

OAM 2026-001636



Salt Lake County Land Use Fee Schedule
Salt Lake County Planning Commission
August 12, 2026



**Municipal Services
District**

Building Permit Valuation Table



- Updated valuation table used to calculate building permits as provided by the International Code Council (ICC)
- This is a regular and predictable update to the schedule

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family ^a	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

- a. Private Garages use Utility, miscellaneous.
b. For shell only buildings deduct 20 percent.
c. N.P. = not permitted.
d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Unit	Valuation
Basements – Unfinished	Square Foot	As provided in the ICC valuation table footnote above
Basements – Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00

Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvements	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than and including \$2,000	\$70.00
\$2,001 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50
\$25,001 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
Over \$1,000,001	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.



Plan Check Fees



- Clarification that plan check fees apply to up to four reviews prior to building permit issuance. This helps ensure a single fee is being applied to scenarios where updates to plans are not being made and plan checks are occurring at high volume without a fee increase.
- Clarification that plan check fees “small projects” includes residential solar plan checks.

Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction	Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.	40% of building permit fee
Plan Check Fee – commercial construction	Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.	65% of building permit fee
Plan Check Fee – smaller projects	Includes residential solar plan check	\$150.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$175.00

Building Permit Fees



- A change of the re-inspection fee from \$50 to \$100, and the overtime/after-hours inspection fee from \$120 to \$150.

Additional Inspection Fees		
Reinspection		\$100.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$150.00 (Per hour)

- These adjustments reflect average actual time, fuel and vehicle costs and to encourage readiness at the initial inspection so that a reinspection or untimely inspection is not even needed.

Building Permit “Violation” Fees



- Adding “or violating a stop work order” to “building or grading without a permit” as a reason for a fee to be assessed.
- Also, updating the base fee as requested and clarifying that the 200% reference was to be a double fee, so reworded that section to avoid it being inadvertently viewed as a triple fee.
- A very small base fee may not be seen as a deterrent in some cases.
- Fees are not intended as a revenue generator, but to encourage compliance.

Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)
Building or grading without a permit, or violating a stop work order	Base fee equal to \$1,000 or 200% of building permit fee, whichever is greater; plus daily fees commencing 10 business days after notice of violation.	Base fee equal to \$1,000 or 200% of permit fee, plus 1% of permit fee per day (\$50 max per day)

Land Use Fees



Land Use Fees

Permitted and Conditional Uses

- Change Simple Conditional Use Permit to “Simple Land Use Permit”
- Many of these uses are now permitted uses rather than conditional uses due to code or state statute updates.
- Includes FCOZ Fuels Reduction Plans



Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00
Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency review	\$175.00
Site Plan Review (less than 3 acres)	Includes agency review meeting and technical review.	\$990.00
Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting and technical review.	\$990.00
Foothills/Canyons	Includes agency review meeting and technical review.	\$990.00
Simple Conditional Land Use Permit	Home daycare/pre-school, mobile store, condominium conversion, FCOZ fuels reduction plan , similar uses requiring limited staff review.	\$175.00
Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00



SWPPP and Special Event Fees



- Removal of Stormwater Pollution Prevention Plans (SWPPP) oversight inspections fee due to legislative and stormwater permit changes.
- Clarification of individual vs non-individual special event violations. Reducing individual fee amount to \$1,000 consistent with UCA 10-3-703 and Title 76-3-301(1)(d).

Short-Term Rental Violations		
Operating short-term rental without a business license		\$650.00 per infraction per day
Operating short-term rental for less than two nights for each stay		\$650.00 per infraction per day
Holding special event at short-term rental – first violation		\$650.00 per infraction per day
Holding special event at short-term rental – subsequent violations (individual)		\$1,000.00 per infraction per day
Holding special event at short-term rental – subsequent violations (non-individual)		\$1,300.00 per infraction per day
Other short-term rental violations	Violations not covered in the above categories.	\$100.00 per infraction per day

Engineering and Excavation Fees



- Update of engineering fees to include excavation permit fee amounts per Title 14 instead of having the fees buried in the code.
- Also, eliminating some of the calculations based on a percentage of construction costs and changing to set fees to make fees more modest and consistent with other jurisdictions.

Engineering Plan Check Fees		Amount
For Subdivision Development – Master Planning	Engineering check fee, reviewing master planning for subdivision development	\$500 plus \$50/dwelling unit or lot
For Subdivision Development – Final	Engineering check fee, final subdivision fee and plat filing for subdivisions	\$500 plus \$125/dwelling unit or lot
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$1,000 plus \$500 per acre
Excavation Permit Fees		Amount
Excavation within asphalt or concrete		\$0.50 per square foot \$250 minimum
Excavation within dirt		\$0.25 per square foot \$125 minimum
Road Closures or Obstructions caused by Excavation Permits		\$50 per day per lane or partial lane closed or obstructed for more than 72 hours
Permit Extension		Fee equal to one-half of the original fee
Excavation Work Without Permit Penalty	A person found doing work in the public right-of-way without having obtained a permit shall be required to pay a penalty	Penalty Fee equal to two times the normal permit fee

Recommendation

- Staff Recommend that the Planning Commission Recommend that the County Council adopt the revised fee schedule



OAM 2026-001669



Title 19 Amendments, Phase I
Salt Lake County Planning Commission
August 12, 2026



**Municipal Services
District**

Background



- Salt Lake changed its form of government at the turn of the Century
- The Title 19, Zoning adopted shortly thereafter is still used today
- Portions of Title 19 have been revised during that timeframe, but the ordinance adopted then is still largely the ordinance we use today
- In the last quarter century:
 - The Population and Geographic Boundaries of the unincorporated County have changed drastically,
 - The state legislature has made yearly changes to the framework that governs local land use planning, and
 - Land use planning best practices have evolved to deal with a changing world,
- In the near future:
 - The unincorporated islands will be annexed,
 - All that will remain unincorporated are the Wasatch Canyons, the Oquirrh Mountains, the southwest county area, and the wetlands near the Great Salt Lake,
 - Medium and large-scale development will primarily happen in existing cities or areas annexed into those cities

Introduction



- A comprehensive overhaul of Title 19 is long overdue
- A working group that included the MSD Planning Staff, the SLCO Regional Planning & Transportation Division, and the DA's Office have been working on this comprehensive update project for more than 2 years
- This update is intended to:
 - Comply with legislative changes to the state code that govern local land use regulations,
 - Implement best planning practices as they have evolved over the last quarter century,
 - Address issues that the current code is inadequate to deal with,
 - Implement Moderate Income Housing Plan and West General Plan principles,
 - Allow for streamlined development review processes,
 - Provide clear direction to applicants
 - Be user friendly and easy to understand through illustrations with graphics, diagrams, and easy to navigate tables

Introduction



- The proposed code is divided into 5 “Articles,” or topics, with the various chapters arranged within those topics:

1. GENERAL PROVISIONS

1. CHAPTER 19.02: TITLE, PURPOSE AND APPLICABILITY
2. CHAPTER 19.04: DEFINITIONS
3. CHAPTER 19.06: NONCONFORMITIES
4. CHAPTER 19.08: ENFORCEMENT
5. CHAPTER 19.10: PROCEDURES FOR ANALYZING TAKINGS

2. ADMINISTRATION

1. CHAPTER 19.12: ADMINISTRATIVE BODIES, POWERS & DUTIES
2. CHAPTER 19.14: ZONES, ZONING MAP, BOUNDARIES
3. CHAPTER 19.16: LAND USE PROCESSES AND PROCEDURES
4. CHAPTER 19.18: PLANNED UNIT DEVELOPMENTS
5. CHAPTER 19.20: VARIANCES, EXCEPTIONS, AND APPEALS

Introduction (cont.)



3. ZONE REGULATIONS

1. CHAPTER 19.22: PARKS AND OPEN SPACE ZONES
2. CHAPTER 19.23: MOUNTAIN RESORT ZONE
3. CHAPTER 19.24: FORESTRY ZONES
4. CHAPTER 19.26: AGRICULTURAL AND FOOTHILLS AGRICULTURAL ZONES
5. CHAPTER 19.28: SINGLE-FAMILY RESIDENTIAL ZONES
6. CHAPTER 19.30: MEDIUM AND HIGH-DENSITY RESIDENTIAL ZONES
7. CHAPTER 19.32: COMMERCIAL ZONES
8. CHAPTER 19.34: MANUFACTURING ZONES
9. CHAPTER 19.35: S-1-G ZONE
10. CHAPTER 19.36: MIXED USE ZONES

4. SPECIFIC AND TEMPORARY USE STANDARDS

1. CHAPTER 19.42: SPECIFIC USE STANDARDS
2. CHAPTER 19.44: TEMPORARY USE STANDARDS

Introduction (cont.)



5. DEVELOPMENT STANDARDS

1. CHAPTER 19.46: SITE DEVELOPMENT STANDARDS
2. CHAPTER 19.48: OFF-STREET PARKING AND MOBILITY
3. CHAPTER 19.50: LANDSCAPING & SCREENING
4. CHAPTER 19.52: SIGNS
5. CHAPTER 19.54: FLOOD HAZARD REGULATIONS
6. CHAPTER 19.56: FLOOD DAMAGE PREVENTION
7. CHAPTER 19.58: GEOLOGIC HAZARDS
8. CHAPTER 19.60: AIRPORT OVERLAY ZONE
9. CHAPTER 19.62: FOOTHILLS AND CANYONS OVERLAY ZONE
10. CHAPTER 19.64: HISTORIC PRESERVATION
11. CHAPTER 19.69: PC ZONES

Process Steps



1. Initial drafting (2023)
2. Legal review/editing (2024-2025)
3. Salt Lake County internal review/edits (January – July 2026)
4. Planning Commission workshops (August – October 2026)
5. Public Open House (November 2026 – tentatively)
6. Planning Commission hearing/recommendation (November - December 2026)
7. County Council review (January – February 2027)



Phases of Planning Commission Review



<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>
(from <u>Article I. General Provisions</u>)	<u>Article IV. Specific and Temporary Use Standards</u>	<u>Article I. General Provisions</u>
Chapter 19.04: Definitions	Chapter 19.42: Specific Use Standards	Chapter 19.02: Title, Purpose And Applicability
<u>Article III. Zone Regulations</u>	Chapter 19.44: Temporary Use Standards	Chapter 19.06: Nonconformities
Chapter 19.22: Parks and Open Space Zones	<u>Article V. Development Standards</u>	Chapter 19.08: Enforcement
Chapter 19.23: Mountain Resort Zone	Chapter 19.46: Site Development Standards	Chapter 19.10: Procedures For Analyzing Takings
Chapter 19.24: Forestry Zones	Chapter 19.48: Off-Street Parking and Mobility	<u>Article II. Administration</u>
Chapter 19.26: Agricultural And Foothills Agricultural Zones	Chapter 19.50: Landscaping & Screening	Chapter 19.12: Administrative Bodies, Powers & Duties
Chapter 19.28: Single-Family Residential Zones	Chapter 19.52: Signs	Chapter 19.14: Zones, Zoning Map, Boundaries
Chapter 19.30: Medium And High-Density Residential Zones	Chapter 19.54: Flood Hazard Regulations	Chapter 19.16: Land Use Processes And Procedures
Chapter 19.32: Commercial Zones	Chapter 19.56: Flood Damage Prevention	Chapter 19.18: Planned Unit Developments
Chapter 19.34: Manufacturing Zones	Chapter 19.58: Geologic Hazards	Chapter 19.20: Variances, Exceptions, And Appeals
Chapter 19.35: S-1-G Zone	Chapter 19.60: Airport Overlay Zone	
Chapter 19.36: Mixed Use Zones	Chapter 19.62: Foothills and Canyons Overlay Zone	
	Chapter 19.64: Historic Preservation	
	Chapter 19.69: PC Zones	

Phase 1 Overview



Elimination



- The proposed code would eliminate zones that are no longer needed

Recommendations to remove chapters from the ordinance	
19.08 F-1 Forestry Zone	Not Currently in Use – Obsolete
19.38 R-2-10C Residential Zone	Not Currently in Use - Obsolete
19.45 ORD Office Research Park Zone	Not Currently in Use - Obsolete
19.46 RMH Mobile Home Park Zone	Not Currently in Use - Obsolete
19.55 MD-1 MD-3 Zones	Being replaced with Mixed Use Zones
19.71 Residential Compatibility Overlay Zone	Obsolete – Originally applied to Millcreek only

- These chapters are not used and are not expected to be used in the future

Chapter Consolidation

- Zoning District chapters have been consolidated into “like” chapters:



Recommendations to Consolidate Existing Chapters into New Sections	
19.60 C-V Commercial Zone	New Commercial Zone Chapter
19.62 C-2 Commercial Zone	
19.64 C-3 Commercial Zone	
19.66 M-1 Manufacturing	New Manufacturing Chapter
19.68 M-2 Manufacturing	
19.10 Forestry Multi-Family Zones	New Forestry Chapter
19.15 Forestry and Recreation Zones	
19.32 R-2 Medium Residential Zone	New Medium/High Density Residential Chapter
19.40 R-4-8.5 Medium Residential Zone	
19.44 R-M Residential Multi-Family	
19.46 RMH Residential Zone	
19.48 A-1 Agricultural Zone	New Agriculture Zone Chapter
19.50 A-2 Agricultural Zone	
19.52 A-5, A-10, A-20 Agricultural Zone	
19.92 Land Use Hearing Officer	New Administrative Bodies Powers and Duties Chapter
19.05 Planning Commission	
19.84 Conditional Uses	New Land Use Processes and Procedures Chapter
19.90 Amendments and Rezoning	

New Chapters

- New chapters have been created:

Recommendations for New Chapters	
Mixed Use Zones	Includes Neighborhood and Corridor Mixed Use Zones
Parks and Open Space Zone	Includes both Improved and Unimproved open spaces
Specific Use Standards	Standards and Conditions for impactful land uses
Temporary Uses	Regulations, Standards and Approval Processes for various types of Temporary Uses
Site Development Standards	Combines Standards related to site development currently scattered throughout existing code.



Consolidation

- Other chapters dealing with processes, procedures, and specific uses have been consolidated into Chapters intended for those purposes:

Recommendations to consolidate chapters in the ordinance	
19.07 Mountainous Planning District Planning Commission	Combine with other chapters into “Administrative Bodies Powers and Duties” (19.12)
19.55 MD-1 MD-3 Zones	Being replaced with Mixed Use Zones (19.36)
19.76 Supplementary and Qualifying Regulations	All sections in this chapter have been relocated into more appropriate chapters in the code (Primarily 19.46)
19.79 Utility and Facility System Placement Regulations	Moved into Site Development Standards chapter (19.46)
19.81 Highway Noise Abatement	Moved into Site Development Standards chapter (19.46)
19.83 Wireless Telecommunications Facilities	Moved into Specific Use Standards chapter (19.42)
19.84 Conditional Uses	Moved into Land Use Processes and Procedures chapter (19.16)
19.85 Home Business	Moved into Specific Use Standards chapter (19.42)
19.87 Residential Facilities for Persons with a Disability	Moved into Specific Use Standards chapter (19.42)
19.90 Amendments and Rezoning	Moved into Land Use Processes and Procedures chapter (19.16)
19.91 Sexually Oriented Businesses	Moved into Specific Use Standards chapter (19.42)
19.92 Land Use Hearing Officer	Moved into Administrative Bodies Powers and Duties (19.12) and Variances Exceptions and Appeals (19.20) chapters



Definitions



- Over 400 specific land uses (many undefined) existed in the previous code
- Staff consolidated these to just over two hundred categorized land uses, with clear definitions for each
- Examples of new definitions include:
 - Animal Rights and Animal Units – *To combine several different animal related uses into one term with reasonable limits based on lot size, similar to other jurisdictions.*
 - Lot of Record – *To better align the zoning and subdivision ordinances in harmony with state law.*
 - Accessory Outside Storage – *Based on a set of use standards for storage associated with business uses.*
 - Child Care, Licensed Facility & Child Care, Residential – *To align with state regulations for home-based childcare.*
- These land use definitions can include:
 - What is included in the land use,
 - What isn't included in the land use,
 - References to similar, defined land uses.

Definitions Section

- All definitions used in the Zoning Ordinance were moved into a single chapter to reduce redundancy and cut down on text in other sections
- Other useful terms within the code are also defined
- The Definition Chapter is further broken down into subsections to help users find the defined terms. These subsections include:
 - General Definitions
 - Site Standard Definitions
 - Telecommunications Definitions
 - Landscape Definitions
 - Sign Definitions
 - Use Definitions



Use Tables

- Each zone chapter within the existing code contains exhaustive lists of permitted and conditional uses
- The proposed Title 19 combines similar zones and uses tables to denote what uses are allowed in the various zones



Table 19.32.030 - Uses Allowed in Commercial Zoning Districts				
Use Categories				
RETAIL AND SERVICE:	C-1	C-2	C-3	C-V
Car and Light Truck Wash	P	P	P	X
Child Care Center	P	P	P	X
Check Cashing	P	P	P	X
Commercial Plant Nursery	P	P	P	X
Financial Institution	P	P	P	X
Kennel, Commercial	P	P	P	X
Laundry Cleaning, Automatic Self-Help and/or Drop Off	P	P	P	X
Liquor and/or Wine Store and Package Agency	P	P	P	P
Mobile Store	P	P	P	P
Pawn Shop	X	X	P	X
Personal Care Services	P	P	P	P
Personal Instruction Services	P	P	P	P
Reception Hall, Reception Center	P	P	P	P
Reiki	P	P	P	X
Retail and Service Commercial	P	P	P	P

Use Tables



- The “Schedule of Permitted Uses” contains the use table and instructions on how to use the use table
 - “P” uses are permitted
 - “C” uses are conditional
 - “X” uses and any use not listed in the table are prohibited

19.32.030 SCHEDULE OF PERMITTED USES

- A. Schedule of Permitted Uses. The specific uses listed in the following schedule are permitted in the zones as indicated, subject to the general provisions, special conditions, additional restrictions, and exceptions set forth in this Title.
- B. Special Conditions. Any special conditions related to a specific use are in Chapter 19.42 Specific Use Standards.
- C. Procedure for Multiple Uses (Combination of Uses). If a development proposal involves a combination of uses other than accessory uses as identified in Table 19.32.030, the more restrictive provisions of this Title shall apply. For example, if a portion of a development is subject to Conditional Use (“C”) approval and the other portion is subject only to Permitted Use (“P”) review, the entire development shall be reviewed and approved by the Conditional Use process.
- D. Abbreviations. The abbreviations used in the schedule mean:
 1. P = Permitted Use. This use is allowed in the zone but may be subject to additional restrictions and approval processes as provided in this Title.
 2. C = Conditional Use. This use is conditional because of the unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent uses, incompatibility in some areas of the zone, or compatibility only if special provisions or conditions are required to mitigate the detrimental impacts of the use. The Planning Commission is the land use authority for uses with this designation.
 3. X = Prohibited Use. This use is prohibited in this zone. Any use not specifically identified in Table 19.32.030 is prohibited in this zone.



Definition Consolidation and the Use Table



- Example:
 - The separate uses in the C-1 Zone “Nail Salon”, “Barbershop”, “Beauty shop”, “Massage”, and “Tanning Studio” are all undefined in the current code except for “Tanning Studio”.
 - These similar uses, with similar transactions, ie., where a customer visits an establishment to have a person give them a service, are combined into “Personal Care Services” in the use table.

Table 19.32.030 - Uses Allowed in Commercial Zoning Districts

Use Categories				
RETAIL AND SERVICE:	C-1	C-2	C-3	C-V
Personal Care Services	P	P	P	P

- “Personal Care Services” is defined as “an establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tanning and nail salons, permanent makeup facilities, tattoo and body piercing establishments, and weight loss centers.”

Conditional Uses



- Conditional Uses were once **thought of** as *uses we could choose to allow or choose not to allow*
- This was never really the case, and over the last quarter century the legislature and courts have created a standard around CUP's that could be described *as if the listed as a conditional use in your code, it is a permitted use in that zone*
- This means that CUP's are purely administrative in nature and there is very little practical difference between permitted and conditional uses
- Due to this reality, land use best practice is to largely eliminate Conditional Uses in favor of:
 - Land use tables that reflect what a jurisdiction wants and doesn't want, and
 - Specific Use Standards for those uses that have specific impacts not typical of most land uses
- If you have specific use standards, an application can be denied when the applicant can't meet the specific use standards

Specific Use Standards

- The proposed Chapter 19.42 is where the Specific Use Standards are located
- Staff will discuss this chapter with the Commission during phase II



Chapter 19.22 Parks and Open Space Zones



- This is a new zone that did not exist in previous code
- The PR Zone protects and promotes developed park spaces, with recreation as the primary goal
- This zone is intended for Salt Lake County's existing park spaces, which are currently held under a variety of zoning designations, often Residential or Agricultural
- Development standards were added to ensure compatibility with existing development and zone intent
- For example, lighting standards for these zones work to prevent light pollution

Chapter 19.23 Mountain Resort Zone

- This is an existing zone specifically used for Mountain Resorts
- No changes (other than re-numbering) are proposed for this chapter



Chapter 19.24 Forestry Zones



- Combines the FR- zones and FM- zones into one chapter
- In addition to formatting changes and updates to reflect new citations for FCOZ, the following changes were also made:
 1. Many of the stand-alone commercial uses (such as restaurants, retail shops, etc.) were eliminated from the FM- zones, and included in the definition of “ski resort or mountain resort.”
 2. In response to the new PUD chapter in the code (to be reviewed in Phase 3), the various types of PUD are listed in the land use table, including which PUD types are allowed in which zones.

Chapter 19.26 Agricultural Zones



- This chapter combines the (Agricultural) A-1, A-2, A-5, A-20 zones and the (Foothill Agricultural) FA-2.5 and FA-5 Zones
- Staff recommends removing the A-10 Zone, which is not currently applied in Salt Lake County and allowed the same uses as A-5, so it is unlikely to be desired in the future
- The agricultural zones were cleaned up for enhanced clarity and an emphasis on single-family development with small-scale agricultural uses
- Some incompatible uses were removed from this chapter
- In the Agricultural Zones, the “Animals and Fowl for Family Food Production” and other similar animal related uses are eliminated in favor of an “Animal Rights” use
- Due to the ongoing discussions with land-owners in the FA and FR zones, the regulations in those zones regarding “Horses” and “Animals and Fowl for Family Food Production” remain unchanged

Family Food Production



- Under the current code "Family food production" means the keeping of not more than two cows, two sheep, two goats, twenty rabbits, fifty chickens, fifty pheasants, ten ducks, ten turkeys, ten geese and twenty pigeons, provided that not more than three of the above-listed kinds of animals and fowl are permitted at any one time on any lot in zones where family food production may be a permitted or conditional use
- Under this regulatory format the size of your parcel is irrelevant, a parcel owner with 1 acre can have exactly the same number of animals as an owner with 100 acres
- Many cities use "Animal Rights" instead, a regulatory format that adjusts the number of animals a person is allowed based on the size of the parcel. This approach is consistent with the *original* definition of "family food production," which had similar adjustments based on acreage.

The “Animal Rights” format



- Animal Rights is a defined term and is included in the use table in appropriate zones
- A land-owner may keep animals if:
 - The zone their property is in allows “Animal Rights”, and
 - They have at least 20,000 square feet (0.459 acres)
- If the owner meets these requirements, they may keep one “Animal Unit” for each 10,000 square feet of property
- Animal Unit is also a defined term

“Animal Unit” means any proportionate combination of the following animal types, a single animal unit meaning any of the following types and associated number of specified animals:

- a. One (1) cow, or one (1) horse, or one (1) pig, or one (1) llama, or one (1) other similar large animal.
- b. Four (4) adult sheep or feeder lambs, or two (2) alpacas (similar to llama).
- c. Two (2) goats.
- d. Ten (10) chickens, or ten (10) ducks, or ten (10) pigeons, or ten (10) similar small fowl, subject to the standards and requirements of this Title, Salt Lake County Animal Services, and Salt Lake County Health Department that ensure that domesticated fowl do not adversely impact the neighborhood surrounding the property on which the domestic fowl are kept. For regulations regarding the keeping of chickens, see Section 19.42.130 of this Title.
- e. Twelve (12) rabbits, or twelve (12) similar small animals.
- f. Two (2) large birds such as ostriches, or emus, or peacocks.
- g. Four (4) turkeys.
- h. The total animal units located on a given lot, parcel or subject property shall be determined by adding the animal units for each animal type. For the purpose of determining compliance, said definition shall not include the unweaned offspring of any residing animal which is less than six (6) months in age.

Chickens, Ducks, Pigeons and Bees



- Property zoned for single and two-family dwellings that do not have “Animal Rights” may still be allowed to keep chickens, ducks, pigeons and bees (Apiary)
- “Apiary” means the assembly of one or more colonies of bees at a single location. For regulations regarding the keeping of bees, see Section 19.42.070 of this Title.
- “Residential Keeping of Chickens, Pigeons or Ducks” means the keeping of a small number of domesticated hens, pigeons and/or ducks on a lot or lot of record with a single-family dwelling for personal use only, subject to the standards and requirements of this Title, Salt Lake County Animal Services, and Salt Lake County Health Department that ensure that domesticated hens, pigeons and ducks do not adversely impact the neighborhood surrounding the property on which the domestic fowl are kept.

Chickens, Ducks, or Pigeons



- The “Residential Keeping of Chickens, Pigeons or Ducks” land use has specific use standards in Chapter 19.42 and Health Department standards in Title 8
- A person will be able to keep some number of chickens, ducks, or pigeons if:
 - They own at least 6,000 square feet,
 - The principal use of the property is a single or two-family dwelling, and
 - The use table allows “Residential Keeping of Chickens, Pigeons or Ducks” as a permitted or conditional use
- The larger the parcel, the more chickens, ducks, or pigeons a person can keep

Chapter 19.28 Single-Family Residential Zones - uses



- Large-scale uses have been removed.
- Animals and Fowl for family food production (currently allowed in R-1-21 & R-1-43) has been replaced with “animal rights.”
- Guest house eliminate as redundant (replaced with detached accessory dwelling unit or DADU).
- Minor public utilities acknowledged as allowed.
- Private kennels allowed in harmony with changes made several years ago by Salt Lake County to increase the number limits on “household pets.”

Chapter 19.28 Single-Family Residential Zones - standards



- Rear yard setbacks have been modified to no longer vary based on whether a home has an attached garage.
- Accessory structure standards have been modified to no longer require conditional use permit for buildings over a certain size. Instead, overall site and rear yard coverage maximums are now in place.
- Maximum lot coverage of 40% has been added. This is consistent with calculations that were used when master storm drainage systems were designed and constructed in residential areas, and is also consistent with the current design practices that retain storm water on site.
- Fencing standards are now in place, including restrictions on fence heights in front yards.

Chapter 19.30 Medium and High-Density Residential Zones

- R-2, R-4, and RM Zones were combined into one chapter. Staff recommends that the RM Zone only apply to existing multi-family developments
- Incompatible uses were removed from the Medium and High Density Residential Zones
- Limited commercial uses were preserved in the ordinance recognizing Salt Lake County's desire for having some commercial services near residential land uses
- Development standards were added to ensure that any development in these zones is compatible with the surrounding neighborhood



Chapter 19.32 Commercial Zones



- The C-1, C-2, C-3, and C-V zones are combined into one chapter
- Development standards previously missing from ordinance have been added to the drafted chapter, including:
 - Lot size and frontage,
 - Build-to-lines,
 - Walkways,
 - Architectural standards,
 - Lighting,
 - Screening standards, and
 - Site Furnishings
- The C-1 Zone has been re-imagined as a smaller-scale commercial zone
- The C-2 Zone is now intended primarily for shopping centers with appropriate standards regarding built form
- The C-3 Zone is preserved as currently in code

Chapter 19.34 Industrial Zones



- M-1 and M-2 zones combined into one chapter.
- Greater distinction between M-1 and M-2:
 - M-1 zone now geared toward light industrial, office/research park type uses
 - M-2 zone now based on heavier industrial uses.
- Development Standards
 - Conditional use requirement for industrial developments over one acre has been eliminated.
 - Standards such as floor area ratios and step-down height requirements have been added.
 - Minimum lot width and setbacks have been added to address on-site drainage containment and other concerns regarding the protection of nearby properties.

Chapter 19.35 S-1-G Zone

- The S-1-G Zone exists to permit the extraction of gravel and other similar natural resources
- No changes (other than re-numbering) are proposed for this chapter



Chapter 19.36 Mixed-Use Zone



- Two new mixed-use zones were drafted for Salt Lake County
- The Neighborhood Mixed Use (NMU) Zone allows for the vertical and horizontal mixing of residential, commercial, and civic uses at a small, neighborhood scale
- The Corridor Mixed Use (CMU) Zone is intended for transportation corridors and allows for a greater intensity of mixed-use to support housing and commercial needs where such uses can be supported by the existing infrastructure
- Several design standards were included to ensure that any mixed-use development occurs at a compatible scale and in a pattern that encourages a safe and walkable built environment
- Adoption of this chapter is intended to help Salt Lake County comply with its Moderate Income Housing Plan strategies related to promoting moderate income residential development in mixed-use zones (See Strategies F and V of SLCO's Moderate Income Housing Plan).

Discussion/Next Steps



Issues of Concern to Planning Commission Members?

Requested additional information/response to be addressed at next meeting?

Specific editing requests?

