

17.02 - General Provisions

17.02.110 - Short Title

A. This title shall be known as the Zoning Code of the City of South Salt Lake, Utah and may be referred to hereinafter as the Code and may be so cited.

17.02.120 - Authority

A. This Title is adopted pursuant to the provisions of the Utah State Code Annotated, including Chapter 10-9a

17.02.130 - How to use this Code

A. The Zoning Code of the City of South Salt Lake governs land use and development within the incorporated limits of South Salt Lake. The seven parts of the Code and Appendix are used together in the review of land use and development applications, enforcement of zoning and land use regulations, and implementation of the South Salt Lake General Plan. The Code is separated into seven parts in order to help readers easily navigate the code. The Code is divided and organized as follows:

1. Introduction and General Provisions. Part 1 provides information on the legal construction of the Code, general provisions, organization, amendments and relationship to the South Salt Lake City General Plan
2. Administration and Enforcement. Part 2 establishes land use duties of the City Council, Planning Commission, Community Development Director and duties and procedures for appeal authorities. This part identifies when public hearings and public meetings are required for land use applications. Under this part zoning enforcement duties are established with appropriate remedies for violations and offenses.
3. Establishment of Zoning Districts. Part 3 identifies the Zoning Districts within the boundaries of South Salt Lake. Each parcel of land within the municipal boundaries of the City is located within a zoning district as shown on adopted South Salt Lake Zoning Map.
4. Land Use Districts and Matrix. Part 4 indicates the land uses that are permitted within each district by the use of a matrix. The matrix lists uses for each zone that are either permitted, prohibited or require conditional use permit approval. The intention of the Code is to implement the vision, goals and objectives of the South Salt Lake General Plan. The purpose of the various land use districts is to provide compatible land use planning, reserve areas of the City for residential, commercial and industrial uses and integrate land use planning.

5. Development Standards – Part 5 provides residential, commercial and industrial development and site regulations for construction within the City. These standards include, but are not limited to, design, height, bulk, setbacks, and landscaping, lighting, parking, fencing, and signage requirements.
6. Non-Conforming Uses – Part 6 provides regulations governing legally established lots, structures, uses and other nonconformities that do not conform to applicable requirements of this title.
7. Appendix – Part 7 provides an index for common terms to make the code easily assessable. In addition, the appendix contains various design guidelines for development in the city and other planning documents. These documents are referenced within the various code sections and provide additional development guidance for implementing the Code. Other than the definitions provided in part 17.04, the other documents provided are not part of this ordinance.

17.02.140 - Zoning Map Adopted

A. The zoning map for the City of South Salt Lake as adopted by the City Council and executed by the Mayor is the official Zoning Map for the City. Upon Amendment to the Official Zoning Map, the Mayor shall execute a new map, or re-execute the existing map with the amendments noted thereon.

17.02.150 - Amendments

A. Amendments to the Zoning Map. Amendments to the Zoning Map shall be made in compliance with the provisions of this Chapter and Utah State Code Annotated.

B. Initiating Amendments and Corrections. The Planning Commission, City Council, Community Development Director may initiate proposals for change or amendment of The South Salt Lake General Plan or any chapter or regulation of this code or the official City zoning map.

C. Application. Any person seeking an amendment to the Zoning Code or Zoning Map shall submit an application with the Community Development Department indicating the change desired and how the change will further promote the goals and objectives of the General Plan. Application will be processed and noticed to the public, when applicable, according to this Code and Utah Code Annotated. Applications will be processed in an efficient manner in order to not cause the applicant unwarranted delays.

D. Planning Commission. The Planning Commission shall:

1. Prepare and recommend to the City Council a proposed land use ordinance or ordinances and zoning map that represent the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality.
2. Hold a public hearing on a proposed land use ordinance or zoning map amendment

E. City Council. The City Council:

1. May adopt or amend:
 - a. The number, shape, boundaries, or area of any zoning district on the official City zoning map;
 - b. Any regulation of or within the zoning district; or
 - c. Any provision of the development code.
2. The municipal legislative body shall consider each proposed land use ordinance and zoning map recommended to it by the planning commission, and, after providing notice as indicate in this Code and Utah State Code Annotated and holding a public meeting, the legislative body may adopt or reject the ordinance or map either as proposed by the planning commission or after making any revision the municipal legislative body considers appropriate. The City Council is not bound by any recommendation from the planning commission.

17.02.160 - Resubmission of the Zone Code or Zoning Map Amendment

A. If an application for amendment is denied by the City Council, resubmission of an application for the same amendment shall not be allowed for a period of twelve (12) months unless significant new facts or information are presented. If there is a substantial change in facts, circumstances and evidence, the applicant shall submit a written request to the Community Development Director to consider a resubmittal of a second application before the twelve (12) month period expires.

A. 17.02.170 - Uses Prohibited in Zones Unless Expressly Permitted

Uses of land which are not expressly permitted within a zone are hereby declared to be expressly prohibited therein.