CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	September 15, 2021
AGENDA ITEM:	AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING TEXT AMENDMENTS TO TAYLORSVILLE MUNICIPAL CODE SECTIONS 13.07.020; 13.08.020; 13.09.030; 13.10.020; AND 13.11.010, RELATED TO ACCESSORY DWELLING UNITS (ADUS), EXTENDED LIVING AREAS, GUESTHOUSES, AND CORRESPONDING DEFINITIONS.
FILE #:	12Z21
PUBLIC HEARING REQUIRED:	☐ Yes ☑ No
ORDINANCE REQUIRED:	☑ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☑ No
AUTHOR:	Jim Spung, AICP, Senior Planner
PRESENTER:	Wayne Harper, Economic & Community Development Director
SUMMARY:	The City of Taylorsville is requesting a text amendment to the Taylorsville Municipal Code, Sections 13.07.020; 13.08.020; 13.09.030; 13.10.020; and 13.11.010, related to accessory dwelling units (ADUs), extended living areas, guesthouses, and corresponding definitions. In its 2021 session, the Utah legislature passed House Bill 82 (HB82) related to internal accessory dwelling units (ADUs). Effective October 1st, 2021, municipalities must allow internal accessory dwelling units as a permitted use in all single-family residential zones. The legislation limits the extent to which municipalities and private developments can regulate ADUs. These limitations do not apply to detached ADUs, and municipalities may continue to prohibit or regulate detached units with full local authority. Internal ADUs are currently allowed in Taylorsville with conditional use permit approval. External/detached ADUs are not allowed and this amendment is not considering changes to those standards. "Exhibit A" includes the proposed zoning text language to align Taylorsville's standards with recent HB82. Below are notable changes being proposed: • Updated terminology – "accessory apartment" is now " internal accessory dwelling unit (ADU);" • ADUs no longer require administrative conditional use review – they are "permitted" in all residential zones (except RM and MH), subject to standards; • ADUs are only allowed on lots containing 6,000 square feet or more;

	• ADUs cannot be used for short-term rentals (i.e., less than 30 consecutive days); • Clarified language related to business licensing requirements; • Identified specific building code standards for ADU approval; • Requires a recorded notice with Salt Lake County to ensure future owners are aware of the standards associated with ADUs; • Requires evidence of owner occupancy; • New definition for "accessory dwelling unit (ADU); • Updated definition for "dwelling;" "dwelling, duplex;" and "dwelling, single-family;" • Reorganized and clarified standards related to "guesthouses;" and • Eliminated standards related to "extended living areas" – these living arrangements will follow the ADU standards moving forward.
STAFF RECOMMENDATION:	Staff recommends approval of Ordinance No. 21-13 based on the findings outlined in this report.
PLANNING COMMISSION RECOMMENDATION:	☑ Approve ☐ Deny
PLANNING COMMISSION VOTE:	7-0
SUMMARY OF PUBLIC COMMENTS:	None.
ATTORNEY'S OFFICE	☑ Yes ☐ No
ATTACHMENTS:	Ordinance No. 21-13 with corresponding Exhibit A

TAYLORSVILLE, UTAH
ORDINANCE NO. 21-13

AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING TEXT AMENDMENTS TO TAYLORSVILLE MUNICIPAL CODE SECTIONS 13.07.020; 13.08.020; 13.09.030; 13.10.020; AND 13.11.010, RELATED TO ACCESSORY DWELLING UNITS (ADUS), EXTENDED LIVING AREAS, GUESTHOUSES, AND CORRESPONDING DEFINITIONS.

WHEREAS, the Taylorsville City Council (the "Council") met in regular session on September 15, 2021, to consider, among other things, approving a text amendment to the Taylorsville Municipal Code Sections 13.07.020; 13.08.020; 13.09.030; 13.10.020; and 13.11.010, related to accessory dwelling units (ADUs), extended living areas, guesthouses, and corresponding definitions; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.030, notice of a public hearing before the City's Planning Commission was published in the *Deseret News* on September 3, 2021; and

WHEREAS, the notice of a public hearing before the City's Planning Commission was also published on the Utah Public Notice Website on September 1, 2021; and

WHEREAS, the City's Planning Commission held a properly noticed public hearing on the proposed amendments on September 14, 2021, during which the Planning Commission voted 7-0 to recommend that the Council approve the proposed text amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on September 15, 2021; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed text amendments to the Taylorsville Municipal Code Sections 13.07.020; 13.08.020; 13.09.030; 13.10.020; and 13.11.010, related to accessory dwelling units (ADUs), extended living areas, guesthouses, and corresponding definitions, are hereby approved, as articulated in Exhibit "A."

This ordinance, assigned Ordinance No. 21-13, shall take effect as soon as it shall be published or posted as required by law, deposited and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2021.

TAYLORSVILLE CITY COUNCIL

By: _____
Curt Cochran, Council Chair

VOTING:

Meredith Harker	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Daniel Armstrong	Yea ___ Nay ___
Curt Cochran	Yea ___ Nay ___
Anna Barbieri	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2021.

APPROVED this _____ day of _____, 2021.

_____
Mayor Kristie S. Overson

ATTEST:

_____
Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this ____ day of _____, 2021.

POSTED this ____ day of _____, 2021.

Exhibit A

Title 13: Land Development Code

13.07.020 PERMITTED LAND USE MATRIX BY THE RESIDENTIAL DISTRICTS:

A. Table Explanation: The table below identifies permitting types within the Residential Districts:

P	= Permitted
AC	= Administrative conditional
NC	= Nonadministrative conditional
N	= Not permitted
PLC	= Permitted with local consent

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for uses located within two hundred fifty feet (250') of a Residential District (unless bisected by a principal arterial road as determined by the City Engineer or as identified in the transportation element of the City general plan).

For those land uses marked with a superscript number (i.e., AC1), refer to the notes following the table for explanation. For those land uses marked with a - the use will be determined by the applicable section of this Code.

B. Categorizing: The land uses outlined in this title are intended to categorize uses and are not intended to be exhaustive or mutually exclusive descriptions of all possible land uses.

C. Uses Not Listed: Any land use type not listed or included in the table of uses is prohibited unless the Director determines that the use is of the same character and intensity as another permitted or conditional use so listed. The Director may allow the establishment of the said use subject to a determination of the following criteria:

1. The establishment of the use will be in accordance with the purposes of the district in which that use is proposed.
2. The use will be an appropriate addition to the zone because it has the same basic characteristics as the other uses permitted in the district.
3. The use will not be detrimental to the public health, safety, or welfare.
4. The use shall not adversely affect the character of that district in which it is proposed to be established.
5. The use will not create more traffic, odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount normally created by any of the uses listed as uses in that district.

D. Uses Not Similar: Where a use not listed is found by the Director to not be similar to any other permitted or conditional use, the use shall be permitted only following a text amendment to this title.

E. Table Of Uses: The table below classifies land uses, zoning districts and permitting types within Residential Districts:

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH
Accessory ~~apartments~~dwelling unit (ADU), internal	~~AC~~[1]~~P~~[1]	~~AC~~P[1]	~~AC~~P[1]	~~AC~~P[1]	~~AC~~P[1]	~~AC~~P[1]	~~AC~~P[1]	~~AC~~P[1]	~~AC~~P[1]	~~AC~~P[1]	~~AC~~P[1]	N[1]	N[1]
Accessory structure (unless otherwise specified)	P/AC[1]	P/AC[1]	P/AC[1]	P/AC[1]	P/AC[1]	P/AC[1]	P/AC[1]	P/AC[1]	P/AC[1]	P/AC[1]	P/AC[1]	P/AC[1]	P/AC
Alcoholic beverage:													
Single event permit	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC
Special use permit	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC
Temporary beer event permit	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC
Assisted living facility – large capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	N	N	N	N	N	N	N	N	NC	N
Assisted living facility – limited capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	P	P	P	P	P	P	P	P	P	P	P	P	P
Bed and breakfast facility	NC[1,4]	NC[1,4]	NC[1,4]	NC[1,4]	NC[1,4]	NC[1,4]	NC[1,4]	NC[1,4]	NC[1,4]	NC[4]	NC[1,4]	NC[1,4]	NC[1]
Boarding house	N	N	N	N	N	N	N	N	N	N	N	N	N
Botanical gardens	P	P	P	P	P	P	P	P	P	P	P	P	P
Congregate care facility	N	N	N	N	N	N	N	N	N	N	N	AC	N
Dwelling, duplex	N	N	N	N	N	N	N	N	N	P	P	P	N
Dwelling, multiple-unit	N	N	N	N	N	N	N	N	N	N	N	AC	N
Dwelling, single-family	P	P	P	P	P	P	P	P	P	P	P	N	P
~~Extended living areas~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~N~~	~~N~~
Fraternity or sorority house	N	N	N	N	N	N	N	N	N	N	N	N	N
Garage sales (residential)	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]
Guesthouse	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH
Half pipe ramps	N	N	N	N	N	N	N	N	N	N	N	N	N
Home occupation (categories A, B, C, D)	AC[1]	AC[1]	AC[1]	AC[1]	AC[1]	AC[1]	AC[1]	AC[1]	AC[1]	AC[1]	AC[1]	AC[1]	AC[1]
Homeless shelter	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured homes	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	N[1]	P[1]
Manufactured/mobile home park	N	N	N	N	N	N	N	N	N	N	N	N	P
Mixed use development (residential with office and/or commercial uses)	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile homes	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	N[1]	P[1]
Model home	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]
Modular home/unit	P	P	P	P	P	P	P	P	P	P	P	N	P
Nursing care facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Nursing home, convalescent home, and rest home (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N
Parking, structure/terrace	N	N	N	N	N	N	N	N	N	N	N	AC	N
Parking, underground	N	N	N	N	N	N	N	N	N	N	N	AC	N
Parks, public and private	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Planned unit development (residential)	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Protective housing facility	N	N	N	N	N	N	N	N	N	NC	NC	NC	N
Public service	AC[2]	AC[2]	AC[2]	AC[2]	AC[2]	AC[2]	AC[2]	AC[2]	AC[2]	AC[2]	AC[2]	AC[2]	AC[2]
Public utility station	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]
Recreation center	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreation, indoor	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreation, outdoor	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Recreational vehicle park	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH
Recycling materials collection/drop off facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Reiki	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious or cultural activity	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]
Residential facility for elderly persons (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]
Residential facility for persons with a disability (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]
Residential healthcare facility, residential care facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential lease, short term	N	N	N	N	N	N	N	N	N	N	N	N	N
School, charter	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
School, commercial	N	N	N	N	N	N	N	N	N	N	N	N	N
School, commercial (low impact)	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]	NC[1]
School, private or quasi-public	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
School, public	P	P	P	P	P	P	P	P	P	P	P	P	P
Sexually oriented business (escort agencies, outcall service agencies and seminude dancing agencies)	N	N	N	N	N	N	N	N	N	N	N	N	N
Sheltered workshop	N	N	N	N	N	N	N	N	N	N	N	N	N
Trade or vocational school	N	N	N	N	N	N	N	N	N	N	N	N	N
Transient lodging	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional care development	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional housing facility (must comply with development standards for that zone,	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH
i.e., setback, height, bulk, minimum/maximum square footage)													
Twin home	N	N	N	N	N	N	N	N	N	P	P	AC	N
Wireless telecommunications facility	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC[1,3]	P/AC

Notes:

1. ~~Reference regulatory standards in the special use standards section of this Code~~Subject to the standards in Chapter 13.11: *Special Use Standards*.
2. Public service uses with maintenance facilities shall not be allowed in Residential Districts.
3. May require technical necessity exception from the Planning Commission. See wireless telecommunication facilities section of this Code.
4. Permitted in Historic Resources Overlay Zone.

(Ord. 18-26, 10-17-2018)

Chapter 13.08 Land Uses In The Commercial, Office, Industrial, Mixed Use, Transit Corridor, And Research And Development Districts

13.08.020 PERMITTED LAND USE MATRIX BY THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS:

A. Table Explanation: The table below identifies permitting types within the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts:

P	= Permitted
AC	= Administrative conditional
NC	= Nonadministrative conditional
N	= Not permitted
PLC	= Permited with local consent

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for uses located within two hundred fifty feet (250') of a Residential District (unless bisected by a principal arterial road as determined by the City Engineer or as identified in the transportation element of the City general plan).

For those land uses marked with a superscript number (i.e., AC1), refer to the notes following the table for explanation.

B. Categorizing: The land uses outlined in this title are intended to categorize uses and are not intended to be exhaustive or mutually exclusive descriptions of all possible land uses.

C. Uses Not Listed: Any land use type not listed or included in the table of uses is prohibited unless the Director determines that the use is of the same character and intensity as another permitted or conditional use so listed. The Director may allow the establishment of the said use subject to a determination of the following criteria:

1. The establishment of the use will be in accordance with the purposes of the district in which that use is proposed.
2. The use will be an appropriate addition to the zone because it has the same basic characteristics as the other uses permitted in the district.
3. The use will not be detrimental to the public health, safety, or welfare.
4. The use shall not adversely affect the character of that district in which it is proposed to be established.
5. The use will not create more traffic, odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount normally created by any of the uses listed as uses in that district.

D. Uses Not Similar: Where a use not listed is found by the Director to not be similar to any other permitted or conditional use, the use shall be permitted only following a text amendment to this title.

E. Table Of Uses: The table below classifies land uses, zoning districts and permitting types within the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts:

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development
Accessory ~~apartments~~dwelling unit (ADU), internal	N	N	N	N	N	N	N	~~A~~CP[12]	~~A~~CN	N
Accessory structure (unless otherwise specified)	N	N	N	N	N	N	N	N	N	NC
Agriculture	N	N	N	N	N	N	N	AC	AC	N
Alcoholic beverage:										
Bar establishment license	NC/N[7]	NC/N[7]	NC/N[7]	N	N	N	N	N	N	N
Hotel alcohol license	PLC[7]	PLC[7]	N	N	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]
Off premises beer retailer license	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC	PLC	PLC[7]	PLC[7]	PLC[7]
On premises banquet and catering license	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]
On premises beer retailer/tavern license	NC/N[7]	NC/N[7]	NC/N[7]	N	N	NC/N[7]	NC/N[7]	NC[7]	NC[7]	N
Package agency license	P/AC[7]	AC/NC[7]	P/AC[7]	N	N	P/AC[7]	P/AC[7]	N	N	N
Reception center license	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]
Restaurant – beer only	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]
Restaurant – full service	P/AC[7]	P/AC[7]	P/AC[7]	AC/NC[7]	AC/NC[7]	P/AC[7]	P/AC[7]	AC[7]	AC[7]	AC[7]
Restaurant – limited service	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]
Single event permit	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC
Special use permit	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]	PLC[7]
State liquor store	P[7]	P[7]	P[7]	N	N	N	P[7]	N	N	P[7]
Temporary beer event permit	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC	PLC
Ancillary commercial	P	P	P	P	P	P	P	P	P	P
Animal hospital, veterinary office	P	P	P	P	P	P	P	AC	AC	P
Animal kennel, commercial	AC/NC	AC/NC	AC/NC	N	N	N	P	N	N	N
Animals (farm)	N	N	N	N	N	N	N	N	N	N
Aquarium	P	P	P	N	N	N	P	NC	NC	N

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development
Arcade	P/AC	P/AC	P/AC	N	N	N	AC	NC	NC	N
Art gallery	P	P	P	P	P	P	P	P	P	P
Athletic, tennis, health club	P	P	P	P	P	P	P	P	P	P
Assisted living facility – large capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	AC	AC	N	N	AC	AC	N
Assisted living facility – limited capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	P	P	N	N	P	P	N
Auto, light trucks, RV, all-terrain vehicle dealerships (new) – sales and service agencies	AC	NC	NC	N	N	N	AC	N	N	NM
Auto, light trucks, RV, all-terrain vehicle dealerships (used) – sales and service agencies	NC	NC	N	N	N	N	AC	N	N	N
Auto, truck, RV, equipment storage	N	N	N	N	N	N	AC	N	N	N
Automobile rental facility	AC	AC	AC	AC/NC	AC/NC	N	AC	N	N	N
Automobile self-service station	P/AC	P/AC	P/AC	P/AC	P/AC	N	P	N	N	N
Automotive service and repair, major	N	NC	AC	N	N	N	AC	N	N	N
Automotive service and repair, minor	N	AC	AC	AC/NC	AC/NC	N	AC	N	N	NC
Automotive service station	NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	N	N	N
Automotive service station, nonmechanical	NC	AC	AC	AC/NC	AC/NC	N	AC	N	N	N
Bed and breakfast facility	N	N	N	NC[13]	NC[13]	N	N	NC	NC	N
Boarding house	N	N	N	N	N	N	N	N	N	N
Botanical gardens	P	P	P	P	P	P	P	P	P	P

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development
Business or financial services	P	P	P	P	P	P	P	P	P	P
Carwash	AC/NC	AC/NC	AC/NC	AC/NC	AC/NC	N	P	N	N	N
Cemetery, columbarium, mausoleum	N	N	N	N	N	N	N	N	N	N
Commercial, heavy	N	N	N	N	N	N	N	N	N	N
Commercial, parking garage	P	P	P/AC	NC	NC	P	P	P	P	P
Commercial repair services	P	P	P	P	P	N	P	NC	N	P
Commercial retail sales and services	P	P	P	P	P	N	P	P	P	P
Community correctional facility	N	N	N	N	N	N	N	N	N	N
Conference, exposition, and convention facilities	NC	NC	NC	N	N	NC	NC	NC	NC	NC
Congregate care facility	N	N	N	N	N	N	N	AC	AC	N
Correctional facility	N	N	N	N	N	N	N	N	N	N
Cosmetic services	P	P	P	P	P	P	P	P	P	P
Crematory, embalming facility	N	NC	N	N	N	N	NC	N	N	N
Dance hall	NC/N	NC/N	NC/N	N	N	N	N	NC	N	N
Daycare, adult	N	P	P	P	P	AC	AC	P	P	P
Daycare, elderly	N	P	P	P	P	AC	AC	P	P	P
Daycare, group	P/AC	P/AC	P/AC	P/AC	P/AC	AC	P	P	P	P
Drive-through, accessory	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	N	N	P[2]
Dwelling, duplex	N	N	N	N	N	N	N	N	N	N
Dwelling, multiple-unit	N	N	N	N	N	N	N	AC[11]	AC[11]	N
Dwelling, single-family	N	N	N	N	N	N	N	AC	N	N
Earth station	NC[10, 12]	NC[10, 12]	NC[10, 12]	N	N	NC[10, 12]	NC[10, 12]	N	N	NC[12]
Education facility with housing	N	N	N	N	N	AC	N	AC	AC	AC

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development
Equestrian facilities	N	N	N	N	N	N	AC	N	N	N
Equipment sales and service	P	P	P	AC	AC	N	P	N	N	NC[1]
~~Extended living areas~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P[12]~~	~~N~~	~~N~~
Flea market	N	NC	NC	N	N	N	AC	N	N	N
Food trucks	P	P	P	P	P	P	P	P	P	P
Fraternity or sorority house	N	N	N	N	N	N	N	N	N	N
Garage sales (residential)	N	N	N	N	N	N	N	P[12]	N	N
Glazing contractor	N	NC[1, 10]	N	N	N	N	AC	N	N	N
Half pipe ramps	N	N	N	N	N	N	N	N	N	N
Healthcare facility	N	P	AC	AC	AC	P	P	AC	AC	P
Home occupation	N	N	N	N	N	N	N	AC	AC	N
Homeless shelter	N	N	N	N	N	N	N	N	N	N
Hospital	N	NC	NC	N	N	NC	N	N	N	N
Hotel	P/AC	AC	AC/NC	N	N	AC	N	AC	AC	AC
Industry, heavy	N	N	N	N	N	N	N	N	N	N
Industry, light	N	N	N	N	N	N	P	N	N	AC[1]
Industry, medium	N	N	N	N	N	N	P	N	N	N
Jail	N	N	N	N	N	N	N	N	N	N
Juvenile detention or security facility	N	N	N	N	N	N	N	N	N	N
Library	P	P	P	P	P	P	N	P	P	P
Manufactured homes	N	N	N	N	N	N	N	N	N	N
Massage therapy (soft tissue and physical therapy)	P	P	P	AC	AC	P	P	P	P	P
Medical and healthcare offices	P	P	P	P	P	P	P	P	P	P

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development
Mixed use structure	NC[14]	NC[14]	NC[14]	NC[14]	NC[14]	N	N	NC[14]	NC[14]	N
Mobile home park	N	N	N	N	N	N	N	N	N	N
Mobile homes	N	N	N	N	N	N	N	N	N	N
Mortuary, funeral home	N	P	P	P	P	AC	N	AC	AC	N
Motel	P/AC	AC	AC	N	N	N	N	N	N	AC
Nondepository institutions	NC	NC	NC	N	N	N	NC	N	N	N
Nursing home, convalescent home, and rest home (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	N	N	NC	N	AC	N	N
Office call center	N	AC	NC	NC	NC	P	P	P	P	P
Office professional	P	P	P	P	P	P	P	P	P	P
Office research facility	N	N	N	N	N	NC[9]	P	N	N	P
Park and ride facilities	N	AC	AC	AC	AC	AC	AC	NC	AC	AC
Parking, structure/terrace	P	P/AC	AC/NC	AC/NC	AC/NC	P	P	P	P	P
Parking, underground	P	P	P	P	P	P	P	P	P	P
Parks, public and private	P	P	P	P	P	P	P	P	P	P
Pawnshop	N	N	N	N	N	N	AC	N	N	N
Permanent makeup	P	P	P	P	P	N	N	P	N	N
Plant nursery	P/AC	P/AC	P/AC	P/AC	P/AC	N	P	N	N	N
Prison	N	N	N	N	N	N	N	N	N	N
Protective housing facility	N	N	N	N	N	N	N	N	N	N
Public service	P	P	P	P	P	P	P	P	P	P
Public utility station	N	NC	NC	NC	NC	NC	NC	NC	N	NC
Reception center	N	NC	NC	NC	NC	NC	N	NC	NC	N

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development
Recreation center	P	P/AC	P/AC	P/AC	P/AC	N	AC	AC	NC	N
Recreation, indoor	P	P	P	P	P	N	AC	AC	NC	NC
Recreation, outdoor	N	N	N	AC/NC	AC/NC	N	AC	AC	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	N	N
Recycling (commercial)	N	N	N	N	N	N	AC/NC	N	N	N
Recycling materials collection/drop off facility	AC	AC	AC	NC	NC	AC	AC	N	N	AC
Rehabilitation/treatment facility	N	NC	NC	N	N	N	NC	N	N	N
Reiki	NC	NC	NC	NC	NC	NC	N	NC	NC	N
Religious or cultural activity	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Research and development facility	N	N	N	N	N	NC	AC	N	N	P
Residential facility for elderly persons (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	AC/NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	AC/NC	N
Residential facility for persons with a disability (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	AC/NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	AC/NC	N
Residential healthcare facility, residential care facility	NC	NC	NC	NC	NC	N	N	NC	N	N
Restaurant	P	P	P	P	P	P	P	P	P	P
School, charter	N	N	N	N	N	AC	AC	AC	AC	AC
School, commercial	P	P	P	P	P	P	P	AC	NC	P
School, commercial (low impact)	P	P	P	P	P	P	P	P	AC	P
School, private or quasi-public	N	N	N	N	N	AC	AC	AC	AC	AC
School, public	N	N	N	N	N	AC	AC	AC	AC	AC
Secondhand goods store	NC	NC	NC	NC	NC	N	N	NC	NC	N

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development
Sexually oriented business (escort agencies, outcall service agencies and seminude dancing agencies)	N	N	N	N	N	N	P[4]	N	N	N
Social center	P	P	P	P/AC	P/AC	P	AC	AC/NC	AC/NC	N
Social detoxification facility	N	N	N	N	N	N	N	N	N	N
Solar equipment	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]
Stadium	NC	N	N	N	N	N	N	NC	NC	N
Tattoo parlor	N	N	N	N	N	N	AC[2]	N	N	N
Theater	P/AC	P/AC	P/AC	AC/N	AC/N	N	N	AC	AC	N
Tobacco specialty business	NC[7]	NC[7]	NC[7]	N	N	N	NC[7]	N	N	N
Transitional care development	N	N	N	N	N	N	N	N	N	N
Twin home	N	N	N	N	N	N	N	P	N	N
Warehouse	N	N	N	N	N	N	P	N	N	NC[1]
Wind conversion	NC[12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]
Wireless telecommunications facility	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]	P[6, 12]
Zoological gardens	P/N	P/N	N	N	N	N	P/N	P/N	N	N

Notes:

1. The use is not permitted if any part of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.
2. Drive-through facilities shall comply with the standards in Section 13.23.170.
3. Reserved.
4. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet of any school, public park, library, or religious or cultural activity; within 500 feet of any other sexually oriented business, escort agency, outcall service agency, or seminude dancing agency; within 600 feet of an agricultural or residential use or residential zoning boundary, beginning at the property line of such use.
5. Facility storage may not be used to conduct commercial business on site. A ministorage facility may include a caretaker's residence and areas for the outdoor storage of recreational vehicles (RVs) within a ministorage building project according to the following restrictions and standards:
   a. Outdoor storage areas are for recreational vehicle storage only, e.g., boats, campers, trailers, jet skis, snowmobiles, automobiles.
   b. Outdoor vehicle storage areas shall be located only at the rear of the project where vehicles will not be visible from any public streets.

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development

c. Outdoor vehicle storage areas shall be designed so as not to block any driveways, accessways, or parking aisles within the project.
d. Outdoor vehicle storage areas must be surrounded by a 6 foot high masonry wall on the exterior boundaries of the ministorage project.

6. May require staff or Planning Commission review and approval. (See wireless telecommunication facilities section of this Code.)
7. This use is not permitted if it does not meet the required distances from public or private schools, churches, public libraries, public playgrounds, or public parks as set forth in section 13.23.160 of this title.
8. Reserved.
9. The use is permitted only on properties comprising at least 4 contiguous acres and having access off a collector or arterial roadway. The use is not permitted if any part of the proposed/existing building is within 75 feet of any residential zoning boundary.
10. The use is not permitted if any opening (door, window, etc.) of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.
11. The use is permitted when constructed in conjunction with an approved master plan by the Planning and Zoning Commission. Master plan shall identify permitted residential densities and establish strategies to assure harmonious integration into the surrounding community.
12. ~~Reference regulatory standards in the special use standards section of this Code~~ Subject to the standards in Chapter 13.11: *Special Use Standards*.
13. Permitted in Historic Resources Overlay Zone.
14. Commercial land uses in a mixed-use structure shall only be allowed as permitted otherwise in the zone. Residential density shall be permitted as determined by the Planning Commission in the non-administrative conditional use process.

(Ord. 18-26, 10-17-2018)

Chapter 13.09 Institutional Care (IC) District

13.09.030 PERMITTED LAND USES BY THE INSTITUTIONAL CARE DISTRICT:

A. Matrix Explanation: The matrix below lists all uses permitted within the city institutional care district:

P	= Permitted
AC	= Administrative conditional
NC	= Nonadministrative conditional
S	= Special use permit
N	= Not permitted

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for businesses located within two hundred fifty feet (250') of a residential district (unless bisected by a principal arterial road as determined by the city engineer or as noted in the transportation element of the city general plan). (Ord. 12-15, 7-11-2012)

B. Table Of Uses: LAND USES IN INSTITUTIONAL CARE DISTRICT

Uses	Institutional Care District
Accessory ~~apartments~~dwelling unit (ADU), internal	N
Accessory structure (unless otherwise specified)	AC
Agriculture	P
Alcoholic beverage:	
Dining clubs	N
Equity clubs	N
Fraternal clubs	N
On premises banquet and catering	N
On premises beer retailer/tavern	N
Package agency	N
Restaurant – full service	N
Restaurant – limited service	N
Social clubs	N
Special event beer license	S
State liquor store	N
Alzheimer's facility	AC
Ancillary commercial as a stand alone use	N
Ancillary commercial as part of a mixed use building	P
Animal hospital, veterinary office	N
Animal kennel, commercial	N
Animals, household	P

Uses	Institutional Care District
Arcade	N
Art gallery	P
Artist's studio	N
Assembly, high tech	N
Assisted living facility – large capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	P
Assisted living facility – limited capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	P
Athletic, tennis, health club	N
Auto, truck, RV, equipment sales and rental	N
Auto, truck, RV, equipment storage	N
Automotive dealerships (new cars and light trucks) sales and service agencies	N
Automotive dealerships (used cars and light trucks)	N
Automotive parts sales	N
Automobile rental and lease agencies	N
Automobile self-service station	N
Automotive service and repair, major	N
Automotive service and repair, minor	N
Automotive service (lube and oil)	N
Automotive service station	N
Bed and breakfast facility	N
Birthing center	N
Boarding house	N
Botanical and zoological gardens	N
Building lots that do not have frontage on a public street	NC
Business or financial services	N
Carwash and detailing shops	N
Cemetery, columbarium, crematory, mausoleum	N
Commercial center, regional	N
Commercial, convenience store	N
Commercial, heavy	N
Commercial, parking garage	N
Commercial repair services	N
Commercial retail sales and services	N
Commercial, specialty	N
Commercial use of a complementary nature which are shown to be compatible and necessary for the development project	NC
Community correctional facility	N
Comprehensive mental health treatment	N

Uses	Institutional Care District
Conference and convention facilities	N
Congregate care facility	NC
Conservation areas including, but not limited to, wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under the Jordan River Parkway authority	N
Convenience sales and services	N
Correctional facility	N
Crematory, embalming facility	N
Dance hall, discotheque	N
Daycare, adult	NC
Daycare, elderly	AC
Daycare, group	N
Dwelling, duplex (not part of transitional care facility)	N
Dwelling, earth sheltered	N
Dwelling, multiple-unit	N
Dwelling, multiple-unit – transitional care development	AC
Dwelling, planned group	N
Dwelling, single-family (not part of transitional care facility)	NC
Education facility with housing	N
End stage renal disease facility	NC
Equestrian facilities	N
Equipment sales and service	N
~~Extended living areas~~	~~AC~~
Forests	N
Fraternity or sorority house	N
Half pipe ramps	N
Home health agency	NC
Home occupation (categories A, B, C, and D)	N
Homeless shelter	N
Hospice	P
Hospital	AC/NC
Hotel, motel	N
Industry, light	N
Industry, medium	N
Jail	N
Juvenile detention facility	N
Juvenile security facility	N
Laboratories, development and testing	N
Library	N

Uses	Institutional Care District
Manufactured homes	N
Medical and healthcare offices	P/AC
Mixed use commercial/residential development	N
Mixed use residential and office use	N
Mobile home park	N
Mobile homes	N
Mortuary, funeral home	N
Multi-family, 8 u/a	N
Nursing care facility	AC
Nursing home, convalescent home, and rest home (must comply with development standards for that zone)	P
Office, administrative, corporate, and general	NC
Open air theaters and meeting places	N
Open space in sensitive area overlay zone	AC
Park and ride facilities	N
Park and ride facilities on arterial streets	N
Parks	N
Pawnshop	N
Permanent makeup	N
Planned unit development	NC
Plant nursery	N
Playgrounds	AC
Prison	N
Protective housing facility	N
Prototype production facilities	N
Public and private parks and recreation areas including, but not limited to, playgrounds, athletic fields, golf courses, country clubs, tennis courts, and swimming pools	N
Public service	N
Public utility station	N
Publicly dedicated open space	P
Reception center	N
Recreation center	N
Recreation, indoor	N
Recreation, outdoor	N
Recreational vehicle park	N
Recyclable materials collection/drop off facility	N
Rehabilitation/treatment facility	N
Religious or cultural activity	N
Research, business and scientific	N

Uses	Institutional Care District
Research park	N
Residential facility for elderly persons (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	P
Residential facility for persons with a disability (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	P
Residential lease, short term	N
Restaurant	N
Restaurant, drive-up window	N
School, commercial	N
School, commercial (low impact)	N
School, private or quasi-public	N
School, public	N
Sculpture park	N
Sheltered workshop	N
Small healthcare facility	AC
Social detoxification facility	N
Social or reception center	N
Storage (ministorage) facilities	N
Street vendors	N
Tattoo parlor	N
Theater	N
Trade or vocational school	N
Transitional care development	AC
Transitional housing facility (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N
Twin home (not part of transitional care facility)	N
Veterinary hospital, small animal	N
Warehouse, wholesale	N
Zero lot line development (detached only)	N
Zero lot line development (not part of transitional care facility)	N

(Ord. 12-15, 7-11-2012; amd. Ord. 16-05, 6-1-2016)

Chapter 13.10 Open Space District

13.10.020 PERMITTED LAND USES IN THE OPEN SPACE DISTRICT:

A. Matrix Explanation: The matrix below lists all uses permitted within the open space district:

P	= Permitted

AC	= Administrative conditional
NC	= Nonadministrative conditional
S	= Special use permit
N	= Not permitted

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for businesses located within two hundred fifty feet (250') of a residential district (unless bisected by a major arterial road as determined by the city engineer or as noted in the transportation element of the city general plan).

For those land uses marked with a superscript number (i.e., AC1), refer to the notes following the table for explanation. (Ord. 13-35, 12-4-2013)

B. Table Of Uses: LAND USES IN OPEN SPACE DISTRICT

Uses	Institutional Care District
Accessory ~~apartments~~dwelling unit (ADU), internal	N
Accessory residential use (unless otherwise specified)	N
Accessory structure (unless otherwise specified)	N
Agriculture	N
Alcoholic beverage:	
Dining clubs	N
Equity clubs	N
Fraternal clubs	N
On premises banquet and catering	N
On premises beer retailer/tavern	N
Package agency	N
Restaurant – full service	N
Restaurant – limited service	N
Social clubs	N
Special event beer license	S
State liquor store	**N**
Alzheimer's facility	N
Ambulatory surgical facility	N
Ancillary commercial as a stand alone use	N
Ancillary commercial as part of a mixed use building	N
Animal hospital, veterinary office	N
Animal kennel, commercial	N
Arcade	N
Art gallery	N
Artist's studio	N
Assembly, high tech	N

Uses	Institutional Care District
Assisted living facility – large capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N
Assisted living facility – limited capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N
Auto, truck, RV, equipment sales and rental	N
Auto, truck, RV, equipment storage	N
Automotive dealerships (used cars and light trucks)	N
Automotive parts sales	N
Automobile rental and lease agencies	N
Automobile self-service station	N
Automotive service and repair, major	N
Automotive service and repair, minor	N
Automotive service (lube and oil)	N
Automotive service station	N
Bed and breakfast facility	N
Birthing center	N
Boarding house	N
Botanical and zoological gardens	AC
Building lots that do not have frontage on a public street	N
Business or financial services	N
Car wash and detailing shops	N
Cemetery, columbarium, crematory, mausoleum	NC
Commercial center, regional	N
Commercial, convenience store	N
Commercial, heavy	N
Commercial, parking garage	N
Commercial repair services	N
Commercial retail sales and services	N
Commercial, specialty	N
Commercial use of a complementary nature which are shown to be compatible and necessary for the development project	N
Community correctional facility	N
Comprehensive mental health treatment	N
Conference and convention facilities	N
Congregate care facility	N
Conservation areas including, but not limited to, wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under the Jordan River Parkway authority	P
Convenience sales and services	N
Correctional facility	N

Uses	Institutional Care District
Crematory, embalming facility	NC
Dance hall, discotheque	N
Daycare, adult	N
Daycare, group	N
Dwelling, duplex	N
Dwelling, earth sheltered	N
Dwelling, multiple-unit	N
Dwelling, multiple-unit – transitional care development	N
Dwelling, planned group	N
Dwelling, single-family	N
Education facility with housing	N
End stage renal disease facility	N
Equestrian facilities	AC/NC
Equipment sales and service	N
~~Extended living areas~~	~~N~~
Forests	P
Fraternity or sorority house	N
Historic preservation	AC
Home health agency	N
Home occupation, category I	N
Home occupation, category II	N
Homeless shelter	N
Hospice	N
Hospital	N
Hotel, motel	N
Industry, light	N
Industry, medium	N
Jail	N
Juvenile detention facility	N
Juvenile security facility	N
Laboratories, development and testing	N
Library	NC
Manufactured homes	N
Medical and healthcare offices	N
Mixed use commercial/residential development	N
Mixed use residential and office use	N
Mobile home park	N
Mobile homes	N

Uses	Institutional Care District
Model home	N
Mortuary, funeral home	N
Multi-family, 8 u/a	N
Nursing care facility	N
Nursing home, convalescent home, and rest home (must comply with development standards for that zone)	N
Nursing home, convalescent home, and rest home (must comply with development standards for that zone)	N
Office, administrative, corporate, and general	N
Open air theaters and meeting places	AC/NC
Open space in sensitive area overlay zone	P
Park and ride facilities	N
Park and ride facilities on arterial streets	N
Parks	NC
Pawnshop	N
Permanent makeup	N
Planned unit development	N
Plant nursery	N
Playgrounds	NC
Prison	N
Protective housing facility	N
Prototype production facilities	N
Public and private parks and recreation areas including, but not limited to, playgrounds, athletic fields, golf courses, country clubs, tennis courts, and swimming pools	NC
Public service	AC
Public utility station	NC
Publicly dedicated open space	P
Reception center	N
Recreation center	NC
Recreation, indoor	NC
Recreation, outdoor	NC
Recreational vehicle park	N
Recyclable materials collection/drop off facility	N
Rehabilitation/treatment facility	N
Religious or cultural activity	N
Research, business and scientific	N
Research park	N
Residential facility for elderly persons (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N

Uses	Institutional Care District
Residential facility for persons with a disability (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N
Residential lease, short term	N
Restaurant	N
Restaurant, drive-up window	N
School, commercial	N
School, commercial (low impact)	N
School, private or quasi-public	N
School, public	N
Sculpture park	NC
Sheltered workshop	N
Skatepark	AC/NC
Small healthcare facility	N
Social detoxification facility	N
Social or reception center	N
Storage (ministorage) facilities	N
Street vendors	N
Tattoo parlor	N
Theater	N
Trade or vocational school	N
Transitional care development	N
Transitional housing facility (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N
Twin home (not part of transitional care facility)	N
Veterinary hospital, small animal	N
Warehouse, wholesale	N
Wireless telecommunications facility	S[1]
Zero lot line development (detached only)	N
Zero lot line development (not part of transitional care facility)	N

Notes:

1. May require staff or planning commission review and approval. (See wireless telecommunications facilities section of this code.)

(Ord. 12-15, 7-11-2012; amd. Ord. 13-35, 12-4-2013; Ord. 16-05, 6-1-2016)

Chapter 13.11 Special Use Standards

13.11.010 ACCESSORY ~~APARTMENTS~~DWELLING UNITS (ADUs), ~~EXTENDED LIVING AREAS,~~ AND GUESTHOUSES:

A. Purpose: This section is established to provide regulations and design standards for accessory dwelling units (ADUs) and guesthouses related to single-family dwellings in Residential Zone Districts.

B. Internal Accessory Dwelling Units (ADUs)

1. ADUs shall only be allowed within the building footprint of a detached single-family dwelling. ADUs shall not be allowed in a duplex, triplex, apartment, or any other structure that contains more than one dwelling unit.
2. A minimum of one (1) off-street vehicle parking space is required for an ADU. This space shall be in addition to those required for the primary dwelling and shall comply with the City's parking standards.
3. ADUs shall only be allowed on a lot containing 6,000 or more square feet.
4. An ADU shall not be allowed in a mobile home.
5. Only one (1) ADU is permitted per lot.
6. ADUs shall not be used as short-term rentals. Any rentals shall be made for 30 days or more.
7. ADUs shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
8. Installation of a separate utility meter to service an ADU is prohibited.
9. Establishing a separate mailing address for an ADU is prohibited.
10. ADUs shall comply with all applicable building, health, and fire codes.
11. A building permit is required for the installation of any of the features listed below and any other construction related to the ADU. All construction must meet current building codes and shall, at a minimum, comply with the following standards prior to receiving a business license:
    a. Contain separate living facilities from the primary dwelling unit, including permanent provisions for living, sleeping, eating, cooking and bathing. (IRC 202)
    b. Provide ingress and egress to the ADU through a minimum 32-inch wide side-hinged door without requiring travel through a garage. (IRC 311)
    c. Provide wall and floor/ceiling fire separation between the ADU and the primary dwelling unit with at least half-inch gypsum or equivalent. (IRC 302.3)
    d. ADU occupants shall have access to the plumbing, HVAC, and electrical controls for the ADU. (IRC 1305.1 & 2005.2.1)
    e. Provide a written statement from a licensed HVAC professional stating the HVAC system is sufficient for the ADU and the primary dwelling unit. (IRC 1103.8 and 1105.4)
    f. Provide separation of electrical systems. The branch circuits supplying the ADU must be accessible to its occupants. (IRC 3705.8)
    g. Provide sleeping rooms with emergency openings. (IRC 310.1)
    h. Provide interconnected smoke and carbon monoxide detectors. (IRC 314.2.2 & 315.2.2)
12. Prior to occupancy of an ADU, a business license must be obtained in accordance with Title 5: *Business Licenses and Regulations*, of the Taylorsville Code of Ordinances and this LDC. An active business license shall be maintained for as long as the ADU exists. Upon sale of the property, the new owner shall be required to secure reauthorization of the ADU by receiving a new business license.
13. Application for an ADU shall include evidence of owner occupancy by submitting any two of the following:

a. Bank statement (dated within 60 days);
b. Court documents;
c. Current mortgage or rental contract;
d. Major credit card bill (dated within 60 days);
e. Property tax notice (statement or receipt dated within one year);
f. School transcript (dated within 90 days);
g. Utility bill (billing date within 60 days) (cell phone bills will not be accepted); or
h. Valid Utah vehicle registration or title.

14. The city may record a notice with Salt Lake County to alert the future owner of the regulations for the ADU. The city shall, upon recording the notice, deliver a copy of the notice to the owner of the internal accessory dwelling unit. The notice shall include the following:

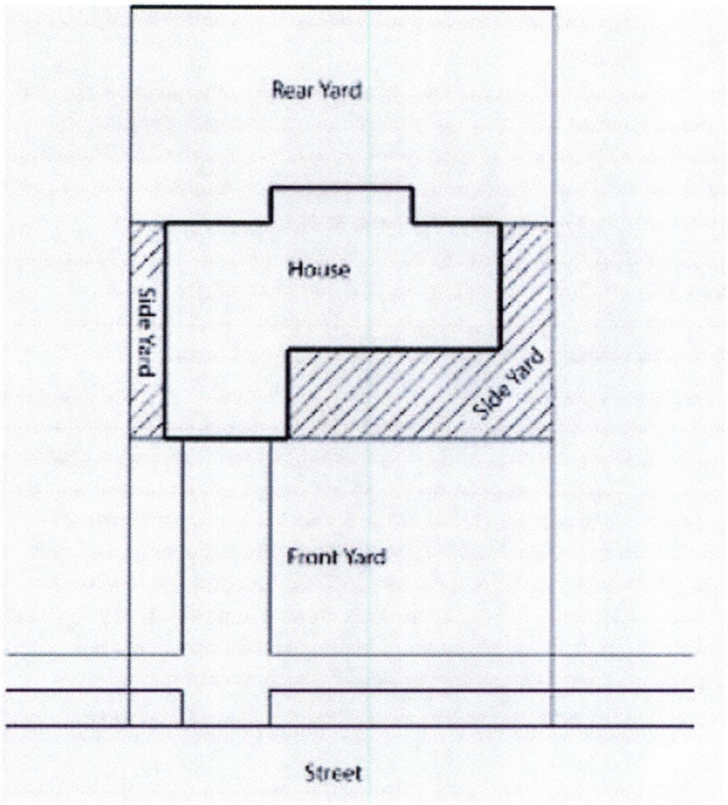
a. A description of the primary dwelling;
b. A statement that the primary dwelling contains an internal accessory dwelling unit; and
c. A statement that the internal accessory dwelling unit may only be used in accordance with Taylorsville's adopted land use regulations.

C. Guesthouses

1. A guesthouse requires approval of an administrative conditional use permit in accordance with Chapter 13.33 of the Taylorsville Land Development Code.
2. A guesthouse shall only be allowed as an accessory use to a detached single-family dwelling on a lot containing 15,000 or more square feet.
3. Only one (1) guesthouse is permitted per lot.
4. A guesthouse shall be designed and constructed as to be compatible with the architectural components of the primary dwelling unit, e.g., exterior materials, color, and roof pitch.
5. Installation of a separate utility meter to service a guesthouse is prohibited.
6. Establishing a separate mailing address for a guesthouse is prohibited.
7. The design and size of the accessory structure shall conform to all applicable Building, Fire, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the guesthouse.
8. A minimum of one (1) off-street vehicle parking space is required for a guesthouse. This space shall be in addition to those required for the primary dwelling and shall comply with the City's parking standards.
9. A guesthouse shall be at least ten feet (10') from the side and rear property lines and six feet (6') from the primary dwelling unit. If a guesthouse is attached to an existing accessory structure, the living space of the guesthouse shall be at least ten feet (10') from the property line.
10. A guesthouse may be located within the rear yard or side yard, provided that it is located behind the front plane of the primary dwelling (see figure 1 of this section). If the guesthouse is located within the side yard, the side yard setback shall be the same as the minimum setback for the primary dwelling in the zoning district in which it is located.

FIGURE 1

SETBACKS AND NO BUILD AREAS (LOCATION)



11. The area of the guesthouse may not exceed 75 percent (75%) of the footprint area of the primary dwelling and have no more than one bedroom. This square footage will be considered part of the allowable square footage for the respective zoning district for accessory structures.
12. A guesthouse shall be limited to a single story. Basements shall not be allowed within a guesthouse.
13. A guesthouse may contain a full kitchen.
14. A site plan and architectural elevations shall be submitted to the Community Development Department to determine compliance with the requirements herein prior to approval of an administrative conditional use. The site plan shall be drawn to scale, clearly showing the location of all existing and proposed structures, walls, parking, driveways, and walkways.
15. Existing accessory structures may be converted to a guesthouse provided that the proposed guesthouse complies with all development code standards and the adopted building codes. The number of required off street parking stalls shall not be eliminated with the conversion of an accessory garage.
16. Applicants for guesthouses shall provide an affidavit, sworn before a notary public, stating that the owner of the property (titleholder) lives in the primary dwelling unit as their permanent residence and that the guesthouse may only be used for guests and shall not be rented. Upon approval of the administrative conditional use permit, the affidavit shall be recorded with Salt Lake County against the property to alert the future owner of the regulations for the guesthouse. Upon sale of the property, the new owner shall be required to sign and record a new affidavit and secure reauthorization of the ADU by receiving a new administrative conditional use permit.

~~A. Purpose: This section is established to provide regulations and design standards for accessory apartments, extended living areas, or guesthouses related to single-family dwellings in residential zone districts, which make living units available which are appropriate for households at a variety of stages in the life cycle.~~

B. General Requirements: The following requirements must be met in order to have either an accessory apartment, extended living area, or a guesthouse:

1. Residence Required: The owner(s) of the residence shall live in the dwelling in which the accessory apartment/extended living area was created, and a letter of application, sworn before a notary public, shall be provided by the owner(s) stating that such owner(s) will occupy the said dwelling, except for bona fide temporary absences. For a guesthouse, the property owner shall live in the primary dwelling unit on the same premises that a guesthouse is proposed.
2. Number Permitted Within Each Single-Family Dwelling: Only one accessory apartment/extended living area shall be created within a single-family dwelling, and said area shall clearly be a subordinate part of the dwelling. The accessory apartment/extended living area shall not occupy any accessory buildings. No lot or parcel shall contain more than one guesthouse.
3. Home To Retain Single-Family Dwelling Appearance: The accessory apartment/extended living area shall be designed so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence, including retention and enhancement of landscaping. A carport or garage may not be converted to living space to accommodate an accessory apartment unless a new carport or garage of equal or greater size is constructed or where another garage that meets current City standards already exists on the property. Any garage or carport conversion or new garage or carport construction shall be designed and constructed as to be compatible with the architectural components of the primary dwelling, e.g., exterior materials, color, and roof pitch. A guesthouse shall be designed and constructed as to be compatible with the architectural components of the primary dwelling unit, e.g., exterior materials, color, and roof pitch.
4. Utility Meters And Addressing: It shall be prohibited to install separate utility meters and separate addresses.
5. Building Code Compliance Required: The design and size of the accessory area shall conform to all applicable Building, Fire, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the accessory apartment, extended living area, or guesthouse.
6. Parking: At least one off street parking space shall be available for use by the occupant(s) of the accessory apartment, extended living area, or guesthouse. This space shall be in addition to those required for residents of the main portion of the dwelling and shall comply with the City's adopted residential parking standards. Any additional vehicles by occupants must be accommodated on site. On street parking shall be reserved for visitors only.
7. Mobile Homes: It shall be prohibited to construct an accessory apartment/extended living area within a mobile home.
8. Transferability: Upon sale of the home or change of primary occupant, the approval for an accessory apartment/extended living area shall expire and is not transferable. (Ord. 14-06, 4-16-2014)

C. Additional Requirements For Approval Of An Accessory Apartment: Accessory apartments are allowed only with approval of an administrative conditional use and subject to the provisions of title 5, chapter 5.76 of the Taylorsville Code. Such use shall not exempt the applicant from meeting other applicable ordinances, covenants, codes, or laws.

The following standards must be met in order to grant an administrative conditional use:

1. Entrances: All entrances for an accessory apartment shall be located on the side or in the rear of the dwelling.
2. Maximum Size Permitted: In no case shall an accessory apartment comprise more than thirty percent (30%) of the building's total floor area nor have more than two (2) bedrooms. An accessory apartment is a complete separate housing unit that shall be within the original dwelling unit.
3. Recordation: The City shall keep approvals for an accessory apartment, including any special conditions of approval to guarantee compliance with the approval.

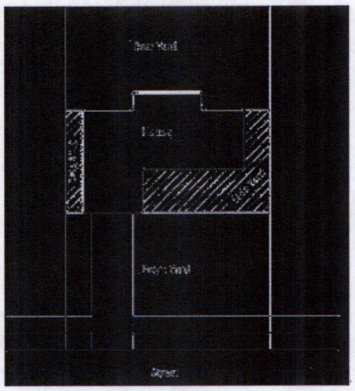
4. Duration Of Approval:
   a. Approval Nontransferable: Upon sale of the home or change of primary occupant, the conditional use shall expire and is not transferable.
   b. Length Of Approval: The effective period of the administrative conditional use for accessory apartments shall be two (2) years from the date of the original approval. At the end of every two (2) years, the City may investigate to determine if all conditions continue to be met. Notification may be sent to the owner for response. Failure to meet the conditions may be the basis for revocation of the conditional use.
5. Other Requirements: Any other appropriate or more stringent conditions deemed necessary for accessory apartments in protecting public health, safety, welfare, and the single-family character of the neighborhood shall be established by the Director. (Ord. 18-08, 6-6-2018)

D. Additional Requirements For Approval Of An Extended Living Area: Extended living areas are allowed only with the approval of an administrative conditional use but are not subject to title 5, chapter 5.76 of the Taylorsville Code. Such use shall not exempt the applicant from meeting other applicable ordinances, covenants, codes, or laws recognized by the City. The following standards must be met in order to grant an administrative conditional use:
1. Occupancy Restrictions: Extended living areas shall be used for extended family members only or for employed household maintenance personnel on a nonrental basis. A letter of application sworn before a notary public by the owner(s) stating that the individuals residing in the extended living area are related by blood/marriage, adoption, or are employed household maintenance personnel must be provided to the City.
2. Recordation: The City shall keep approvals for an extended living area, including any special conditions of approval to guarantee compliance with the approval.
   a. Approval Nontransferable: Upon sale of the home or change of primary occupant, the conditional use shall expire and is not transferable.
   b. Length Of Approval: The effective period of the conditional use for extended living areas shall be two (2) years from the date of the original approval. At the end of every two (2) years, the City may investigate to determine if all conditions continue to be met. Notification may be sent to the owner for response. Failure to meet the conditions may be the basis for revocation of the conditional use.

E. Additional Requirements For Approval Of A Guesthouse: A guesthouse may be allowed only with approval of an administrative conditional use. Such use shall not exempt the applicant from meeting other applicable ordinances, codes, or laws recognized by the City. The following standards must be met in order to grant a conditional use:
1. Occupants: Accessory dwellings in guesthouses are allowed only with approval of an administrative conditional use and subject to the provisions of title 5, chapter 5.76 of the Taylorsville Code. Such use shall not exempt the applicant from meeting other applicable ordinances, covenants, codes, or laws.
2. Lot Size: A guesthouse will only be considered for a conditional use on a lot containing at least one-third (1/3) acre which has an existing owner occupied single-family dwelling unit, or where a building permit has been issued and construction is in process for the single-family dwelling on a lot twenty thousand (20,000) square feet or larger.
3. Location: Guesthouse setbacks shall be no less than ten feet (10') from the side and rear property lines and six feet (6') from the primary dwelling unit. If a guesthouse is attached to an existing accessory structure, the living space of the guesthouse shall be ten feet (10') from the property line. The guesthouse may be located within the rear (the area lying between the rear lot line and rear wall of the primary dwelling extended to the side lot lines) of the primary dwelling or within the side yard, provided that the guesthouse is located behind the front plane of the home (see figure 1 of

this section). If the guesthouse is located within the side yard, the side yard setback shall be the same as the minimum in the zoning district in which the lot is located.

FIGURE 1 SETBACKS AND NO BUILD AREAS (LOCATION)



4. Maximum Size Permitted: In no case shall the area of a guesthouse comprise more than seventy five percent (75%) of the footprint area of the principal dwelling and have no more than one bedroom. This square footage will be considered part of the allowable square footage for the respective zoning district for accessory structures.
5. Height: A guesthouse shall be limited to a single story.
6. Kitchen Facilities: A guesthouse may contain a full kitchen.
7. Site Plan: A site plan and architectural elevations shall be submitted to the community development department to determine compliance with the requirements herein prior to approval of an administrative conditional use. The site plan shall be drawn to scale, clearly showing the location of all existing and proposed structures, walls, parking, driveways, and walkways.
8. Conversions: Existing accessory structures (shed, garage, workshop, etc.) may be converted to a guesthouse provided that the proposed guesthouse complies with all development code standards and the adopted building codes. The number of required off street parking stalls shall not be eliminated with the conversion of an accessory garage.
9. Basements: No basements will be allowed within a guesthouse.
10. Recordation: The city shall keep approvals for a guesthouse, including any special conditions of approval to guarantee compliance with the approval.
11. Inspections: Yearly inspections may be required to determine compliance if determined appropriate by the director or chief building official.
12. Duration Of Approval:
    a. Approval Nontransferable: Upon sale of the home or change of primary occupant, the conditional use shall expire and is not transferable.
    b. Length Of Approval: The effective period of the conditional use for a guesthouse shall be two (2) years from the date of the original approval. At the end of every two (2) years, the city may investigate to determine if all conditions continue to be met. Notification may be sent to the owner for response. Failure to meet the conditions may be the basis for revocation of the conditional use. (Ord. 14-06, 4-16-2014)

Chapter 13.24 Definitions

13.24.020 "A" DEFINITIONS:

AASHTO
American Association Of State Highway And Transportation Officials. ADA: Americans with disabilities act (42 USC section 12101 et seq.).

ABANDONED WELL
A well the use of which has been permanently discontinued or is in such a state of disrepair that it cannot be used for its intended purpose or for observation purposes.

ABUTTING
A. Having a common border with, contiguous to or being separated from, such a common border by a right of way, alley, or easement.

B. Contiguous to. For example, two (2) adjoining lots with a common property line are considered to be abutting, including cases where two (2) or more lots adjoin only on a corner or corners.

ACCESSORY APARTMENT
~~A housing unit which is self-contained but incorporated within an existing structure that is designed as a single-family dwelling and will not substantially alter the structure or the appearance of the structure.~~See definition of "Accessory Dwelling Unit (ADU).

ACCESSORY DWELLING UNIT (ADU), INTERNAL
A self-contained dwelling unit that is incorporated within the single-family dwelling that maintains complete independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation (i.e., separate kitchen). An internal ADU is part of the single-family dwelling and is not a duplex or multi-family unit.

ACCESSORY STRUCTURE, ACCESSORY BUILDING
A detached, incidental subordinate building customarily incidental to and located upon the same lot occupied by the main use or building. Detached garages, sheds, workshops, and barns are examples of accessory structures.

ACCESSORY USE
A use conducted on the same lot as the primary use of the structure to which it is related; a use which is clearly incidental to and customarily found in connection with such primary use.

ACREAGE GROSS
Overall total exclusive of deductions. Net: Remaining after all deductions are made.

ADMINISTRATIVE LAW JUDGE (ALJ)
A hearing officer who presides over an administrative hearing.

ADMINISTRATIVE STANDARDS
The set of rules, procedures, and requirements set forth in a landscape ordinance associated with making permit application, assembling materials for public review, meeting the requirements of the landscape ordinance, seeking approvals, enforcement, conducting site inspections, and filing reports.

ADULT DAYCARE
See definitions of Human Services Programs Or Facilities and/or Daycare, Adult.

AFFECTED ENTITY

A county, municipality, local school district, special service district under Utah Code Annotated title 17D, chapter 1, special service district act, school district, interlocal cooperation entity established under Utah Code Annotated title 11, chapter 13, interlocal cooperation act, specified public utility under Utah Code Annotated title 10, chapter 9a, municipal land use, development, and management act, a property owners' association, or the Utah department of transportation, if:

A. The entity's services of facilities are likely to require expansion or significant modification because of an intended use of land;

B. The entity has filed with the city a copy of the entity's general or long range plan; or

C. The entity has filed with the city a request for notice during the same calendar year and before the city provides notice to an affected entity in compliance with a requirement imposed under this title.

AGRICULTURE

The tilling of the soil, raising of crops, horticulture, gardening, and beekeeping, but not including the keeping or raising of animals or fowl and not including any agricultural industries or businesses, packing plants, fur farms, animal hospitals, plant nurseries, or similar uses or sale of farm or garden products not produced on the premises. (See definition of farm animals.)

ALCOHOLIC BEVERAGE ESTABLISHMENTS AND LICENSES

Bar Establishment License

A type of liquor license for "adult only" social drinking, i.e., bars, nightclubs, cabarets, etc. A bar establishment license allows the storage, sale, service, and consumption of alcoholic beverages on the premises. Bar establishment licenses may be located in equity and/or fraternal clubs which require memberships. Minors are prohibited on the premises of the lounge or bar area of any fraternal or equity club or in a bar or nightclub. Alcohol beverage service in a bar does not require that you order food, though food must be available. Bars may sell all types of alcohol - liquor, wine, flavored malt beverages, heavy beer, and beer may be served from ten o'clock (10:00) A.M. to one o'clock (1:00) A.M.

Hotel Alcohol License

A license that allows a hotel to have three (3) or more "sublicenses" within its premises boundaries.

Off Premises Beer Retailer License

A license that entitles the licensee to sell beer in the original container for consumption off the premises.

On Premises Banquet And Catering License

A license that allows the storage, sale, service, and consumption of liquor, wine, heavy beer, and beer for contracted banquet activities on the premises of a hotel, resort facility, sports center, or convention center. It also allows for room service in hotels and resorts.

On Premises Beer Retailer License – Recreation

A license that allows the sale of beer at retail for on-premises consumption for establishments that are tied to a "recreational amenity". The "recreational amenity" must be on or adjoining the beer retailer's business.

Package Agency License

A license to operate a liquor store that offers a modest selection of products. They may be located in hotels, in a winery, distillery, or brewery, or in other limited situations as permitted by the State. These businesses operate on a contract basis with the Department of Alcoholic Beverage Control.

Reception Center License

A reception center license allows the storage, sale, service, and consumption of liquor, wine, heavy beer, and beer for private banquet or event functions on the premises of smaller venues that want to sell, offer for sale, or furnish alcohol on their premises. The reception center must be at least five thousand (5,000) square feet and have culinary facilities on the premises, or under the control of the center, which is adequate to prepare full meals. Its primary purpose must be leasing its facility to a third party for their private event. Alcoholic beverages at a reception center may be sold on any day from ten o'clock (10:00) A.M. until one o'clock (1:00) A.M.

Restaurant - Beer Only License

A license that permits the storage, sale, service, and consumption of 3.2 percent beer on the premises of a restaurant that is engaged primarily in serving meals to the general public. Patrons may only purchase beer in conjunction with an order for food that is prepared, sold and served at the restaurant. Each restaurant must maintain at least seventy percent (70%) of its total restaurant business from the sale of food.

Restaurant - Full Service License

A license that permits the storage, sale, service, and consumption of alcoholic beverages on the premises of a restaurant that is engaged primarily in serving meals to the general public. Patrons may only purchase alcoholic beverages in conjunction with an order of food that is prepared, sold, and served at the restaurant. Each restaurant must maintain at least seventy percent (70%) of its total restaurant business from the sale of food.

Restaurant - Limited Service License

A license that permits the storage, sale, service, and consumption of wine, heavy beer, and beer on the premises of a restaurant that is engaged primarily in serving meals to the general public. Patrons may only purchase alcoholic beverages in conjunction with an order of food that is prepared, sold, and served at the restaurant. Each restaurant must maintain at least seventy percent (70%) of its total restaurant business from the sale of food.

Single Event Permit

Single event permits are available for a group that wants to sell liquor, wine, beer or heavy beer (over 3.2 percent) at a temporary event. These are available to a bona fide partnership, corporation, limited liability company, church, political organization, or incorporated association or to a recognized subordinate lodge, chapter or other local unit thereof that is conducting a civic or community enterprise or convention. The organization must have been in existence as a bona fide organization for at least one year prior to the date of application. The permit allows for cash bars and the sale of alcoholic beverages to the general public, or to the organization's own invited guests for the duration of the event. Permits are issued by the DABC Director contingent on review of the Alcoholic Beverage Control Commission. To ensure adequate processing and approval, complete applications should be submitted thirty (30) days prior to the event. Applications submitted outside of these guidelines risk non-issuance of a permit. Additionally, due to statutory restrictions, applications received less than seven (7) business days prior to the event will not be considered. (When counting days, realize that there must be 7 business days between the day the application is received and the date of the event.)

Special Use Permit

Special use permits are issued for the purchase, sale, storage, use, consumption, or manufacture of alcoholic products in limited types and quantities, and for limited purposes. Permits may be granted as follows: religious wine permits to religious organizations, industrial or manufacturing use permits to persons or organizations involved in industrial or manufacturing pursuits, scientific or educational use permits to persons or organizations involved in scientific or educational pursuits, and public service permits to operators of airlines, railroads or other public conveyances.

State Liquor Store

A State operated establishment that sells packaged liquor, wine, and heavy beer (over 3.2 percent) for consumption off the premises.

Temporary Beer Event Permit

Temporary beer event permits for the sale of beer (3.2 percent) are issued by the Alcoholic Beverage Control Commission for on-premises consumption at a temporary event that does not last longer than thirty (30) days. Permits are issued by the DABC Director contingent on review of the Alcoholic Beverage Control Commission. To ensure adequate processing and approval, complete applications should be submitted thirty (30) days prior to the event. Applications submitted outside of these guidelines risk non-issuance of a permit. Additionally, due to statutory restrictions, applications received less than seven (7) business days prior to the event will not be considered.

ALL-TERRAIN VEHICLE (ATV)
Any motorized, off road vehicle fifty inches (50") or less in overall width, having a dry weight of eight hundred (800) pounds or less, designed to travel on three (3) or more low pressure tires.

ALLEY
A public or private way permanently reserved as a secondary means of access to abutting property not intended for general traffic circulation.

ALTERATION
Any change, addition, or modification in construction, or type of occupancy of a building or structure, or any change in the structural members of a building or structure such as walls, partitions, columns, beams, girders, or exits.

ALZHEIMER'S FACILITY
A nursing care facility or assisted living facility whose primary purpose is to provide living accommodations and services to residents who have been diagnosed with Alzheimer's disease or other type of dementia.

AMBULATORY SURGICAL FACILITY
See definition of healthcare facilities.

ANCILLARY COMMERCIAL
A commercial use conducted on the same lot as the primary commercial use of the structure or property to which it is related; a commercial use which is clearly incidental to and customarily found in connection with such primary commercial use.

ANCILLARY USE
A use conducted on the same lot as the primary use of the structure to which it is related; a use which is clearly incidental to and customarily found in connection with such primary use.

ANIMAL HOSPITAL, VETERINARY OFFICE
An establishment at which small, medium, or large farm animals or household pets are treated or boarded within a completely enclosed building, and the boarding of animals is limited to short term care incidental to the animal hospital/veterinary office use.

ANIMAL KENNEL, COMMERCIAL
An establishment for the boarding, breeding, raising, grooming, treating, selling, or training of small, medium, or large farm animals or household pets for commercial gain.

APARTMENT
See definition of dwelling, multiple-family.

AQUARIUM
An establishment where aquatic collections of living organisms are kept and exhibited.

ARCADE ENTERTAINMENT
An establishment offering five (5) or more amusement devices including, but not limited to, coin operated electronic games, shooting gallery, table games, and similar recreational diversions within an enclosed building.

AREA OF SPECIAL FLOOD HAZARD
The land in the floodplain within the City subject to a one percent (1%) or greater chance of flooding in any given year.

ART GALLERY
An establishment engaged in the exhibition and sale of artworks. It does not include the sale of art supplies or other raw materials used in the creation of artwork.

ARTIST'S STUDIO
The location where artwork is created. Examples include, but are not limited to, painting, clay sculpting and firing, engraving, etc.

ASSISTED LIVING FACILITY:

A. A residential facility, licensed by the State of Utah, with a homelike setting that provides an array of coordinated supportive personnel and healthcare services, available twenty four (24) hours per day, to residents who have been assessed under Utah Department of Health or Utah Department of Human Services rules to need any of these services. Each resident shall have a service plan based on the assessment, which may include:

1. Specified services of intermittent nursing care.
2. Administration of medication.
3. Support services promoting residents' independence and self-sufficiency.

B. An assisted living facility does not include:

1. A "residential facility for persons with a disability" (defined elsewhere in this chapter).
2. Adult daycare provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.

C. Assisted living facilities are broken down into two (2) classes:

1. Limited capacity assisted living facility: A facility accommodating not more than four (4) residents, excluding staff. All residents must be ambulatory which means a person who is capable of achieving mobility sufficient to exit a structure without the assistance of another person. Adult daycare shall not be provided as part of the facility (see definition of human services programs or facilities).
2. Large capacity assisted living facility: A facility accommodating more than four (4) residents, excluding staff. Adult daycare may be approved separately as provided elsewhere.

ASSISTED LIVING UNIT
A dwelling unit varying in square footage that provides a residential living environment assisted by congregate meals, housekeeping and personal services for persons age fifty five (55) or older, who have temporary or periodic difficulties with one or more essential activities of daily living, such as feeding, bathing, dressing or mobility. An assisted living unit shall include accessory uses, including dining rooms, bathing areas, common areas, offices and other necessary to provide the above services.

ATHLETIC CLUB
See definition of recreation, indoor or recreation, outdoor.

AUTO, TRUCK, RECREATIONAL VEHICLE, AND EQUIPMENT SALES OR RENTAL
Sales or rental of both new and used motor vehicles and equipment from indoor or outdoor areas, but not to include nonserviceable or junk vehicles or equipment.

AUTO, TRUCK, RECREATIONAL VEHICLE, AND EQUIPMENT STORAGE
Temporary outside storage of both new and used motor vehicles and equipment awaiting distribution. Such storage may include an impound lot but is not to include nonserviceable, junk, or dilapidated vehicles or equipment.

AUTOMOBILE RENTAL FACILITY
A building or a tenant space in a multi-tenant building that provides automobile rental services. The facility may have on site or off site storage of vehicles to be rented. No automotive repair of vehicles shall occur on site. This definition does not include rental of recreational vehicles, vehicle sales, the rental of equipment, car washes, vehicle maintenance facility, inoperable vehicle storage, or impound lot.

AUTOMOTIVE SELF-SERVICE STATION
An establishment for the retail sale of automobile fuels and lubricants at which the customer provides the service to his own vehicle, and no vehicle repair or maintenance service is offered. Such an establishment may offer for sale at retail other convenience items as a clearly secondary activity and may also include a freestanding automatic car wash.

AUTOMOTIVE SERVICE AND REPAIR, MAJOR
An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment, including paint, body and fender, and major engine and engine parts provided it is conducted within a completely enclosed building.

AUTOMOTIVE SERVICE AND REPAIR, MINOR
An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, tire repair and change, lubrication, tune ups, safety inspections and emission testing, detailing shops, windshield repair, overhaul and transmission work provided it is conducted within a completely enclosed building.

AUTOMOTIVE SERVICE, NONMECHANICAL
An establishment engaged in safety inspections and emission testing, detailing shops, and windshield repair, provided it is within a completely enclosed building.

AUTOMOTIVE SERVICE STATION
An establishment whose primary purpose is the selling of gasoline or other vehicle fuels and oil and lubricant services, and no vehicle repair or maintenance service is offered. Accessory activities may include minor automotive repair and maintenance, car wash service, and food sales.

AVERAGE PERCENT OF SLOPE
The rise or fall in elevation along a line perpendicular to the contours of the land connecting the highest point of land to the lowest point of land within a lot.

AWNING
A rooflike covering of canvas, or the like, often adjustable, over a window, door, etc., to provide protection against the sun, rain, snow, and wind. Said awning is attached to the vertical wall and has an architecturally compatible color and design with the structure. (Ord. 12-15, 7-11-2012; amd. Ord.

12-27, 10-17-2012; Ord. 15-08, 10-21-2015, eff. 7-25-2017; Ord. 16-05, 6-1-2016; Ord. 17-11, 4-19-2017; Ord. 18-26, 10-17-2018)

13.24.050 "D" DEFINITIONS:

DWSP
Drinking water source protection.

DANCE HALL
An establishment intended primarily for dancing and entertainment within an enclosed dance floor space, using either live or electronically produced music, either open to the public or operated as a private club open to members only.

DANCE SCHOOL
An establishment for the instruction of the art of dance including, but not limited to, ballet, ballroom, jazz, tap, and modern. The standards applicable to the operation of such a facility are dependent upon the physical location of the school. If within a home, they must comply with the provisions of the home occupation requirements. If within a commercial location, they must comply with the requirements of the underlying zone.

DAY TREATMENT
See definition of human services programs or facilities.

DAYCARE, ADULT
Continuous care and supervision for three (3) or more adults eighteen (18) years of age and older for at least four (4) but less than twenty four (24) hours a day, that meets the needs of functionally impaired adults through a comprehensive program that provides a variety of health, social, recreational, and related support services in a protective setting.

DAYCARE, CHILD
An establishment for the care and/or instruction, whether or not for compensation, of twelve (12) or fewer children at any one time. Child nurseries and overnight childcare are included in this definition.

DAYCARE, ELDERLY
Arranging for or providing the necessities of life, for compensation, as a protective service to individuals who are at least sixty (60) years old, and are disabled or who are experiencing a dislocation or emergency that prevents them from providing these services for themselves.

DAYCARE, GROUP
An establishment for the care and/or instruction, whether or not for compensation, of more than twelve (12) children at any one time. Child nurseries and preschool facilities are included in this definition.

DAYS
In computing any time period of days prescribed or allowed by this Code, the day of the act or event which the designated period of time begins to run shall not be included. The last day of the period so computed shall include, unless it is a Saturday, a Sunday, or legal holiday, in which event the period runs until the next business day that is not a Saturday, a Sunday, or legal holiday. When the period of time prescribed or allowed is less than eleven (11) days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation.

DECK
See definition of balcony.

DEPARTMENT
The public agency, division, or department designated by the City to enforce the provisions of this title.

DEPOSITORY INSTITUTIONS
A bank, savings and loan association, savings bank, industrial bank, credit union, or other institution that:

A. Holds or receives deposits, savings, or share accounts;

B. Issues certificates of deposit; or

C. Provides to its customers other depository accounts that are subject to withdrawal by checks, drafts, or other instruments or by electronic means to effect third party payments.

DETENTION CENTER
See definition of correctional facility.

DEVELOPER
Any subdivider or any person or organization that develops, intends to develop, or sells property for the purpose of future development. Includes the legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

DEVELOPMENT
Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

DEVELOPMENT REVIEW MEETING
A meeting held by the Community Development Department for review of development projects.

DEVELOPMENT SITE
Includes the total perimeters of:

A. A subdivision.

B. A tract, lot, or parcel of land intended to be used as a commercial, public, quasi-public, utility, or other building site.

DINING CLUB
See definition of alcoholic beverage establishments: dining clubs.

DIRECTOR
The individual who supervises and directs the Community Development Department, which includes responsibility for physical and economic developments of the City.

DISABLED/DISABILITY
A physical or mental impairment that substantially limits one (1) or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having an impairment. Disabled/disability does not include current illegal use of, or addiction to, any federally controlled substances, as defined in the controlled substances act, 21 USC 802.

DISCHARGE (Drinking Water Source Protection Ordinance)
Shall mean and include, but not be limited to, spilling, leaking, seeping, pouring, injecting, emitting, emptying, disposing, releasing, or dumping regulated substances to the soils, air, groundwaters, or surface waters of the city. Discharge does not include the use of a regulated substance in accordance with the appropriate use intended or specified by the manufacturer of the substances provided that such use is not prohibited by federal, state, or local regulations. Discharge shall not include releases specifically authorized by federal or state permits.

DISCO, DISCOTHEQUE
See definition of Dance Hall.

DISTANCE BETWEEN RESIDENTIAL STRUCTURES
The shortest distance between the vertical walls of two (2) residential structures as herein defined.
DISTRIBUTOR: The person responsible for placing and maintaining a newsrack in a public right of way or private property.

DISTRICT
Any district delineated on the official zoning district map under the terms and provisions of this code (or which may hereinafter be created subsequent to the enactment of this code) for which regulations are specified governing the area, height, use of buildings, or use of land, and other regulations relating to development or maintenance of existing uses or structures.

DITCH
A manmade channel other than a modified stream constructed for drainage purposes that is typically dug through interstream divide areas. A ditch, which is subservient to a canal, may have flows that are perennial, intermittent, or ephemeral and may exhibit hydrological or biological characteristics similar to perennial streams. For purposes of this code, a ditch will typically have a width of five feet (5') or less.

DOMESTIC STAFF
Persons employed or residing on the premises of a dwelling or other residential facility to perform domestic services or to assist residents in performing daily life activities.

DOMESTIC VIOLENCE TREATMENT PROGRAM
See definition of Human Services Programs Or Facilities.

DOUBLE FRONTAGE LOTS
See definition of Lot, Double Frontage.

DRINKING WATER SOURCE PROTECTION ZONE
An area within which certain practices are mandated to protect groundwater flowing to public drinking water wells.

DRINKING WATER SUPPLY SPRING
A drinking water spring to supply water which has been permitted or intended for consumptive use.

DRINKING WATER SUPPLY WELL
A drinking water well to supply water which has been permitted or intended for consumptive use.

DRIP EMITTER
A drip irrigation fitting that delivers water slowly at the root zone of the plant, usually measured in gallons per hour.

DRIVEWAY
A private roadway providing access for vehicles to a parking space, garage, dwelling, or other structure.

DWELLING
Any structure designed or used for residential purposes that has been constructed to comply with applicable building codes, such as the national manufactured housing construction and safety standards act (42 USC 5401 et seq. (1976)), or the HUD code. A dwelling does not include accessory dwelling units, hotels, motels, bed and breakfast facilities, etc., or structures used for or under short term residential leases.

DWELLING, DUPLEX
A building designed or arranged to be occupied by two (2) families living independently, the structure having only two (2) dwelling units in one ownership. This definition does not include a detached single-family dwelling with an approved accessory dwelling unit.

DWELLING, EARTH SHELTERED
A dwelling built underground and beneath a continuous exterior surface grade for the purpose of energy conservation, having a roof of earthen material, and having its floor at the approximate level of some other exterior grade on one or more sides. Dwellings may be detached, semidetached or attached.

DWELLING, MULTIPLE-FAMILY
A building arranged or designed to include three (3) or more dwelling units, each to be occupied by one family living independently in which they may or may not share common entrances and/or other spaces. Individual units may be owned as condominiums or offered for rent.

DWELLING, MULTIPLE-UNIT
A building or portion thereof designed for occupancy by three (3) or more families living independently in which they may or may not share common entrances and/or other spaces. Individual units may be owned as condominiums or offered for rent.

DWELLING, PLANNED GROUP
Two (2) or more detached buildings used as residences located on a lot that is in single ownership and having yards, courts, or facilities in common.

DWELLING, SINGLE-FAMILY
A building arranged or designed to include only one dwelling unit occupied by one family (see definition of Family), including ~~extended living areas or~~ an accessory dwelling unit~~apartment~~ which may be approved as provided elsewhere in this code.

DWELLING UNIT
One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also definition of Dwelling, Single-Family. (Ord. 12-15, 7-11-2012; amd. Ord. 16-05, 6-1-2016)

13.24.060 "E" DEFINITIONS:

EPA
The U.S. environmental protection agency.

EARTH STATION
Any apparatus or device commonly known as an earth terminal antenna, earth terminal, satellite communication antenna, satellite antenna, microwave dish antenna, satellite television antenna, or dish antenna which is designed for the purpose of transmitting and/or receiving radio, television, satellite, microwave, or other electromagnetic energy signals, but does not include conventional television, radio, and amateur radio antennas.

EASEMENT
That portion of a lot or lots reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement may be for use under, on or above said lot or lots.

EDUCATIONAL FACILITY WITH HOUSING
Any public, parochial, private, charitable, or nonprofit school, junior college, or university, including instructional and recreational uses, with living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers, and employees.

ELDERLY PERSON
For the purposes of this title, an elderly person, to qualify for residence within a residential facility for elderly persons, shall mean a person who is fifty five (55) years old or older.

ELECTRONIC MESSAGE CENTER
Electronic message center signs are computerized programmable electronic visual communication devices. They are capable of storing and displaying multiple messages in dozens of formats and at regular or varying intervals.

ELEEMOSYNARY
Related to and supported by charity.

EMBALMING FACILITY
See definition of Crematory, Embalming Facility.

END STAGE RENAL DISEASE FACILITY
See definition of Healthcare Facilities.

EQUESTRIAN FACILITIES
Commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities, and park stations. This land use includes barns, stables, corrals, and paddocks accessory and incidental to the above uses.

EQUITY CLUB
See definition of Alcoholic Beverage Establishments: Equity Clubs.

EVAPOTRANSPIRATION (ET)
The quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time, expressed in inches per day, month, or year.

EXCAVATION
The removal of earth from its natural position or the cavity resulting from the removal of earth.

EXPANSIVE SOIL
Soil characterized by claylike material that shrinks and swells as it dries or becomes wet and is generally found in areas that historically were a floodplain or lake, but can occur in hillside areas also.

EXPOSITION/CONVENTION CENTER
A stand alone facility, not part of a larger development, designed to accommodate five thousand (5,000) or more persons and used for conventions, consumer shows, trade shows, conferences, seminars, product displays, recreation activities and entertainment functions, along with accessory functions including temporary outdoor displays, indoor dances, holiday celebrations, and food and beverage preparation and service for on premises consumption.

EXPOSITION HALL/CENTER
See definition of Exposition/Convention Center.

~~**EXTENDED LIVING AREAS**~~
~~Additional and accessory living facilities within a dwelling structure with kitchen, bathroom, and sleeping areas designed for temporary use by extended family members for medical or economic reasons on a nonrental basis and in compliance with standards as set forth in this title. Said definition also includes family "canning" kitchens and living quarters for domestic staff or other personnel typically employed in household maintenance, e.g., maids, butlers, gardeners.~~

EXTRA DROUGHT TOLERANT PLANT
A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance. (Ord. 12-15, 7-11-2012; amd. Ord. 16-05, 6-1-2016)