



PLANNING COMMISSION STAFF REPORT

Meeting Date:	October 2, 2025
Request:	A petition to the Planning Commission to forward a positive recommendation to the South Salt Lake City Council for an ordinance amending Title 17 to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park Land Use District.
Applicant:	Lane Clissold, on behalf of Alpine Auto Renovation Enterprises, Inc.
Type of item:	Legislative – Code Amendment

RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for an ordinance amending chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code (“Title 17”) to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park (BP) District.

SYNOPSIS:

Lane Clissold, on behalf of Alpine Auto Renovation Enterprises, Inc. (“Alpine Auto”), is requesting the Planning Commission forward a positive recommendation to the City Council to establish a definition for Luxury Vehicle, amend the definition of Automotive Restoration, and amend the uses in the BP District. Alpine Auto is located at 3270 South 1100 West in the BP District, a small district containing approximately 4.95 acres of commercial property. Alpine Auto intends to expand their existing business into a neighboring building to the south of their existing location. Automotive Restoration is not a permitted use in the BP District and therefore, the Applicant applied to amend the Land Use and Development Code to ensure their business can expand and continue to serve their robust customer base while remaining compliant with Zoning Regulations.

ANALYSIS:

I. GENERAL PLAN CONSIDERATIONS

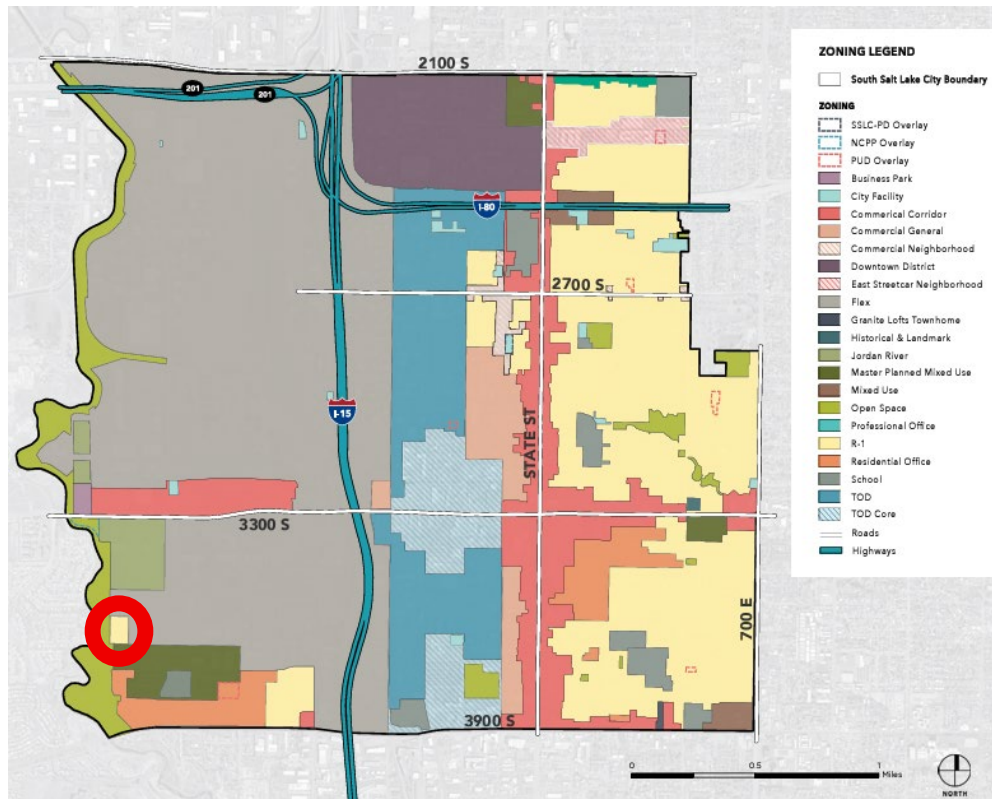
The [South Salt Lake General Plan 2040](#) was adopted in 2021 and directs the development and growth of the city through goals and strategies that support the city’s community and economic values. The following goals and strategies support these code amendments:

- Economic Goal 1, Strategy 3 encourages developing and preserving neighborhood-based shops and services in strategic locations. The focus on building up local businesses strengthens the community's economic backbone and encourages vibrant place-making.
- The General Plan further directs support to create planning and zoning tools that encourage quality neighborhood-oriented development and revitalization. Establishing a definition of Luxury Vehicle and allowing Automotive Restoration in the BP District ensures that the right type of business is located in an area most appropriate for this type of Use. This approach promotes a balanced mix of commercial uses in a small area of the city.

This ordinance aims to support an existing, long-term business in an area of the city that is appropriately developed for this type of Use.

II. ZONING TOOLS

Current zoning in South Salt Lake takes a blended approach of grouping use-based designations (e.g., permitted or conditional uses) with form-based elements (building design guidelines) to enhance the vitality and appearance of the city. This approach places commercial uses such as warehousing, manufacturing, office, and retail west of I-15 and along major corridors, including State Street, 3300 South, and 3900 South. The BP District is located on 3300 South just west of the Jordan River (circled in red). Expanding Automotive Restoration to include Luxury Vehicle is consistent with the existing developed Land Use pattern.



The Applicant's proposed amendments do not overly modify or broaden the current zoning regulations for Automotive Restoration.

III. PROPOSED UPDATES

The following table provides a summary of the proposed amendments:

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Chapter 17.01 Definitions	<p>17.01.010 Definitions</p> <p>Add Definition: "Vehicle, Luxury" means vehicles that offer higher to exceptional levels of driving comfort. These vehicles are equipped with advanced/superior levels of technology pertaining to the interior cabin elements, the exterior safety components, convenience features, and performance elements. These features and amenities are considered exclusive to these vehicles and would not be found in regular consumer vehicles. Luxury vehicles use high-quality materials, craftsmanship in design and construction, and attention to detail in form and function. Luxury vehicles require specific and elevated insurance coverage</p>

	<p>policies to account for higher repair and replacement costs than most other vehicles.</p> <p>Amend Definition: “Automotive Restoration” means the process of repairing degraded aspects of Antique or Classic Automobiles or Luxury Vehicles to return them to an “authentic” condition and uses ancillary and necessary to perform the foregoing. Automotive Restoration does not include any other defined Use in this Chapter.</p>
Amending Chapter 17.03 Land Use Districts and Matrix	<p>17.03.010 Land Use Matrix</p> <p>Add “Automotive Restoration” as a Permitted Use in Business Park.</p>
Amending Chapter 17.04 Permitted Use Review	<p>17.04.030 Permitted Uses with Specific Standards</p> <p><u>Amend Automotive Restoration to include these additional standards:</u></p> <ol style="list-style-type: none"> 1. Restoration Requirements: <ul style="list-style-type: none"> • Allow restoration of luxury vehicles. • Hours of operation are limited when the Use is within 200 feet of a residential district, from 7:00 a.m. to 8:00 pm. • Outdoor storage is prohibited. • Only operable vehicles (used by the business, customers, and employees) may be parked outdoors in designated parking stalls. • Parking vehicle inventory or vehicles under repair in the Right-of-Way is prohibited.

PUBLIC INPUT:

Staff did not receive any public input at the time this report was published.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for an ordinance amending chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code (“Title 17”) to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park (BP) District.

PLANNING COMMISSION AUTHORITY:

The Planning Commission is the recommending body for amendments to land use ordinances, and the City Council is the land use authority for amendments to land use ordinances.

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

- A. The Planning Commission makes recommendations to the **City Council** for:
 - a. The general plan and amendments to the general plan;
 - b. The Land Use Map, and amendments to the Land Use Map;
 - c. **Amendments to land use ordinances;**
 - d. Proposed Application processes and the delegation of power under the land use ordinance.

PLANNING COMMISSION REVIEW:

Utah Code Ann. § 10-9a-502. Preparation and adoption of land use regulation states:

1. A planning commission shall:

- a. provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4);
- b. hold a public hearing on a proposed land use regulation;
- c. if applicable, consider each written objection filed in accordance with Subsection 10-9a-205(4) prior to the public hearing; and
- d.
 - i. review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and
 - ii. forward to the legislative body all objections filed in accordance with Subsection 10-9a-205(4).

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to forward a recommendation of approval to the City Council for the ordinance amending Chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park District.

Option 2: Recommendation of Denial

Move to forward a recommendation of denial to the City Council for the ordinance amending Chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park District.

Option 3: Continuance

Move to table the ordinance amending Chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park District.

Attachments:

1. Redlined Ordinance Amendment

Chapter 17.01 DEFINITIONS

Sections:

17.01.010 Definitions.

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“Automotive Restoration” means the process of repairing degraded aspects of Antique or Classic Automobiles or **Luxury Vehicles** to return them to an “authentic” condition **and uses ancillary and necessary to perform the foregoing**. Automotive Restoration does not include any other defined Use in this Chapter.

“Vehicle, Luxury” means vehicles that offer higher to exceptional levels of driving comfort. These vehicles are equipped with advanced/superior levels of technology pertaining to the interior cabin elements, the exterior safety components, convenience features, and performance elements. These features and amenities are considered exclusive to these vehicles and would not be found in regular consumer vehicles. Luxury vehicles use high quality materials, craftsmanship in design and construction, and attention to detail in form and function. Luxury vehicles require specific and elevated insurance coverage policies to account for higher repair and replacement costs than most other vehicles.

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Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

Sections:

17.03.010 Land Use Matrix.

- A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:
 - 1. Uses indicated by the letter "P" below are Permitted Uses only where designated.
 - 2. Uses indicated by the letter "C" are Conditional Uses only where designated.
- B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.
- C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district.

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Flex	Historic and Landmark	Jordan River	School	City Facility & City Facility Overlay	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S/State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Tracy Aviarys Jordan River Nature Center	SSLC-PD	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbrhd. - State Street Gateway	East Streetcar Nbrhd. - North Haven	East Streetcar Nbrhd. - 500 East Gateway	Townhome Overlay	FINCH	HTZ Overlay		
Adult Daycare	C		C	C	C																																	
Alcoholic Beverage, Banquet and Catering	P	P	P	P	P		P																				P	P	P	P							P	
Alcoholic Beverage, Bar Establishment	C			C											C	C											C	C	C	C							C	
Alcoholic Beverage, Beer Recreational	P	P	P	P	P		P								P	P											P	P	P	P							P	
Alcoholic Beverage, Beer Wholesaler							C																															
Alcoholic Beverage, Hotel	P	P	P	P	P																						P	P	P	P							P	
Alcoholic Beverage, Liquor Warehouse							C																															
Alcoholic Beverage, Local Industry Representative	P	P	P	P	P	P	P	P							P	P	P	P									P	P	P	P							P	
Alcoholic Beverage, Manufacturer	C			C			C																				C	C	C	C								
Alcoholic Beverage, Off-Premises Beer	P	P	P	P	P		P								P	P											P	P	P	P							P	
Alcoholic Beverage, Package Agency	P		P	P	P		P								P	P											P	P	P	P							P	
Alcoholic Beverage, Reception Center																																						
Alcoholic Beverage, Restaurant (Beer Only)	P	P	P	P	P		P									P											P	P	P	P	P	P	P	P				P
Alcoholic Beverage, Restaurant (Limited Service)	P	P	P	P	P		P									P											P	P	P	P	P	P	P	P				P
Alcoholic Beverage, Restaurant (Full Service)	P	P	P	P	P		P									P											P	P	P	P	P	P	P	P				P
Alcoholic Beverage, Special Use (Educational)	P			P			P																				P	P	P	P	P	P	P	P				P
Alcoholic Beverage, Special Use (Industrial/Manufacturing)			P				P											P									P	P	P	P								
Alcoholic Beverage, Special Use (Scientific)	P		P	P			P											P									P	P	P	P								
Alcoholic Beverage, Special Use (Religious)	P	P	P	P	P	P	P	P					P	P													P	P	P	P	P	P	P	P				
Alcoholic Beverage, Tavern	C			C											C	C											C	C	C	C								C
Alcoholic Beverage, State Liquor Store	C			C			C									C											C	C	C	C	C	C	C					C
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	P		P				P																						P	P								
Amusement Device																																						

Animal Hospital/Veterinary Office (Small Animal)	P		P	P	P		P									P		P									P	P	P	P						P
Animal Kennel/Day Care, Commercial	C		C	C	C		C																													
Animal Kennel/Day Care, Commercial (Indoor Only)																										C	C	C	C	C	C	C			C	
Antenna, Lattice Tower								C		C		C																								
Antenna Mounted on City-Owned Structure	P						P		P		P	P																								
Antenna, Roof-Mounted	P						P		C		P	C	C	C																						
Antenna, Wall-Mounted	P						P		C		P	C	C	P																						
Apiary									P				P																							
Art Gallery	P	P	P	P	P		P	P			P					P		P									P	P	P	P	P	P	P			P
Art Studio	P	P	P	P	P		P	P			P					P		P									P	P	P	P	P	P	P			P
Assisted Living Facility	C	C		C	C									C												C	C	C	C	C	C	C				
ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)	P	P	P	P	P	P	P				P					P										P	P	P	P	P	P	P			P	
Auction House																																				
Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)	C		C				C																													
Auto Auction																																				
Auto Body Repair							P																													
Automotive Restoration			P				P																													
Automotive Service and Repair			P				P																													
Automotive Service Station (Non-Mechanical)			P				P	P																												
Aviary																																				
Bail Bonds																																				
Bakery, Commercial			P				P																				P	P	P	P						
Bakery Neighborhood	P	P	P	P	P											P	P									P	P	P	P	P	P	P			P	
BioTech/Biolife																										P	P	P	P						P	
Blood/Plasma Donation Center	P	P	P																																	
Bowling Alley	P		P	P	P																					P	P	P	P							
Car Wash	C	C	C	C	C		C																													
Child Care Center	C	C	C	C	C	C						C					C									C	C	C	C	C	C	C	C		C	
City Building												P														P										
City Park												P	P																							
Community Garden												P	P																							
Commercial Repair Services	P	P	P	P	P	P	P																				P	P	P	P	P	P	P			P
Convenience Store with Fuel Pumps	C	C	C	C	C		C																													
Cosmetology	P	P	P	P	P											P	P										P	P	P	P	P	P	P			P
Crematory/Embalming Facility							C																													
Day Spa	C																C												C	C	C					C
Day Treatment Center			C																																	
Drive-Up Window	P	P	P	P	P	P	P									P																				
Dry Cleaning/Laundromat	P	P	P	P	P		P									P											P	P	P	P	P	P	P			P

Manufacturing, Minor			P				P											P																
Massage Therapy	C																																	
Minor Monopole exceeding max district Height	C						C		C					C	C	C	C																	
Minor Monopole not exceeding max district Height						P	P		P		P	P																						
Monopole w/ Structure >15 ft. Wide																																		
Motel																																		
Movie Studio/Sound Stage											P																							
Museum	P	P	P	P	P			P			P	C														P	P	P	P	P	P	P		
Nature Center																								P										
Non-Congregate Children/Family Interim Housing Facility																																C		
Non-Depository Institution																																		
Nursery, Commercial			P				P		P																									
Nursing Home		C		C	C									C											C	C	C	C	C	C	C	C		
Office, Medical, Dental, Health Care	P	P	P	P	P	P	P				P					P		P							P	P	P	P	P	P	P			P
Office, Professional	P	P	P	P	P	P	P	P			P					P	P	P								P	P	P	P	P	P	P		P
Park and Ride	C			C																					C									C
Parking Lot											P																							
Parking Structure	P	P	P	P	P		P				P			P											P	P	P	P	P	P	P			P
Pawn Shop																																		
Permanent Supportive Housing																																		
Pharmacy	C	C	C	C	C		C									C									C	C	C	C	C	C	C	C		P
Place of Worship	C	C	C	C	C	C	C	C					C	C											C	C	C	C	C	C	C	C		
Portable Container	P	P	P	P	P	P	P				P		P	P	P	P	P	P	P		P	P		P	P	P								
Poultry, Urban									P				P	P							P													
Precious Metal Recycling																																		
Printing, Large-Scale				P		P	P																		P	P	P	P						
Protective Housing				C																														
Public Utility Facility	C	C	C	C	C	C	C		C		C	C													C	C	C	C	C	C	C			C
Recording Studio			P																															
Recreation Center	C	C	C	C	C	C	C	C			P	C				C									C	C	C	C	C	C	C			C
Recycling Collection/Drop-Off Facility																																		
Rehabilitation Center																																		
Restaurant	P	P	P	P	P											P	P								P	P	P	P	P	P	P			P
Retail, Accessory	P	P	P	P	P	P	P	P			P					P	P	P							P	P	P	P	P	P	P			P
Retail, General	P	P	P	P	P	P	P				P				P	P		P							P	P	P	P						P
Retail, Neighborhood	P	P	P	P	P	P	P	P			P					P									P	P	P	P	P	P	P			P
Secondhand Merchandise Dealer	P	P		P	P																													
Sexually Oriented Business							C																											
Short-Term Rental														P	P					P					P	P	P	P						P
Slaughterhouse/Animal Processing																																		
Storage, Outdoor											P																							

Chapter 17.04 PERMITTED USE REVIEW

Sections:

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17.04.030 Permitted Uses with Specific Standards.

The Uses listed below require compliance with the following standards in addition to any other applicable requirements of this Code.

- A. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "P"—Permitted Uses—in the Title 17 Land-Use Matrix are subject to the following restrictions:
1. Alcoholic Beverage, Banquet and Catering; Alcoholic Beverage, Beer Recreational; Alcoholic Beverage, Hotel; Alcoholic Beverage, Off-Premise Beer; Alcoholic Beverage, Package Agency; Alcoholic Beverage, Restaurant (Beer Only, Limited Service, and Full Service); and Alcoholic Beverage, Special Use (Educational, Scientific, and Industrial/Manufacturing) Uses may not be located (a) any closer to a residential district than six hundred (600) feet, as measured at the closest Property Lines, (b) any closer to a community location than permitted under section 32B-1-202 of the Utah Code, as amended, (c) nor any closer to a Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured at the closest Property Lines.
 2. Such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, as warranted, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
 3. Such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one candle power light measured at a level five feet above the floor.
- B. Accessory Dwelling Units (ADU). This Use shall comply with the following criteria:
1. Design Standards. Refer to 17.07 for Primary Dwelling (Single-Family Dwelling) standards.
 2. A Single-Family Dwelling is the Primary Dwelling on the property.
 3. A Lot or Parcel may only contain one (1) Internal ADU and one (1) External ADU.
 4. The Primary Dwelling and the proposed ADU shall not be used as a Short-Term Rental.
 5. The following applications and licenses, must be obtained and completed to establish and ADU in the city.
 - a. Predevelopment application
 - b. Evidence of Owner occupancy
 - c. Building Permit application
 - d. Rental Business License application
 - e. Any other applicable land use application
 6. Mobile Homes. No ADU or extended living area shall be constructed within a Mobile Home, Portable Container, Trailer, Carport, Canopy Structure, or similar Structure.
 7. The occupants of the ADU shall not sublease any portion of the accessory dwelling to other individuals.
 8. Owner Occupancy. The Primary Dwelling or the ADU shall be Owner occupied.
 9. Owner Occupancy Exceptions:

- a. Owner occupancy is not required for an ADU located on a property with a principal use as, Multi-Family Dwelling.
 - b. The property Owner is on active military service or is placed in a Hospital, Nursing Home, Assisted Living Facility, or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
- C. 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 Primary 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.
- D. Auto Body Repair. This Use shall comply with the following criteria:
 1. All wrecked or inoperable vehicles must be stored within the Primary 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.
 3. When this Use is within two hundred (200) feet of a residential district, the hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
- E. Automotive Restoration. This Use shall comply with the following criteria:
 1. Every vehicle associated with Automotive Restoration shall be an Antique or Classic Automobile **or Luxury Vehicle**.
 2. All vehicles and parts must be stored within the Primary or Accessory Structure. Only operable vehicles used by the business, its customers, and its employees may be parked outdoors.
 3. This Use may use only high-volume, low-pressure, spray guns in painting operations.
 4. When this Use is within ~~one hundred fifty (150)~~ **two hundred (200)** feet of a residential district, the hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
 5. **Outdoor storage is prohibited.**
 6. **Parking vehicle inventory or vehicles undergoing repair in the Right-of-Way is prohibited.**
- F. Automotive Service and Repair. This Use shall comply with the following criteria:
 1. An eight-foot solid wall is required along all Property Lines shared with another property Owner.
 - a. Required construction materials for all walls shall be, brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials of equivalent quality and durability;
 2. All drives, parking, storage, and maneuvering areas shall be paved with concrete or asphalt.
 3. Storage areas are restricted as follows:
 - a. Outdoor Storage is prohibited.
 - b. All vehicle parts or accessories must be stored indoors.
 - c. All wrecked or inoperable vehicles must be stored within the Primary or Accessory Structure.

- d. Only operable vehicles used by the business, customers, and employees may be parked outdoors. No vehicle may be stored outdoors for more than seventy-two (72) hours.
 - e. 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.
 - f. The Applicant shall maintain the Property and all Buildings free of insect and rodent infestation.
 - g. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).
 - h. 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.
 - i. 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.
- G. Employment Agency and Temporary Staffing. 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:
 - 1. The Use must be located at least three hundred (300) feet away from any Residential Use, as measured at the closest Property Lines.
 - 2. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.
- H. Food Processing (Large-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales. A Facility housing this Use:
 - 1. Must be greater than three thousand (3,000) square feet in size;
 - 2. Must only be used by a single food-processor/food-preparer;
 - 3. Must use an in-ground grease trap system meeting City Engineering requirements; and
 - 4. May not be used by Food Truck/Food Trailer operators or have Food Truck/Food Trailers parked on the Lot or Parcel.
- I. Food Processing (Small-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales.
 - 1. *A de minimis* onsite Retail component is allowed.
 - 2. A Facility housing this Use:
 - a. May be shared among various food processors or food preparers; and
 - b. Is limited in size to three thousand (3,000) square feet or less.
 - 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 15 Food Truck/Food Trailer operators working out of each location;
 - c. Outdoor electrical outlets (one 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 requirements.
- J. Food Truck/Food Trailer.

1. Special Events. Food Trucks or Food Trailers on public property must have a City special event permit, for the Use, on file with the South Salt Lake City Recorder.
2. Licensing. Food Truck or Food Trailer Vendors must meet all applicable state and City Code licensing requirements.
3. Permitted Vehicles. All mobile food vending business shall take place in either a Food Truck or a Food Trailer.
4. Food Trucks or Food Trailers on private property as an Accessory Use.
 - a. Food Trucks or Food Trailers that comply with the standards outlined in this Section are allowed on private property.
 - b. Food Trucks or Food Trailers that are Accessory Uses shall not use parking that is required for the Primary Use during business hours;
 - c. Excluding private events, Food Trucks or Food Trailers within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:
 - i. Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;
 - ii. Must comply with all Salt Lake County Health Department noise regulations; and
 - iii. Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
 - d. For private properties without a Primary Use, such as a Parking Lot or vacant Parcel, Food Trucks or Food Trailers may be permitted by meeting the requirements of this Section.
5. Food Truck Parks on private property as a Primary Use.
 - a. Food Truck Parks are allowed in specific districts as outlined in Chapter 17.03 and are subject to Infrastructure Improvements being completed. Required Infrastructure Improvements include paving, parking, drainage, Landscaping, lighting, and Buffering requirements as found in Title 17.
 - b. All Food Trucks and Food Trailers must be separated by a minimum of ten feet (10') between vendor walk up windows
 - c. All Food Trucks Parks shall provide one on-site Parking Stall per Food Truck or Food Trailer for customer parking.
6. Food Trucks and Food Trailers on public property.
 - a. Two (2) Food Trucks or Food Trailers per City Block may operate in the Right-of-Way on the following Streets and subject to the following conditions:
 - i. Permitted Areas:
 - a) City-owned Streets abutting Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
 - b) City-owned Streets abutting parks.
 - c) To be located on another agency's roads, agency consent is required prior to operation. All roads must abut Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
 - ii. Food Trucks or Food Trailers located within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:

- a) Hours of operation are limited from 10:00 a.m. to 10:00 p.m.;
 - b) Must comply with all Salt Lake County Health Department noise regulations; and
 - c) Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
- iii. Food Trucks or Food Trailers operating in the Right-of-Way must comply with all applicable parking and traffic regulations. No operation shall extend into vehicle travel or bicycle lanes.
- iv. Food Trucks or Food Trailers operating in the Right-of-Way must orient the vending window to face away from the Right-of-Way.
- v. All Food Trucks or Food Trailer must maintain liability insurance as determined by South Salt Lake City Attorney's Office.
- b. All Food Trucks or Food Trailers must contain no fixed infrastructure or accessory infrastructure in the Right-of-Way. Any mobile food vending infrastructure outside of the Food Truck or Food Trailer must be located on private property.
- 7. Specific Requirements. All Food Trucks or Food Trailers shall meet the specifications set forth in this Subsection.
 - a. Mobility. All Food Trucks or Food Trailers shall be constructed in a way that they may be easily removed on a daily basis. All Food Trucks or Food Trailers must have functioning wheels.
 - b. Food Trucks or Food Trailers shall not be left overnight or stored on the subject property or in a Right-of-Way.
 - c. Design. All Food Trucks or Food Trailers shall not have a Drive-Through Window and shall be kept in good operating condition.
 - d. Limits by Location. To assure public safety and limit restrictions or impediments to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in this Section:
 - i. No Food Truck or Food Trailer shall conduct business in the Right-of-Way within fifty (50) feet of a minor arterial intersection or one hundred (100) feet of a major arterial intersection.
 - ii. All Food Trucks or Food Trailers must comply with Clear View Area requirements.
 - iii. All Food Trucks or Food Trailers shall be parked on asphalt, concrete, or an engineered dustless surface.
 - e. Umbrellas, Canopies and Other Coverings. Each Food Truck or Food Trailer may have one 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.
 - f. Trash Receptacles. All Food Trucks or Food Trailers shall provide at least one trash receptacle meeting Salt Lake County Health Department standards. The trash receptacle shall be removed with the Food Truck or Food Trailer on a daily basis.
 - g. 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 50-foot area on a daily basis.
 - h. Hours of Operation. All activity related to Food Trucks or Food Trailers shall be temporary. Food Truck or Food Trailer operation shall not exceed eighteen (18) hours within a twenty-four (24) hour period at any one location.

- i. Provisions. The sale of any products other than food and beverages for human consumption is prohibited.
- 8. Prohibited Activities. Any violation of the following activities shall be subject to loss of City business license and other penalties of law.
 - a. Food Trucks or Food Trailers shall not include the sale or provision of alcoholic beverages of any kind.
 - b. Amplified music and the use of any amplified sound system is prohibited.
 - c. 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.
- 9. Review Standards. The Community Development Department shall apply the following review standards:
 - a. The arrangement of the Site including access, Buildings, Parking Areas, Landscaping, and other facilities.
 - b. 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.
 - c. Other Site and area-specific items as outlined in Title 17.
- 10. Signs and Advertising. Food Truck or Food Trailer may have one Sign that meets the requirements of Chapter 17.08. Vinyl wraps are permitted.
- 11. 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.
- J. Home Occupation, Category I.
 - 1. Regulations.
 - a. Category I Home Occupations generate no off-site impacts and have no more than *de minimis* customer or delivery traffic.
 - b. Category I Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.
 - c. A Category I Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.
 - d. An Accessory Structure separate from the Dwelling may be used for a Category I Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the use of the Accessory Structure for the Home Occupation.
 - e. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.
 - f. No business Sign is allowed.

- g. Explosive or combustible materials shall not be stored in a Dwelling with a Category I Home Occupation.
 - h. Yard and garage sales associated with a Home Occupation are prohibited.
 - i. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.
 - j. Category I Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.
 - k. Category I Home Occupations shall meet all licensing requirements of the City, county, and state.
- L. Portable Container. This Use shall comply with the following standards:
- 1. A Portable Container shall only be Accessory to a Primary Use.
 - 2. Portable Containers may not be Used as a Dwelling or living quarters, nor for camping, cooking, or recreational purposes for any amount of time in any district.
 - 3. Portable Containers must be kept in good repair (capable of being moved intact, free of holes, rust, graffiti, or other damage, and free of vermin or other pest infestation, etc.), be secured against unauthorized entry, comply with health regulations, and be stored on a Hard Surface.
 - 4. Portable Containers may not be stacked or have any materials stacked on top of them.
 - 5. Portable Containers shall not be stored in Rights-of-Way, fire access lanes, landscaped Front Yard areas, or in an area visible from the Street along the Primary Building's Primary Façade.
 - 6. In residential districts the following additional standards apply:
 - a. Only one Portable Container is permitted on a Lot or Parcel for a maximum of 90 days in any twelve-month (12) period.
 - b. Unless a Building Permit has been issued, Portable Containers are not permitted on vacant Lots or Parcels.
 - c. If a Building Permit has been issued, the Portable Container of the permitted construction must be removed within ten-days of the completion of construction or final Building inspection, whichever is sooner.
 - d. Portable Containers must be located on an approved driveway or behind the Primary Building's Primary Façade.
 - 7. In non-residential districts the following additional standards apply:
 - a. Portable Containers shall only be used for:
 - 1. Shipping and receiving of merchandise and goods, provided that the Portable Container is removed within 30 days;
 - 2. Storage of merchandise or goods, provided that the Portable Container is properly located according to the requirements of this Title;
 - 3. If a Building Permit has been issued, storage Accessory to construction or remodeling of a Structure located on the same Lot, provided that the Portable Container is removed within 180 days. The Community Development Department may approve 30-day extensions when construction or remodeling is ongoing, and the Building Permit remains valid; or
 - 4. A licensed firework stand limited to the times the fireworks stand may lawfully occupy a space as described in Chapter 8.18 of this Code.

- b. Portable Containers shall not be located in designated Parking Areas.
 - c. Portable Containers shall not be located on Lots or Parcels that abut a residential district.
- M. Wireless Communications Facilities. All commercial and low power radio services and facilities, such as "cellular" or "PCS" (personal communications system) communications and paging systems shall comply with the following criteria:
 - 1. Site Location Priorities. Except as otherwise provided in this Subsection, all wireless communication facilities shall be subject to the provisions of Table below.
 - a. Providers of wireless telecommunications services will first seek to locate facilities on existing City structures, such as Buildings, communication towers, water tanks and smokestacks; provided, however, that if existing structures owned by the City are not available, or do not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then attempt to locate their facilities on privately owned structures, such as Buildings, communication towers, water tanks or smokestacks.
 - b. If providers are unable to locate on existing structures, and a Monopole is necessary, providers will first seek to locate their Monopoles on City-owned property; provided, however, that if City property is unavailable, or does not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then seek to lease property for the Monopole from a private property Owner.
 - c. To encourage the location of wireless facilities on City-owned Structures and property and privately-owned existing Structures, wireless telecommunication facilities are Permitted Uses in all districts of the City if the land or existing Structures are owned or leased by the City. Except in low Density residential districts, facilities located on any existing Structure are also an allowed Use.
 - d. Wireless providers will agree to locate their facilities on City-owned or leased property only when the provider and government entity agree on the terms and conditions of the Site lease, including fair and reasonable compensation for the Use of the property. If no agreement can be reached, the provider will locate its facilities on privately owned property.
 - 2. Regulations. The following shall apply to all wireless communication facilities:
 - a. In addition to the regulations provided in this Section, all low power radio services facilities shall comply with all other ordinances of the City, and with all applicable regulations of the Federal Communications Commission and the Federal Aviation Administration. All facilities shall be subject to design review standards of this Title.
 - b. Low power radio services facilities are characterized by the type or location of the Antenna structure. There are five general types of such Antenna structure: wall-mounted Antennae; Roof-Mounted Antennae; Monopoles with Antennae and Antenna support Structure less than two feet in width; Monopoles with Antennae and Antenna support Structure greater than two feet in width; and Lattice Towers. If an Antenna Structure is allowed in a designated zoning district under the Land Use Matrix either as a Permitted or Conditional Use, the minimum standards for the installation of each type of Antenna are as follows:
 - i. Wall-Mounted Antenna.
 - a) Wall-mounted Antennae may not extend above the wall line of the Building or extend more than four (4) feet horizontally from the face of the Building.
 - b) Antennae, equipment and the supporting Structure shall be painted to match the color of the Building or Structure or the background against which they are most commonly seen. Antennae and the supporting Structure on a Building

shall be architecturally Compatible with the Building. Whip Antennae are not allowed on a wall-mounted Antenna Structure.

- c) Antennae mounted directly on existing parapet walls, penthouses or mechanical equipment rooms are considered a wall-mounted Antenna if no portion of the Antenna extends above the roof line of the Building.

ii. Wall-Mounted Antennae.

- a) Roof-Mounted Antennae shall be constructed, painted or fully screened to match as closely as possible the color and texture of the Building and wall on which it is mounted.
- b) Roof-Mounted Antennae may be mounted on the top of existing penthouses or mechanical equipment rooms if the Antennae and Antenna support structures are enclosed or visually screened from view. The Screening Structures may not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.
- c) Antennae not mounted on a penthouse or mechanical equipment room shall be mounted at least five (5) feet back from the exterior wall of the Building. The maximum height of an Antenna mounted between five (5) and ten (10) feet back from the exterior wall shall be directly proportional to the Setback distance and may not exceed ten (10) feet above the roof line of the Building. Antennae shall be mounted at least five (5) feet behind any parapet wall. The maximum height of an Antenna mounted between five (5) and ten (10) feet behind a parapet wall shall be directly proportional to the Setback distance and may not exceed a height of ten (10) feet above the top of the parapet wall. An Antenna may not extend more than 15 feet above the roof line of the Building itself except as allowed as a Conditional Use. Similarly, a Roof-Mounted Antenna may not extend above the roof line of a penthouse or mechanical equipment room except as allowed as a Conditional Use.

iii. Monopoles. The height of a Monopole with Antennae and Antenna support Structure/s shall not exceed the lesser of the maximum Building Height for the tallest Structure allowed in the District, up to 60' in height.

- a) A Monopole within one hundred fifty (150) feet of a residential district, is a separately regulated Conditional Use.

iv. Lattice Towers. Except as provided in this Subsection, Lattice Towers may not be located within 330 feet of a residential district.

- a) A Lattice Tower maybe located closer than 330 feet from a residential district if the Planning Commission finds that the tower's apparent height would not exceed the apparent height of any public utility pole, wire, cable, or similar Structure located in the same vicinity as the proposed tower, when viewed from a height of six (6) feet at the nearest adjacent residential district boundary.
- b) Lattice Towers may not exceed a height equal to 90 percent of the tower's distance from nearest adjacent residential district boundary, and in any case the height may not exceed 150 feet.

- c. Location on Parcel. Monopoles and Lattice Towers shall be located only in the Rear Yard area of the affected Lot or Parcel, though a different location may be approved by the Planning Commission in compelling circumstances, but only to prevent a violation of federal law and to

carry out the intent and purpose of these regulations. These Structures may not be located in a required Landscaped Area, Buffer area, or required Parking Area.

- d. Area Limitations for Wall- and Roof-Mounted Antennae. A combination of both roof- and wall-mounted Antennae are allowed on a Building. Except as allowed under a Conditional Use permit, the total area for all wall- and Roof-Mounted Antennae and supporting structures combined shall not exceed the lesser of 60 square feet or five (5) percent of each exterior wall of the Building. The total area is the sum of the area of each individual Antenna face and the visible portion of the supporting Structure as viewed when looking directly at the face of the Building. The total area for a Roof-Mounted Antenna shall apply to the closest exterior wall.
- e. Height Regulation—Monopoles with Antennae. The height of Monopoles with Antennae and Antenna support Structures is restricted to the maximum Building Height of the tallest permitted Structure of the District.
- f. Wall- and Roof-Mounted Antennae on Noncomplying Buildings that Exceed the Maximum Building Height Limit of the Zoning District. Wall-mounted Antennae which otherwise are permitted or approved under this Chapter may be mounted on noncomplying Buildings that exceed the maximum Building Height of the zoning district in which they are located. Roof-Mounted Antennae which are mounted on a Noncomplying Structure above the maximum Building Height of the zoning district require Conditional Use approval.