBILE HOME:	A detached single-family dwelling of not less than thirty feet (30') in length, designed for long term occupancy, and to be transported on its own wheels or on flatbed or other trailers or detachable wheels; and which has not been demonstrated to conform to the International Building Code for other residences in North Salt Lake City. In determining if such a dwelling is designed for long term occupancy, the following criteria shall be used: such a dwelling contains a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities, and plumbing and electrical connections provided for attachment to appropriate external systems, and ready for occupancy except for connections to utilities and other minor work.
MOBILE HOME LOT:	A space designed and approved by North Salt Lake City for occupancy by mobile homes, and meeting all requirements of this title.
MOBILE HOME PARK:	A parcel of land that has been planned and improved for the placement of mobile homes for nontransient use and consisting of two (2) or more mobile home spaces, where the entire project is to be under single ownership or management and meets all of the requirements of this title for mobile home parks.
MOBILE HOME SPACE:	A space within a mobile home park designed and to be used for the accommodation of one mobile home.
MOBILE HOME STAND:	That part of the mobile home space which has been reserved for the placement of the mobile home and its appurtenant structures or additions.
MOBILE HOME SUBDIVISION:	A subdivision designed and intended for residential use where the lots are to be individually owned or leased, and occupied by mobile homes.
MODEL HOME:	A dwelling temporarily used as an on site sales office for a residential development under construction. When the use of the model home as a sales office is discontinued, the home shall be converted to meet all City standards and land use ordinance regulations for the particular dwelling unit(s).
MOTEL:	See definition of hotel/motel.
MULCH:	Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.
*MUNICIPALITY:	A city or town.
MUSEUM:	An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.
NATURAL RETENTION AREA:	An area of poorly drained soils which lies along stream channels or swells or is adjacent to floodplain soils, which is subject to periodic flooding.
NEW CONSTRUCTION:	On site erection, fabrication or installation of any building, structure, facility or addition thereto; or the shaping, finishing, or alteration of raw ground.
NONBUILDABLE AREA:	The nonbuildable area of a lot shall be designated as follows:

1. Any portion of a lot defined as nonbuildable under Title 10, Chapter 12;
2. Any portion of a lot defined as nonbuildable by an approved geotechnical study;
3. Any portion of a lot with slopes which are thirty percent (30%) or greater;
4. Any portion of a lot included within a defined building envelope on a plat which have slopes which are thirty percent (30%) or greater; or
5. Any portion of a lot with known or reasonably known geologic hazards.

***NONCOMPLYING
STRUCTURE:**

A structure that:

- A. Legally existed before its current land use designation;
- B. Because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions or other regulations, excluding those regulations which govern the use of land.

NONCONFORMING USE:

A use of land that:

- A. Legally existed before its current land use designation;
- B. Has been maintained continuously since the time the land use ordinance regulation governing the land changed; and
- C. Because of one or more subsequent land use ordinance changes, does not conform to the regulations that now govern the use of the land.

**NONCONFORMITY:
NONDOMESTICATED
ANIMALS:**

The presence of any noncomplying use or noncomplying structure.

Any animal which has not been tamed and made fit for a human environment or is considered exotic. These include, but are not limited to, large reptiles, poisonous snakes and arachnids when kept in large numbers, most species of monkeys, feline or dog species that ordinary persons would consider to be a "wild" animal (lions, tigers, wolves, etc.) or any other similar animal which would, if released, cause potential harm and danger to humans.

NONPUBLIC ZONE:

Building(s) and other associated site improvements on a lot that are located outside the public zone.

NUISANCE ANIMALS:

Any animal which causes a substantial annoyance to surrounding property owners. Raccoons and skunks are examples of nuisance animals.

NURSING CARE FACILITY:

A healthcare facility, other than a hospital, constructed, licensed and operated to provide patient living accommodations, twenty four (24) hour staff availability, and at least two (2) of the following patient services:

- A. A selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological or other professional therapies to intermittent health related or paraprofessional personal care services;
- B. A structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or
- C. A supervised living environment that provides support, training or

	assistance with individual activities of daily living.
NURSING HOME (Also Known As REST HOME OR CONVALESCENT HOME):	A home for the aged, chronically ill or incurable persons in which three (3) or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation; but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.
OFF SITE FACILITIES:	Improvements not on individual lots but generally within the right-of-way and the boundaries of the development which they serve, and as further outlined in this title.
OFF STREET PARKING SPACE:	The space required to park one passenger vehicle, which space shall meet the requirements of this title.
OFFICE:	A type of business use, which may or may not offer services to the public that, is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples of professional offices include accounting, investment services, architecture, engineering, legal services and real estate services. Unless otherwise specified, office use shall include doctors' and dentists' offices. Office use shall not include any use or other type of establishment which is otherwise specifically listed in the table of permitted and conditional uses for the applicable zoning districts.
ON SITE FACILITIES:	Construction or placement of the main building, and its appurtenant improvements on a lot.
OPEN SPACE:	Land used for recreation, agriculture, resource protection, amenity or buffers; is freely accessible to all residents of the development, except in the case of agricultural lands where access may be restricted; and is protected by the provisions of this title to ensure that it remains in such uses. "Open space" does not include land occupied by nonrecreational buildings, roads or road rights-of-way; nor does it include the yards or lots of single- or multiple-family dwelling units or parking areas as required by the provisions of this title. Open space should be left in a natural state, except in the case of recreation uses which may contain impervious surfaces. Such impervious surfaces shall be included in the calculation of the impervious surface ratio.
OPEN SPACE RATIO:	A measure of the intensity of land use. It is arrived at by dividing total amount of open space within the site by the base site area.
OPEN SPACE, USABLE:	Usable open space shall be any portion of a lot or building which meets all the following conditions: <ul style="list-style-type: none"> A. The open space shall be open to the sky or shall be open to view on at least two (2) sides. B. The space shall be readily accessible by foot traffic from the dwelling unit to which it is accessory. C. If the space is provided on a balcony, roof or other facility above grade, it shall have such protective devices as are deemed necessary by the Building Official to assure reasonably safe usage by children and adults.

	D. The space shall not be provided from any required front or side yard, parking area or driveway space.
OVERLAY DISTRICT:	A zoning district pertaining to particular geographic features or land uses imposing supplemental requirements and standards in addition to those provided in the base or underlying zoning district. Boundaries of overlay districts are shown on the zoning map or on special maps referenced in the text.
PACKAGE DELIVERY FACILITY:	A facility for the receipt, transfer, short term storage, and dispatching of goods and packages.
PAINT MANUFACTURING:	A facility engaged in making and storing paint and related products from raw or partially finished materials.
PARCEL:	A continuous area of real property, or lot, which is legally described and recorded with Davis County. See definition of lot area.
PARK:	A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community.
PARK STRIP:	The landscape area within a street right-of-way located between the back of street curb and the sidewalk, or in the absence of a sidewalk, the right-of-way line.
PARK STRIP LANDSCAPING:	The improvement of property within the park strip by the addition of plants and other organic and inorganic materials harmoniously combined to produce an effect appropriate for adjacent uses and compatible with the neighborhood. Park strip landscaping may include trees, a combination of perennial ground cover, flowering annuals and perennials, specimen shrubs, and inorganic material.
PARKING FACILITY (PARKING STRUCTURES):	A building or open area, other than a street, used for the parking of more than four (4) automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.
PARKING LOT:	A paved, open area on a lot used for the parking of more than four (4) automobiles whether free, for compensation, or as an accommodation for clients and customers.
PARKING, SHARED:	“Shared parking” means off street parking facilities on one lot shared by multiple uses because the total demand for parking spaces is reduced due to the differences in parking demand for each use during specific periods of the day.
PARKING SPACE:	Space within a parking area of certain dimensions as defined in section 10-6-18 of this title, exclusive of access drives, aisles, ramps, columns, for the storage of one passenger automobile or commercial vehicle.
PARKING, TANDEM:	The in-line parking of one motor vehicle behind another in such a way that one parking space can only be accessed through another parking space.
PARKS, TRAILS AND RECREATION MASTER PLAN:	A document that North Salt Lake City adopts that sets forth advisory guidelines for proposed future development in regard to trails, parks and recreation within North Salt Lake City.
PASSIVE SOLAR SYSTEM:	A direct thermal system which utilizes the structure of a building and its operable components to provide for collection, storage and distribution of heating or cooling during the appropriate times of the year, by utilizing the climate resources available at the site. It includes

those portions and components of a building that are expressly designed and required for the collection, storage and distribution of solar and the architectural and engineering design or system simulation necessary to balance or optimize passive components.

PATIO:	A paved surface on an earthen/stone base that is not more than two feet (2') above established grade, designed for pedestrian use.
PEDESTRIAN CONNECTION:	A through connection for bicyclists and pedestrians between two (2) streets or two (2) lots.
PEDESTRIANWAY (WALKWAY OR CROSSWALK):	A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a pedestrianway may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.
PERMANENT MONUMENT:	Any structure of concrete, masonry or metal, permanently placed on or in the ground placed for the surveying reference.
PERMITTED USE:	A use of land which is allowed within a particular district without the necessity of obtaining a conditional use permit.
PERSON:	A firm, association, authority, organization, partnership, company or corporation as well as an individual.
PLACE OF WORSHIP:	A church, synagogue, temple, mosque or other place of religious worship, including any accessory use or structure used for religious worship.
PLANNED DISTRICT:	A zoning district, the boundaries of which are to be shown on the zoning map, but the regulations for which shall be determined by a general development plan to be adopted by the City Council as part of the zoning ordinance, after public hearing, as required for other zoning districts.
PLANNED UNIT DEVELOPMENT (PUD):	<p>Is both a type of real estate development, as well as a regulatory process. For purposes of this title, a "PUD" shall mean:</p> <p>A. An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements. Planned unit development regulations may govern the subdivision of land if it is proposed by the development to sell individual lots in the planned unit development. Thus, planned unit development regulations can be subdivision regulations which may be chosen by the developer as an alternative to specifically designated subdivision regulations of this Code, to become effective only through the planned unit development process.</p> <p>B. A coordinated, real estate development where a unit or the whole building is owned by an individual and where the ownership of common spaces is shared and maintained by other members of the homeowners' association for the benefit of the owners. A PUD under this definition is treated as a subdivision and must comply with the subdivision regulations of this Code.</p>
PLANNING COMMISSION:	The Planning Commission of North Salt Lake City.

PLANTING PLAN:	A planting plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.
PLAZA:	An open area which is available for public or private uses such as walking, seating, socializing, reading and eating.
POP-UP SPRAY HEAD:	A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.
PRECIPITATION RATE:	The depth of water applied to a given area, usually measured in inches per hour.
PRESCHOOL:	An educational facility operated on a residential premises, regularly providing an educational program of instruction for not more than eight (8) children, including the operator's children less than six (6) years of age, at any one time. Such use shall be defined as a home occupation.
PRESSURE COMPENSATING:	A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.
PRIMARY BUILDING OR STRUCTURE:	The main building or structure on a parcel of land designed or used to accommodate the primary use to which the premises are devoted.
PRIME AGRICULTURAL SOILS:	Areas of soils most suited for agriculture, those in capability units I, II or III, as indicated in the soil survey prepared by the soil conservation service which encompasses North Salt Lake City.
PRINCIPAL USE:	Any use which is named and listed in the use regulations and other provisions of this title, except those uses specifically designated as accessory uses; any use which is or may be conducted on a lot independently, or any other use on the lot and not incidental or accessory to any other use on the lot; any use which establishes the primary activity on a lot.
PRINTING PLANT:	A commercial establishment which contracts with persons for the printing and binding of written works.
PRIVATE NONPROFIT RECREATIONAL GROUNDS AND FACILITIES:	Nonprofit recreational grounds and facilities operated by a nonprofit corporation, association or group.
PROFESSIONAL TEAM, QUALIFIED:	An individual or group of individuals qualified by virtue of training, experience, State licensing, where appropriate, and membership in professional associations which pass upon qualifications prior to admittance to membership. A determination of whether or not a team is qualified shall be made solely by the Planning Commission.
PROTECTION STRIP:	A strip of land between the boundary of a land development and a street within the land development, for the purpose of controlling the access to the street by property owners abutting the land development.
PUBLIC FACILITIES AND PUBLIC SERVICE FACILITIES:	For the public convenience, certain infrastructure, including streets, water lines, sewer lines, public utilities and drainage facilities, may be allowed to serve various areas of the community, as public facilities. Possible additional facilities such as a substation for fire or police, Post Office or hospital may be determined to be in the public interest as public service facilities by North Salt Lake City.

PUBLIC OR PRIVATE RECREATIONAL FACILITY:	A golf course, swimming pool, tennis club or other similar facility whose recreational use functions as the principal use of the property, whether under public or private control, operation or management.
PUBLIC ZONE:	Building and other associated site improvements located on a lot which are within one hundred fifty feet (150') of a public right-of-way, or within the front half of the lot (as measured from the front property line to the midpoint of the lot depth) whichever is less.
QUASI-PUBLIC CORPORATION:	An artificial person, private in ownership, individually created as a corporation by the State which has accepted from the State the grant of a franchise or contract involving the performance of a public purpose relating to the State or its citizens.
RACQUET OR TENNIS CLUB:	An establishment providing facilities for racquetball or tennis. Facilities may include indoor or outdoor racquetball or tennis courts. Facilities may be open to the public for a fee or available only to persons holding a membership.
RADIO, TELEVISION STATION:	Land, buildings, or structures used as a media production facility. Typically, structures involved in or with the production of, but not limited to: motion pictures; radio and television shows or movies; recording or broadcasting facilities; and other motion picture production and distribution service offices.
RECEPTION CENTER:	An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations or gatherings. Such a use may or may not include on site kitchen and catering facilities. In some cases, a bed and breakfast and/or a restaurant may be associated with a reception center.
RECREATION (INDOOR):	Public or private recreation facilities, tennis or other racquet courts, swimming pools, bowling alleys, skating rinks, ball courts, video arcades, community centers, gymnasiums, health and fitness facilities, or similar uses which are enclosed in buildings primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (indoor)" shall include any accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (indoor)" shall not include theaters, cultural facilities, massage parlors, or any use which is otherwise listed specifically in the table of permitted and conditional uses.
RECREATION (OUTDOOR):	Public or private golf courses, golf driving ranges, miniature golf, swimming pools, tennis courts, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, or gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, pro shops, and clubhouses which are designed and intended primarily for the use of patrons of the principal recreational use.

RECREATION DWELLING (CABIN, RECREATION CABIN):	A dwelling designed for limited rather than primary occupancy and generally located adjacent to or with easy access to recreational areas. The primary purpose for the construction of such a dwelling is to provide shelter during those limited periods of time when recreation is sought in the adjacent areas.
RECREATIONAL VEHICLE (RECREATIONAL COACH):	A vehicle, with or without motive power, designed and constructed to travel on public streets and designed for use as a human habitation of a temporary and recreational nature.
RECREATIONAL VEHICLE PARK (TRAVEL TRAILER PARK):	Any area or tract of land or a separately designated section within a mobile home park where lots are rented or held out for rent to one or more owners or users of recreational vehicles for a temporary time not to exceed thirty (30) consecutive days.
RECREATIONAL VEHICLE SPACE:	A plot of ground within a recreational vehicle park designated and intended for the accommodation of one recreational vehicle.
REHABILITATED LANDSCAPING:	Altering, repairing, or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance, etc.
RENEWABLE ENERGY:	The form of energy whose supply is natural, inexhaustible and not dependent upon fossil fuel supplies, including residential solar heat, wind power, geothermal power and other supply sources.
RENTER:	A single person or group of people who provide compensation, in any form, in exchange for occupancy of a dwelling unit, or portion thereof, under one lease or rental agreement.
RESEARCH AND DEVELOPMENT FACILITY:	A structure or group of structures used primarily for applied and developmental research, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing.
*RESIDENTIAL FACILITY FOR ELDERLY PERSONS:	<p>A. A single-family or multiple-family dwelling unit that meets the requirements of chapter 8 of this title and any ordinance adopted under authority of chapter 8 of this title, and Utah Code Annotated sections 10-9a-516, 10-9a-517, 10-9a-518 and 10-9a-519.</p> <p>B. "Residential facility for elderly persons" does not include a healthcare facility.</p>
*RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY:	<p>A residence:</p> <p>A. In which more than one person with a disability resides; and</p> <p>B. 1. Is licensed or certified by the Department of Human Services under Utah Code Annotated title 62A, chapter 2, licensure of programs and facilities; or</p> <p>2. Is licensed or certified by the Department of Health under Utah Code Annotated title 26, chapter 21, Healthcare Facility Licensing and Inspection Act.</p>
RESIDENTIAL SHORT TERM RENTAL (STR):	Any single-family or individual multi-family dwelling or portion thereof that is available for use for temporary sojourn or transient visit of guests, for direct or indirect remuneration, for a period of less than thirty (30) consecutive days.
RESIDUAL LAND:	Land which does not meet the minimum standards for a lot and therefore must be attached and become part of another parcel which does or will conform to lot minimum standards or be attached to public

land for public purposes.

RESTAURANT:

An establishment where food and drink are prepared, served, and consumed, mostly within the principal building.

RETAIL GOODS
ESTABLISHMENT:

A building, property or activity, the principal use or purpose of which is the retail sale of physical goods, products or merchandise directly to the consumer. Retail goods 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 this title.

RETAIL SERVICE
ESTABLISHMENT:

A building, property or activity, the principal use or purpose of which is the provision of personal services directly to the consumer. The term "retail service establishment" shall include, but shall not be limited to, barbershops, beauty parlors, laundry and dry cleaning establishments (plant off premises), tailoring shops, shoe repair shops and the like. Retail 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 this title.

RETAINING WALL:

A wall designed to resist the lateral displacement of soil or other materials.

RIGHT-OF-WAY:

The portion of land dedicated to the public use for street or utility purposes or maintained in private use for similar purposes.

ROADWAY WIDTH:

The horizontal distance from the lip of gutter to lip of gutter of street, otherwise, the width of actual paved surface where no curb and gutter exists.

ROTOR SPRAY HEAD:

A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.

RUNOFF:

Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

SALES AND DISPLAY
(OUTDOOR):

The use of open areas of a lot for sales or display of finished products for sale to the public. Outdoor sales and display shall include accessory sales and display areas, such as auto accessory items at a gas station, as well as principal sales and display areas, such as the sales yard of a garden center. Outdoor sales and display shall not include items sold in bulk quantities (e.g., sand, gravel, lumber), merchandise inventory not intended for immediate sale, or items not typically sold to the consuming public (e.g., pallets, construction equipment and supplies, industrial products).

SCHOOL, COLLEGE OR
UNIVERSITY:

An institution accredited by the State providing full time or part time education beyond the high school level for a BA, BS or associate degree, including any lodging rooms or housing for students or faculty. (See also definitions of school, public and school, private).

SCHOOL, K-12 PRIVATE:

A private institution of learning or instruction primarily catering to minors, which is licensed as such facility by either the City or the State of Utah. This definition includes kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the State Department of Education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges. School, K-

12 private 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 this title.

SCHOOL, K-12 PUBLIC:

A public institution of learning or instruction primarily catering to minors, which is licensed as such facility by either the City or the State of Utah. The definition includes kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the State Department of Education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges. School, K-12 public 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 this title.

SCHOOL, PRIVATE:

A school which is operated by a quasi-public or private group, individual or organization, for profit or nonprofit and which has a curriculum similar to that provided in any public school, whether or not a complete educational curriculum.

SCHOOL, PUBLIC:

A school operated by a school district or other public agency in the State of Utah.

**SCHOOL, SEMINARY AND
RELIGIOUS INSTITUTE:**

An institution used for the purposes of educating students in theology.

SEASONAL FARM STAND:

A sales table, area, or kiosk of food crops and/or nonfood, an ornamental crop, such as flowers, that is located off premises from the location where the food was grown, or when located in any Agricultural District, and operates during the time of year coinciding with the growing season.

SECURITY SURVEILLANCE:

When security is a paramount concern to a project, it may require continuous and comprehensive surveillance of the private streets if access is only through a guarded gate. Under these circumstances, it is in the interests of the public to vary requirements sufficient to permit total control of a manager.

SERVICES, CHILD AND YOUTH:

Nonresidential social assistance services for children and youth. These establishments provide for the welfare of children in such areas as adoption and foster care, drug prevention, life skills training, and positive social development.

SERVICES, COMMUNITY FOOD:

Establishments primarily engaged in collecting, preparing, and delivering food for people in need.

**SERVICES, ELDERLY AND
PERSONS WITH DISABILITIES:**

Nonresidential social assistance services to improve the quality of life for the elderly or persons with intellectual and/or developmental disabilities. These establishments provide for the welfare of these individuals in such areas as daycare, non-medical home care or homemaker services, social activities, group support, and companionship.

**SERVICES, EMERGENCY AND
OTHER RELIEF SERVICES:**

Establishments primarily engaged in providing food, shelter, clothing, medical relief, resettlement, and counseling to victims of domestic or international disasters or conflicts.

SERVICES, OTHER INDIVIDUAL

Nonresidential and family social assistance services (except those

AND FAMILY:	specifically directed toward children, the elderly, or persons with intellectual and/or developmental disabilities).
SERVICES, VOCATIONAL REHABILITATION:	Establishments primarily engaged in providing vocational rehabilitation or habilitation services, such as job counseling, job training, and work experience, to unemployed and underemployed persons, persons with disabilities and persons who have a job market disadvantage because of lack of education, job skill, or experience.
SEXUALLY ORIENTED BUSINESS:	As defined in section 3-8-5 of this Code.
SIGN:	A presentation or representation of words, letters, figures, designs, picture or colors, publicly displayed so as to give notice relative to a person, a business, an article of merchandise, a service, an assemblage, a solicitation, or a request for aid; also, the sign structure supports lighting systems and any attachments, ornaments or other features used to draw the attention of observers.
SIGN, ANIMATED:	A sign which involves motion or rotation of any part, created by artificial means, or which displays flashing, revolving or intermittent lights.
SIGN AREA:	The entire background area of a sign upon which copy could be placed. In computing area of a sign background, only that face or faces which can be seen from one direction at one time shall be counted. The supporting incidental structure of the sign shall not be used in computing sign area.
SIGN, AWNING:	A sign which is integral with or placed on a translucent awning or other "fabric" covering a framework and which is backlit.
SIGN, CANOPY:	A sign which is mounted on and supported by a canopy and may be found either above the canopy or hanging beneath the canopy, but in all cases mounted perpendicular to the building.
SIGN, CHANGEABLE COPY:	A sign on which the advertising message, lettering or other graphic representation is intermittently changed by rotation or means similar thereto.
SIGN, FASCIA, FLAT OR WALL:	A sign which is in any manner affixed to any exterior wall of a building and which projects not more than eighteen inches (18") and does not extend more than six inches (6") above the parapet, eaves or building facade. A fascia sign may also be mounted above or below a canopy, not necessarily flush with the wall, but in all cases only one side has copy. In the manner described for the fascia unit, individual letter units may also be installed as opposed to a box type sign. Flat or wall signs may be painted or applied to the wall without projection.
SIGN, FLASHING:	A sign which contains or is illuminated by lights which are intermittently cut on or off, change in intensity or otherwise create the illusion of flashing or movement.
SIGN, FREESTANDING:	A sign which is supported by one or more upright columns, poles or braces, in or upon the ground.
SIGN, HEIGHT OF:	The vertical distance measured from the nearest finished grade to the top of the sign, excluding any superficial trim.
SIGN, IDENTIFICATION AND	A sign displayed to indicate the name or nature of a building, or of a

INFORMATION:	use.
SIGN, ILLUMINATED:	A sign in which a source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs.
SIGN, LOW PROFILE:	A low sign where the extent of the sign surface is attached to the ground or a foundation in the ground, and where there are no poles, braces or other visible means of support and other than attachment to the ground.
SIGN, MARQUEE:	Any sign attached to or made an integral part of a marquee.
SIGN, OFF PREMISES:	A sign which advertises a product or service not available on the premises where the sign is located.
SIGN, ON PREMISES:	A sign which advertises products or services available on the premises where the sign is located.
SIGN ORDINANCE:	The sign ordinance of North Salt Lake City (chapter 4 of this title).
SIGN, PROJECTING WALL:	A sign which is affixed to an exterior wall or building or structure and which projects more than eighteen inches (18") from the building or structure wall, and which does not extend above the parapet, eaves or building facade of the building upon which it is placed.
SIGN, ROOF:	A sign which is erected on or above the roofline of a building and which is wholly or partially supported by the building.
SIGN, ROTATING:	A sign which revolves three hundred sixty degrees (360°) with continuing motion.
SIGN, TEMPORARY:	A banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other materials, with or without frames, intended to be displayed in or out of doors for a short period of time.
SITE:	A parcel or parcels of land intended to have one or more buildings or intended to be subdivided into one or more lots.
SITE AREA:	All land area within the site as defined in the deed. Area shall be determined from an actual survey rather than from a deed description.
SITE PLAN:	<p>A scaled drawing of and information pertaining to a proposed development site. A "site plan" shall include the following:</p> <ol style="list-style-type: none"> A. The name and business address of the developer; B. The name and business address of the project designer; C. The dimensions of the site; D. North point; E. Locations and names of existing and proposed buildings; F. Locations and names of existing and proposed streets; G. Public and private easements related to site; H. Survey monuments; I. Watercourses and impoundments; J. Location and description of existing and proposed vegetation; K. Location of proposed parking; L. Location and size of utility service (water, sewer, power, gas, telephone cable) lines; M. Location of proposed septic or sewer connection;

	N. Location of all other proposed on site and off site improvements.
SKYSPACE:	The portion of the sky that must remain unobstructed for a solar collector to operate effectively. The skyspace can be measured for specific time of year use and location.
SMART AUTOMATIC IRRIGATION CONTROLLER:	An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart automatic irrigation controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.
SOLAR ACCESS:	The availability of sunlight to solar collectors and solar energy systems. Solar access to a site depends upon the specific system type and most often demands rooftop, south wall, south lot or detached collector protection.
SOLAR ENERGY CONVERSION SYSTEM:	Includes active, passive or photovoltaic solar systems which when placed on a structure supply energy to that structure.
SOLAR GREENHOUSE/SUNSPACE/SUNPARLOR:	An attached space to a building or residence which may provide heat or food to users as part of a passive solar energy system.
*SPECIAL SERVICE DISTRICT:	All entities established under authority of Utah Code Annotated title 17D and any other governmental or quasi-governmental entity that is not a county, municipality, school district or unit of the State.
SPRAY SPRINKLER:	An irrigation head that sprays water through a nozzle.
STABLE, PRIVATE:	A detached accessory building for the keeping of livestock owned by the occupants of the premises and not kept for hire, remuneration or sale.
STABLE, PUBLIC:	A detached accessory building where horses are boarded or kept for hire.
STEEP SLOPES:	Areas where the average slope exceeds eight percent (8%) which, because of this slope, are subject to high rates of stormwater runoff and therefore erosion.
STORAGE (OUTDOOR):	Any equipment, materials, goods, wares, merchandise, commodities, junk, debris or any other item located outside of a completely enclosed building which is not displayed for sale or lease for a continuous period in excess of one business day. See also definition of sales and display (outdoor).
STORAGE, SELF:	A retail service establishment providing off site storage space to residents and businesses, offering convenience storage and limited warehousing services primarily for personal effects and household goods within enclosed structures having individual access, but excluding use as workshops, hobby shops, manufacturing or commercial activity.
STORE, CONVENIENCE:	A retail establishment that offers for sale a limited line of groceries and household items intended for the convenience of the neighborhood and may or may not include gasoline sales.
STORE, CONVENTIONAL 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.

STORE, PAWNSHOP:	A commercial establishment which lends money at interest in exchange for valuable personal property left with it as security.
STORE, SPECIALTY:	A retail business specializing in a broad range of a single category of goods at competitive prices. The categories usually included are home improvement, consumer music and electronics, office supply, auto aftermarket, computers, toys, books, home/bed/bath, pet supply, craft/hobby, or sporting goods. They often have departments, centralized and/or exit checkout stations and operate in various physical formats.
STORE, SUPERSTORE:	A retail business primarily engaged in retailing a general line of groceries in combination with general lines of new merchandise, such as apparel, furniture, and appliances, sold at discount prices. They have centralized exit checkout stations, and utilize shopping carts for customers.
STORE, WAREHOUSE CLUB:	A retail business requiring patron membership and selling packaged and bulk foods and general merchandise. They are characterized by high volume and a restricted line of popular merchandise in a no frills environment. They have centralized exit checkout stations, and utilize shopping carts for customers.
STORY (FLOOR):	The vertical distance between the finished floor of one level and the finished floor of the level above or below.
STORY, HALF:	A partial story under a gable, hip or gambrel roof, the wall plates of which are on at least two (2) opposite exterior walls, do not extend more than four feet (4') above the floor of such story, and the ceiling area of which does not exceed two-thirds (2/3) of the floor area of the same half story.
STREAM SPRINKLER:	An irrigation head that projects water through a gear rotor in single or multiple streams.
*STREET:	A public right-of-way, including highways, avenues, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public easements and other ways.
STREET (FRONTAGE):	A street which is parallel to and adjacent to a limited access street and which provides access to abutting properties and protection from through traffic.
STREET (HALF):	A street parallel and contiguous to a property line and of lesser right-of-way width than will eventually be required; the additional needed right-of-way width to be obtained in the future from the abutting property owner prior to development as a frontage.
STREET, STUB:	A street extending from within a subdivision boundary and temporarily terminating there with no permanent vehicular turnaround. Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to the extended connecting street system.

STREET TREES:	Trees located in the landscape area within a street right of way located between the back of the street curb and the sidewalk, or in absence of the sidewalk, the right-of-way line.
STREETSCAPE:	All public rights-of-way, all front yards to the plane of the front of the house, and on corner lots, all side yards to the plane of the side of the house.
STRUCTURE:	Anything constructed, the use of which requires fixed location on the ground, or attachment to something having a fixed location upon the ground.
STUDIO, ART:	A building or portion of a building where an artist or photographer creates works of art or where instruction in art is given such as a dance or music studio.
STUDIO, MOTION PICTURE:	A facility for the production of motion pictures and television film and tape, including motion picture and television stages; exterior sets; construction, repair, and storage facilities; caretaker and temporary housing; all vehicles used to transport this equipment and other related commercial vehicles; and accessory fabrication activities.
*SUBDIVISION:	<p>A. Any land that is divided, resubdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions.</p> <p>B. "Subdivision" includes:</p> <ol style="list-style-type: none"> 1. The division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument; and 2. Except as provided in subsection C of this definition, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes. <p>C. "Subdivision" does not include:</p> <ol style="list-style-type: none"> 1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance; 2. A recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if: <ol style="list-style-type: none"> a. No new lot is created; and b. The adjustment does not violate applicable land use ordinances; 3. A recorded document, executed by the owner of record: <ol style="list-style-type: none"> a. Revising the legal description of more than one contiguous unsubdivided parcel of property into one legal description encompassing all such parcels of property; or b. Joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joiner does not violate applicable land use ordinances; 4. A recorded agreement between owners of adjoining subdivided properties adjusting their mutual boundary if: <ol style="list-style-type: none"> a. No new dwelling lot or housing unit will result from the

adjustment; and

b. The adjustment will not violate any applicable land use ordinance; or

5. A bona fide division or partition of land by deed or other instrument where the land use authority expressly approves in writing the division in anticipation of further land use approvals on the parcel or parcels.

D. The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" under this definition as to the unsubdivided parcel of property or subject the unsubdivided parcel to the City subdivision ordinance.

SWIMMING POOL1:

Any structure intended for swimming, recreational bathing or wading that contains water over twenty four inches (24") deep. This includes inground, aboveground and onground pools, and any that are not secure, hot tubs, spas and fixed in place wading pools.

TECHNOLOGY BASED
RESEARCH AND
DEVELOPMENT:

An establishment that engages in, as a principal function, research and development of products or services using specific or innovative technology based means. This use may include conceptual design and testing of a product, prototype, and end user manufacturing, trials, storage and distribution of the product(s). Preferred types of technology based research and development may include, but are not limited to, medical device and medical product, bioscience and information technology manufacturing, plastic/resin type injection molding or thermoforming, information technology and other types of outputs that typically require highly skilled inputs as component(s) to the end product or service.

TEMPORARY USE:

Any use of land which, in the determination of the Planning Commission, and approved by the City Council, shall not extend beyond two (2) years from inception of such land use. A determination as to whether or not a land use is temporary shall be based solely upon facts submitted to the Planning Commission at the time of application for a conditional use permit for a temporary use. Unless found to be temporary, any use of the land shall be presumed to be permanent. Such uses include construction facilities, emergency facilities as well as interim uses of land and buildings awaiting ultimate use, i.e., pasture for a few months before construction begins, a carnival, fair, sports field, staging area, etc

THEATER, LIVE
PERFORMANCE:

An establishment for musical, theatrical, dance or any other combination thereof, performed by one or more persons, whether or not they are compensated for the performance, in a privately owned premises that is open to the public, whether or not admission is charged.

THEATER, MOVIE:

An establishment for showing movies or motion pictures.

TIRE DISTRIBUTION
RETAIL/WHOLESALE :

An establishment where the principal business is the sale or installation of new, used, or retread tires and tubes.

TRUCK FREIGHT TERMINAL:

A premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for

	the purpose of storing, transferring, loading, and unloading goods.
TRUCK STOP:	A building site and structures where the business of maintenance, servicing, storage or repair of trucks, tractor-trailer rigs, eighteen (18) wheel tractor-trailer rigs, buses and similar commercial or freight vehicles is conducted, including the sale and dispensing of motor fuel or other petroleum products and the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may also include overnight sleeping accommodations and restaurant facilities.
TURF:	A surface layer of earth containing grass species with full root structures that are maintained as mowed grass.
*UNINCORPORATED :	The area outside of the incorporated boundaries of cities and towns.
URBAN SERVICES:	Services normally associated with urban living, including, but not limited to, the following: electricity, natural gas, streets, schools, culinary water, sewage collection and treatment facilities, and police and fire protection.
USE, ACCESSORY:	<p>A use that:</p> <ul style="list-style-type: none"> A. Is subordinate in area, extent and purpose to, and serves a principal use; B. Is customarily found as an incident to such principal use; C. Contributes to the comfort, convenience or necessity of those occupying, working at or being serviced by such principal use; D. Is located on the same building lot as such principal use; and E. Is under the same ownership or control as the principal use.
USE, PRINCIPAL:	“Principal use” means the main use of land and/or buildings on a lot as distinguished from an accessory use.
UTILITY, BUILDING OR STRUCTURE:	A building or structure used in conjunction with the provision of public or private utilities.
UTILITY, ELECTRIC GENERATION FACILITY:	An electric generating facility that uses natural gas, coal, solar energy, steam, wind or other means to produce electricity for exclusive delivery to the local or regional high voltage electric transmission grid.
UTILITY, SEWAGE TREATMENT PLANT:	A licensed facility that purifies sanitary sewer effluent to a minimum level as established by State and/or Federal environmental protection agencies.
UTILITY, SOLID WASTE TRANSFER STATION:	A facility used to combine and compact loads of solid waste into larger units of waste, which are then loaded onto trucks for delivery to landfill sites.
VACANT LOT:	A lot in an established area or neighborhood which at the present time contains no structures or other aboveground improvements.
VARIANCE:	An official permit to use property in a manner that departs from the way in which other property in the same locality can be used; as regulated by Utah State Code section 10-9a-702.
VEGETATION:	Living plant material including, but not limited to, trees, shrubs, flowers, grasses, herbs and ground cover.
VEHICLE AUCTION:	A place where vehicles, operable or inoperable, are offered for sale to persons who bid on the vehicles in competition with each other.
VEHICLE, AUTOMOBILE PART	An establishment that sells new automobile parts, tires, and

SALES:	accessories. May also include minor parts installation. Does not include tire recapping establishments or businesses dealing exclusively in used parts.
VEHICLE, AUTOMOBILE RENTAL AGENCY:	Leasing or renting of automobiles, motorcycles, and light load vehicles including incidental parking and servicing of vehicles for rent or lease.
VEHICLE, AUTOMOBILE REPAIR, MAJOR:	A use principally engaged in repairing of automobiles, where all repairs are performed within an enclosed building, including any activities excluded in the definition of "vehicle, automobile repair, minor".
VEHICLE, AUTOMOBILE REPAIR, MINOR:	A use engaged in the repair of automobiles involving the use of three (3) or fewer mechanics' service bays, where all repairs are performed within an enclosed building, and where not more than ten (10) automobiles, plus one automobile per employee, are parked on site at any one time including, but not limited to, those permitted as gas stations. Auto body repairs and drive train repair are excluded from this definition.
VEHICLE, AUTOMOBILE SALES/RENTAL AND SERVICE:	A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used automobiles, trucks, and/or vans. An automobile dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.
VEHICLE, AUTOMOBILE SALVAGE AND RECYCLING (INDOOR):	The dismantling of automobiles, including the collection and storage of parts for resale, and/or the storage of inoperative automobiles for future salvage or sale. Such activities shall be conducted within fully enclosed buildings.
VEHICLE, AUTOMOBILE SALVAGE AND RECYCLING (OUTDOOR):	The dismantling of automobiles, including the collection and storage of parts for resale, and/or the storage of inoperative automobiles for future salvage or sale. Such activities may be conducted outdoors or within fully enclosed buildings.
VEHICLE, BOAT/ RECREATIONAL VEHICLE SALES AND SERVICE:	A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used recreational vehicles, boats, trailers, motorcycles or other similar motorized transportation vehicles. A boat/recreational vehicle dealership may maintain an inventory of the boats and vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the boats and vehicles sold or leased by the dealership.
VEHICLE, TRUCK REPAIR (HEAVY):	A use engaged in the repair of heavy trucks.
VEHICLE, TRUCK SALES AND RENTAL (HEAVY):	A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used trucks that are classified as "heavy" by the Federal Highway Administration. A heavy truck dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.
VICINITY MAP:	A map or drawing, not necessarily to scale, showing where a subdivision, or proposed subdivision, PUD, commercial development,

or other property is located.

VICINITY PLAN:

A map or drawing to scale of any area proposed for development, showing existing and proposed streets, buildings, public facilities and utilities within the general influence area of the proposed project (1 mile radius); boundaries of zoning districts, taxing districts, and other special districts on and in the immediate vicinity of the land proposed for project; watercourses, impoundments, streams, springs, wells and areas subject to continuous or occasional flooding on and in the immediate vicinity of the land proposed for project and significant vegetative patterns on and in the immediate vicinity of the land proposed for development.

WAREHOUSE:

A structure, or part thereof, or area used principally for the storage of goods and merchandise.

WASTE OF WATER:

Shall include, but not necessarily limited to:

The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.

Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

WATER-CONSERVING PLANT:

A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.

WBWCD:

Weber Basin Water Conservancy District.

WELDING SHOP:

A business in which metal is joined, united, repaired, produced, or created by heating and allowing the parts to flow together, or by hammering or compressing with or without previous heating.

WETLANDS:

Areas known as marshes, swamps or wetlands, including any area greater than one-fourth (1/4) acre where standing water is retained for a portion of the year and unique vegetation has adapted to the area, or as regulated by the U.S. Army Corps of Engineers.

WHOLESALE DISTRIBUTION:

A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of materials, supplies and goods from its inventory to companies within the industry. A wholesale distributor is not a retail goods establishment.

WIND ENERGY CONVERSION SYSTEMS:

Includes any structure or apparatus to utilize wind to drive generators.

WIND ENERGY SYSTEM, LARGE:

A "large wind energy system" is a wind energy conversion system consisting of a wind turbine or group of wind turbines, tower, and associated control or conversion electronics, which has rated capacity of more than one hundred kilowatts (100 kW).

WIRELESS TELECOMMUNICATION FACILITY:

An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or (wireless) transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached. Low power radio services facilities include

“cellular” or “PCS” (personal communications system) communications and paging systems.

YARD:	A required open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as permitted elsewhere in this title.
YARD, FRONT:	A. A space on the same lot with a building, between the front line of the building and the front lot line, and extending across the full width of the lot. The “depth” of the front yard is the minimum distance between the front lot line and the front line of the building. B. On a corner lot, there are two (2) front yards.
YARD, REAR:	A space on the same lot with a building, between the rear line of the building and the rear lot line, and extending the full width of the lot.
YARD, SIDE:	A yard, extending from the front yard to the rear yard between the side lot line and the nearest part of any building or structure on the lot.
ZONING DISTRICT:	An area of the City designated in the text of this title in which requirements and standards for the use of land and buildings are prescribed.
ZONING MAP:	A map adopted as part of a land use ordinance that depicts land use zones, overlays or districts.

(Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. Ord. 00-3, 2-1-2000; Ord. 05-14, 12-13-2005; Ord. 06-9, 7-11-2006; Ord. 07-03, 1-9-2007; Ord. 09-17, 12-1-2009; Ord. 2011-03, 5-3-2011; Ord. 2011-06, 5-3-2011; 2012 Code; Ord. 2012-02, 1-3-2012; Ord. 2014-08, 9-2-2014; Ord. 2014-11, 9-2-2014; Ord. 2014-15, 9-2-2014; Ord. 2014-16, 10-21-2014; Ord. 2015-04, 4-21-2015; Ord. 2016-06, 5-17-2016; Ord. 2017-02, 1-3-2017; Ord. 2018-02, 3-6-2018; Ord. 2018-11, 10-2-2018; Ord. 2018-12, 10-2-2018; Ord. 2018-14, 11-20-2018; Ord. 2019-02, 3-19-2019; Ord. 2020-06, 2-4-2020; Ord. 2022-01, 4-5-2022; Ord. 2022-03, 6-7-2022; Ord. 2023-07, 5-30-2023; Ord. 2024-01, 1-16-2024; Ord. 2024-02, 5-7-2024; Ord. 2024-07, 10-1-2024)

Title 10

Chapter 4

Signs

SECTION:

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10-4-1: TITLE:

The regulations contained in this chapter shall be known and may be cited as the *SIGN REGULATIONS OF NORTH SALT LAKE CITY* and its land use management and development code. (Ord. 04-1, 2-17-2004)

10-4-2: PURPOSE:

- A. The purpose of sign regulations set forth in this title shall be to coordinate the type, placement and physical dimensions of signs within the city; to recognize the various commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under the law through accurate recordkeeping and consistent enforcement. These objectives shall be accomplished by regulation of display, erection, use and maintenance of signs. The use and location of signs are regulated according to zoning district. The placement and physical dimensions of signs are regulated primarily by type. (Ord. 04-1, 2-17- 2004)
- B. Further purposes of sign regulations are to protect and promote the health, safety and general welfare of the City residents and businesses by regulating the design, materials, size, construction, installation, location and maintenance of signs and sign structures in a content neutral manner that does not favor any type of speech over another. These sign regulations minimize potential hazards to motorists and pedestrians; to encourage signs which, by their design, are integrated with and harmonious to the buildings and sites which they occupy; to encourage sign legibility through the elimination of excessive and confusing sign displays; to reduce driver inattention; to preserve and improve the appearance of the city as a place in which to live and to work and as an attraction to nonresidents who come to visit or trade; to safeguard and enhance property values; to limit or forbid signs which interfere with solar access of adjacent properties; to protect public and private investment in buildings and open spaces; and to supplement and be a part of the regulations imposed under the zoning authority of the city. (Ord. 04-1, 2-17-2004; amd. 2012 Code)

10-4-3: SCOPE:

These regulations shall not relate to building design, nor shall this chapter regulate official traffic or government signs; the copy and message of signs; signs not intended to be viewed from a public right of way; window displays; product dispensers and point of purchase displays; scoreboards on athletic fields; flags of any nation, government or noncommercial organization; gravestones; barber's poles; religious symbols; holiday decorations; commemorative plaques; the display of street numbers; or any display or construction not defined in this title as a "sign". (Ord. 04-1, 2-17-2004)

10-4-4: INTERPRETATION:

In interpreting and applying the provisions of this title, the sign regulations contained herein are declared to be the minimum standards allowable for the purpose set forth. The types of signs allowed by this title shall be plenary and sign types not specifically allowed as set forth within this title shall be prohibited. It is not intended by this chapter to interfere with nor abrogate nor annul any easement, covenant or other agreement between private parties existing at the effective date hereof; provided, however, that where this title imposes a greater restriction upon signs, and the location thereof requires or imposes other conditions than those required or imposed by other laws, ordinances or restrictions, the provisions of this title shall control. (Ord. 04-1, 2-17-2004)

10-4-5: DEFINITIONS:

The following words and phrases as used in this sign code shall have the following meaning:

Abandoned Sign: A sign that no longer identifies or advertises an ongoing lawful business product, location, service, idea, or activity conducted on the premises on which the sign is located.

Alteration: Any change in the placement, size or shape of an existing sign.

Animated Sign: A sign employing actual motion, the illusion of motion or light and/or color changes achieved through mechanical, electrical or electronic means, a balloon or inflatable sign, a lighter-than-air, gas-filled balloon tethered to a fixed location, a banner sign, a sign made of fabric or other non-rigid material with no enclosing framework, feather flag sign, a changeable copy sign, a sign or a portion thereof on which the copy or symbols change either automatically through electrical or electronic means (for example, time and temperature units), or manually through placement of letters or symbols on a panel mounted in or on a track system.

Awning: A structure constructed of fabric or metal placed so as to extend outward from the building, providing a shield for doors, windows and other openings, with supports extending back to the building, supported entirely by the building.

Awning Sign: A sign that is painted on or otherwise made part of the awning material.

Billboard: A free standing ground sign located designed or intended to direct attention to a business, product, or service that is not sold, offered or existing on the property where the sign is located.

Bench Sign: A sign that is painted on or attached to any part of the surface of a bench, seat or chair placed outside of the main structure of a property, or on or adjacent to a public sidewalk, roadway or other public right-of-way.

Canopy: A structure constructed of fabric or other material placed so as to extend

outward from the building, providing a protective shield for doors, windows and other openings, with supports extending to the ground as well as attached to the building.

Canopy Sign: A sign that is painted or otherwise made part of the canopy material. Signage is limited to the vertical portions of the canopy; the sides and the front valance. No signage shall protrude beyond the vertical face.

Commercial Sign: Any sign with wording, a logo or other representation that directly or indirectly names, advertises or calls attention to a business, product, service, profession, commodity, commercial event, or other commercial activity, or otherwise contains commercial speech.

Commercial Speech: Any message proposing a commercial transaction or related to the economic interests of the speaker or its audience.

Convert: To change, remodel, or rehabilitate any existing billboard sign face to an electronic or digital format.

Directional Signs: Any sign located on private property at or near the public right-of-way, directing or guiding vehicular or pedestrian traffic onto the property and/or toward parking or other identified locations on the property.

Facia Sign: See Wall Sign

Freestanding Sign: A sign supported by one or more upright poles or braces placed in or upon the ground surface and not attached to any building. Examples of freestanding signs are a monument sign and a pole sign.

Interchange Or Intersection: Any area and its approach where traffic is channeled off or onto an interstate route, excluding the deceleration lanes, acceleration lanes or feeder systems, from or to another federal, state, county, city or other route.

Low Profile Sign: A freestanding sign erected near ground level less than 30 inches in height, limited to 6 sq. ft. used to identify the name of a building or used for directional purposes for commercial parking circulation.

Main Traveled Way: The through traffic lanes, including auxiliary lanes, acceleration lanes, deceleration lanes and feeder systems, exclusive of frontage roads and ramps. For a divided highway, there is a separate main traveled way for the traffic in each direction.

Marquee Sign: A sign attached to a hood or awning of permanent construction without pillars or posts which is supported from a building wall and extends beyond the building, building line, or property line.

Monument Sign: A free standing ground sign mounted on a base but not attached to any building or wall.

Noncommercial Sign: Any sign that is not a commercial sign.

Noncommercial Speech: Any message which is intended for the purpose of supporting or opposing a candidate, proposition or other measure at an election or for any other noncommercial expression not related to the advertisement or promotion of any product, service or the identification of any business.

Nonconforming Sign: A sign that legally existed at the time that it was installed under the regulations in effect at that time, but does not conform to the current applicable regulations of the area in which it is located and has been maintained continuously since the time the applicable regulations changed to render it nonconforming.

Off Premises Sign: A commercial sign that displays any message directing attention to a business, product, service, profession, commodity, commercial activity, commercial event, or other commercial message that is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where such sign is located.

On Premises Sign: A commercial sign that identifies the name, occupation and/or profession of the occupants of the premises on which the sign is located.

Permanent Sign: Any sign that is legally placed and which is intended to be and is so constructed as to be of a lasting and enduring condition, remain unchanged in character and condition beyond normal wear and tear, and positioned in a permanent manner fixed to the ground, wall or building.

Point Of Widening: The point of the gore or the point where the intersecting lane begins to parallel the other lanes of traffic, but the point of widening may never be greater than two thousand six hundred forty feet (2,640') from the centerline of the intersecting highway of the interchange or intersection at grade. (Ord. 05-10, 7-12-2005)

Pole Sign: A free standing sign that is mounted atop one or more poles and not attached or braced by any other structure.

Portable Sign: Any moveable or hand held sign not permanently attached to the ground and easily removable using ordinary hand tools.

Projecting Sign: A sign that projects from and is supported by a wall or parapet of the building with the display surface of the sign in a plane perpendicular to or approximately perpendicular to the wall.

Roof Sign: Any sign erected upon a roof, parapet, or roof mounted equipment structure and extending above a roof, parapet, or roof mounted equipment structure of a building or structure.

Sign: Any object, device, display, or structure, or part thereof, that is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including, but not limited to, words, letters, figures, designs, symbols, fixtures, colors,

illumination, or projected images. The term “sign” shall also include the sign structure, supports, lighting system, and any attachments, ornaments, or other features used to attract such attention as described above.

Snipe Sign: A temporary or permanent sign tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or other objects.

Temporary Sign: Any sign not permanently attached to the ground or a structure that is installed or placed for a limited duration and intended to be displayed before, during or after an event to which the sign relates.

Vehicle Sign: Any sign permanently or temporarily attached to or placed on a vehicle or trailer.

Wall Sign: Any sign attached to or painted on the wall of a building or structure in a plane, parallel or approximately parallel to the plane of said wall.

Window Sign: Any sign viewable through or affixed in any manner to a window or exterior glass door such that it is viewable from the exterior, including signs located inside a building but visible primarily from the outside of the building.

10-4-6: GENERAL REGULATIONS:

- A. Compliance Required: Except as provided in this title, no sign shall be erected, raised, moved, placed, reconstructed, extended, enlarged or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the use district in which it is located. No permit is required for the maintenance of a sign or for a change of copy on painted, printed or changeable copy signs. (Ord. 04-1, 2-17-2004)
- B. Code And Licensing Compliance: All signs hereafter erected in the city shall comply with the current standards of the national electrical code, the international building code, and all other ordinances of the city. No sign shall be placed on public property or within a public right of way except when expressly licensed by the city council or state department of transportation. (Ord. 04- 1, 2-17-2004; amd. 2012 Code)
- C. Maintenance Of Signs: All signs shall be maintained in good condition. Exposed parts of signs shall be painted or treated chemically in such a manner as to preserve the condition, aesthetics and life of such signs; moving parts shall be maintained in operable condition; and signs designed to be lighted shall be maintained with a full complement of the lighting facilities required by the design of each such sign.
- D. Removal Upon Discontinuance Of Use: All signs identifying a discontinued use on the property shall be removed by the sign owner from the property within thirty (30) calendar days of the time the use was discontinued.
- E. Prohibited signs: The following signs and any sign not otherwise authorized

under the terms of this code, are prohibited in the city:

1. Abandoned Signs
 2. Animated Signs
 3. Balloon Signs
 4. Snipe Signs
 5. Signs on vehicles or trailers if the vehicle or trailer is parked off premises, outside of designated parking stalls, or in other locations not normally expected of such vehicles and for the primary purpose of advertising a product, service, business or other activity. This section is not intended to apply to standard business logos or identification on vehicles primarily and actively used for business purposes which are otherwise legally parked.
 6. Signs located on trees, utility poles, public benches or any other form of public property or within any public right-of-way.
- F. Illumination Restrictions: Unless otherwise specified in this chapter, all signs may be illuminated. However, no sign may utilize:
1. An exposed incandescent lamp with an external reflector without a sun screen or comparable diffusion;
 2. Any exposed incandescent lamp in excess of fifteen (15) watts unless a screen is attached;
 3. Any revolving beacon light.
- G. Changeable Copy: Unless otherwise specified in this chapter, any sign herein allowed may use manual or automatic changeable copy.
- H. License Required; Indemnification; Insurance: No person may engage in the business of erecting, altering, relocating, constructing or maintaining signs without a valid state contractor's license and valid city business license. All persons involved in the maintenance, installation or relocation of signs near or upon the public right of way or property shall agree to hold harmless and indemnify the city, its officers, agents and employees, against any and all claims of negligence resulting from such work insofar as this title has not specifically directed the placement of a sign. Such persons shall also maintain insurance to indemnify the city against any form of liability to a minimum of one million dollars (\$1,000,000.00).
- I. Nonregulated Signs: Signs not regulated by this chapter:
1. On premises advertising signs that are attached to windows or walls and are clearly of a temporary nature, and which promote specific sales or events for

short periods of time and not to exceed fifteen percent (15%) of street facing wall and/or windows.

2. Signs which are associated with school or church events and functions which are clearly of a temporary nature for short periods of time.
 3. Interior signs.
 4. Real estate company "for sale" signs and owner placed "for sale" or "for rent" signs advertising specific property for sale or rent and are erected temporarily on that specific property.
 5. Temporary election campaign signs, yard sale signs, night crawlers for sale signs, snipe signs, etc.
 6. Directional signs (i.e., BLM, DWR, etc.). Church nameplate signs, etc.
 7. Nameplate signs less than one hundred fifty (150) square inches in size.
 8. Construction signs for each street of frontage of a construction project, not to exceed forty five feet (45') in area. Such signs may be erected ten (10) days prior to beginning of construction and shall be removed one day following completion of construction.
 9. Identification signs designed as a necessary part of a project approved in a conditional use permit.
- J. Temporary off premises residential development, directional and freeway oriented signs. All temporary off premises residential development, directional and freeway oriented signs are only for developments or master planned communities within the boundaries of the city.
- a. A maximum of three (3) temporary off premises signs announcing a residential development may be permitted for each development. Such signs will only be allowed in any S-2 or S-3 overlay zoning district under the provisions of sections [10-4-12](#) and [10-4-13](#) of this chapter.
 - b. In addition to the temporary off premises residential development signs, each development may be permitted two (2) temporary off premises directional signs. Such signs will only be allowed by in any S-2 or S-3 overlay zoning district under provisions of sections [10-4-11](#), 10-4-12 and 10-4-13 of this chapter.
 - c. In addition to the temporary off premises residential development and directional signs, a master planned community exceeding three hundred (300) lots may be permitted one temporary freeway oriented residential development sign. Said sign will only be allowed in the S-2 and S-3 sign overlay zoning districts under provisions of sections [10-4-11](#), 10-4-12 and 10-4-13 of this chapter.

- d. Temporary off premises residential development shall be permitted upon the main entrances to the residential development in any zone, with a maximum of 1 sign per road frontage.
- e. Temporary off premises residential development directional signs may be permitted as a conditional use in zones other than the sign overlay zones upon approval by the Planning Commission limited to a maximum duration of two (2) years from the date of the approval of the conditional use permit or within 30 days of completion of the final dwelling unit construction. Upon request, a time extension of one (1) year may be granted by the Planning Commission. Said temporary signs shall not be permitted within the public right of way, nor shall they impede safe vehicular traffic, or violate any clear area of an intersection and must be located upon private property. Signs shall be kept in good repair and will be subject to removal within 30 days of notice of disrepair.
- f. All temporary off premises residential development, directional and freeway oriented signs shall be removed within three (3) years from the date when the conditional use permit was granted. Upon request, a time extension not to exceed two (2) additional years may be granted by the planning commission.
- g. Prior to approval and installation of any temporary off premises residential development, directional or freeway oriented signs, the applicant must first provide the city with written authorization from the legal property owner, or its representative, granting permission for the sign location and duration of the sign posting.
- h. Temporary off premises residential development, directional and freeway oriented signs are to identify the development or the developer only. They are not intended for builders or contractors within the development. (Ord. 04-1, 2-17-2004)

10-4-7: INSPECTIONS:

The Community Development Department shall have the following duties with regard to sign inspections:

- A. Initial Inspection: The Building Official shall make an initial inspection of any sign upon the completion, erection, reconstruction or remodeling of the same and notification of said completion, erection, reconstruction or remodeling. This inspection shall be made to assure compliance with the provisions of these regulations, other ordinances of the city and conditions precedent to the issuance of a conditional use permit, if applicable.
- B. Complaint Of Noncompliance: In accordance with Title 12 for Administrative Code Enforcement, the designated enforcement official shall inspect each sign for which a complaint of noncompliance with local ordinances is made in writing

to the City.

- C. Routine Spot Checks: To make routine spot checks of all signs to assure compliance with these regulations, and other ordinances of the city and conditions precedent to the issuance of a conditional use permit, if applicable. (Ord. 04-1, 2-17-2004)

10-4-8: ENFORCEMENT:

The Community Development Department of North Salt Lake City is hereby vested with the duty of enforcing the sign regulations of this title and in the performance of such duty is empowered and directed to:

- A. Issue Permits: Issue permits to construct, alter or repair signs which conform to the regulations of the city.
- B. Ascertain Conformance: Ascertain that all signs, including construction of, or maintenance of any signs, are in conformance with regulations of the city and the conditions imposed precedent to the issuance of a conditional use permit, if applicable.
- C. Issue Notice Of Violation: Issue a notice of violation to the person having charge or control or benefit of any sign found by the zoning administrator to be unsafe or dangerous, or in violation of the ordinances of the city.
- D. Institute Proceedings: Institute any appropriate action or proceedings in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted or maintained, or in any case where any sign is used in violation of any ordinance of the city, including, but not limited to, this title, to accomplish the following purposes:
 - 1. To prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; and
 - 2. To restrain, correct or abate such violation.
- E. Unsafe, Dangerous Sign Removal:
 - 1. Abate and remove any unsafe or dangerous sign which is not repaired or made safe within five (5) working days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such an event, the person having charge, control or benefit of such sign shall pay to the city the costs incurred in such removal within thirty (30) calendar days after written notice is mailed to such person.
 - 2. Upon failure to pay the costs incurred in abating an unsafe or dangerous sign, the city may, by action of its city council, place a lien against the property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision for abatement and removal shall not apply to any sign for which a notice of violation is presently being

appealed under the provisions of Title 12 of this Code.

- F. **Illegal Sign Removal:** Abate and remove any illegal sign other than unsafe or dangerous signs which is not made conforming within sixty (60) working days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such event, the person having charge, control or benefit of such sign shall pay to the city the costs incurred in such removal within thirty (30) calendar days after written notice is mailed to such person. Upon failure to pay the costs incurred in abating and removing an illegal sign, the city may, by action of its governing body, place a lien against property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision is for abatement and removal and shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of Title 12 of this Code.
- G. **Nonmaintained Or Abandoned Sign Removal:** Abate and remove any nonmaintained or abandoned sign which is not repaired or put into use within ten (10) working days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such an event, the person having charge, control or benefit of such sign shall pay to the city the costs incurred in such removal within thirty (30) calendar days after written notice is mailed to such person. Upon failure to pay the costs incurred in abating and removing a nonmaintained or abandoned sign, the city may, by action of its city council, place a lien against property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision for abatement and removal shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of Title 12 of this Code. (Ord. 04-1, 2-17-2004)

10-4-9:NOTICE REQUIREMENTS:

Notification by the city to persons having charge, or control or benefit of any sign found to be unsafe or dangerous or in violation of this title or other ordinances of the city, and where the city is contemplating removal of said sign, shall be accomplished by the city utilizing written notice as provided in Title 12 of this Code. (Ord. 04-1, 2-17-2004)

10-4-10: SIGN PERMIT AND PERMIT FEE REQUIRED:

All signs hereafter erected within the city shall be erected, reconstructed or remodeled only in accord with the authority authorized by the sign permit issued by the city. Application for a sign permit shall be made to the Community Development Department and shall be accompanied by an administrative fee to defray the expenses to the city incurred in the administration of this chapter. Such fee shall be established by resolution of the city council. Large signs which require a building permit for structural or electrical elements shall be assessed a permit fee in accordance with valuation as provided by Building Code. A sign permit shall be issued if the proposed sign is found to be in compliance with the provisions of this title and

other ordinances of the city. (Ord. 04-1, 2-17-2004)

10-4-11: REINSPECTION FEE:

In the event that a notice of violation is issued, a reinspection fee shall be charged to defray the costs of reinspection. Said reinspection fee shall be charged for each inspection required until applicable regulations of the city are complied with. The amount of the fee shall be established by resolution of the city council. (Ord. 04-1, 2-17-2004)

10-4-12: SIGN OVERLAY ZONING DISTRICTS:

There are hereby created three (3) overlay zoning districts (S-1, S-2 and S-3) to regulate the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location in the city. Refer to special zoning map for description of districts. (Ord. 04-1, 2-17-2004)

10-4-13: CODES AND SYMBOLS:

In the following section, the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location which are allowed in the various districts are shown as "permitted" indicated by a "P" in the appropriate column (headed by the overlay zoning district designation), or as "conditional uses", indicated by a "C" in the appropriate column. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required; If the regulation does not apply, or if it is not allowed in a given district, it is indicated in the appropriate column by an "NA" Not Applicable or "N" Not Permitted. (Ord. 04-1, 2-17-2004)

**10-4-14: SIGN TYPES, EFFECTS, DIMENSIONS, NUMBERS AND LOCATIONS
BY OVERLAY DISTRICTS:**

Sign Type	S-1	S-2	S-3
On premises signs:			
Awning, Canopy, & Marquee	P	P	P
Fascia or Wall	P	P	P
Freestanding (Pole or Pylon)	P	P	P
Freeway oriented	N-	N	C
Low profile	P	P	P
Multi-tenant monument	N	P	P
Projecting wall	P	P	P
Roof	N	N	N
Window	P	P	P
Temporary	P	P	P
Off premises signs:			
Billboard (Freestanding)-see 10-4-15	N	N	P
Fascia or Wall	N	N	N
Roof	N	N	N
Temporary residential development	N	P	P
Temporary residential directional	N	P	P
Temporary freeway oriented residential development	N	P	P
Sign Effects And Copy Content			
On premises signs:			
Identification	P	P	P
Illuminated	P	P	P
Rotating	N	N	P
Flashing	N	N	N
Changeable copy	P	P	P
Animated	N	N	P

Sign Type	S-1	S-2	S-3
Off premises signs:			
Illuminated	NA	NA	P
Rotating	NA	NA	N
Flashing	NA	NA	N
Changeable copy	NA	NA	P
Animated	NA	NA	N
Message center	NA	NA	P
Sign Dimensions			
Sign height (in feet) freestanding pole or pylon:	20	30	45
Awing, Canopy, and Marquee (in square feet per face)	35	50	75
Low profile height (inches)	30	30	30
Maximum sign area (in square feet per face)	35	50	75
Fascia or wall signs not to exceed 15% of available wall space or sq. ft.	100	100	100
Window sign area (percentage of ground floor windows only)	30	30	50
Temporary off premises residential development signs:			
Sign area (in square feet)	64	64	64
Sign height (in feet)	10	20	20
Temporary off premises residential directional signs:			
Sign area (in square feet)	32	32	32
Sign height (in feet)	20	20	20
Temporary off premises freeway oriented residential development sign:			
Sign area (in square feet)	200	200	200
Sign height (in feet)	30	30	30
Number of Signs:			
On premises signs:			
Awning, Canopy, & Marquee (per storefront entrance)	1	1	1
Fascia or Wall (per façade, limited maximum % wall space)	-	-	-
Freestanding (Pole or Pylon) per street frontage	1	1	1
Freeway Oriented	1	1	1
Low Profile	5	5	5

Sign Type	S-1	S-2	S-3
Multi-Tenant per street frontage	0	1	1
Per window	1	1	1
Temporary per street frontage/per business	1	1	1
Off premises signs:			
Billboard (Freestanding)	-	-	1
Roof	0	0	0
Temporary residential development:	0	3	3
Temporary residential directional:	0	3	3
Temporary freeway oriented residential development:	0	1	1
Location of Signs:			
Minimum clearance under sign (in feet):			
Freestanding, projecting from wall, marquee, fascia, canopy	10	10	10
Under canopy, awning (electric)	8	8	8
Low profile, temporary	-	-	-
Minimum setback from public right of way (in feet)	5	5	5
Off premises "billboards" minimum spacing in linear feet	-	-	1,500
Temporary off premises residential development signs: Minimum spacing in linear feet	400	400	400
Temporary off premises residential directional signs: Minimum spacing in linear feet	400	400	400
Temporary off premises freeway oriented residential development sign: Minimum spacing in linear feet	-	1,500	1,500
Overhang of public right of way	N	N	N

10-4-15: BILLBOARD STANDARDS:

A. Location:

1. Billboards may only be erected along a highway which is an interstate. No billboard may be erected more than 100 feet on the perpendicular from the edge of the right of way of an interstate highway, except where a railroad right of way runs contiguous and adjacent to the edge of the interstate. The 100 foot corridor shall then be measured from a point on the perpendicular not to exceed 200 feet from the edge of the right of way of the interstate highway. In no case may the outer edge of the corridor exceed 350 feet from the interstate right of way.

2. No billboard may be erected closer than 500 feet from an interstate highway interchange.
3. No billboard may be erected within 1,500 feet of another billboard.
4. Billboards subject to relocation provided within State Code or interstate highway expansion may be located in locations closer than 1,500 only by agreement and as approved by the City Council.
5. Billboard signs may not extend over any street right of way and shall be setback a minimum of five (5) feet from the right of way line.
6. Billboard signs shall have a minimum separation distance of ten (10) feet from any structure or building.

B. Height:

1. The maximum height of a billboard shall be forty-five (45) feet above existing grade. If the interstate, which is within one hundred (100) feet of the billboard measured from the interstate at the point at which the billboard is perpendicular to said interstate, is on a different grade than the billboard, then the highest point of the billboard may be twenty-five (25) feet above the pavement elevation or any barrier wall at that location of the interstate.

C. Size:

1. Maximum sign area for a billboard shall be six hundred seventy-two (672) square feet in area, sixty (60) feet in width or twenty (20) feet in height.

- D. Lighting:** Lighting shall be confined to the sign face of a billboard and not illuminate the night sky. Electronic signs shall conform to the provisions provide in Section 10-4-17.

10-4-16: ON PREMISE INTERSTATE SIGNS::

- A. On premise interstate signs shall be permitted within the S-3 overlay zoning district on properties with a minimum of four hundred (400) linear feet of frontage along Interstate Highways 15 or 215. shall be permitted to construct one (1) on premises interstate sign.
- B. The maximum sign area shall not to exceed three hundred (300) square feet.
- C. No on premise interstate sign may be located greater than fifty (50) feet from the interstate right of way line and no closer than five (5) feet of the interstate right of way line.
- D. The maximum height of an on premise interstate sign shall be forty-five (45) feet above existing grade. If the interstate within one hundred (100) feet of the sign,

measured from the interstate at the point at which the sign is perpendicular to said interstate, is on a different grade than the sign, then the highest point of the sign may be twenty-five (25) feet above the pavement elevation or any barrier wall at that location of the interstate.

- E. Only businesses located and licensed upon the premise may be advertised on an on premise interstate sign.
- F. Lighting: Lighting shall be confined to the sign face of the sign and not illuminate the night sky. Electronic signs shall conform to the provisions provided in Section 10-4-16.

10-4-17: ELECTRONIC SIGNS:

The following regulations shall apply to all electronic message signs:

- A. An electronic message sign shall only be constructed as part of a permitted freestanding (pole), wall, or monument sign.
- B. An electronic message sign shall not be constructed in a location that interferes with a regulatory device, as determined by the city engineer.
- C. An electronic message sign shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions.
- D. Additional conditions may be imposed by the planning commission including hours of sign operation or setbacks from property lines to mitigate the impacts on nearby residential properties, to protect critical viewsheds as established in the general plan, or to prevent potential traffic hazards.
- E. Duration of each display shall be a minimum of 8 seconds.
- F. Transition time between messages shall be no greater than 3 seconds.
- G. An electronic message sign shall only be constructed in a location and in a manner permitted by this title.

(Ord. 04-1, 2-17-2004; amd. Ord. 05-10, 7-12-2005; Ord. 2016-04, 3-15-2016)

10-4-18: SIGNS PROHIBITED ON PUBLIC PROPERTY:

Signs are not permitted on public property, within the public right of way, or above the public right of way without express license from the City and state department of transportation, as applicable. Also note that signs are not permitted in the residential districts, except as expressly described in these regulations. (Ord. 04-1, 2-17-2004; amd. Ord. 05-10, 7-12-2005)

10-4-19: FREE SPEECH ZONE:

- A. Establishment: The mayor, or designee, may establish a content neutral free speech zone for any event which the establishment of a free speech zone would serve a substantial government interest such as traffic flow, crowd control or public safety on public property. All free speech zones established shall be content neutral and appropriately marked as a free speech zone. All free speech zones shall provide ample opportunity for protestors to communicate their messages and be of ample size to accommodate the number of persons reasonably anticipated that will exercise the free speech rights during the event.
- B. Designation of Area and Duration: For each event in which a free speech zone has been designated, the City shall make available to the public at least twenty four (24) hours before the event a map and description of the location of the event, boundaries of the event, location of the free speech zone, boundaries of the free speech zone, the hours of the regulations on free speech, and any other restrictions. The free speech zone, duration of the protest regulations, and other restrictions shall be narrowly tailored to meet the legitimate government interest of crowd control, traffic control, or public safety.
- C. Definitions:
 - 1. Free Speech Zone: The area in which protesting is allowed.
 - 2. Protest: Any demonstration, picketing, speechmaking, marching, vigil or religious service, and all other like forms of conduct which involve the communication or expression of views or grievances.
 - 3. Unlawful Protest: Protest at an event designated with a designated free speech zone, except in the designated free speech zone or use of sound amplification devices at any event that the mayor has restricted or prohibited the use of such mechanical or sound amplification devices.
- D. Restrictions: In any area designated as a free speech zone area, protestors may not engage in activities that obstruct or impede pedestrians or vehicles or harass bystanders with physical contact. Protestors may not tie, nail, or otherwise physically attach any banners, signs, pictures, instructional materials, symbols, or other personal property to any City property or private property.
- E. Sound Amplification Devices: The City may restrict or prohibit the use of mechanical loudspeakers or sound amplification devices in the free speech zone, including, but not limited to, megaphones, bullhorns, and electric amplifiers, if determined that the use of sound amplification devices will substantially interfere with the event or will substantially interfere with crowd control, traffic control, or public safety and that the protestors have a reasonable opportunity to communicate their message without sound amplification.
- F. Penalties: A person is guilty of unlawful protest for refusing to comply with the lawful

order of the police to protest in the free speech zone or for refusing to comply with the lawful order of the police regarding the use of any mechanical loudspeaker or sound amplification device at an event for which such use has been restricted or prohibited. Unlawful protest is a class C misdemeanor, which offense is punishable by imprisonment for a term not to exceed ninety (90) days and a fine not exceeding seven hundred fifty dollars (\$750.00) or by both the fine and the term of imprisonment, if the offense continues after a request by the police to desist. Otherwise, unlawful protest is an infraction, which offense is punishable by a fine in an amount not exceeding seven hundred fifty dollars (\$750.00).

TITLE 10
CHAPTER 11
COMMERCIAL AND INDUSTRIAL DISTRICTS

SECTION:

10-11-1: Purpose

10-11-2: Codes And Symbols

10-11-3: Use Regulations

10-11-4: Building Site Regulations

10-11-5: Developments On Redwood Road

10-11-1: PURPOSE:

The purpose of the following districts is:

A. Commercial Shopping District C-S: To provide areas in appropriate locations where a combination of businesses, retail commerce, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.

B. General Commercial District C-G: To provide areas in appropriate locations where a combination of business, retail commerce, entertainment and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development. Light manufacturing and small wholesaling where conducive to the foregoing uses, subject to noise, traffic, odor and other considerations, which would not be detrimental to promoting the primary uses.

C. Manufacturing Distribution District M-D: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

D. General Industrial District M-G: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2015-18, 11-17-2015)

10-11-2: CODES AND SYMBOLS:

In section 10-11-3 of this chapter, uses of land or buildings which are allowed in various districts are shown as permitted uses, indicated by a "P" in the appropriate column, or as

conditional uses, indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an "N". (Ord. 2015-18, 11-17-2015)

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title.

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
A. ACCESSORY					
Caretaker residence	P	P	P	P	10-19-3(A)
Outdoor display of retail merchandise	P	P	P	N	10-19-3(D)
Outdoor storage	C	C	P	P	10-19-3(E)
Temporary portable storage containers	N	P	P	P	10-19-3(F)
Prohibited uses: • Outdoor storage, as primary use	N	N	N	N	
B. AGRICULTURAL					
Community/urban gardens	P	P	P	N	10-19-4(A)
Prohibited uses: • Commercial crop production • Livestock	N	N	N	N	
C. AUTOMOTIVE					
Dealer, commercial vehicles	N	N	P	N	10-19-5(A) 10-19-5(B)
Dealer, • Passenger vehicle • Recreational vehicle, motorcycle, and boat	N	P	P	N	10-19-5(A)
Leasing and rental, commercial vehicles, utility trailer, and RV (recreational vehicle)	N	P	P	P	10-19-5(A) 10-19-5(B)
Leasing and rental, passenger vehicles	N	P	P	N	10-19-5(A)
Maintenance, car washes (primary & accessory use to gas stations)	N	P	P	P	10-19-5(C)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Maintenance, detail, trim, and accessory installation	P	P	P	P	10-19-5(D)
Maintenance, oil change and lubrication shops	N	P	P	P	10-19-5(D)
Maintenance, other automotive and commercial vehicle	N	N	P	P	10-19-5(D)
Repair, automotive body, paint and interior repair	N	N	P	P	10-19-5(D) & (E)
Repair, general automotive and commercial vehicle	N	N	P	P	10-19-5(D) & (E)
Repossession services	N	N	P	P	10-19-3(E) 10-19-5(F)
Retail sales, automotive parts and accessories <i>No outdoor storage</i>	N	P	P	N	10-19-5(G)
Retail sales, tire and wheel installation	N	P	P	N	10-19-3(C) 10-19-5(H)
Storage, motor vehicle towing and impound lots	N	N	P	P	10-19-5(I)
Wholesale, automotive parts and supplies (new)	N	N	P	P	10-19-5(J)
Wholesale, motor vehicles	N	N	P	P	10-19-5(K)
Wholesale, tire and tube	N	N	P	P	10-19-5(L)
Prohibited uses: <ul style="list-style-type: none"> Salvage yards Pick-n-pull lots 	N	N	N	N	
D. BANKING					
Banks, credit unions, mortgage brokers, financial managers	P	P	P	N	10-19-3(B) 10-19-6(A)
Pawnshops	N	N	P	N	3-7-1 to 3-7-23 10-19-6(B)
Prohibited uses: <ul style="list-style-type: none"> Check cashing Check loan Credit intermediation Quick loan activities Title Loan 	N	N	N	N	

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
E. BUILDING, CONTRACTING, & SUPPLIES					
Construction and contractor services, office only (general, landscaping, mechanical, electrical)	N	P	P	P	
Construction and contractor services <ul style="list-style-type: none"> On-site manufacturing or assembly (cabinets, countertops, other carpentry) On-site material storage 	N	N	P	P	10-19-7 10-19-3(E)
Dealers, building materials	N	N	P	N	10-19-7
Dealer, manufactured (mobile) home, modular buildings, tiny homes	N	N	P	P	10-19-7 10-19-3(D)&(E)
Leasing and rental, construction, mining, forestry machinery and equipment	N	N	P	P	10-19-7 10-19-3(D)&(E)
Retail, construction materials (home improvement, hardware, landscaping)	P	P	P	N	10-19-7 10-19-3(D)&(E)
Wholesale, construction, mining machinery and equipment (except petroleum)	N	N	P	P	10-19-7 10-19-3(D)&(E)
Wholesale, construction materials	N	N	P	P	10-19-7 10-19-3(D)&(E)
F. EDUCATION, SCHOOLS, & TRAINING					
Education, colleges, universities, professional schools, training, technical and trade schools	N	P	P	N	
Education, elementary and secondary schools	N	P	N	N	
Educational support services (tutoring)	P	P	P	N	
Group instruction, martial arts, preschools, sports, dance and recreation	P	P	P	N	10-19-8(A)
Micro-Education Schools	P	P	P	P	10-19-8(B)
Passenger vehicle driving schools	N	P	P	N	
Professional CDL driving schools	N	N	P	N	10-19-8(C)
G. ENTERTAINMENT					
Amusement centers and arcades (ax throwing, bowling, go carts, mini golf, skating)	P	P	P	N	10-19-9(A)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Athletic club, fitness and recreational sports (tennis, pickleball, volleyball, swimming,)	P	P	P	N	10-19-9(B)
Botanical gardens and nature parks, and other similar institutions	P	P	P	P	
Museums	P	P	P	N	
Production and distribution, motion picture, video, television, music, including recording	N	N	P	P	10-19-9(C)
Promoters, performing arts, sports or similar events with facilities	P	P	P	N	10-19-9(D)
Publishers, general, software, television, and movies (<i>does not include printing</i>)	P	P	P	N	
Studios, independent artists, writers, and performers	P	P	P	N	10-19-9(E)
Theater and live entertainment venues, performing arts companies, sports teams,	P	P	P	N	10-19-9(F)
Theater, movie	P	P	P	N	10-19-9(F)
Prohibited: <ul style="list-style-type: none"> • Amusement and theme parks • Golf courses & country clubs • Racetracks • Theater, drive-in movie • Zoos 	N	N	N	N	
H. GENERAL OFFICE					
Call centers, information services, and data processing services	N	P	P	N	10-19-10(A)
Employment placement agencies	N	P	P	N	10-19-10(B)
General Office	P	P	P	N	
Leasing and rental, Office machinery and equipment	P	P	P	N	10-19-10(C)
Other business service centers (including copy shops)	P	P	P	N	
Professional, scientific, and technical laboratories and services	N	P	P	N	

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
I. HEALTHCARE					
Ambulance services	N	P	P	N	
Blood and plasma donation centers	N	P	P	N	
Diagnostic imaging centers and medical laboratories	N	P	P	N	
Home healthcare services	N	P	P	N	
Kidney dialysis centers	N	P	P	N	
Medical clinic, general, surgical, or emergency	N	P	P	N	
Medical Spas (estheticians, intravenous fluids, laser treatments, skin care, weight loss, etc.)	P	P	P	N	
Offices of dentists, physicians, and therapists (mental health, occupational, physical, speech)	P	P	P	N	
Optical goods stores	P	P	P	N	
Outpatient mental health and substance abuse centers	N	C	C	N	10-19-11(A)
Residential care facilities, nursing care and assisted living	N	P	N	N	10-19-11(B)
Prohibited: <ul style="list-style-type: none"> Hospital, general medical and surgical Hospital, psychiatric and substance abuse hospitals Hospital, specialty (except psychiatric and substance abuse) hospitals Residential care facilities, mental health, substance abuse facilities 	N	N	N	N	
J. HOSPITALITY					
Bar establishment	P	P	P	N	³⁻² 10-19-12(A)
Banquet and reception centers	N	P	P	N	³⁻² 10-19-12(A)
Food service contractors, caterers, and commissaries	N	P	P	N	10-19-12(C)
Mobile food business and food truck park	P	P	P	N	10-19-12(C)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Lodging, hotels, motels, bed and breakfast inns	N	P	P	N	10-19-12(D)
Lodging, recreational vehicle parks and campgrounds	N	P	N	N	10-19-12(E)
Restaurants, <ul style="list-style-type: none"> • Bar • Brewery • Coffee shops, and cafeterias • Drive-thru 	P	P	P	N	3-2 10-19-12(A) 10-19-12(F)
Taverns (beer only)	P	P	P	N	3-2 10-19-12(A)
Sexually oriented businesses	N	N	N	C	3-8
K. MANUFACTURING & ASSEMBLY					
Assembly, heavy: Operations which use welders, rivets, specialized equipment, large scale products	N	N	P	P	10-19-13(A)
Assembly, light and sub-assembly: Operations which use light machinery and equipment, smaller scale, fastening, adhesive bonding, heat staking, ultrasonic welding, component assembly with no dangerous or hazardous materials.	N	P	P	P	10-19-13(A)
Manufacturing, heavy: Operations which manufacture or compounding processes of raw materials, utilize large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process not for individual consumers, such as: <ul style="list-style-type: none"> • Asphalt and concrete service and batching plants • Brick or stone manufacturing • Chemical • Food (human) • Furniture, mattresses, window blinds, cabinets, and fixtures • Leather • Machinery • Paper • Petroleum and coal products • Plastics and rubber products • Repair, commercial and industrial machinery and equipment 	N	N	C	C	10-19-13(A) 10-19-13(B) 10-19-13(C) 10-19-13(D) 10-19-13(E)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
<ul style="list-style-type: none"> Transportation equipment Wood (lumber, plywood, veneers, flooring, trusses) 					
Manufacturing, light: Operations which manufacture small products, mainly for individual consumers, such as: <ul style="list-style-type: none"> Apparel Computer and electronic product Electrical equipment, appliance and component Printing and publishing Textile and textile products 	N	N	P	P	10-19-13(A)
Prohibited: <ul style="list-style-type: none"> Animal slaughtering, rendering (pet food/livestock feed) Primary metal manufacturing 	N	N	N	N	
L. MINING & SUPPORT SERVICES					
Mineral Extraction (see SR zone , Chapter 17)	N	N	N	N	10-19-14(A)
Mineral Extraction Support Activities	N	N	P	P	10-19-14(B)
Oil & Gas Extraction & Refining Support Activities	N	N	C	C	10-19-14(B)
Prohibited Mining Activities: <ul style="list-style-type: none"> Crude petroleum extraction Mineral extraction Natural gas extraction 	N	N	N	N	
M. PERSONAL SERVICES					
Animal care, <ul style="list-style-type: none"> Boarding, day care and kennels Pet services Veterinary services 	P	P	P	N	10-19-15(A)
Appliance, electronic, and small engine repair and maintenance	N	P	P	N	10-19-15(B)
Couriers, messengers and local delivery	P	P	P	P	
Exterminating and pest control services	N	N	P	N	10-19-15(C)
Funeral homes & mortuaries	N	P	P	N	10-19-15(D)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Janitorial services	N	P	P	N	10-19-15(E)
Laundry, coin operated and drop off services	P	P	P	N	10-19-15(E)
Laundry, commercial or industrial	N	N	P	N	10-19-15(E)
Laundry, dry cleaners	N	P	P	N	10-19-15(E)
Linen supply	N	N	P	N	10-19-15(E)
Packaging and labeling services	P	P	P	N	
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	N	10-19-15(F)
Photofinishing	P	P	P	N	
Photography studios	P	P	P	N	
Personal and household goods repair and maintenance	N	P	P	N	10-19-15(G)
Salons, hair, nail, lashes, permanent cosmetics, tattoos	P	P	P	N	10-19-15(H)
Prohibited Uses: • Cemeteries, crematories, and mausoleums	N	N	N	N	
N. RELIGIOUS, GRANT MAKING, CIVIC, PROFESSIONAL, & SIMILAR ORGANIZATIONS					
Religious organizations, churches	P	P	P	N	10-19-16(A)
Volunteer and nonprofit organizations	P	P	P	N	
O. RESIDENTIAL					
Accessory Caretaker Residence (ACR)	P	P	P	P	10-19-3
Prohibited Uses: • Single Family Dwellings • Two Family Dwellings • Multi-Family Dwellings • Townhomes Developments which contain residential uses or mixed commercial and residential uses (other than an accessory caretaker residence) must obtain a rezone to a "Planned District (P)", see chapter 13 of this title	N	N	N	N	

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
P. RETAIL TRADE					
Retail, General <ul style="list-style-type: none"> • Art dealers • Books, magazines, music • Clothing and accessories • Convenience • Electronics & Appliances • Floral • Food, specialty • Furniture & home furnishings • General merchandise & groceries (less than 10,000 sq.ft.) • Gift, novelty, souvenirs • Hardware, • Luggage and leather goods • Office supply, book • Pet & pet supplies • Recreational and hobby equipment • Used merchandise, antiques and thrift 	P	P	P	N	10-19-18(A)
Retail, Specialty <ul style="list-style-type: none"> • Beer, wine and liquor • Car washes • Department stores • General merchandise and groceries (greater than 10,000 sq. ft.) • Home and nursery centers • Outdoor power equipment • Passenger vehicle fueling stations (gasoline, electric, natural gas, etc.) • Rental, consumer electronics and appliances • Rental, entertainment and entertainment products (bounce houses) • Tobacco (Permitted only in MD Zone) 	N	P	P	N	10-19-18(B)
Retail, online and other <ul style="list-style-type: none"> • Electronic shopping and mail order houses • General rental centers Liquefied petroleum gas (bottled gas) dealers • Vending machine operators, not as an accessory use 	N	N	P	N	10-19-18(C)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Prohibited Uses: <ul style="list-style-type: none"> • Heating oil dealers • Other direct selling establishments • Other fuel dealers 	N	N	N	N	
Q. SOCIAL SERVICES					
Child and youth services, such as: Boys and Girls Clubs, YMCA, Scouts, Big Brothers/Big Sisters, Junior Achievement, Toys for Tots, Children's Justice Center, etc.	N	P	N	N	
Community food services such as meals on wheels or food pantry	P	P	P	N	
Community service organizations, such as: Volunteers of America, Habitat for Humanity, Housing Authority, Community Housing Trusts	N	P	P	N	
Daycare services, child or adult	P	P	P	N	10-19-19(A)
Emergency and other relief services, such as: Red Cross, Salvation Army	P	P	P	N	
Other individual and family services, such as: Social action groups, Housing Services, Credit Counselling, Utility Assistance, Veteran's Services	N	P	N	N	
Services for the elderly and persons with disabilities	N	P	P	N	
Vocational rehabilitation services	N	P	P	N	
Prohibited Uses: <ul style="list-style-type: none"> • Homeless shelters & services 	N	N	N	N	
R. TRANSPORTATION & FREIGHT					
General passenger transportation services <ul style="list-style-type: none"> • Charter • Emergency or medical • Freestanding parking lots and garages • Public transit and school • Rideshare and taxi services • Scenic and sightseeing • Special needs • Specialty vehicle and limousine 	P	P	P	P	10-19-21(A)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Freight and commodities transportation <ul style="list-style-type: none"> Freight trucking (local or long distance) Moving services Rental, moving trucks 	N	N	P	P	10-19-21(A) 10-19-21(B)
Support services for transportation <ul style="list-style-type: none"> Commercial air, rail, and water transportation equipment rental and leasing Freight logistics, maintenance, operations, or container and truck storage General passenger transportation maintenance, operation, or storage facilities Packing and crating Rail transportation logistics 	N	N	P	P	10-19-21(A)
Prohibited transportation uses <ul style="list-style-type: none"> Air traffic control, airport operations and facilities Passenger aircraft services and helipads 	N	N	N	N	
S. UTILITIES, PUBLIC SERVICES, WASTE MANAGEMENT, & REMEDIATION SERVICES					
Communications, broadcasting services, stations, & operations	C	C	P	P	
Communications, cellular, satellite & wireless operations	P	P	P	P	10-19-22(A)
Communications, resellers	P	P	P	P	
Communications, towers and facilities <ul style="list-style-type: none"> Cellular Satellite Wireless 	P	P	P	P	10-19-22(A)
Energy distribution and storage facilities, electric or natural gas	N	C	C	C	10-19-22(B)
Energy generation, accessory <ul style="list-style-type: none"> Geothermal Solar Wind 	N	N	P	P	
Pipeline distribution and facilities	N	N	P	P	10-19-22(C)
Postal service	P	P	P	P	
Public utility station and wireless communication accessory structures	P	P	P	P	10-19-22(D)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
Septic tank, portable toilet and related services	N	N	N	C	10-19-22(E)
Sewage treatment facilities	N	N	N	C	10-19-22(F)
Utilities transmission lines and control	N	N	P	P	10-19-22(G)
Water distribution	P	P	P	P	
Waste, nonhazardous: treatment and disposal	N	N	N	C	10-19-22(H)
Waste, materials recovery facilities <ul style="list-style-type: none"> Facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage) Facilities for commingled recyclable materials, such as paper, plastics, used beverage cans, and metals, are sorted into distinct categories. 	N	N	N	C	10-19-22(I)
Waste, remediation services <ul style="list-style-type: none"> Cleaning up and reversing environmental damage Removal of hazardous materials from contaminated buildings, structures, soil, groundwater, surface water, and sediment 	N	N	N	C	10-19-22(J)
Prohibited: <ul style="list-style-type: none"> Fossil fuel/nuclear power generation Solid waste landfills, combustors and incinerators Steam and air conditioning supply Waste, hazardous: collection, treatment, disposal 	N	N	N	N	
T. WAREHOUSING & WHOLESALE TRADE (DURABLE GOODS)					
Wholesale, trade, durable goods (new or used items generally with a normal life expectancy of 3 years or more) such as: <ul style="list-style-type: none"> Commercial equipment Construction Materials Electronic parts and equipment Farm and garden machinery and equipment Furniture Hardware Industrial machinery, equipment, and supplies Jewelry, watch, precious stone and precious metal Plumbing and HVAC equipment and supplies 	N	N	P	P	10-19-23(A)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
<ul style="list-style-type: none"> Professional, equipment and supplies Recyclable material wholesalers Refrigeration equipment and supplies Service establishment equipment and supplies Sporting and recreational goods and supplies 					
Wholesale, trade, rental, durable goods (new or used items generally with a normal life expectancy of 3 years or more) with outdoor storage such as: <ul style="list-style-type: none"> Commercial and industrial machinery and equipment rental and leasing Metal service centers and offices Motor vehicle Recyclable material wholesalers Transportation equipment and supplies 	N	N	C	C	10-19-23(A)
Prohibited Wholesale, trade, durable goods <ul style="list-style-type: none"> Chemical and allied products Other hazardous materials and products 	N	N	N	N	
U. WAREHOUSING & WHOLESALE TRADE (NONDURABLE GOODS)					
Wholesale trade, nondurable goods (items with a normal life expectancy of less than 3 years): <ul style="list-style-type: none"> Alcoholic beverage Automotive supplies Book, periodical and newspaper Clothing Drug, drug proprietaries and druggist sundries Grocery and related products Farm supplies Flower, nursery stock and florist supplies Paint, varnish and supplies Paper and office supplies wholesalers Piece goods, notions and other dry goods Plastics materials and basic forms and shapes Tobacco and tobacco products 	N	N	P	P	10-19-23(B)
Wholesale trade, nondurable goods (items with a normal life expectancy of less than 3 years): <ul style="list-style-type: none"> Fuel oil Gasoline merchant Liquid petroleum gas 	N	N	C	C	10-19-23(B)

	Zone				
Use Regulations	C-S	C-G	M-D	M-G	Specific Use Standards
<ul style="list-style-type: none"> Lubricating oil and grease Petroleum and petroleum products (except bulk stations and terminals) 					
Prohibited Wholesale trade, nondurable goods <ul style="list-style-type: none"> Chemical and allied products Farm product raw material wholesalers Hazardous materials and products Other products that produce odors 	N	N	N	N	
V. WAREHOUSING & WHOLESALE TRADE (ELECTRONIC)					
Wholesale electronic markets and brokers: arrangement for the sale of goods owned by others, generally on a fee or commission basis, No storage or warehousing	N	N	P	P	
W. WAREHOUSING, STORAGE FACILITIES					
General warehousing and storage facilities	N	N	P	P	10-19-24(A)
Self-storage units	N	N	P	P	10-19-24(B)
Storage Facility, Indoor Climate Controlled	N	N	P	P	10-19-24(C)

10-11-4: Building Site Regulations:

	ZONE			
	C-S	C-G	M-D	M-G
A. Height regulations:				
The maximum height for all buildings and structures in feet shall be (except as approved by conditional use)	30	60	45	45
The maximum number of stories	2	4	3	3
B. Area:				
Minimum area in acres for lots (unless modified by conditional use)	1	1	2	5

Maximum percentage of area covered by any buildings	65	65	65	65
Minimum landscape percentage of area, except where reduced by the Planning Commission during site plan approval, in support of water conservation efforts and when enhanced landscaping is concentrated within the front setback and is not necessary for buffering purposes within the side and rear yard areas.	15%	15%	15%	15%
Maximum percentage of area landscaped with turf, lawn, or sod shall be the following percentage or 5,000 sq. ft., whichever is less	5%	5%	5%	5%
C. Dimensions:				
Frontage: The minimum width of any lot at the street right-of-way line in feet shall be	65	65	65	65
Width: The minimum width of any lot in feet at the building setback line	100	100	100	100
Minimum front yard setback (corner lots have 2 front yard setbacks)	20	20	20	20
Maximum front yard setback (corner lots have 2 front yard setbacks)	n/a	80	n/a	n/a
Minimum side yard setback	0	0	0	0
Minimum rear yard setback	0	0	0	0
D. Parking location:				
Front	P	P	P	P
Side	P	P	P	P
Rear	P	P	P	P
Fence and wall standards (fence and wall standards are detailed further in section 10-1-33 of this title):				
Maximum wall or solid fence height (within 20 feet of a public street)	3'	3'	3'	3'
Maximum fence height - 75 percent or more open (within 20 feet of a public street)	4'	4'	4'	4'
Minimum solid fence or wall height - outdoor storage	N	6'	6'	6'
Barbed wire - no more than 3 strands strung tightly atop a minimum 6 foot high fence	N	N	P	P
Electric fences	N	N	P	P
E. Required improvements to be completed or in progress before building permit may be issued:				
Street paving	A	A	A	A

Street curb and gutter	A	A	A	A
Sidewalk	A	A	N	N
Surface drainage facilities	A	A	A	A
Wastewater disposal facilities	A	A	A	A
Culinary water facilities	A	A	A	A
Firefighting facilities	A	A	A	A
Street name and traffic signs	A	A	A	A
Streetlights	A	A	A	A
Public utilities - power, gas, telephone, cable TV, etc.	A	A	A	A

(Ord. 2015-18, 11-17-2015; amd. Ord. 2018-02, 3-6-2018; Ord. 2018-11, 10-2-2018; Ord. 2022-01, 4-5-2022; Ord. 2022-03, 6-7-2022; Ord. 2023-07, 5-30-2023; Ord. 2024-02, 5-7-2024)

10-11-5: DEVELOPMENTS ON REDWOOD ROAD:

A. All developments adjacent to Redwood Road shall be required to follow the City's landscaping cross section for developments on Redwood Road as outlined in 13-8-7(F) and the landscape standards identified in Title 10, Chapter 22, Water Efficient Landscape Standards. (Ord. 2015-18, 11-17-2015; amd. Ord. 2022-03, 6-7-2022)

TITLE 10, CHAPTER 19 SPECIFIC USE STANDARDS

10-19-1: SPECIFIC USE STANDARDS:

Purpose and Intent: The purpose and intent of this chapter is to provide regulations for specific permitted or conditionally permitted land uses which will ensure compatibility of such uses with surrounding uses and properties to mitigate potential negative impacts associated with such uses.

10-19-2: APPLICABILITY:

- A. This chapter contains the specific and additional regulations for permitted and conditional uses identified in the land use tables for each of the zones established within the City. Any use not listed as permitted or conditional in the applicable zone shall be prohibited.
- B. Compliance with specific use standards, as applicable, as well as all other requirements of this Ordinance, all other Land Use Ordinances, and all other Federal, State, and Local regulations are required for Land Use Application approval, permit, or license required by City Ordinance.
- C. The specific use standards provided in this chapter shall apply in addition to those listed elsewhere in this code including parking, signage, landscaping, site planning, and zone specific regulations. Where standards identified for a specific use conflict with standards otherwise listed in this Title, the standards herein shall apply to that use.

10-19-3: ACCESSORY USES:

A. Accessory Caretaker Residence (ACR):

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

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

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

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

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

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

C. Contractors Yard, Construction Site or New Subdivision:

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

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

D. Outdoor Display:

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

E. Outdoor Storage

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

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

- a. Materials stored behind any screening wall shall be stacked no higher than the top of the screening wall, unless set back from the wall a minimum of twenty feet (20'). The maximum height of outdoor storage materials shall be sixteen feet (16').
- b. Heavy equipment or vehicles which are taller than the screening wall adjacent to a residential use or a residentially zoned property, shall be set back from the wall a minimum of two feet (2') for every one foot (1') of equipment height above the height of the screening wall or a minimum of twenty feet (20'), whichever is greater.

10. Manufacturing Distribution (M-D) Zone:

- a. Storage yards with frontage on Center Street, Redwood Road, or 1100 North: Materials stored behind any screening wall shall be stacked no higher than the top of the wall adjacent to the street, unless set back from the wall a minimum of twenty feet (20'). The maximum height of outdoor storage materials shall be sixteen feet (16').
- b. Storage yards with frontage on other City streets: Materials stored behind any screening wall shall be stacked no higher than the top of the wall, unless set back from the wall a minimum of twenty feet (20'). The maximum height of outdoor storage materials shall be twenty feet (20').
- c. Heavy equipment or vehicles which are taller than the screening wall adjacent to a residential use or a residentially zoned property shall be set back from the wall a minimum of two feet (2') for every one foot (1') of equipment height above the height of the screening wall or a minimum of twenty feet (20'), whichever is greater.
- d. Heavy equipment or vehicles which are taller than the screening wall adjacent to Center Street, Redwood Road, or 1100 North shall be set back from the wall one foot (1') for every foot of equipment height above the top of the wall.

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

- a. Construction: Enclosures shall be a solid, opaque enclosure constructed of brick, masonry, or concrete wall panels of at least six feet (6') in height measured at the highest finished grade.
- b. Placement: Placement of dumpsters and enclosures shall be planned and constructed in a manner that allows unobstructed access to each dumpster and the unobstructed opening of the gates during the emptying process. Dumpsters shall not be located in such a manner that the service vehicle will block any street intersection, nor shall they be located within a required front setback area.
- c. Gates: All enclosures shall have service access gates and their construction shall be of sturdy metal frame and hinges with an opaque non-see-through facing material. Service gates shall be attached to post not connected to the enclosure. Enclosures with gates that swing out from the dumpster shall be set back from the property line at least a distance equal to the width of the gate. Hinge assemblies shall be strong and durable so access and servicing gates function properly and do not sag.

E. Temporary Portable Storage Containers:

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

- 1. Shall only be used for storage of goods and materials.

2. Storage of hazardous, toxic, or explosive substances, or any other substance requiring a 704 placard is prohibited.
3. Commercial, wholesale or retail sales, flea markets, peddling, garage sales or other similar types of activities is prohibited.
4. Habitation of storage units by humans or animals is prohibited.
5. Any property is limited to one temporary portable container at any given time.
6. Duration of use.
 - a. Shipping containers can be allowed in the C-G zone as long as they are buffered from public view, no time limit.
 - b. Shipping containers may be used for material and equipment storage upon active construction sites so long as they are under an active building or land use permit.
 - c. Smaller containers, such as "PODS," may be utilized in the residential zones for up to three months within a calendar year, unless they are under an active building permit at which time as this period may be extended for up to an additional six months.

10-19-4: AGRICULTURAL USES:

A. Community and Urban Gardens:

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

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

10-19-5: AUTOMOTIVE:

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

The following site plan criteria shall apply to all new dealerships as of the date of this ordinance and to any existing dealerships subject to site a plan review for expansion, including remodels or

additions, or parking lot replacement/repavement greater than 5,000 sq. ft. Operational standards shall apply to all existing and new dealers.

1. Site Plan Standards:

- a. Landscaping shall be required along any street frontage at a minimum of ten (10) feet and shall be subject to the water efficient landscape standards of Chapter 22 of this Title.
- b. Designated customer parking must be provided at a ratio of one (1) space for every ten (10) vehicles displayed.
- c. Employee parking shall be provided at a rate of one (1) space for every 200 sq. ft. of sales office with a minimum of four (4) employee parking stalls.
- d. Off-Street customer and employee parking stalls must be identified on the site plan and physically marked on the property. Customer parking stalls shall not be provided behind the sales offices and shall be located in a convenient manner to the main entrance of the sales office or building.
- e. All buildings and uses other than sales offices must provide additional designated parking stalls at the ratio specified in Chapter 6 of this Title.
- f. Where adjacent to a residential use, a minimum twenty (20) foot buffer between the residential use and the business shall be required. Walls, landscaping, and setbacks, or a combination of these items must be used, to mitigate the impact upon the adjacent residential use. The City shall consider the visual appearance of the site, the traffic flows, noise, light and the size and purpose of adjacent streets or alleys, the extent of the business operations, and other factors in determining the buffer sufficiency.
- g. The minimum lot area shall be at least one (1) acre. The required display area shall be located in the front and side yard areas only. All display areas shall be hard-surfaced with asphalt or concrete paving and shall meet the minimum requirements within Chapter 6, for access, landscaping, and circulation requirements.
- h. The minimum lot frontage shall be one hundred (100) feet in width. The frontage of corner lots shall be determined by the street on which the property is addressed.
- i. Dealerships are exempt from the minimum lot area and lot frontage requirements of this section if all inventory is stored and displayed indoors. Indoor-only dealerships are subject to all other applicable requirements of this section, and the following additional standards:
 - (1) Sales of vehicles must be conducted entirely within a fully-enclosed building consisting of a showroom with an area no smaller than three thousand (3,000) square feet.
 - (2) Showroom spaces shall be visible from the exterior of the building, through the use of windows, storefronts, or other architectural elements.
 - (3) Outdoor sales, display, and storage is prohibited.
 - (4) Parking associated with indoor-only dealerships (sale, lease, or rent) shall only be used for customers and employees.

2. Operational Standards:

- a. Outside speakers, lighting which intrudes into adjacent properties, deliveries before 7:00 a.m. or after 9:00 p.m., repair work outside of a building, and any other public nuisance conduct is prohibited.
- b. Loading and unloading from a public street or public right of way is strictly prohibited.

- c. Storage (including temporary storage for the purpose of delivery or reorganization of other vehicles upon the property) and display of vehicles from a public street or public right of way is strictly prohibited.
 - d. All storage and display of vehicles shall be setback from a public sidewalk a minimum of ten (10') feet.
 - e. For the purposes of maintaining safe access and to promote uncluttered and attractive displays, all outdoor displays must be done in a manner consistent with parking lot standards contained within Chapter 6 of this title, such that all individual units can be relocated without the necessity of first relocating others.
 - f. All display vehicles shall meet all requirements of law at all times, shall be in operating condition, shall not have flat tires or broken windows, and shall be capable of being licensed and registered without additional repair or alteration.
 - g. No part of any required landscaping area shall be used for outdoor display.
3. Multi-tenant developments. Dealerships with no outdoor display may be located within a multi-tenant development only if all requirements of this title are met, including:
 - a. Parking requirements;
 - b. Site and landscaping requirements;
 - c. Ingress and egress points are provided for the other businesses; and
 - d. Dealerships with onsite outdoor display are prohibited in multi-tenant developments.
 4. Rental and leasing dealers. Outdoor storage or display of vehicles for rent or shall be prohibited for rental and leasing dealerships fronting Center Street, Redwood Road, and 1100 North.

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

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

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

C. Maintenance, Car Wash:

1. In order to preserve the water resources within the City, car washes shall meet the following additional standards:
 - a. In addition to the applicable landscaping requirements of chapter 22 of this title, landscaping for all car washes include plantings which act as a sound and visual barrier in areas adjacent to the stacking and drive-through areas.
 - b. Car washes shall use façade materials that produce texture. Such materials include, but are not limited to, split-face block, brick, or stucco and shall utilize more than one such material. All colors shall be muted. Bright or reflective colors shall not be allowed except as an accent,

up to ten percent (10%) of each façade. No long, continuous rooflines without a horizontal break shall be permitted.

- c. Sides of car wash bays or tunnels facing a residential use or neighborhood zoning district shall be completely enclosed by a wall. Solid windows that do not open, glass block, or other closed material may be used for the wall.
 - d. Vacuum stations and related equipment shall comply with the setbacks for the principal structure.
 - e. Vacuum stations and related equipment are prohibited along any side of a building facing a residential use or residential zoning district.
 - f. Recycling of all water used in a car wash is encouraged to reduce the amount of fresh culinary water used. All car washes must be plumbed at the time of construction to provide for water recycling systems for both wash water and reverse osmosis rinse water systems whether installed or not.
 - g. The site shall provide space sufficient to allow a minimum of five vehicles to stack while waiting to access the car wash prior to reaching the payment area. All stacking shall be maintained on site and shall not back onto any public right-of-way.
2. Water Limitations:
- a. All car washes must install systems and equipment sufficient to limit the amount of fresh culinary water used on a per-vehicle basis. No car wash shall be permitted unless it can demonstrate that the system shall not use more than an average of thirty-five (35) gallons of culinary water per car.
 - b. Systems which recycle water used for vehicle washing and recycle reverse osmosis reject water are required to be installed and used in perpetuity.
3. The use of recycling water systems and the disposal of water fluids and solids shall comply with applicable state and federal laws, guidelines, and standards. Larger storage tanks may be permitted on site in order to capture and reuse water.

D. Maintenance & Repair, Automotive:

- 1. Minimum lot size shall be as required by the underlying zone.
- 2. All drives, parking, storage and maneuvering areas shall be paved with concrete or asphalt.
- 3. Bay doors. No automobile repair or service facility shall be permitted to have bay doors facing a residential district, nor fronting Center Street, Redwood Road, or 1100 North.
- 4. Enclosed building. All repair or service activities shall be contained within an enclosed building.
- 5. Uses fronting public street. No grease rack or lift, oil draining pit, or any other visible appliance for such purposes used in or in conjunction with a gasoline filling or service station, other than filling caps, shall be located within twelve (12) feet of any street right-of-way line or within twenty-five (25) feet of any street lot line, except where such appliance or pit is within a building.
- 6. Parking.
 - a. A minimum of three (3) parking spaces shall be provided per repair bay in addition to the required parking for office and sales spaces required by Chapter 6, Parking.
 - b. Vehicles held awaiting service, parts, or inoperable vehicles shall only be stored within an enclosed building. Outdoor storage shall only be permitted in the MD or MG zone and shall

be provided in the side or rear yards. Outdoor storage shall be in accordance with the minimum standards contained within Section 10-19-3(E).

- c. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
 - d. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).
 - e. The use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.
7. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.

E. Repair, Automotive Body, Paint, and Interior, Additional Standards:

1. All wrecked or inoperable vehicles must be stored within the main or accessory structure. Only operable vehicles used by the business, customers, and employees may be parked outdoors.
2. This use may use only high-volume, low-pressure, spray guns in painting operations within an approved and permitted paint booth which has been inspected by the South Davis Metro Fire District.
3. Within one hundred fifty (150) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

F. Repossession Services:

1. Repossessed vehicles shall only be stored within an approved motor vehicle towing and impound lots which are in compliance with outdoor storage regulations contained within Section 10-19-3(E)

G. Retail Sales, Automotive Parts And Accessories:

1. No outdoor storage or display shall be permitted.

H. Retail Sales, Tire And Wheel Installation:

1. Outdoor display of tires and wheels shall only be permitted during operating hours of the business and shall be stored within an enclosed building nightly.
2. Outdoor display shall not be permitted in required landscaping areas, within an adjacent right of way, public sidewalk, or block pedestrian pathways providing customer access from parking areas to building entrances.

I. Storage, Motor Vehicle Towing And Impound Lots:

1. All impound lots shall conform to the standards for impound lots established by the State of Utah Division of Motor Vehicles.
2. All impound lots shall be hard surfaced with either asphalt or concrete.
3. All impound lots shall be in conformance with the outdoor storage regulations contained in Section 10-19-3(E).
4. No dismantling or demolition of automobiles or other vehicles shall be conducted on the premises.

J. Wholesale, Automotive Parts And Supplies (New)

1. Outdoor storage prohibited.

K. Wholesale, Motor Vehicles:

1. Wholesale, motor vehicle dealers shall be prohibited on properties which front Center Street, Redwood Road, and 1100 North.
2. All outdoor storage and display shall comply with Sections 10-19-3(E) and 10-19-3(D)

L. Wholesale, Tire And Tube:

1. Outdoor storage prohibited.

10-19-6: BANKING:

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

1. ATMs shall be located in accordance with 10-19-3(E)
2. Parking shall be provided in accordance with 10-6-5.

B. Pawn Shops:

1. All pawn shops shall conform to the business license standards contained within Title 3, Chapter 7, Secondhand, Junk and Antique Dealers.
2. Outdoor storage or display of merchandise is prohibited.

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

A. All Building, Contracting, & Suppliers Uses:

1. For uses where outdoor display is permitted, all outdoor display shall be in accordance with Section 10-19-3(D).
2. All outdoor storage areas shall be in accordance with Section 10-19-3(E) Outdoor Storage.
3. Storage of hazardous materials and chemicals shall be in accordance with applicable state and federal regulations.
4. All manufacturing shall be done within an enclosed structure.

B. Retail, Construction Materials:

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

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

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

1. Size shall be limited by the minimum lot size, coverage, parking and landscaping requirements for the zone.
2. Required parking:
 - a. At least one space for each instructor, four (4) visitor spaces, and four (4) queuing spaces for drop of and pick up;
 - b. An additional one (1) visitor space for every five (5) students thereof allowed beyond the first twenty (20) students; and
 - c. If the proposed use includes recitals, performances, or programs with audience attendance, the minimum visitor parking shall include sufficient space to accommodate four (4) parking space for each 100 sq. ft. of viewing or seating area.

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

B. Micro-Education Schools:

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

C. Professional CDL Driving Schools:

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

10-19-9: ENTERTAINMENT:

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

1. All structures or outdoor recreation areas shall maintain a minimum setback of one hundred feet (100') from any abutting residential zones.
2. Any outdoor event or activity center located adjacent to a residential zone shall be limited to outside use only between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

3. Accessory uses include, but are not limited to: retail, equipment rental; restaurant and drinking establishments may be allowed if designed to serve patrons of the use only.
4. All outdoor public address systems shall be located a minimum five hundred feet (500') from any residential zone.
5. Additional standards for swimming pool: Any outdoor swimming pool shall be completely enclosed within a six foot (6') nonscalable fence that meets the requirements of the Building Code.
6. Additional standards for outdoor stage or musical venue: Except for City sponsored events, any use with a capacity of one hundred (100) seats or more and within one thousand feet (1,000') of a residential zone shall be subject to approval of a conditional use permit. This applies to one time and seasonal events also.
7. Amusement facilities shall have adequate parking as per chapter 6 of this title.
8. Amusement facilities shall have Health Department approval for sanitary and washing provisions to meet all the needs of anticipated attendees.
9. Seasonal or one time events or concession stands not exceeding ten (10) calendar days per event, or forty five (45) calendar days (within 1 year) of intermittent use.
10. Miniature golf courses or other outdoor amusement facilities can be seasonal in nature the following standards and conditions of this section have been met and that the facility meets all the requirements imposed on it by this chapter.
 - a. The course shall be screened from any major thoroughfare so as not to be a distraction to traffic or endanger the traffic with activities.
 - b. Lighting will be pointed downward and away from the road and shall not remain on after longer than thirty minutes (30) after closing. Facilities within one thousand feet (1,000') of a residential zone shall cease operations after 11:00 p.m.
 - c. Any music or other noise shall be buffered and controlled to maintain an audible impact of less than 50 dBA at the property line.
 - d. Parking shall be provided in accordance with Chapter 6.
 - e. The course shall not incorporate any large theme park type structures (i.e., dinosaurs, pirate ships, windmills and the like).
 - f. Trash receptacle(s) shall be located strategically throughout the facility as to provide adequate refuse collection.
 - g. Landscaping shall be an integral part of the site plan to help the facility blend in with the surrounding property and to serve as a natural buffer, and in accordance with Chapter 22, Water Efficient Landscape Regulations.
 - h. Any outdoor storage shall be screened from public view.
11. Ax throwing or other activities which create unusual or excessive waste or are dangerous shall be restricted to persons 18 or older unless supervised by a parent or legal guardian. Additional measures shall be provided to accommodate proper disposal of said waste or e-waste in a manner compliant with any local, county, state or federal regulations.

B. Athletic Club, Fitness and Recreational Sports (Tennis, Pickleball, Volleyball, Swimming):

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

2. Required parking:
 - a. At least one space for each employee, referee, coach or other support persons on the highest shift;
 - b. For each pickleball or tennis court (or similar) a minimum of two (2) parking spaces per court shall be provided;
 - c. For each volleyball or basketball court (used for multi-player teams) a minimum of six (6) parking spaces per court shall be provided; and
 - d. If the proposed use includes tournaments, performances, or programs with audience attendance, the minimum visitor parking shall include sufficient space to accommodate four (4) parking space for each 100 sq. ft. of viewing or seating area.
 3. An adequate off-street loading and unloading area shall be provided to ensure vehicles are not queuing onto a public or private street.
 4. Commercial outdoor recreation which generates potential noise impacts and is located within three hundred (300') feet of a residential zone or use shall be sufficiently located and buffered to ensure that noise generation is limited to a maximum of 55 dBA at the property line, or as otherwise regulated by Title 10, Chapter 4, Noise Control.
- C. Production and Distribution, Motion Picture, Video, Television, Music, Including Recording Studios:**
1. No structure shall be located within 35 feet of any lot line; unless sufficient sound buffering insulation is installed within the building, in which case the minimum setback shall be 10 feet.
 2. Location in multi-tenant buildings shall not be permitted unless adequate sound buffering insulation can be demonstrated an installed.
- D. Promoters, Performing Arts, Sports or Similar Events with Facilities:**
1. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as measured at the closest Property Lines.
- E. Single Individual Studios, Independent Artists, Writers, and Performers:**
1. Limited in size to a maximum 5,000 sq. ft. for single individual studios and artists.
 2. Sound proofing shall be required for those uses which will include sound production.
- F. Theater, Movie, Live Entertainment Venues, Performing Arts Companies, Sports Teams:**
1. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as measured at the closest property lines.
 2. All such uses shall include sound proofing insulation to be installed.
 3. Hours of operation shall be limited to 9:00 a.m. to 12:00 a.m. for commercial locations greater than 1,000 feet from a residential use and 9:00 a.m. to 10:00 p.m. for locations located less than 1,000 feet from a residential use.

10-19-10: GENERAL OFFICE:

A. Call Centers, Information Services, and Data Processing Services:

1. Parking shall be provided at a rate of 1 space per employee for the highest shift or 1 space per 50 sq. ft. of call center floor area, whichever is greater; and
2. 1 space per 200 sq. ft. of dedicated private office space.

B. Employment Placement Agencies:

1. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires patrons to come to the location to view job opportunities and/or receive wages, the following additional requirements apply:
 - a. The Use must be located at least three hundred (300) feet away from any Residential Use, as measured at the closest Property Lines.
 - b. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.

C. Leasing And Rental, Office Machinery, and Equipment:

1. Outdoor storage prohibited.

10-19-11: HEALTHCARE:

A. Outpatient Mental Health and Substance Abuse Centers:

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

B. Residential Care Facilities, Nursing Care and Assisted Living:

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

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

10-19-12: HOSPITALITY:

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

B. Banquet and Reception Centers:

1. Shall be located and designed with full consideration of their proximity and effect to adjacent use of property and the surrounding area, and to the reduction of such nuisance factors as lights, traffic and noise.
2. Be adequately maintained with housekeeping practices to prevent the creation of a nuisance, including sound proofing to limit the site noise to no more than 55 dBA at the property line.

3. The facility shall be subject to the health authority requirements for adequate lavatory and hand washing facilities based on the maximum number of guests.
4. All food preparation and service on the premises will be subject to health authority requirements.
5. Parking shall be required to be hard surfaced with adequate ingress and egress in accordance with City Standards and Specifications and provided in a quantity required by 10-6-5. Consideration shall be given for shared parking use with the provision of cross access & parking easement agreement on adjacent properties and the proposed operation hours of each use ensures that the minimum parking standard is met during operations for each business. Consideration for off premise parking shall be given in the manner provided for in 10-6-13, which may include the use of valet parking or passenger shuttle services.

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

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

1. A minor accessory onsite retail component is allowed.
2. A facility housing this use may be shared among various food processors or food preparers; and
3. Each instance of the use must have:
 - a. Designated parking stalls for all food trucks/food trailers located to side or rear of building;
 - b. A maximum of fifteen (15) food truck/food trailer operators working out of each location;
 - c. Outdoor electrical outlets (one (1) per food truck/food trailer) located in landscaped area;
 - d. An onsite operator sign-in roster and require the use of such sign-in roster;
 - e. A full commercial kitchen (no exceptions); and
 - f. Use an in-ground grease trap system meeting City Engineering Standards and South Davis Sewer District requirements, as applicable.
4. Food Truck/Food Trailer.
 - a. Food trucks and food trailers are prohibited from operation on public property or public right of ways except during City sponsored or licensed special events.
 - b. Special Events. Food trucks, food trailers, or food truck event organizers, as applicable must have a city special event permit on file with the city business license clerk.
 - c. Licensing. Food truck or food trailer vendors must meet all applicable state and City Code licensing requirements.
 - d. Permitted Vehicles. All mobile food vending business shall take place in either a food truck or a food trailer.
 - e. Food trucks or food trailers on private property:
 - (1) Food trucks or food trailers shall provide written authorization of the property owner or designee, for operation on private property.
 - (2) Food trucks or food trailers that are an accessory use shall not utilize parking that is required to meet the minimum standard for the main use during business hours.
 - (3) Excluding private events, food trucks or food trailers within one hundred (100') feet of any residential zone are subject to the following:
 - (A) Hours of operation are limited to 10:00 a.m. to 10:00 p.m.
 - (B) Lights attached to the food truck or food trailer or portable lights must not allow light spillover onto abutting properties or the public right of way.

- (4) Food trucks or food trailers shall not be left overnight or stored on the subject property or in a right of way.
 - (5) Mobility. All food trucks or food trailers shall be constructed in a manner to be easily removed on a daily basis and must have functioning wheels.
 - (6) Design. All food trucks or food trailers shall be kept in good operating condition and shall not have a drive-through window unless the site meets the minimum stacking standards for a drive-thru provided in Section 10-19-12(F)(7).
- f. Limits by Location. To assure public safety and limit restrictions or impediments to traffic or pedestrian access, food trucks or food trailers are only allowed in areas specified in this section:
 - (1) All food trucks or food trailers must comply with clear view area requirements.
 - (2) All food trucks or food trailers shall be parked on asphalt or concrete.
 - (3) Umbrellas, Canopies and Other Coverings. Each food truck or food trailer may have one (1) umbrella or canopy. Tents or other coverings with opaque walls are not allowed. Alternate shading systems may be proposed to the City and are subject to approval by the Community Development Department.
- g. Food trucks and food trailers must comply with all Health Department and Fire regulations.
- h. Trash Receptacles. All food trucks or food trailers shall provide at least one (1) trash receptacle meeting Davis County Health Department standards. The trash receptacle shall be removed with the food truck or food trailer on a daily basis.
- i. Clean Area. All food trucks or food trailers are required to clean the area occupied by the food truck or food trailer and the surrounding fifty (50)-foot area on a daily basis.
- j. Generators: Only generators that produce a noise level less than sixty five (65) dBA measured at thirty (30') feet shall be permitted.
- k. Provisions. The sale of any products other than food and beverages for human consumption is prohibited.
- l. Signs and Advertising. Food truck or food trailer may have one (1) temporary A-Frame/Post Style Sign with a maximum height of four (4) feet and a maximum sign area of eight (8) square feet. The sign shall not be located in a manner which impedes pedestrian traffic or poses a safety or traffic hazard. Vinyl wraps on food trucks or food trailers shall be allowed without restriction.
- m. Lighting. Food trucks or food trailers operating in evening hours may use battery-powered low voltage lighting systems for safety and convenience. All lighting systems shall only be for the purpose of continued operation. Moving, flashing, or other advertising-oriented lights are prohibited.
- n. Food Truck Parks.
 - (1) Food truck parks are allowed subject to infrastructure improvements being completed, including paving, parking space striping, drainage, landscaping, and lighting.
 - (2) All food trucks and food trailers must be separated by a minimum of ten (10) feet between vendor walk up windows.
 - (3) All food trucks parks shall provide one (1) on-site parking stall per food truck or food trailer for customer parking.

- (4) Food truck parks shall provide electrical services for each truck such that the use of generators for operations is not necessary, except during temporary power outages.
- o. Prohibited Activities. Any violation of the following activities shall be subject to loss of City business license and other penalties of law.
 - (1) Amplified music and the use of any amplified sound system is prohibited.
 - (2) Business operations shall not create any public nuisance, including: (1) noises audible from within an enclosed vehicle or from within an enclosed building; (2) accumulations of litter; (3) obstruction of pedestrian and vehicle access or travel areas; (4) reduction in required parking stalls or other similar activities; and (5) any violation of City or state regulations.
- p. Review Standards. The Community Development Department shall apply the following review standards:
 - (1) The location of the food truck or food trailer shall not impede access to buildings, parking areas, landscaping, or other facilities.
 - (2) Any reduction in parking stalls resulting in insufficient spaces for existing businesses and the food truck or food trailer's customers would result in the location being unsuitable.

D. Lodging, Hotel and Motel

- 1. Accessory uses including, but not limited to, restaurants, retail, drinking establishments, and personal services, may be allowed if such uses are completely within the hotel or motel structure. Separate or concurrent approval for sale of alcoholic beverages is required in accordance with the regulations within of Title 3, Chapter 2 Alcoholic Beverages of this code.
- 2. Bed and breakfast establishments. Bed and breakfast establishments shall be required to satisfy all of the following conditions:
 - a. Each premises must be occupied and operated by its owner.
 - b. The proposed use shall not cause a nuisance to adjoining residences due to noise, odor, lighting or traffic.
 - c. No bed and breakfast sleeping room shall be permitted that does not comply with the International Building Code.
 - d. No kitchen or other food preparation area or facilities shall be provided in or available to the rooms in a bed and breakfast operation. Cooking facilities in a dwelling containing a bed and breakfast operation shall be limited to the residential kitchen.
 - e. Bed and breakfast bedrooms shall be a minimum of 120 square feet for the first two occupants and an additional 30 square feet for each additional occupant.
 - f. The stay of bed and breakfast occupants shall be no more than 14 consecutive days and not more than 30 days in any one calendar year.
 - g. The operator of each facility shall keep a list of the names of all persons staying at the bed and breakfast, which list shall be available for inspection by the Building Inspector or village designee.
 - h. One bathroom for every three sleeping rooms shall be provided, with a minimum of two bathrooms.

- i. Every bed and breakfast bedroom shall contain a functional smoke detector, and an approved fire extinguisher shall be located on each floor on which such sleeping room is located.
- j. One parking space shall be provided off-street in the side or rear yard area for each bed and breakfast bedroom.
- k. Meals or other services provided on the premises shall only be available to residents, employees and overnight guests of the inn.
- l. Maximum sign size shall be five square feet with a maximum height of six feet. Sign materials are to be compatible with the architecture of the building. Signs must meet setback standards for the district in which they are located. Internal illumination is prohibited.
- m. No exterior alterations to the structure shall be made which would change the residential appearance of the structure.
- n. The applicant shall comply with any fire and life safety requirements imposed by the according to the Building or Fire Codes.

E. Lodging, Recreational Vehicle Parks and Campgrounds:

- 1. Recreational Vehicle Parks and Campgrounds shall meet the applicable standards in Section 13-6-3 of this Code.

F. Restaurants and Coffee Shops:

- 1. Lot area. The minimum lot area shall be 15,000 square feet.
- 2. Road frontage and access. All vehicular access shall be directly from an arterial road or collector road.
- 3. Setbacks. The following setbacks shall apply to structures, excluding signs, walls and fences:
 - a. Structures shall be setback at least 15 feet from the edge of any road right-of-way;
 - b. Structures shall be setback at least 50 feet from any lot line abutting a residential district or use; and
 - c. Structures shall be setback from any lot line abutting a nonresidential district and use as specified for permitted uses on the subject site.
- 4. Enclosure and screening.
 - a. If the subject lot is adjacent to a residential zone or use, all commercial activity shall be completely obscured from the residential zone or use by means of a continuous solid wall or fence six feet in height and a landscaped buffer area.
 - b. Outside dumpsters shall be completely enclosed and obscured by an masonry wall and gate.
- 5. Fast food restaurants.
 - a. All patrons served in their vehicles via a drive-through facility shall be provided with adequate off-street standing spaces. No vehicle stacking areas shall cross any maneuvering lane, drive, sidewalk or public right-of-way. A bypass lane or other suitable means of access to a public road shall be provided for automobiles that do not use the drive-through facility.
 - b. One illuminated menu board sign per drive aisle shall be allowed in addition to all other signs permitted by Chapter 4. The surface area of the menu board sign shall not exceed thirty-two (32) square feet and the height shall not exceed six feet above grade.

6. Serving alcohol. All restaurants permitted to serve alcohol shall comply in every respect with the Utah Liquor Control Act and Title 3, Chapter 2 of this Code.
7. Drive Through Standards:
 - a. Purpose. Where drive-up or drive-through uses and facilities are allowed, they shall conform to all of the following standards, which are intended to calm traffic, provide for adequate vehicle queuing space, prevent automobile turning movement conflicts, and provide for pedestrian comfort and safety.
 - b. Standards. Drive-up and drive-through facilities (i.e., driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) shall meet all the following standards:
 - (1) Prior to the menu board order location, vehicle stacking shall be provided for a minimum distance of eighty (80') feet for a single stacking lane or forty (40') feet per lane when there is more than one service lane.
 - (2) Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation and of sufficient length to ensure vehicles are not backing onto a public street and shall be clearly identified using means such as striping, landscaping, or directional low impact signs.
 - (3) The Community Development Department may require a traffic, circulation, and parking study addressing both on site and off site traffic and circulation impacts for national chain restaurants with known high traffic counts. The Planning Commission may required additional parking or stacking area based on the study during site plan approval process.
 - (4) The design of the stacking area shall allow customers' vehicles to leave the stacking line for emergency reasons.
 - (5) Drive-through uses shall be located so that access and egress to the drive-through features are from an on-site drive aisle or other on-site circulation facility, not a public street.
 - (6) Communication's sound system shall not exceed a measurement of 55 dBA at any property line.
 - (7) Drive-through service windows shall not be located adjacent to the primary or front property line.

G. Sexually Oriented Businesses:

1. Conform to Title 3, Chapter 8

10-19-13: MANUFACTURING AND ASSEMBLY:

A. All Manufacturing and Assembly Processes:

1. Chemical Storage: Storage of chemicals, pesticides and fertilizers for wholesale, resale or as part of a manufacturing facility shall be subject to the following:
 - a. The applicant must furnish evidence that the facility will comply with DEQ or other regulatory agencies.
 - b. A buffer may be required within the required setback from property line.

- c. Approved loading and unloading spaces and off street parking facilities will be required.
 - d. A secondary retaining area will be required. The secondary retaining area shall be large enough to hold at least the amount of the largest tank located in the retaining area.
 - e. Setbacks for structures are to be from the secondary containment area.
 - f. There shall be no outdoor storage of chemicals and/or fertilizers.
 - g. Construction of all facilities shall meet the criteria listed in the approved International Building Code.
2. Bulk Storage of Hazardous or Flammable Liquids and Gases:
- a. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall be provided to the City and any other applicable emergency response or regulation authority which details the quantities, storage methods and handling procedures for accidental releases, spills, exposures, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business.
 - b. The facility shall comply with all applicable regulations related to the storage and quantity limits as determined by the South Davis Metro Fire District or other applicable jurisdictional agency.
 - c. The applicant must furnish written documentation showing a review from the appropriate fire district and/or DEQ; listing any conditions placed upon the use and how they will comply with those conditions.
 - d. Any facility with outdoor aboveground tanks shall be enclosed by an eight foot (8') high security fence or wall with the entrance and exit through a gate that shall be locked during nonbusiness hours.
 - e. When adjacent to a residential zone, all structures or outdoor activity areas shall be located a minimum of three hundred feet (300') from any property line and all tanks shall be located a minimum of one thousand feet (1,000') from a property line adjacent to a residential zone.
 - f. Approved loading and unloading spaces and off street parking facilities will be required as listed in code Section 10-6-5.
 - g. Construction will meet the criteria of the International Building Code as adopted.
 - h. Sufficient measures shall be made to ensure no discernable odor is emitted from the facility, which may include but is not limited to additional ventilation, insulation, or sealing between neighboring units.
 - i. Access to manufacturing and storage areas of the subject units be physically restricted from access by the unauthorized personnel and the general public.
 - j. This section does not apply to retail service stations or convenience stores that also dispense propane unless they are in a residential zone.
3. Food (human) Preparation: These standards shall apply to on-site food preparation for off-premise consumption and sales.
- a. Minimum operation size shall be greater than three thousand (3,000) square feet in size;
 - b. Must only be used by a single food-processor/food-preparer;

- c. Must use an in-ground grease trap system meeting City Engineering and Sewer District requirements; and
 - d. May not be used by food truck/food trailer operators or have food truck/food trailers parked on the lot or parcel.
 - e. All structures, loading areas, outdoor activity areas, exclusive of parking shall be located a minimum of three hundred feet (300') from any abutting residential zones.
 - f. The application materials shall include written documentation that the proposed facility meets any applicable Federal, State, or local standards regarding such use including, but not limited to, those of the U.S. Environmental Protection Agency, the U.S. Department of Agriculture, Utah Department of Environmental Quality (DEQ), Utah Department of Agriculture, Utah Department of Water Resources, and Davis County Health Department, as applicable
4. Where a manufacturing use is allowed in a commercial zone the following apply:
- a. It shall be wholly enclosed in a building; and
 - b. When the subject site is located within one hundred (100') feet of a residential zone, the use shall be limited to the hours of operation of the use to between seven o'clock (7:00) A.M. and nine o'clock (9:00) P.M. when there are identified impacts regards to noise, traffic, or parking.
5. Uses classified as light manufacturing/processing shall not:
- a. Emit from a vent, stack, chimney, or combustion process any smoke that is visible to the naked eye that is a result of the process of manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment.
 - b. Generate noise in the course of manufacturing of greater than 55 dBA as measured at the property line between the hours of 8 a.m. and 7 p.m. Between the hours of 7 p.m. and 8 a.m. the City's general noise regulations as coded in Title 4, Chapter 2 Nuisances of this code shall apply.
 - c. Generate any ground transmitted vibration that is perceptible to the human sense of touch measured at the lot line.
 - d. Generate any odor that reaches the "odor threshold" measured at the lot line. For purposes of this section, the ODOR THRESHOLD is defined as the minimum concentration in air of a gas, vapor, or particulate matter that can be detected by the olfactory systems of a panel of healthy observers.
 - e. Require for its operations a daily average of more than 200 gallons of water per employee.
 - f. Create any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance, or otherwise causes, creates, or contributes to the interference with electronic signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.
 - g. Store materials necessary for the manufacturing or processing activity in a location where such materials are visible from beyond the boundaries of the property on which the manufacturing/processing facility is located.

- h. Semi-trucks or tractor trailers may be used to deliver or pick up materials but may not remain on the premises continuously for more than 48 hours. Such trucks or trailers may not be used as a means to store materials necessary for the manufacturing or processing activity or finished products of the manufacturing activity.
- 6. Sand Blasting, power assisted propelling of solids or liquids or any similar methods:
 - a. All operations for the removal of paint, stain or similar coatings from surfaces by sand blasting, power assisted propelling of solids or liquids, or any similar methods, shall be performed in accordance with the following regulations:
 - (1) No such operation shall take place outside the hours of 8:00 a.m. and 6:00 p.m.
 - (2) No operation shall take place outside of an enclosed building.
 - (3) All operations shall be conducted in a well-ventilated building which is equipped with an exhaust ventilation system to capture dust.
 - (4) All such operations shall be operated in a manner to prevent vapor, dust and debris from causing a nuisance by falling on pedestrians, vehicles, public thoroughfares and adjoining property.
 - (5) Outdoor storage of sand is prohibited. Sand shall be stored in a container which ensures that no fugitive dust will be created from wind.
 - (6) All operations shall comply with state and federal regulations.

B. Asphalt and Concrete Service Batching Plants:

- 1. Asphalt or concrete batching plant for producing asphalt or concrete products used in construction activities are subject to the following standards:
 - a. The batching plant site shall comply with all applicable provisions of City, State and Federal laws.
 - b. The batching plant shall not be located within six hundred feet of a residence.
 - c. Hours of operation will be limited to Monday through Friday, seven a.m. to seven p.m.
 - d. No portion of the batch plant or its operation shall be located on a public street.
 - e. Compliance with all applicable City regulations regarding noise, dust, odor and glare.
 - f. All plants shall be compliant with state and federal regulations and obtain any necessary permits prior to commencing operations.
- 2. Temporary batch plants:
 - a. Temporary batch plant used in construction activities on the same or nearby sites shall be limited to operations for up to six months, with a single renewal of a six-month time period permitted by the Community Development Director.
 - b. The batch plant shall only furnish concrete, asphalt, or both, to a specific project. The placement of a temporary batching plant for a private project is restricted to the site of the project.
 - c. Temporary plant site must be clear of all equipment, material and debris upon completion.
 - d. All public improvements that are damaged during the operation of the temporary batching plant must be repaired or replaced within thirty days of completion of the project.
 - e. At termination and/or removal of the plant operation, the operator shall have the person responsible walk the site with the building official or his/her designee to verify the site meets City approval.

C. Food: Breweries, Distilleries, Wineries

1. No outside storage of raw materials;
2. No outside storage of spent grain. Accumulated grains must be disposed of within 24 hours after a batch is finished;
3. No drive-through windows;
4. Ability to provide off-street loading and unloading for all materials;
5. For microbreweries: Size is usually determined by the number of barrels produced each year. Microbreweries are limited to no more than 15,000 barrels per year;
6. Discharge into the Sewer District's wastewater system must be pre-approved by the South Davis Sewer District and the wastewater treatment plant operator;
7. For distilleries: all distillery facilities be located in a standalone building whereby they are the only occupants in order to protect against fire and/or explosion; and
8. "Distillery" shall not include industrial distilleries, such as for the production of ethanol for use as a fuel.
9. Parking. Parking shall be provided as follows:
 - a. One space for each 500 square feet of floor space, plus one space for each employee; and
 - b. All other requirements of parking in Chapter 4 of this chapter must be met.
10. Retail or Restaurant Component:
 - a. An accessory retail or restaurant component shall only be permitted in conformance and subject to licensure and regulations of the Utah State Department of Alcoholic Beverages Services.
 - b. All accessory retail or restaurant is subject to the standards outline in Title 3, Chapter 2, Alcoholic Beverages of this code.
 - c. Additional parking shall be provided in conformance with Section 10-5-3.

D. Refinery, Oil And Gas:

1. All operations shall be a minimum of one thousand (1,000') feet from any residential land use.
2. All uses shall have vehicular access to an arterial or collector road.
3. Minimum lot size shall be one hundred (100) acres.
4. All structures shall be located at least 150 feet from all property lines.
5. Maximum lot coverage shall be 60%.
6. A minimum twenty-five (25) foot landscaped buffer strip shall be provided along all frontage property lines.
7. All outside storage of raw material shall be completely enclosed by an eight-foot-high fence and screened from adjoining properties and roads. No outdoor storage is permitted within the required buffer strip.
8. All storage facilities, conveying apparatuses, drying or wetting chambers and axial ventilation fans shall be set back a minimum of 150 feet from all property lines.
9. Operational Requirements.
 - a. Machinery, Equipment and Operations. All machinery, equipment and materials used in refining; all processing and manufacturing operations; and all hauling of refined products must be maintained, operated, or conducted in such a manner that:
 - (1) Flying objects and debris are not thrown.

- (2) All emissions comply with state and federal air quality regulations.
 - (3) There is no appreciable noise, vibration, dust, or mist.
10. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall be provided to the City and any other applicable emergency response or regulation authority which details the chemical and materials quantities, storage methods and handling procedures for accidental releases, spills, exposures, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business.

E. Repair, Commercial and Industrial Machinery and Equipment:

- 1. All commercial and industrial machinery repair shall be completed within an enclosed building.
- 2. No outdoor storage shall be permitted.

10-19-14: MINING AND SUPPORT ACTIVITIES:

A. Mineral Extraction:

- 1. See SR Zone, Title 10 Chapter 17

B. Mineral, Oil, Gas Extraction and Refining Support Activities:

- 1. Where outdoor storage is permitted as an accessory use, any outdoor storage shall be compliant with Section 10-19-3(E).

10-19-15: PERSONAL SERVICES:

A. Animal Care, Boarding, Day Care and Kennels, Pet Services, and Veterinary Services:

- 1. All animal care services shall comply with Title 5, Chapter 4, Animal Control, as applicable
- 2. Additionally, all outdoor play areas shall be located a minimum of one hundred feet (100') from any residential land use.
- 3. Waste disposal is prohibited to City or County Storm Drain
- 4. Veterinary clinics shall comply with all State and local regulations relative to such an operation and shall maintain adequate housekeeping practices designed to prevent the creation of a nuisance and to reduce to a minimum the factors of noise and odor.
- 5. Pet boarding and day care services in the CS Zone shall be limited to:
 - a. Small pets (25 lbs. or less)
 - b. A maximum size of 2,000 sq. ft.
 - c. A maximum of 10 dogs at any one time.
- 6. The facility shall be mitigated or buffered for noise to ensure that the maximum noise impact does not exceed 55 dBA at the property line.
- 7. Facilities shall be equipped with noise buffering insulation where located in a multi-tenant building or where located within one-hundred feet of a residential use.

B. Appliance, Electronic, and Small Engine Repair and Maintenance:

- 1. No outdoor storage

C. Exterminating and Pest Control Services:

1. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall be provided to the City and any other applicable emergency response or regulation authority which details the quantities, storage methods and handling procedures for accidental releases, spills, exposures, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business.

D. Funeral Homes and Mortuaries:

1. This use cannot share space or any common wall with another use.

E. Janitorial, Laundry, and Linen Supply Services:

1. All operations shall ensure the safe storage, use, and disposal of any detergents or chemicals in accordance with all state and federal regulations, as well as any fire district and sewer district regulations, which may include pre-treatment of wastewater.
2. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall be provided to the City and any other applicable emergency response or regulation authority which details the quantities, storage methods and handling procedures for accidental releases, spills, exposures, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business.
3. Laundry services are prohibited within the City's designated drinking water source protection zones.

F. Pharmacies and Drugstores:

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

G. Personal And Household Goods Repair, and Maintenance:

1. No outdoor storage shall be permitted.

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

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

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

A. Religious Organizations, Churches

1. Development Standards:
 - a. Parcel Size: No minimum parcel size is required, however, the parcel chosen for a church must be adequate to meet all of the development standards to be listed below that include, but are not limited to, setbacks, landscaping, parking, improvements, and dedications.
 - b. Building Setbacks:
 - (1) Commercial Zones:
 - (A) Front: Thirty feet (30') from property line. (If project fronts on more than 1 street, setback applies to all street frontages.)
 - (B) Side and rear: Minimum ten feet (10') unless located adjacent to a Residential Zone. In this case, the minimum setback must be thirty feet (30').
 - (2) Residential Zones:
 - (A) Front: Thirty feet (30') from front property line. (If project is on a corner lot, setbacks are 30 feet on 1 street and 20 feet on the other.)
 - (B) Side and rear: Follow setbacks required according to zone property is in.
 - c. Building Height: Maximum building height shall follow zoning that the project is in. Thirty five feet (35') is the maximum height in a Residential Zone or in any zone adjacent to a Residential Zone (not including chimneys, steeples and the like).
 - d. Landscaping Setbacks:
 - (1) Front: Thirty feet (30') minimum from property line. (If on a corner lot in a Residential Zone, 20 feet on shorter setback side.)
 - (2) Sides and rear: Five feet (5') minimum.
 - (3) Landscaping in the front areas shall also include the park strip adjacent to the curb including street trees (minimum 2 inch caliper and spaced 30 feet on center).

- (4) Landscaping shall also be required within the parking lot itself where large expanses of asphalt occur. There shall be a minimum of one 10-foot wide planter within the parking lot area where over one hundred twenty five (125) linear feet of asphalt occurs.
 - (5) Landscaping shall be in accordance with Title 10, Chapter 22, Water Efficient Landscape Standards.
- e. Fencing: Acceptable fence types shall include vinyl, precast concrete, decorative iron, architecturally designed brick or block.
- f. Parking:
 - (1) All parking for church facilities shall be on site.
 - (2) No parking is permitted within the front landscape setback.
 - (3) Parking shall be required at a rate and design as established in Chapter 6, Off Street Parking
- g. Trash Enclosures and Accessory (Maintenance Or Storage) Buildings:
 - (1) All trash bins shall be surrounded with six foot (6') high masonry or precast enclosures to match the main building with solid metal gates. Trash enclosures may be combined with accessory (maintenance or storage) buildings. The setback of such structure shall be at least the same as the minimum required front landscape setback, but in no case shall trash enclosures be located any closer than ten feet (10') to a Residential District lot line or five feet (5') to a Commercial District lot line.
 - (2) Accessory (maintenance or storage) buildings shall be built of the same materials as the main building (siding and roofing) so as to blend in with the entire project. Minimum setbacks to the front property line(s) shall be the same as the main building. Buildings adjacent to a side or rear property line (other than a street side of the property), which are built of one hour fire rated construction, can be considered an accessory structure and may be set back as close as three feet (3') to a side or rear property line.
- h. Lighting: All lighting for church buildings, parking lots, and accessory uses, if applicable, shall be downlit and minimize any adverse impact on adjacent residential areas.
- i. Ancillary Uses: Ancillary uses such as parks, ball diamonds, pavilions, etc., shall not count toward landscaping on the church site but shall stand alone and be considered as a separate site and subject to separate land use approval. Any such ancillary uses are subject to, but not limited to, the standards of this Code (if applicable).

10-19-17: RESIDENTIAL:

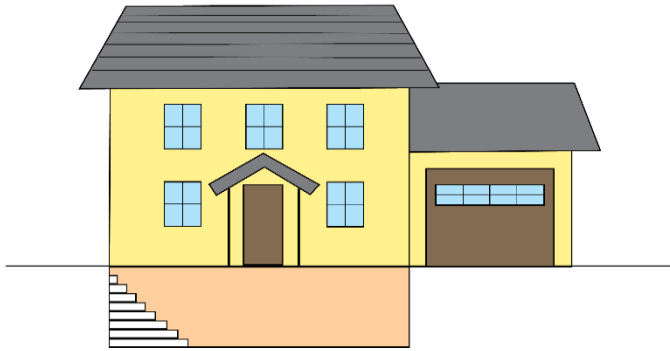
A. Accessory Dwelling Units:

1. Definition of Accessory Dwelling Unit: A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is: 1) within or attached to a single-family residential building, or 2) within a detached accessory structure associated with a single-family dwelling.
2. Purpose and Intent: The purpose and intent of this section is to recognize the residential character of the City of North Salt Lake and to provide for supplementary living accommodations in the community, as well as provide for supplementary income opportunities of property owners. These provisions are intended to provide for affordable housing with reasonable

limitations to minimize the impact on neighboring properties and neighborhoods, and to promote the health, safety, and welfare of the property owners and residents of accessory dwelling units.

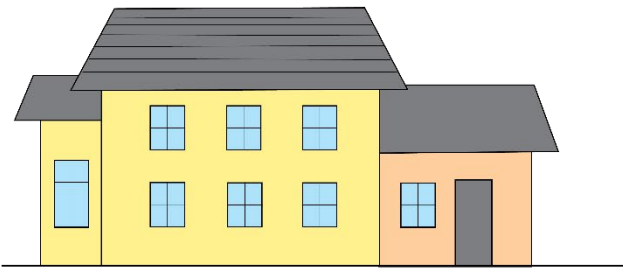
3. **Owner Occupied:** No accessory dwelling unit shall be created, established, or occupied in a single-family dwelling unless the owner of the property occupies either a portion of the main dwelling or a detached accessory unit on the same single-family lot. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the bona fide property owner(s) as shown on the Davis County tax assessment rolls. Owner occupancy for a dwelling with an accessory dwelling unit shall not be required when:
 - a. The owner cannot live in the dwelling because of a bona fide temporary absence of three years or less for a temporary job assignment, sabbatical, or voluntary service;
 - b. The owner was living in the dwelling immediately prior to leaving for the temporary job assignment, sabbatical, or voluntary service; and
 - c. The owner intends to make the dwelling his/her primary place of residence upon returning from the temporary job assignment, sabbatical or voluntary service.
4. **Dwelling Unit Occupancy:** The occupants of an accessory dwelling unit shall be limited by one of the following family categories:
 - a. One person living alone; or
 - b. Two (2) or more persons all related by blood, by marriage, by adoption; by legal guardianship or foster children; or
 - c. Up to four (4) unrelated persons living as a single housekeeping unit.
 - d. Any of the above categories plus a temporary guest. A "temporary guest" is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one year period and does not utilize the dwelling as a legal address for any purpose.
 - e. For purposes of the definition of family, the term "related" shall mean a spouse, parent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great-grandparent, and great-grandchild. The term "related" does not include other, more distant relationships.
5. **Zones:** An accessory dwelling unit which meets ordinance requirements may be allowed in a single-family dwelling unit or in a detached accessory structure within any zone upon a single family lot. No accessory dwelling unit may be allowed in any multi-family dwelling or multi-family lot, or on any lot that cannot satisfy the parking, setback, or lot coverage requirements.
6. **Number Of Accessory Dwelling units:** A maximum of one accessory dwelling unit shall be allowed in each owner occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.
7. **Location & Type:**
 - a. **Within or Attached to Main Dwelling:** Accessory dwelling units may be allowed within or attached to the main residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, guest house, or tiny home).

ADU-Basement

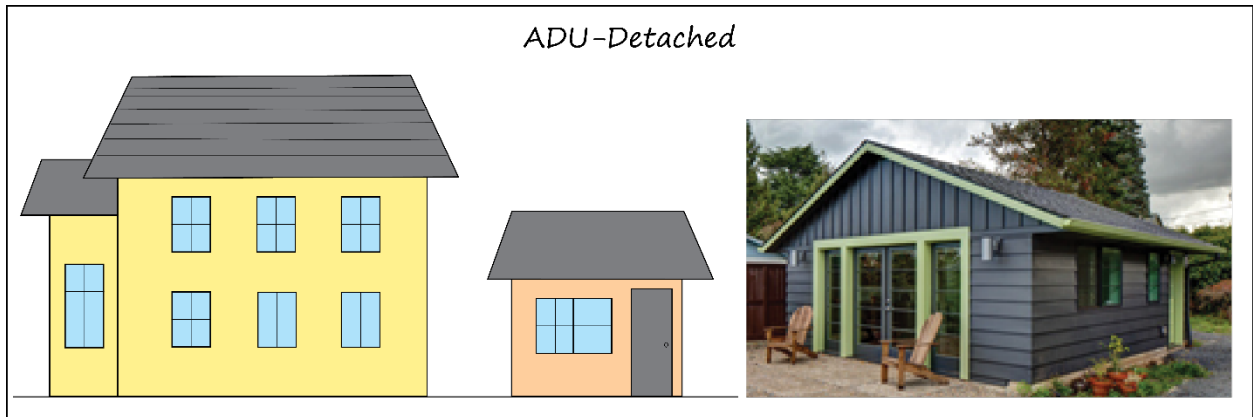


- b. Setback Standard Compliance: Accessory dwelling units as an addition to a primary dwelling shall meet all minimum setback standards required for the primary dwelling.

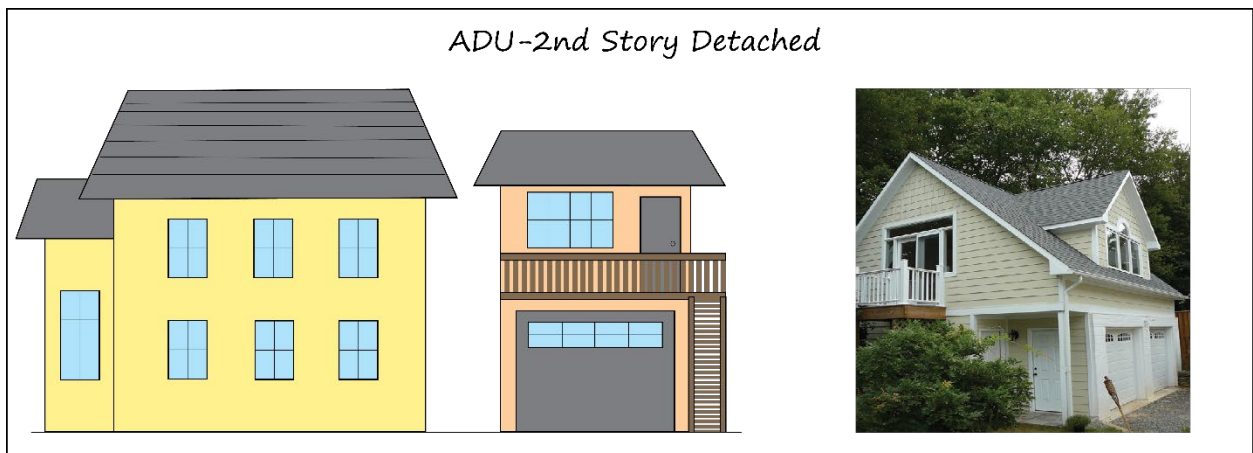
ADU-Attached



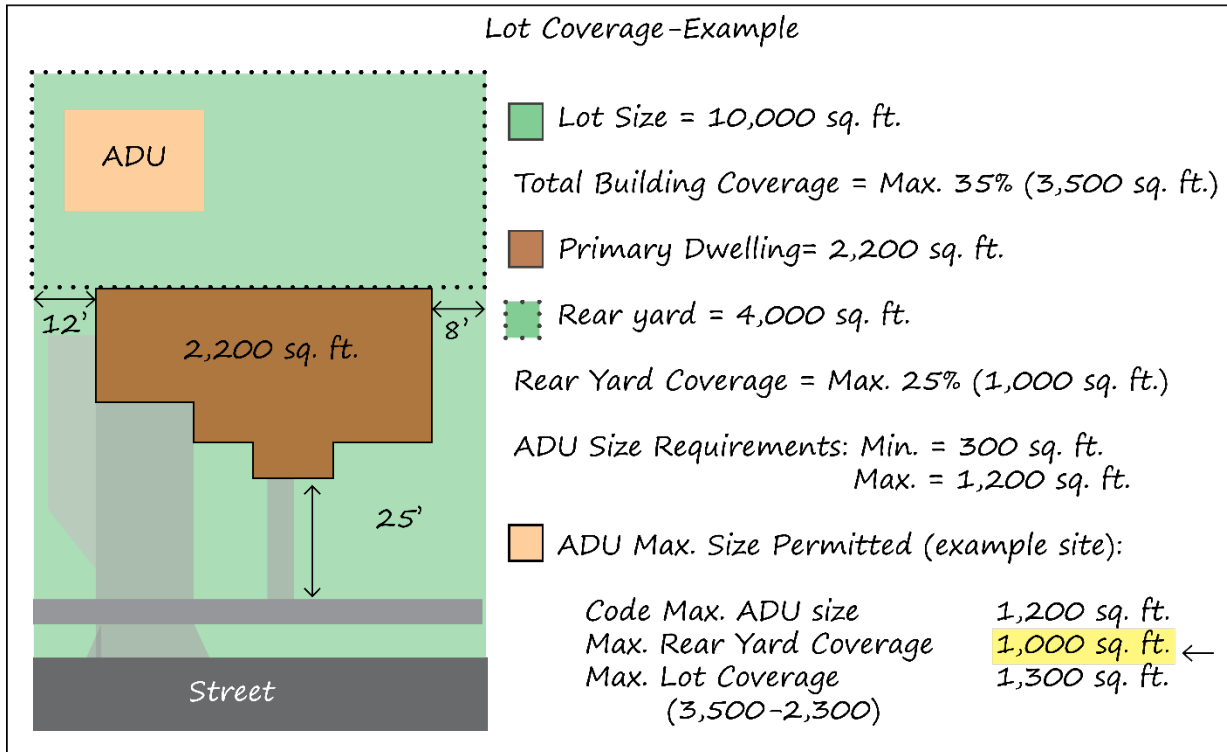
- c. Behind the Primary Dwelling: An accessory dwelling unit within an accessory structure must meet the minimum of side yard required by the zone for the primary dwelling and a rear yard setback of ten (10) feet, unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed setback shall be five (5) feet.
- d. Adjacent to the Primary Dwelling: An accessory dwelling unit within the side yard of the primary dwelling are required to meet the same front, side, and rear yard setback as the primary dwelling.



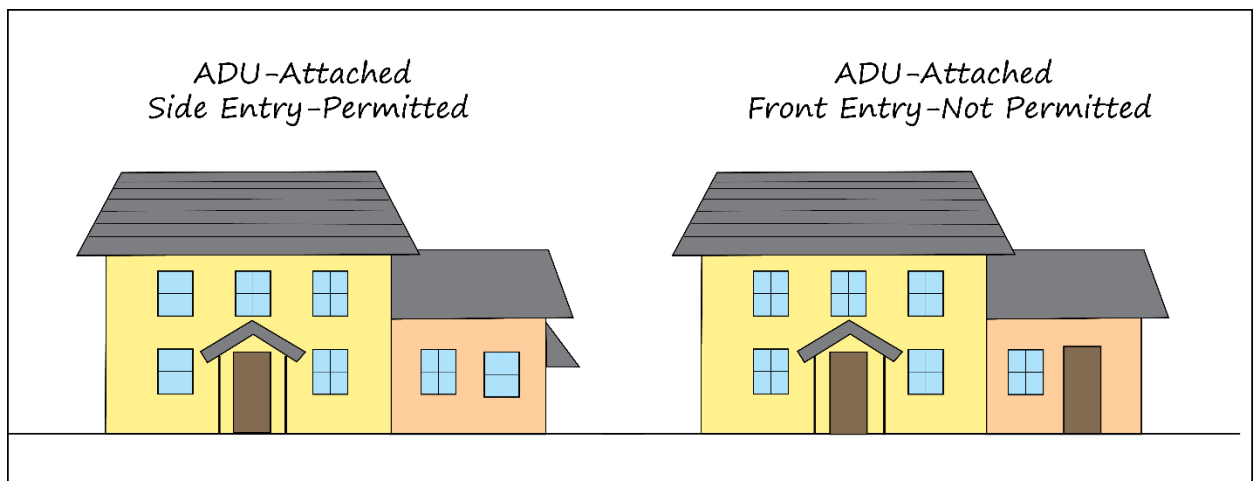
- e. Second Story Accessory Dwelling Units: An accessory dwelling unit located in an accessory structure may only be located on a second story if the structure meets the same minimum standards in the zone for height, as well as front, side, and rear setback as the primary dwelling.



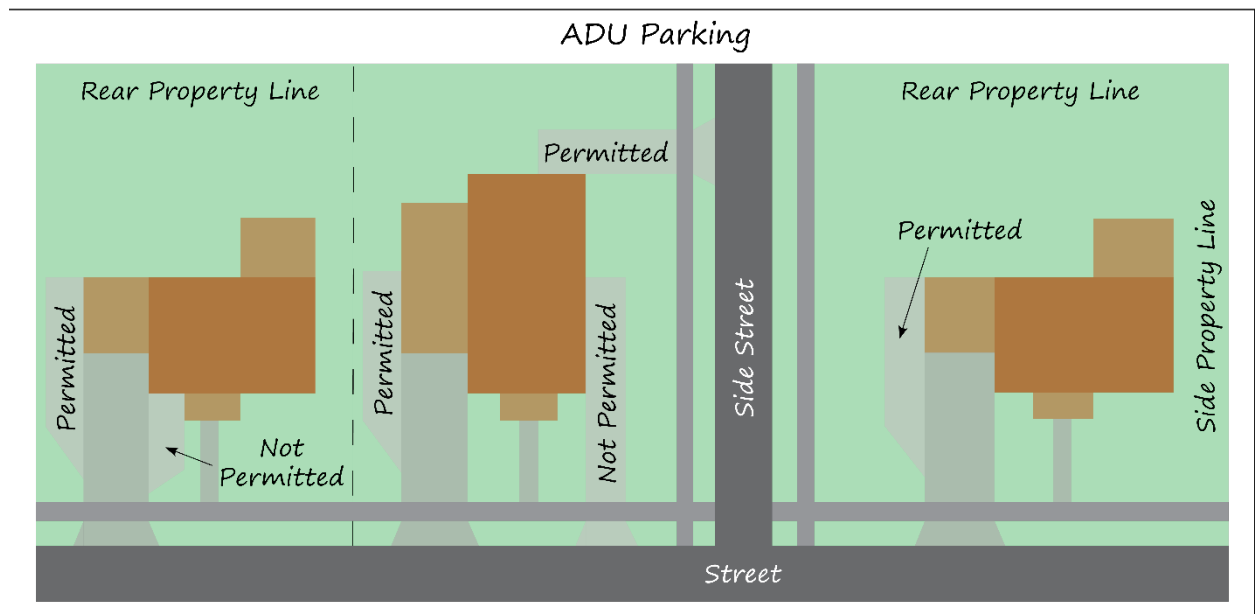
- 8. Appearance: Single family residences with interior accessory dwelling units shall retain the appearance of a single family home. An accessory dwelling unit in an accessory structure shall be designed so that, to the degree reasonably feasible, the appearance of the building is compatible with the architectural components of the primary dwelling unit (e.g., exterior materials, color, and roof pitch).
- 9. Size:
 - a. Basement Dwelling Units: Shall be permitted to occupy the entirety of the basement of the primary home regardless of area or bedroom count.
 - b. Accessory Dwelling Units (Detached Structures): The size of an accessory dwelling unit shall be at least three hundred (300) square feet and shall not exceed twelve hundred (1200) square feet and be limited to no more than two (2) bedrooms.
- 10. Lot Coverage: The combined building coverage for the detached accessory dwelling units, main dwelling and additional accessory buildings may not be larger than the maximum coverage allowed in the zone for the lot and rear yards per section 10-10-3.



11. Building Entrances: A new single-family structure approved with an accessory dwelling unit attached to or detached from the main dwelling unit, shall have a separate, accessible entrance or stairway. An accessory dwelling unit approved in an existing structure may use existing entrances on any side of the structure that faces a street, or a side or rear entrance. Dwellings with two (2) front doors side by side may not be used to provide separate entrances for each unit with the exception of dwellings where the second door provides direct access to the dwelling basement. The purpose of this requirement is to preserve the single-family residential appearance of the building.



12. Address: The principal dwelling unit and the accessory dwelling unit shall have the same address number, but shall refer to the accessory dwelling unit as unit B. Addresses must be located in a visible location on the street frontage side of the home.
13. Parking:
- A single-family dwelling with an accessory dwelling unit shall provide at least one (1) additional off street parking spaces for the accessory unit, above the minimum spaces required for a single family dwelling. Accessory dwelling unit parking may not be in tandem with required parking of the main dwelling. One additional off street parking space shall be required accessory dwelling units with 2 or more bedrooms. ADU's located within one-quarter (1/4) mile of a bus rapid transit route shall be permitted to reduce the parking requirement by one (1) space for the main dwelling unit.
 - No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway.
 - The minimum width of parking areas and driveways shall be paved with concrete or asphalt,



14. Separate Living Areas: An accessory dwelling unit must provide living areas for eating, sleeping and sanitation facilities separate from the principal dwelling unit.
15. Building Code: All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah state code section 10-9a-511.5, changes to dwellings - egress windows.
16. Utility Meters: A single-family dwelling with an accessory dwelling unit may have separate meters for each water, gas, and electricity utility service. Each utility meter shall be in the property owner's name and the property owner shall be responsible for payment of all utilities. No additional water development or connection fee shall be required, unless a separate utility connection is requested and installed by the property owner.

17. Interior Access: An interior access between the main living area and an attached accessory dwelling unit must be maintained, unless sufficient means of egress have been determined during an inspection by the fire department.
18. Not Intended For Sale: The accessory dwelling unit shall not be intended for sale or detached by deed and shall only be rented.
19. Accessory Dwelling Unit Permit: Any person owning an existing accessory dwelling unit that has not previously been permitted by the city, or any person constructing or causing the construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain a land use permit for the accessory dwelling unit from the community development department. This shall be in addition to any required building permit for the work to be performed. In order to meet the requirements of the land use permit, the applicant shall:
 - a. Submit a completed application form including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters,
 - b. Include detailed floor plans with labels on rooms indicating uses or proposed uses,
 - c. Pay building permit fees, if applicable, for the construction of a new dwelling, or the remodeling of an existing dwelling, in accordance with the established fees and charges,
 - d. Make all corrections identified as necessary to comply with building code requirements, as identified by the chief building official or his designee, and provide photos of the life safety items required by building code, including carbon monoxide detectors, smoke detectors, and earthquake strapping on water heaters, and
 - e. Demonstrate and affirm that their property is otherwise in compliance with all other provisions of the zoning ordinance.
20. Exceptions to Standards: The Planning Commission may issue a conditional use permit for ADU's which modify the requirements for an ADU with respect to maximum size, minimum parking, or setback.
 - a. In approving a conditional use permit the Planning Commission may require additional conditions to mitigate the impact of the ADU on surrounding properties. Specifically the Planning Commission may require:
 - (1) For ADU's that exceed the maximum size of 1,200 sq. ft.: increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking.
 - (2) For ADUs with reduced or no additional parking: restrictions on occupancy to tenants without vehicles.
 - (3) For ADU's with reduced setbacks: privacy fencing and limitation on windows and doors adjacent to abutting property lines.
21. Failure To Complete Or Obtain A Land Use Permit: If the property owner does not obtain a land use permit as outlined above, the accessory dwelling unit shall not be considered legal nor approved. Failure to obtain a land use permit for an existing accessory dwelling unit may result

in a citation for a code violation as governed by the process in North Salt Lake City Title 12, Administrative Code Enforcement Hearing Program.

22. Home Occupation Businesses: Home occupation businesses in an accessory dwelling unit shall be restricted to a home office use which creates no customer traffic. No home occupation business shall be established within an accessory dwelling unit without the express written permission of the property owner.
23. Accessory Dwelling Units, Tiny Homes:
 - a. Only one tiny home shall be permitted as an accessory dwelling unit per residential lot.
 - b. The tiny home shall be properly connected to water and sewer facilities.
 - c. The tiny home dwelling structure must be located on a dedicated parking location of asphalt or concrete and have the wheels and axel underbody skirted from view..
 - d. Building inspections are required for construction of the foundation, as well as to ensure the correct installation of the structure, and to approve the correct connection to the utilities.
 - e. All manufactured home running gear, tongues, axles and wheels must be removed at the time of installation.
 - f. The dwelling structure shall be constructed with materials that are weather resistant and aesthetically consistent with the main dwelling.
 - g. The community development director may approve deviations from the architectural standards on the basis of a finding that the architectural style proposed provides compensation design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.
 - h. The parking shall be the same as subsection 13 of this section.

B. Residential Short Term Rental (STR):

1. Purpose: This section is established to provide regulations and design standards for residential short-term rentals (STRs) related to single family and multi-family neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of North Salt Lake residents and preserving the residential character of City neighborhoods. In allowing STRs, it provides existing property homeowners economic relief who might otherwise be forced to leave a neighborhood, thus promoting and preserving affordable housing in the City of North Salt Lake. This section also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the market.
2. Residential Short Term Rental (STR): A STR is prohibited in all residential dwellings, Residential Districts, and Residential P Districts without first obtaining a STR land use permit as regulated in this section and issued a valid business license. The following are exempt and shall not be subject to the provisions of this section:
 - a. A residential lease of thirty (30) or more consecutive days.
 - b. Bed and breakfasts, RV parks, campgrounds, hotels, and motels, as described and regulated in the North Salt Lake Land Development Code shall not be subject to the provisions of this section.
3. General Standards and Requirements: A STR use may be allowed within any existing legal residential dwelling by an administrative land use permit from the Community Development

Department, wherein the application demonstrates compliance with requirements found in the North Salt Lake Land Development Code and all of the following standards and requirements:

- a. Application: A completed application form as provided by the City.
- b. Property Description: A detailed written description and/or drawing of the property that identifies the use of each room of the dwelling and defines the portions of the dwelling to be used for a STR shall be provided. Only one designated STR area is allowed for a property.
- c. Single and Two Family Dwellings:
 - (1) Only one designated STR area is allowed per property.
 - (2) Owner Occupancy: The owner of the subject property must reside therein as their primary residence.
 - (3) An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses fifty percent (50%) or more ownership of the proposed STR. Fee title owner may not be a corporation, partnership, limited liability company, or similar entity.
 - (4) To establish that the property is the owner's primary residence, the owner shall:
 - (A) Present a government issued identification document listing the address of the property as the address of the owner; and
 - (B) A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner, wherein they reside at least one hundred eighty three (183) days per calendar year.
- d. Occupancy During Rental Period: The subject property shall comply with the following occupancy restrictions:
 - (1) The applicant shall provide the maximum renter occupancy proposed and demonstrate that sufficient parking has been provided off street at a rate of one-half (1/2) space per bedroom or sleeping area, with a minimum of one (1) space.
 - (2) The property shall not be rented to more than one renter at any given time, and the owner shall not divide and rent out portions of the dwelling to multiple renters at the same time.
 - (3) A property shall not be exclusively rented as a STR for more than one hundred eighty two (182) nights per year.
 - (A) The owner may reside on the property while it is occupied by a renter.
 - (B) The property shall only be rented for a minimum duration of one night and a maximum of thirty (30) consecutive nights.
 - (4) A two family dwelling or property with a valid land use permit for an accessory dwelling unit may use and rent one of the dwelling units as a STR for up to three hundred sixty five (365) nights per year.
 - (5) Conflict Of Private Restrictions: The owner shall provide a signed affidavit sworn before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting STRs.
- e. Multifamily Dwellings:

- (1) One half (1/2) of the total legal dwelling units on a single property may be permitted as a STR, with a maximum of ten (10) units. The entire dwelling unit which is permitted as an STR must be rented. It is prohibited to rent a single room or portion of a dwelling unit on a multifamily property as a STR.
 - (2) A dwelling unit may not be rented to more than one renter at any given time. The dwelling unit shall only be rented for a minimum duration of one night and a maximum of thirty (30) consecutive nights. The dwelling unit may be used and rented as a STR for up to three hundred sixty five (365) nights per year.
 - (3) A long term renter may not sublease their dwelling unit as a STR.
 - (4) For multifamily properties, the fee title owner may be a corporation, partnership, limited liability company, or similar entity.
 - (5) An owner of the property is not required to reside therein as their primary residence if a designated employee, manager, or professional management company is available to immediately respond twenty four (24) hours/day, three hundred sixty five (365) days/year by telephone, and when necessary, be able to physically respond within one hour of any legitimate complaint.
- f. **Parking Plan:** A detailed written description and/or a drawing of an off-street parking plan must be provided to ensure that all occupants of the dwelling unit(s) and STR can be accommodated on-site at all times. Parking shall be limited to the existing garage, driveway, and dedicated parking spots of the residential unit and may not include any on-street parking. Shared guest parking as part of a P-District or multi-family dwelling shall only be permitted upon express written approval of the HOA or property management, as applicable. Any proposed parking improvements shall also be included in the off-street parking plan, and must be completed prior to issuance of a STR business license. All elements of the parking plan must be in compliance with all other requirements of this section.
- g. **Urgent Response:** The owner, or a designated representative, shall be available to immediately respond twenty four (24) hours/day, three hundred sixty five (365) days/year by telephone, and when necessary, be able to physically respond within one hour of any legitimate complaint. If the owner is unreachable after three (3) attempted contacts by the City of North Salt Lake, a notice of violation will be issued.
- h. **Property Maintenance Requirements:** All short-term rentals shall adhere to all City ordinances, including, but not limited to:
- (1) **Maintenance:** Owners must adhere to the property maintenance regulations in title 4, "Health And Sanitation" of this Code, as amended, including, but not limited to, requirements for weed abatement, landscaping, garbage removal, structure maintenance, and fence/wall maintenance.
 - (2) **Snow Removal:** Owners shall remove all snow from the sidewalks of the property within twenty four (24) hours after snowfall in accordance with section 7-1-2 of this Code, as amended.
- i. **Noise And Nuisance Control:** Owners shall ensure that renters adhere to the noise control in title 4, chapter 4 of this Code, as amended.

- (1) If an Officer of the Law, Ordinance Enforcement Officer, or designee responds to more than three (3) verified noise complaints in a twelve (12) month time period the STR land use permit and business license may be revoked or otherwise suspended for two (2) years from the date of the third verified complaint.
 - (2) Should a renter violate the noise control chapter more than once in any given 72-hour period they shall be immediately evicted from the property by the owner, or designated representative. If the owner or designated representative fails to evict said renter, the STR permit and license may be revoked and the owner fined per this code.
- j. Noticing And Posting Requirements: A renter informational packet must be maintained in a highly visible place within the dwelling or STR area, and must include all of the following:
 - (1) City issued STR business license.
 - (2) 24/7 owner, or a designated representative, contact information.
 - (3) Parking requirements, including site map of approved designated parking areas.
 - (4) Maximum occupancy.
 - (5) The noise ordinance of the City of North Salt Lake.
 - (6) Garbage pick-up dates, and a written description of where garbage receptacles must be placed for pick-up.
 - (7) Contact information for the North Salt Lake City Police and South Davis Metro Fire District.
 - (8) Other contact information or information related to other regulations or conditions of an approval through the land use permit process, as required by the Community Development Department.
4. Violations: It shall be a violation for any person to operate a STR:
 - a. Without first obtaining a STR land use permit, as regulated in this section, and issued a valid STR business license; or
 - b. That does not comply with the requirements of this section, the revised ordinances of North Salt Lake, or the North Salt Lake City Land Development Code.
5. Enforcement And Fines: Upon a determination that a violation exists, the Ordinance Enforcement Officer, Community Development Director, or designee, will contact the owner or designated representative requiring such owner or representative to halt, eradicate, destroy, remove, or otherwise cure the.
 - a. Each day that a violation occurs or continues is a separate violation.
 - b. For any violation of this section, the issuing officer may issue a written citation or notice of violation to the owner, specifying the violation and the penalty to be imposed.
 - (1) For the first violation within any 12-month period, the penalty shall be five hundred dollars (\$500.00).
 - (2) For a second violation within any 12-month period, the penalty shall be seven hundred fifty dollars (\$750.00).
 - (3) For a third violation within any 12-month period the penalty shall be one thousand dollars (\$1,000.00) and revocation of the STR business license and land use permit. The owner shall be ineligible for a STR land use permit and a STR business license for a period of two (2) years from the date of the third notice of violation.

- (4) For any violation within any 12-month period following the third violation, the penalty shall be one thousand dollars (\$1,000.00) and the STR owner shall be banned from receiving a STR land use permit and a STR business license. (Ord. 2019-02, 3-19-2019)
- c. Permit Revocation: Pursuant to the provisions of this code or any ordinance of the City, a STR permit may be revoked by the Community Development Director or designee for the following:
 - (1) Three (3) verified violations within a twelve (12) month period related to noise, property maintenance, parking, nuisance, and any threat to public health and safety.
 - (2) One (1) verified violation that results in or constitutes the following:
 - (A) An owner or designated representative fails to evict a renter who has violated the noise control chapter more than once in any given 72-hour period.
 - (B) An owner or designated representative of the STR knowingly or intentionally housing a sex offender, allowing offenses related to adult-oriented businesses, sexual offences, or prostitution.
 - (C) An owner or designated representative of the STR knowingly or intentionally allowing the use of the STR for retail, restaurant, banquet space, or other similar use.
 - (3) The property owner and designated representative shall be notified in writing of any verified violations, fines, and permit revocation.
 - (4) As provided in City Code section 10-2-2, appeal may be made to the City's designated Appeal Authority (Hearing Officer) from any decision, determination or requirement of the Community Development Director or designee under this title by filing with the City Recorder a notice thereof in writing within fifteen (15) days after such decision, determination, or requirement is made. Such notice shall set forth in detail the action and grounds upon which the owner, or other interested person, is aggrieved.
 - (5) The City Recorder or designee, shall set the appeal for hearing before the City's designated Appeal Authority, as provided in City Code section 10-2-2 , to be held within a reasonable time from the date of receipt of the appeal. The appellant shall be notified of the appeal hearing date at least seven (7) days prior to the hearing. After hearing the appeal, the Hearing Officer may affirm, modify, overrule the decision, determination or requirement appealed, or remand the decision to the Administrative Land Use Authority for additional review and enter any such order or orders. The filing of an appeal shall stay all proceedings and actions in furtherance of the matter appealed, pending a decision of the Hearing Officer.

C. Residential Structures

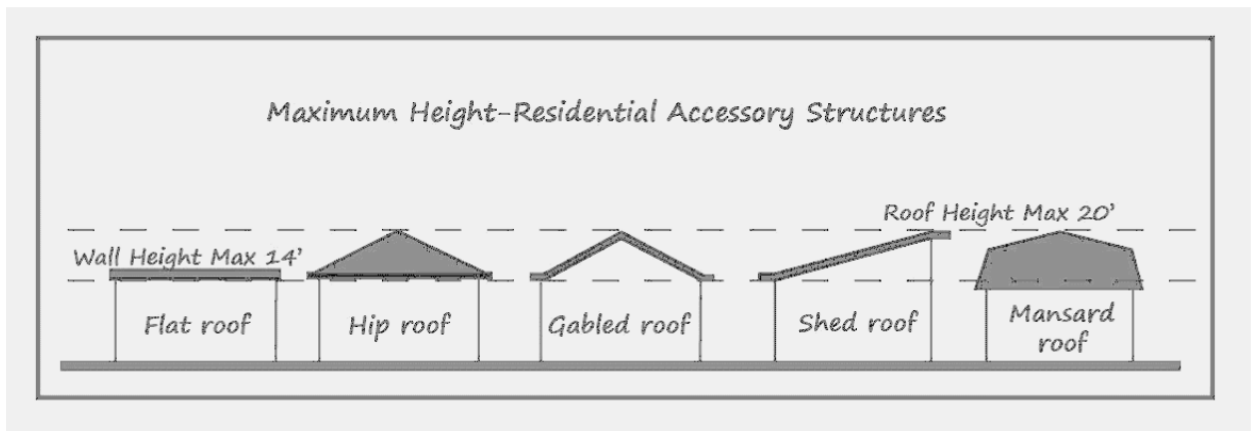
1. Minimum Height Of Dwellings:

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

2. Maximum Height And Floor Area Of Accessory Buildings:

No building which is accessory to a one-family, two-family, three-family or four-family dwelling shall be erected to a height greater than one story, fourteen feet (14') to the top of the wall plate and no higher than twenty feet (20') to the highest point of the building roof or coping, nor be

taller than the primary structure. The maximum square foot floor area of an accessory building is fifty percent (50%) of the footprint of the principal building to which it is accessory.



3. Area Of Accessory Buildings:

No accessory building or group of accessory buildings in any Residential District shall cover more than twenty five percent (25%) of the rear yard. (Ord. 2018-14, 11-20-2018)

10-19-18: RETAIL TRADE:

A. Retail, General

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

B. Retail, Specialty

1. Car washes, see section 10-19-5(C)
2. Home and nursery centers
 - a. Outdoor mechanical equipment, including, but not limited to, heaters and fans, shall not be located within five feet (5') of a property line. To facilitate reduction of noise, permanently mounted mechanical equipment shall be enclosed to the maximum extent possible.
 - b. Long term outdoor storage shall be screened from adjacent property and shall not be located within the required setback, parking, loading or unloading areas, and may not impede vehicle or pedestrian traffic
3. Passenger vehicle fueling stations (gasoline, electric, natural gas, etc.)
 - a. The pump islands of the convenience store may be erected in the front yard area provided the pumps are set back at least twenty-four (24) feet from the right-of-way of any street.
 - b. Hard-Surfaced driveways leading to and from a pump island and other properly located service facilities permitted on the property shall be allowed in the front yard area provided that the driveways shall be defined by the construction of a concrete curb on the side adjoining the sidewalk. The area between the curb and the sidewalk shall be landscaped to comply with Chapter 22.
 - c. The site shall be designed and provide for the delivery by fueling trucks, such that delivery is completed entirely off-street and no entry is blocked during delivery.

- d. A ten-foot distance shall be maintained between a driveway and the property line with which it is parallel or approximately parallel.
 - e. All Parking Areas on the convenience store Lot shall maintain the required landscaped Front Yard as required in Chapter 22 and shall be bordered by concrete curbing.
4. Tobacco specialty businesses:
- a. Tobacco specialty business licenses shall only be permitted within the MD Zone and may not be located within:
 - (1) One thousand feet (1,000') of a community location;
 - (2) Six hundred feet (600') of another retail tobacco specialty business;
 - (3) Six hundred feet (600') from property used or zoned for residential uses; or
 - (4) as otherwise defined by Utah State Code Section 10-8-41.6, as amended.
 - b. For purposes of this section, the proximity requirements shall be measured in a straight line from the nearest entrance of the tobacco specialty business to the nearest property boundary of the community location, or agricultural or residential use or zone, without regard to intervening structures, roadways, City boundaries, or zoning districts.
 - c. As used in this section "community location" means: a public or private kindergarten, elementary, middle, junior high, or high school; a licensed childcare facility or preschool; a trade or technical school; a church; a public library; a public playground; a public park; a youth center or other space used primarily for youth oriented activities; a public recreation facility; a public arcade; or as otherwise defined by Utah State Code Section 10-8-41.6, as amended.
 - d. All sales of tobacco products shall conform to state and federal regulations.
 - e. In addition to these guidelines, the following will also be required: The color of the building shall be restricted to earth tones or shall match the design theme of the center in which it is a part.
 - f. At least twenty five percent (25%) of the first floor facade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allows views into and out of the building at eye level.
 - g. The use of bars, chains, or similar security devices that are visible from a public street or sidewalk shall be prohibited.
 - h. The use of neon lighting shall be prohibited on the building exterior exclusive of building signage.
 - i. Tobacco specialty businesses shall conform to the sign regulations as described in this Code.
 - j. Tobacco specialty businesses shall be limited to one specialty tobacco business per ten thousand (10,000) in population to include all residents in the City. The total population figures shall be based on the U.S. Census Bureau's annual estimates. For the purposes of this section, population estimates shall be rounded down to the nearest ten thousand (10,000).

C. Retail, online and other:

- 1. No outdoor storage shall be permitted.

10-19-19: SOCIAL SERVICES:

A. Daycare Services, Child or Adult (Commercial):

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

10-19-20: TEMPORARY USES:

A. Use Limitations.

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

5. Signage. Permanent signs are prohibited for Temporary Uses. All Signs shall follow the requirements of Chapter 6.
 6. Regulations by Other Agencies. This Section does not exempt the applicant or operator from acquiring any other required permit for operation.
 7. Liability Insurance. The applicant must obtain adequate liability insurance to cover all activities related to the Use for the duration of the permit, prior to issuance of the Temporary Use permit. A copy of the liability insurance policy shall be submitted to the City with the business license Application.
- B. Site Improvements.
1. Temporary Uses shall meet the following requirements:
 - a. If the Temporary Use is located on an unimproved Parcel, the following shall apply:
 - (1) Based on the scope of the operation, the land-use authority may require the installation of a minimum road base or gravel surface for parking, to assure the safe passage of vehicles on adjacent roadways, and the safety of patrons.
 - (2) Sufficient off-Street parking shall be provided to meet the needs of the operation and of any existing Uses on the property.
 - (3) Structures, displays, and other activities must be located sufficient distance from any Street to provide for public safety and clear view area requirements as found in Chapter 1.
 - (4) If any part of the temporary use becomes a nuisance or safety hazard, the land-use authority may require changes or discontinuance of the operation.
 - (5) All activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.
 - b. If the temporary use is located on an improved lot or parcel, the following shall apply:
 - (1) Sufficient off-Street parking shall be provided to meet the needs of the operation and any existing Uses on the property as determined by the land use authority.
 - (2) Structures, displays, and other activities must be located sufficient distance from Streets to provide for public safety and clear view requirements as found in Chapter 1.
 - (3) If any part of the operation becomes a nuisance or safety hazard, the land use authority may require changes to or discontinuance of the operation.
 - (4) In addition to the foregoing, all activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.
 - (5) Permanently located businesses that operate a temporary use shall meet the design standard and site improvement requirements found in Section 10-1-43
- C. Site Restoration. The site must be restored to its original condition upon expiration of the Temporary Use Permit. The site may not be used for storage of any temporary use or structures.
- D. Temporary Structures. All Temporary Structures must be approved by the land-use authority. In order to avoid damage to adjacent Uses or property, all temporary structures shall be properly secured or anchored to the ground to prevent the structure from being moved. The City may require additional securing or anchoring upon finding that the method of securing is inadequate.

10-19-21: TRANSPORTATION & FREIGHT:

A. All Transportation and Freight Uses:

1. All outdoor vehicle storage subject to section 10-19-3(E).
2. No outdoor vehicle repair shall be permitted.

B. Freight And Commodities Transportation:

1. Terminal, Freight Or Truck:
 - a. The use shall be located with direct access on a principal arterial or near an interstate interchange, and with no access through residential streets.
 - b. No outdoor activity area shall be located within three hundred feet (300') from any residential zone.
 - c. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not limited to, truck and trailer washing, fuel pumps, garages for minor repair) are allowed within an enclosed structure only.
 - d. Installation of fuel tanks shall require approval from the Utah Division of Environmental Quality and the fire district.
2. Rental, moving trucks
 - a. See section 10-19-5

10-19-22: UTILITIES, PUBLIC SERVICES, WASTE MANAGEMENT, & REMEDIATION SERVICES:

A. Communications, Towers and Facilities: cellular

1. Small wireless cellular facilities, see section 7-8-1, Article B
2. Cellular Towers and Facilities:
 - a. Shall be a conditional use in any residential zone
3. The Planning Commission may require in or near residential areas the use of a stealth tower structure to blend into the existing environment.
4. Height by zone:
 - a. Residential Zones (60 feet)
 - b. CG Zone (80 feet)
 - c. MD & MG Zone (100 Feet)
 - d. Prohibited in CS, CH, P-Districts
 - e. Cellular antenna or towers attached to buildings shall not exceed the maximum height for the zone.
5. Outdoor yard areas shall be secured and screened in accordance with section 10-19-3(E).
6. Lights, beacons or strobes of any kind shall not be permitted on any tower, antenna, or facilities unless required by the Federal Aviation Administration.
7. Setback requirements. Towers shall be located no closer than fifty 50 feet to a public street right of way and no closer to any property lines than 25% of the height of the proposed tower unless an exception is granted by the Planning Commission.
8. No more than one tower may be located on a parcel.
9. No advertisement of any kind shall be installed on telecommunication towers and/or facilities.

10. The towers shall be painted a non-contrasting gray or similar color minimizing their visibility, unless otherwise required by the Federal Communications Commission or Federal Aviation Administration. The Planning Commission may require an alternative (stealth) tower structure to blend into the existing environment. The towers and accessory structures shall be well maintained.

B. Energy Distribution and Storage Facilities, Electric Or Natural Gas:

1. Facilities shall be required to screen the property in accordance with Section 10-19-3(E).
2. Landscaping and sound buffers shall be provided for a minimum distance of thirty (30) feet for property lines adjacent to a residential zone or use.
3. Facilities shall not exceed noise levels greater than forty (40) decibels at the property line.
4. Facilities shall be designed to allow adequate access by emergency vehicles and in conformance with separation requirement for battery storage by the building and fire code.
5. A hazard mitigation plan, outlining precautions and procedures for emergencies, shall be provided to the City and any other applicable emergency response or regulation authority which details procedures for fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business

C. Pipeline Distribution and Facilities:

1. Private pipelines:
 - a. Natural gas and petroleum pipelines located on properties with sensitive areas including, but not limited to, wetlands, steep slopes, woodlands, or floodplains may be subject to the following special use standards in order to minimize construction impacts:
 - (1) Entrance And Exit To Property: Prior to the pipeline's installation, the applicant and landowners/tenants shall reach an acceptable agreement on the route that will be used for entering and exiting the right of way and other construction areas. The affected property owners/tenants shall be notified of the project intent and approximate scheduling of the construction.
 - (2) Location: All pipelines greater than ten inches (10") in diameter that transport flammable or hazardous material shall be located a minimum of five hundred feet (500') from any occupied principal structure.
 - (3) Land Cover: Except for aboveground piping facilities, the pipeline shall be buried with:
 - (A) A minimum of three feet (3') of top cover; or
 - (B) Substantially the same top cover as an existing parallel pipeline, but not less than three feet (3'), where an existing pipeline is within one hundred feet (100') perpendicular to the new pipeline.
 - (4) Replacement Of Topsoil:
 - (A) Existing topsoil depths shall be restored.
 - (B) Replacement shall be undertaken in a manner as to minimize settling and the mixing of topsoil with subsoil materials. In no instance shall the topsoil materials be used for any other purpose.

(C) As the topsoil is replaced, all rocks greater than three inches (3") in dimension shall be removed.

(5) Restoration Of Ground Cover And Field Tiles:

(A) All conservation practices such as terraces or grassed waterways that are damaged by the pipeline's construction shall be restored to their preconstruction condition. Vegetation in sensitive areas shall be restored to their preconstruction state.

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

- b. A hazard mitigation plan, outlining precautions and procedures for emergencies, shall be provided to the City and any other applicable emergency response or regulation authority which details procedures for leaks, spills, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business

D. Public Utility Station & Wireless Communication Accessory Structures:

1. Applicability: When it is desired to create a new lot or parcel of property and its primary use is to be a public utility station structure or structures, these standards shall apply.
2. Subdivision Of Property:
 - a. Lot Size And Dimensions: Upon review and approval by the Planning Commission, the minimum size and dimensions of a lot or parcel shall be sufficient to meet the needs of the public utility station structure.
 - b. Frontage: Lots and parcels are not required to have street frontage if there is a recorded perpetual access easement across adjoining property connecting to a dedicated and improved street right-of-way that is sufficient width to meet the needs of the public utility, as determined by the Planning Commission at the time of approval and that satisfies the requirements of public safety agencies.
 - c. Creation Of Lot Or Parcel: Unless otherwise prohibited by Utah State Code, lots or parcels may be created as a lot or parcel within a recorded subdivision plat, or created by a recorded deed that describes the property by metes and bounds legal description.
3. Development Standards: The following development standards shall apply to all lots or parcels created for public utility stations:
 - a. Location: A public utility station shall be located no closer than thirty feet (30') from any existing habitable structure or street. The station may not be located in the path of any planned street, as illustrated on the North Salt Lake master street plan or General Plan.
 - b. Building Setbacks & Height:
 - (1) The maximum height shall be fifteen feet (15') high.
 - (2) The minimum setback from property line:
 - (A) Thirty feet (30') from street right-of-way.
 - (B) Ten feet (10') for landlocked properties and all other property lines.
 - c. Fencing:
 - (1) For lots or parcels with street frontage the following standards apply:

- (A) For site obscuring fencing, a minimum eight foot (8') decorative, nonclimbable wall shall be constructed a minimum of twenty five feet (25') from a public street, and along all property lines; or
- (B) For non-site obscuring fencing, a minimum eight (8') foot decorative, non-climbable metal fencing shall be constructed a minimum of ten (10') feet from a public street, and along all property lines.
- (C) Fencing shall include appropriate warning signage as required by the FCC.
- (2) For lots or parcels without street frontage, a minimum six foot (6') wall or decorative metal fencing and nonclimbable screening fence and gate(s) shall be constructed along all property lines.
- d. Architectural Standards: Public utility stations shall be painted or constructed of materials with earth tone colors and shall be architecturally compatible with surrounding structures.
- e. Landscaping: All areas within public view are required to provide landscaping under the standards of the respective zone in which they are located and in accordance with Title 10, Chapter 22, Water Efficient Landscape Standards. Properties with street frontage shall provide landscaped plantings between the fencing and street in accordance with outdoor storage screening standards in Section 10-19-3(E). Areas within enclosed fencing are not required to be landscaped, but all open areas shall be maintained clear of all weeds and debris.
- f. Enclosure: All unenclosed elements of the facility that are not housed in a building, and isolated minor elements such as pad mounted transformers, telephone pedestals, metering stations, and other equipment vital to the operation of the public utility station shall be contained within the screened portion of the lot or parcel.
- 4. Other Uses: Other uses of the site, and accessory uses, including the storage of materials outside of an enclosed building, are prohibited.

E. Septic Tank, Portable Toilet and Related Services:

- 1. All portable toilets shall be cleaned, sanitized, and emptied prior to being stored on the property;
- 2. In addition to complying with the requirements for outdoor storage in Section 10-19-3(E), all portable toilets shall be stored a minimum of twenty-five feet from any property line;
- 3. Repair and maintenance of portable toilets shall be done within an enclosed building;
- 4. No waste disposal shall be permitted on the storage site;
- 5. No secondary waste storage or transfer shall be permitted on site;
- 6. Any waste collection vehicles shall be emptied and cleaned prior to returning to the site for parking or overnight storage.

F. Sewage Treatment Facilities:

- 1. All sewage treatment facilities shall be approved and operated in accordance with Utah State Law and rules established by the Utah Division of Environmental Quality.
- 2. No facility shall be located within 1,000 feet of a residential zone or residence .
- 3. All structures and facilities shall be setback a minimum of 50' from any property line.
- 4. All facilities shall have a minimum landscape buffer of 20 feet along all property lines and frontages.

G. Utilities Transmission Lines and Control:

1. Applications for transmission lines installation shall contain the approving signatures of all landowners that the transmission line sets on or crosses. An owner signed letter of intent or easement is acceptable.
2. Electric substations and other utility structures shall be deemed outdoor storage areas and shall meet the standards in section 10-19-3(E) of this chapter.
3. Towers for the purpose of communicating from the substation to remote devices shall be deemed an accessory use to an approved substation; provided, that the pole and antenna are no taller than maximum tower height permitted in the zone, see section 10-19-22(A).

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

1. The site shall be screened from the street(s) by a sight obscuring fence. The fence shall be of sufficient height so that no storage containers shall be visible above the required screening and be in accordance with section 10-9-3(E).
2. All grounds and facilities shall be maintained in an orderly manner so as not to create a public nuisance.
3. All mechanical equipment emissions; power driven processing; and/or other outdoor activity areas shall be located a minimum of three hundred feet (300') from any abutting residential zones.
4. All driveways into and through the facility and any open area with a driving surface shall be surfaced with an asphalt or concrete. All driveways shall be kept open and passable by emergency vehicles.
5. Additional standards for recycling centers:
 - a. Any container provided for after hour donation of recyclable materials shall be a minimum of fifty feet (50') from any abutting residential zone, shall be of sturdy construction and shall have sufficient capacity to accommodate materials collected.
 - b. Except for after hour donation containers, no unsorted material shall be stored outside.

I. Waste, Materials Recovery Facilities:

1. Composting facilities may not accept hazardous waste, as defined in federal regulations at 40 CFR Part 261 and derivative state regulations.
2. Requirements for all size composting facilities
 - a. All facilities shall be managed by an individual or group of individuals professionally trained by the US Composting Council or a similar entity.
 - b. During the notification and/or permit application process a responsible party for the facility shall be identified; and certification shall be presented that the facility meets any and all other applicable local and/or state organic material facility permitting requirements, and/or in absence of such rules shall operate in accordance with best management practices
 - c. Compliance with all applicable federal, state and local regulations, including, without limitation, those pertaining to permitting, operations, maintenance and site closure is required.
 - d. A statement listing remediation plans for potential odor, pest control, and traffic should be an addendum to the zoning application shall be included in the zoning application.

- e. All operations shall be conducted in a controlled manner to minimize the creation of nuisances, such as odors, dust, noise, runoff, vectors, and fire.
 - (1) Nuisances must be undetectable at the property line for facilities located in Urban Residential Zones.
 - (2) Nuisances must be mitigated to comply with best practices in all other zones.
 - f. Operations shall be subject to municipal engineering review to ensure adequate emergency access has been provided.
 - g. Protection of existing water infrastructure, water bodies, groundwater, and floodplains must be prioritized. A survey shall be provided to ensure compliance.
 - (1) There shall be no standing water on site.
 - (2) If composting activities are permitted to occur within a designated floodplain, they shall be conducted using protective measures as required by the state or local jurisdiction. Composting operations shall be located and designed so that water which comes in contact with the material processing, will not run off into public or private streets, storm sewers, drainage ditches, water retention basins, streams or lakes. [Refer to your state or local regulations]
 - (3) Setback from water wells: at a minimum of 100'
 - (4) Setback from municipal water supplies or wells at a minimum of 250' (does not apply to Small Composting Facilities)
 - (5) Setback from down gradient surface water bodies at a minimum of 250'
 - (6) Setback from up gradient surface water bodies at a minimum of 100'
 - h. Composting activities shall occur in accordance with applicable local and/or state enforcement agency rules and regulations, and/or in absence of such rules, in accordance with best management practices, including site monitoring and frequent temperature checks to certify minimum safety precautions are met
- 3. Maximum of 25,000 cubic yards of compost may be on site at any one time
 - 4. Tipping area / pad, shall ideally be a concrete or asphalt surface, and able to contain all incoming materials for mixing, blending and/or sorting.. Organic material within a tipping area shall not exceed ten (10) feet in height at any time.
 - 5. All incoming off-site food residuals and feedstocks ideally (ie manure, wood chip, leaves etc) shall be incorporated into a composting windrow or other composting process within twenty-four (24) hours of receipt at the facility, or any shorter period of time as determined by the local public health authority. All other incoming organic material shall be incorporated into a composting windrow or other composting process within five (5) days of receipt at the facility.
 - 6. Maximum 10,000 cubic yards of compost shall be on site at any one time.
 - 7. No final disposal may occur at a consolidation facility. Any transfer of materials will be from container to container or container to equipment.
 - 8. Public drop-off areas shall have adequate space for safe access for pedestrians and adequate parking for employees or volunteers.
 - 9. Drop-off containers used for food waste collection must be leak-proof and have well-fitting lids to prevent access by vermin.
 - 10. Any waste collection trucks used must be fitted with a leak-proof bed.

11. Any material stored on site, whether for temporary drop-off times or for permanent sites, must be removed within seven (7) days or sooner as required by local or state regulations.
12. Facility operator shall provide a list in the zoning application of materials to be accepted at such sites. The operator shall institute signage, for both temporary or permanent sites, indicating acceptable items.
13. If permitted and water/sewer access is available, rinsing of containers may be allowed.
14. Food waste processing can include depackaging equipment or equipment that grinds, heats, dehydrates and/or pelletizes food waste into another material. The operator shall ensure that the process generates no nuisances such as odors, vectors, leachate or runoff and maintains all material on site.
15. Prohibited Materials: wastewater treatment discharge or other related biosolids, fats, oils, grease, animal mortalities, animal processing byproducts, or organic materials that pose health and safety hazards, such as diapers, sanitary products, pet wastes or animal carcasses, or any other organic material prohibited as determined by best management practices for the scope and scale of the composting methodology.

J. Waste, Remediation Services:

1. All equipment used in association with the business shall be cleaned, sanitized, and emptied prior to being stored on the property;
2. In addition to complying with the requirements for outdoor storage in Section 10-19-3(E), all equipment shall be stored a minimum of twenty-five feet from any property line;
3. No waste from remediation sites shall be permitted on the property;
4. No transfer of waste from remediation sites shall be permitted on site;
5. Any waste collection vehicles shall be emptied and cleaned prior to returning to the site for parking or overnight storage.

10-19-23: WAREHOUSING & WHOLESALE TRADE:

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

1. No permitted use shall utilize outdoor storage.
2. Outdoor cargo container storage and handling facilities:
 - a. Minimum Lot Size: The minimum size of property required for establishment of such facility shall be five (5) acres.
 - b. Stacking more than 3 containers high is prohibited and shall be screened and setback from property lines in accordance with section 10-19-3(E).
 - c. Cargo containers shall not be used for:
 - (1) Refrigeration.
 - (2) Residential use of any kind.
 - (3) Storage or housing of animals.
 - d. Any container stored or kept on property shall be safe, structurally sound, stable, and in good repair.
 - e. Any cargo container that becomes unsound, unstable, or otherwise dangerous shall be immediately repaired or removed from the property where kept.

- f. Any cargo container stored or kept in violation of the unified development ordinance shall be deemed a dangerous condition and a public nuisance and may be subject to civil enforcement including abatement as per Title 12, Administrative Enforcement.
- g. Number Of Containers: The land use permit shall be issued for a specific maximum number of cargo containers based upon capacity, setback, and adequate egress for emergency vehicles.

3. Wholesale, Trade, Rental, Durable Goods, (Conditionally Permitted):

Wholesale trade and rental of durable goods shall require a conditional use permit with the following standards:

- a. All outdoor storage of goods shall be in accordance with section 10-19-3(E).
- b. All outdoor storage shall be upon hard surface of concrete or asphalt.

B. Wholesale Trade, Nondurable Goods (Permitted):

- 1. No permitted use shall utilize outdoor storage.

C. Wholesale Trade, Nondurable Goods, (Conditionally Permitted):

- 1. Bulk Storage of Hazardous or Flammable Liquids and Gases for wholesale trade:
 - a. The facility for aboveground tanks shall be enclosed by an eight foot (8') high security fence or wall with the entrance and exit through a gate that shall be locked during nonbusiness hours.
 - b. When adjacent to a residential zone, all structures or outdoor activity areas shall be located a minimum of three hundred feet (300') from any property line and all tanks shall be located a minimum of one thousand feet (1,000') from a property line adjacent to a residential zone.
 - c. The applicant must furnish written documentation showing a review from the appropriate fire district and/or DEQ; listing any conditions placed upon the use and how they will comply with those conditions.
 - d. Approved loading and unloading spaces and off street parking facilities will be required as listed in this title.
 - e. Construction will meet the criteria of the current Building Code as adopted.
 - f. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall be provided to the City and any other applicable emergency response or regulation authority which details the quantities, storage methods and handling procedures for hazardous materials addressing accidental releases, spills, exposures, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business
 - g. This section does not apply to retail service stations or convenience stores that also dispense propane unless they are in a residential zone

10-19-24: WAREHOUSING, STORAGE FACILITIES:

A. General Warehousing and Storage Facilities

- 1. All structures shall be setback a minimum of 100 feet from any adjacent property with an existing residential use or adjacent residentially zoned property.

2. All warehousing shall be conducted within an enclosed structure except where outdoor storage is permitted and in conformance with Section 10-19-3(E)
3. A hazard mitigation plan, outlining precautions and procedures for hazardous substances, shall be provided to the City and any other applicable emergency response or regulation authority which details the quantities, storage methods and handling procedures for hazardous materials addressing accidental releases, spills, exposures, fires, explosions or other emergency conditions that could occur and the potential extent of such incidents. The plan shall be reviewed and updated at a minimum annually or upon modification of the type or quantities of materials stored and utilized by the business.

B. Self-Storage Units

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

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

- a. On-site management and security;
- b. Accumulation, disposal, and transportation of solid waste; and
- c. Loading and services, including fire access.

C. Self-Storage Facility, Indoor Climate Controlled.

1. Indoor self-storage facilities shall meet the same standards for Self-Storage units in Subsection B above with the following exception:
 - a. No outdoor storage shall be permitted; and
 - b. No screening shall be required, but the site shall be landscaped in accordance with the standards for the underlying zone and shall be in accordance with Chapter 22 Water Efficient Landscape Design.