



Recognized Organization Input Notification Proposed Zoning Text Amendment

TO: Salt City Community Councils
FROM: Ben Buckley, Associate Planner, Salt Lake City Planning Division
benjamin.buckley@slcgov.com, 801-535-7142
DATE: March 21, 2023
RE: PLNPCM2023-00197 – Title 21A, Part VI Terms and Definitions Amendment ([21A, Part VI, General Terms.](#))

Request Type: Zoning Text Amendment

Location: Citywide

Zone: All Zoning Districts

Request Description: The Salt Lake City Planning Division is considering updates to Part VI of the Title 21A Zoning Ordinance. This amendment focuses on removing unnecessary language from the zoning ordinance.

Chapter [21A.60](#) is merely a list of the defined terms that are used in the Ordinance. The chapter was created with the intention of helping readers determine which terms are defined, but the list has grown to 758 terms. It has become impractical and burdensome for staff to manage each time a text amendment is proposed. In consultation with the City's Attorney's Office, the Planning Division believes the chapter provides no benefit to the city or public while also slowing down the text amendment process. Chapter 21A.60 is proposed to be removed entirely from the ordinance.

It is also proposed that Chapter [21A.62](#) will be amended to remove terms and definitions no longer used in the ordinance; correct or clarify definitions; consolidate terms that have the same definition; and update outdated language or definitions. Additional modifications may be made to other sections of 21A Zoning for consistency.

I have attached the draft language of the proposed text amendment to facilitate your review.

Request for Input from Your Recognized Organization

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty-five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty-five (45) day notice period. This notice period ends on the following day:

May 19, 2023

Open House

The Planning Division will be holding an online open house via a City webpage where information about the proposal can be viewed. Questions can be emailed to City staff from the webpage and answers will be posted on that webpage. The petition open house webpage can be accessed here: <https://www.slc.gov/planning/category/online-open-house/>.

Comments and questions can be directed to City staff at the staff contact at the end of this letter at any time.

Approval Criteria for the Zoning Text Amendment Request

This proposal is required to go before the Planning Commission for a recommendation and the City Council for a final decision. Both bodies will hold public hearings. For your reference, the following are criteria that the Planning Commission and City Council will use to make their recommendation and decision, respectively. The City's technical staff will review the proposal against adopted City policies and regulations and develop a recommendation to the Planning Commission. Input from your organization may be more general in nature, but we recommend that you also consider the below City ordinance consideration criteria for zoning text amendments ([21A.50.050](#)):

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

Comment Submission Address

You may submit your written comments via e-mail to benjamin.buckley@slcgov.com or mail them to:

ATTN Ben Buckley

**Salt Lake City Planning Division
451 S State Street Room 406
PO Box 145480
Salt Lake City UT 84114-5480**

If you have any questions, please call me at 801-535-7142 or contact me via e-mail at benjamin.buckley@slcgov.com.

To simplify the draft language for your review, I have provided 21A.62 in a color-coded format. If it appears in red and is struck through, it will be removed. If it appears in green and is underlined, it will be added. If it appears in blue, this means we are considering editing the definition for clarity. If it is in black, no modifications are proposed.-

Please also be aware that while I have not included 21A.60, that section will be completely removed from the zoning ordinance.

~~Red = delete~~

Green = new

Blue = considering edits

21A.62.040: DEFINITIONS OF TERMS:

For the purposes of this title, the following terms shall have the following meanings:

ABUTTING: Adjacent or contiguous including property separated by an alley, a private right of way or a utility strip.

ACCESS TAPER: The transitional portion of a drive access that connects a driveway to a parking pad located within a side yard.

ACCESSORY BUILDING OR STRUCTURE: A subordinate building or structure, located on the same lot with the main building, occupied by or devoted to an accessory use. When an accessory building or structure is attached to the main building in a substantial manner, as by a wall or roof, such accessory building shall be considered part of the main building.

ACCESSORY LOT: A lot adjoining a principal lot under a single ownership.

~~ACCESSORY STRUCTURE: See definition of Accessory Building Or Structure.~~

ACCESSORY USE: A use that:

- A. Is subordinate in area, extent and purpose to, and serves a principal use;
- B. Is customarily found as an incident to such principal use;
- C. Contributes to the comfort, convenience or necessity of those occupying, working at or being serviced by such principal use;
- D. Is, except as otherwise expressly authorized by the provisions of this title, located on the same zoning lot as such principal use; and
- E. Is under the same ownership or control as the principal use.

~~ACCESSORY USE (ON ACCESSORY LOT): See definitions of accessory use and accessory lot.~~

ADA: Americans with Disabilities Act and all other applicable federal and state laws related to persons with disabilities.

ADAPTIVE REUSE OF A LANDMARK BUILDING: The process of reusing a building for a purpose other than which it was built or designed for. This tool is designed for the preservation of landmark buildings whose original use is no longer feasible.

ADMINISTRATIVE DECISION: Any final order, requirement, decision, determination or interpretation made by a Land Use Authority in the administration or the enforcement of this title.

AGRICULTURAL USE: The use of a tract of land for growing crops in the open, dairying, pasturage, horticulture, floriculture, general farming uses and necessary accessory uses, including the structures necessary for carrying out farming operations and the sales of food products and agricultural goods grown on site; provided, however, such agricultural use shall not include the following uses: the feeding of garbage to animals, the raising of poultry or furbearing animals as a principal use, or the operation or maintenance of commercial stockyards, or feed yards, slaughterhouses or rendering facilities.

AIRPORT: Facilities and associated land owned and operated by an airport authority or government entity that provides infrastructure and services for air travel, together with all activities necessary for, directly related to, or associated with the operation of an air carrier facility, air cargo facility or general aviation facility. Such services, infrastructure, and activities may include, but are not limited to, the following types of uses:

- A. Aircraft operation areas, including navigational aids, and air traffic control towers;
- B. Support facilities and services for airport operations, maintenance and construction;
- C. Passenger terminals and concourses;
- D. Rental car facilities and associated service sites;
- E. Vehicle parking lots and structures, including associated facilities, stations, and infrastructure;
- F. Public transportation infrastructure, including terminals, stations, and repair facilities;
- G. Safety and government facilities such as fire stations, police stations, and office space;
- H. Manufacturing and commercial uses compatible with airport environs;
- I. Retail, concessions, food and beverage establishments, including establishments that sell alcoholic beverages, and other uses primarily to serve airline passengers, general aviation patrons and other users;
- J. Energy production such as solar arrays, wind farms, geothermal, and airport utility plants;
- K. Other uses, services, infrastructure and activities as determined by the Executive Director of Airports or designee.

ALCOHOL, BAR ESTABLISHMENT: A business establishment as defined in title 32B, Utah Code, as amended.

~~ALCOHOL, BAR ESTABLISHMENT (INDOOR): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BAR ESTABLISHMENT (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BAR ESTABLISHMENT (OUTDOOR): See definition of alcohol, bar establishment.~~

~~ALCOHOL, BAR ESTABLISHMENT (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, bar establishment.~~

ALCOHOL, BREWPUB: A restaurant type establishment that also contains a small brewery, where the product is brewed primarily for sale in the associated restaurant. Brewpubs may package their product in kegs, bottles or cans for on site or off site distribution. The alcohol to food sales revenue ratio for a brewpub shall comply with the requirements of chapter 6 (Specific Retail License Act) of title 32B (Utah Alcoholic Beverage Control Act) of the Utah Code, or its successor.

~~ALCOHOL, BREWPUB (INDOOR): See definition of alcohol, brewpub.~~

~~ALCOHOL, BREWPUB (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, brewpub.~~

~~ALCOHOL, BREWPUB (OUTDOOR): See definition of alcohol, brewpub.~~

~~ALCOHOL, BREWPUB (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, brewpub.~~

ALCOHOL, DISTILLERY: A business establishment that manufactures distilled, spirituous beverages, not to include those alcoholic beverages produced in a brewery or winery.

ALCOHOL, LIQUOR STORE: A facility for the sale of package liquor located on premises owned or leased by the State of Utah and operated by State employees. Referred to as a "State store" as defined in title 32B, Utah Code, as amended.

ALCOHOL RELATED ESTABLISHMENT: Tavern, bar establishment, or brewpub.

ALCOHOL, TAVERN: A business establishment as defined in title 32B, Utah Code, as amended.

~~ALCOHOL, TAVERN (INDOOR): See definition of alcohol, tavern.~~

~~ALCOHOL, TAVERN (More Than 2,500 Square Feet In Floor Area): See definition of alcohol, tavern.~~

~~ALCOHOL, TAVERN (OUTDOOR): See definition of alcohol, tavern.~~

~~ALCOHOL, TAVERN (2,500 Square Feet Or Less In Floor Area): See definition of alcohol, tavern.~~

ALCOHOL, WINERY: A business establishment that manufactures alcoholic beverages from the fermented juice of grapes, fruits, or other liquid bearing plants for off premises consumption, not to include those alcoholic beverages produced in a brewery or distillery.

ALLEY: A public or private right-of-way that affords a service access to abutting property.

ALTERATION: As applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side, by increasing in height, or the moving from one location or position to another.

ALTERNATIVE PARKING PROPERTY: The property for which an alternative parking requirement is proposed, pursuant to section 21A.44.040 of this title.

AMBULANCE SERVICE: An emergency response facility housing ambulance services, dispatching, staging, and maintenance.

~~AMBULANCE SERVICE (INDOOR): See definition of ambulance service.~~

~~AMBULANCE SERVICE (OUTDOOR): See definition of ambulance service.~~

AMPHITHEATER, FORMAL: A large open air built structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment. Formal amphitheatres typically include highly constructed elements including an elevated stage, formal lighting, stairs and other similar features.

AMPHITHEATER, INFORMAL: A small open air gathering area with a focal point that is at grade. Seating is generally created using natural or semi-natural materials such as wood or timbers, wood or stone benches or gabion seats.

AMUSEMENT PARK: A commercial facility or operation that primarily offers entertainment in the form of rides and games.

ANCILLARY MECHANICAL EQUIPMENT: Supplemental equipment, attached or detached, including, but not limited to, equipment for the provision of services for heat, ventilation, air conditioning, electricity, plumbing, telephone and television.

ANIMAL, CREMATION SERVICE: A service dedicated to the disposition of dead animal remains by means of cremation that may also provide necessary goods and services for the memorialization of the animal if requested.

ANIMAL, KENNEL: The keeping of more than two (2) dogs and/or two (2) cats that are more than six (6) months old. A third dog or cat may be allowed if a pet rescue permit has been approved under section 8.04.130 of this Code.

~~ANIMAL, KENNEL ON LOTS OF FIVE ACRES OR LARGER: See definition of animal, kennel.~~

ANIMAL, PET CEMETERY: A place designated for the burial of a dead pet animal where burial rights are sold.

ANIMAL, POUND: A public or licensed private facility to temporarily detain and/or dispose of stray dogs, cats and other animals.

ANIMAL, RAISING OF FURBEARING ANIMALS: A tract of land devoted in whole or part to the commercial raising of animals for their fur.

ANIMAL RENDERING: A facility that converts waste animal tissue into stable, usable products. Rendering includes the processing of animal products into more useful materials.

ANIMAL, STABLE (PRIVATE): A detached building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

ANIMAL, STABLE (PUBLIC): A building or land where animals are kept for remuneration, hire, sale, boarding, riding or show.

ANIMAL, STOCKYARD: An enclosure with pens, sheds, and other buildings or structures for the temporary keeping of livestock.

ANIMAL, VETERINARY OFFICE: A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short time boarding and shall be only incidental to such hospital use.

ANTENNA: Any system of wires, poles, rods, reflecting disks, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.

ANTENNA, COMMUNICATION TOWER: ~~Any system of wires, poles, rods, reflecting disks, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.~~ A tower structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission. A communication tower does not include "ham" radio transmission antenna.

~~ANTENNA, COMMUNICATION TOWER, EXCEEDING THE MAXIMUM BUILDING HEIGHT IN THE ZONE: See definition of antenna, communication tower.~~

ANTENNA, LOW POWER RADIO SERVICE: "Low power radio service antenna" means a transmitting or receiving device used in telecommunications that radiates or captures radio signals.

~~ANTENNA, LOW POWER RADIO SERVICE - MONOPOLE WITH ANTENNAS AND ANTENNA-SUPPORT STRUCTURES GREATER THAN TWO FEET IN WIDTH: "Low power radio service antenna - monopole with antennas and antenna support structures greater than two feet in width" means a self-supporting monopole tower on which antennas and antenna support structures exceeding two feet (2') in width are placed. The antenna and antenna support structures may not exceed thirteen feet (13') in width or eight feet (8') in height.~~

~~ANTENNA, LOW POWER RADIO SERVICE - MONOPOLE WITH ANTENNAS AND ANTENNA-SUPPORT STRUCTURES LESS THAN TWO FEET IN WIDTH: A monopole with antennas and antenna support structures not exceeding two feet (2') in width. Antennas and antenna support structures may not exceed ten feet (10') in height.~~

ANTENNA, ROOF MOUNTED: An antenna or series of individual antennas mounted on a flat roof, mechanical room or penthouse of a building.

ANTENNA, SATELLITE DISH: A type of antenna capable of receiving, among other signals, television transmission signals, and which has a disk shaped receiving device, excluding

wall mountable antennas with a surface size less than four hundred (400) square inches, projecting no more than two feet (2').

ANTENNA, STEALTH: An antenna completely disguised as another object, or otherwise concealed from view, thereby concealing the intended use and appearance of the facility. Examples of stealth facilities include, but are not limited to, flagpoles, light pole standards or architectural elements such as dormers, steeples and chimneys.

ANTENNA, TV: A type of antenna used to receive television transmission signals, but which is not a satellite dish antenna.

ANTENNA, WALL MOUNTED: An antenna or series of individual antennas mounted against the vertical wall of a building.

ANTENNA, WHIP: An antenna that is cylindrical in shape. Whip antennas can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

ANTICIPATED DAILY WATER USE REPORT: A detailed report provided by an applicant that demonstrates the anticipated daily use and/or consumption of water for the described use based on commonly accepted standards within the water utility industry.

APARTMENT: ~~See definition of dwelling, multi-family.~~

APPEALS HEARING OFFICER: The Appeals Hearing Officer of Salt Lake City, Utah.

AQUATIC RESOURCE: High-functioning water bodies, riparian corridors, wetlands, uplands, and playas as determined by the Army Corps of Engineers.

ARCADE: Range of arches supporting a roofed area along with a column structure, plain or decorated over a walkway adjacent to or abutting a row of retail stores on one side or both.

ARCHITECTURALLY INCOMPATIBLE: Buildings or structures which are incongruous with adjacent and nearby development due to dissimilarities in style, materials, proportions, size, shape and/or other architectural or site design features.

ART GALLERY: An establishment engaged in the sale, loan or display of paintings, sculpture or other works of art. The term "art gallery" does not include libraries or museums.

ARTISAN FOOD PRODUCTION: A facility typically operated by a single business entity for the production of small-scale, hand-crafted specialty food and beverage products for on- and/or off-site sales and consumption. May include wholesale and/or retail sales.

ARTISTS' LOFT/STUDIO: A place designed to be used as both a dwelling and work space by an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to, drawing, vocal or instrumental music, painting, sculpture, and writing.

AUCTION (INDOOR): A structure or enclosure where goods, livestock or vehicles are sold by auction.

AUCTION (OUTDOOR): A portion of land where goods, livestock or vehicles are sold by auction.

AUDITORIUM: A multipurpose assembly facility that is designed to accommodate conventions, live performances, trade shows, sports events and other such events.

AUTOMATIC AMUSEMENT DEVICE: Any machine, apparatus or device which, upon the insertion of a coin, token or similar object, operates or may be operated as a game or contest of skill or amusement and for the play of which a fee is charged, or a device similar to any such machine, apparatus or device which has been manufactured, altered or modified so that operation is controlled without the insertion of a coin, token or similar object. The term does not include coin operated televisions, ride machines designed primarily for the amusement of children, or vending machines not incorporating features of gambling or skill.

AUTOMOBILE: Any vehicle propelled by its own motor and operating on ordinary roads. As used herein, the term includes passenger cars, light trucks (1 ton or less), motorcycles, recreation vehicles and the like.

~~**BMP: Best management practice. See definition of Best Management Practice (BMP) (Applies Only To Chapter 21A.48 Of This Title).**~~

BACKFLOW PREVENTER: A mechanical device intended to prevent contamination of a culinary water line that meets the specifications set forth in the "Salt Lake City Landscape BMPs For Water Resource Efficiency And Protection".

BAKERY, COMMERCIAL: An establishment where the primary function is the baking of food products for sale, principally to the wholesale trade, not directly to the consumer.

BASE ZONING DISTRICT: A zoning district that reflects the four (4) basic geographically based land use categories in the city - residential areas, commercial areas, manufacturing areas and the downtown - with appropriate regulations and development standards to govern the uses in these districts.

BASEMENT: A story wherein each exterior wall is fifty percent (50%) or more below grade. For purposes of establishing building height, a basement shall not count toward the maximum number of stories allowed. The exposed portion of the basement wall shall not exceed five feet (5').

BED AND BREAKFAST: A building constructed originally as a single- family dwelling that is occupied by the property owner who offers lodging in up to seven (7) rooms on a nightly or weekly basis to paying guests. A bed and breakfast may provide breakfast to overnight guests only and shall not provide other meals.

BED AND BREAKFAST INN: A building that is designed to accommodate up to eighteen (18) rooms for lodging on a nightly or weekly basis to paying guests. A bed and breakfast inn may provide breakfast from internal kitchen facilities to overnight guests and their guests only other than meals that are occasionally catered from off site establishments. The owner

of the bed and breakfast inn may prepare meals on site or receive catered meals for private use.

BED AND BREAKFAST MANOR: A building designed to accommodate up to thirty (30) rooms for lodging on a nightly or weekly basis to paying guests. A bed and breakfast manor may provide breakfast from internal kitchen facilities to overnight guests and their guests only other than meals that are occasionally catered from off site establishments. The owner of the bed and breakfast manor may prepare meals on site or receive catered meals for private use. Restaurants operating in conjunction with a bed and breakfast manor must be approved under a separate restaurant license.

BEST MANAGEMENT PRACTICE (BMP) (Applies Only To Chapter 21A.48 Of This Title): A practice or system of practices and management measures found to be the most effective and practical methods of achieving an objective while making optimum use of available resources. Also sometimes called integrated management practices.

BIODETENTION: A low impact development term, also sometimes called a rain garden, biofilter or porous landscape detention, that is based on on-site retention of stormwater through the use of vegetated depressions engineered to collect, store, and infiltrate runoff.

BIO-MEDICAL FACILITY: An establishment that performs research and development in the field of medicine and produces biologic, biomedical, or pharmaceutical products. A bio-medical facility is not a hospital, health care facility, medical incinerator, or medical office.

BLACKSMITH SHOP: A facility used for the hand wrought manufacture of metal objects, such as wrought iron gates, grills and railings, light fixtures and furniture, sculpture, weapons, decorative and religious items, cooking utensils and tools.

BLOCK: An area or bounded by a public alley or street on all sides.

BLOCK CORNER: The ninety degree (90°) intersection of private property adjacent to the intersection of two (2) public street rights of way both of which are at least one hundred thirty two feet (132') wide. When applied to corner buildings, the provisions of this definition shall extend to one hundred sixty five feet (165') from the block corner on the street face and one hundred sixty five feet (165') in depth.

BLOCK FACE: All of the lots facing one side of a street between two (2) intersecting streets. Corner properties shall be considered part of two (2) block faces, one for each of the two (2) intersecting streets. In no case shall a block face exceed one thousand feet (1,000').

BLOOD DONATION CENTER: A commercial establishment whose primary function is the collection, storage and distribution of blood and blood products. The establishment may not be accessory to a hospital or medical clinic.

~~BOARDING HOUSE: See definition of Dwelling, Rooming (Boarding) House.~~

BOTANICAL GARDEN: A public or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants.

BOTTLING PLANT: An establishment that engages in the bottling, canning, or filling of any container with beverages for distribution. The term "bottling plant" shall not include any beverage or food manufacturing type use which is otherwise listed specifically in the table of permitted and conditional uses found in Chapter 21A.33 of this title.

BREWERY: A business establishment that manufactures more than fifteen thousand (15,000) barrels of beer, heavy beer, or malt liquor as otherwise defined and regulated in title 32B, Utah code, as amended.

BUFFER YARD: See definition of Landscape Buffer.

BUILDABLE AREA: The portion of the lot remaining after required yards have been provided and after the limitations of any pertinent environmental regulations have been applied. Buildings may be placed in any part of the buildable area, but if there are limitations on percent of the lot which may be covered by buildings, some open space may be required within the buildable area.

BUILDING: A structure with a roof, intended for shelter or enclosure.

BUILDING, ACCESSORY: See definition of Accessory Building Or Structure.

BUILDING CONNECTION: Two (2) or more buildings which are connected in a substantial manner or by common interior space including internal pedestrian circulation. Where two (2) buildings are attached in this manner, they shall be considered a single building and shall be subject to all yard requirements of a single building. Determination of building connection shall be through the site plan review process.

BUILDING COVERAGE: That percentage of the lot covered by principal or accessory buildings.

BUILDING, FRONT LINE OF: "Front line of building" means the line of that face of the building nearest the front or corner side lot line of the lot. This face includes sun parlors, bay windows, and covered and/or uncovered porches, whether enclosed or unenclosed, but does not include uncovered steps less than four feet (4') above grade.

BUILDING LINE: A line dividing a required yard from other portions of a lot.

BUILDING MATERIALS DISTRIBUTION: A type of wholesale distributor supplying the building materials industry, but excluding retail outlets conducted in a warehouse format.

BUILDING OFFICIAL: The building official of the Department of Community and Neighborhoods.

BUILDING, PRINCIPAL: "Principal building" means a building that is used primarily for the conduct of the principal use.

BUILDING, PUBLIC: "Public building" means a building owned and operated, or owned and intended to be operated by a public agency of the United States of America or the State of Utah, or any of its subdivisions.

BULK: The size and setbacks of the buildings or structures and the location of same with respect to one another, and including: a) height and area of buildings; b) location of exterior walls in relation to lot lines, streets or other buildings; c) all open spaces allocated to buildings; d) amount of lot area required for each dwelling unit; and e) lot coverage.

BULK MATERIAL STORAGE: Loose, unwrapped, non-parceled, or unbundled materials stored outside.

BUS LINE STATION/TERMINAL: Facility used for the temporary housing or parking of buses, and the loading and unloading of passengers.

BUS LINE YARD AND REPAIR FACILITY: Facility for the storage and repair of buses.

BUSINESS: Any occupation, employment or enterprise which occupies time, attention, labor and/or materials for compensation whether or not merchandise is exhibited or sold, or services are offered.

BUSINESS, MOBILE: "Mobile business" means a business that conducts all or part of its operations on premises other than its own. The term "mobile business" shall not include any business involved in construction, home or building improvement, landscape construction, surveying or medical related activities, including veterinary services. The simple delivery of goods shall not constitute a mobile business.

BUSINESS PARK: A Business District planned and developed as an optimal environment for business occupants while maintaining compatibility with the surrounding community.

CANNABIS PRODUCTION ESTABLISHMENT: A facility as defined in Chapter 4-41a, Utah Code, as amended.

CAR POOL: A mode of transportation where two (2) or more persons share a car ride to or from work.

CAR WASH: The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty vehicles. A car wash may be an accessory use to a gas station or convenience store or it may be a principal use on the lot.

~~**CAR WASH AS ACCESSORY USE TO GAS STATION OR CONVENIENCE STORE THAT SELLS GAS:** See definition of car wash.~~

CARPET CLEANING: A facility or mobile facility used for the cleaning of carpets or rugs.

CARPORT: A garage not completely enclosed by walls or doors. For the purpose of this title, a carport shall be subject to all of the regulations prescribed for a garage.

CEMETERY: Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

CERTIFICATE OF APPROPRIATENESS: A certification by the Historic Landmark Commission stating that proposed work on historic property is compatible with the

historic character of the property and of the Historic Preservation Overlay District in which it is located.

CERTIFICATE OF OCCUPANCY: An official authorization to occupy a structure as issued by the building official.

CERTIFICATE, ZONING: "Zoning certificate" means a written certification that a structure, use or parcel of land is, or will be, in compliance with the requirements of this title.

CHANGE OF USE: The replacement of an existing use by a new use, or a change in the nature of an existing use which does not increase the size, occupancy, or site requirements. A change of ownership, tenancy, name or management, or a change in product or service within the same use classification where the previous nature of the use, line of business, or other function is substantially unchanged is not a change of use. The conversion of existing residential units to condominiums is not a change of use.

CHARACTER CONSERVATION DISTRICT FEASIBILITY STUDY: A study conducted by the proposed district area or their authorized agent to determine whether or not a particular area of the City is eligible for Character Conservation District classification. The study is typically a summary report or white paper developed for the proposed Character Conservation District and there is no specific format.

CHARACTER DEFINING FEATURES: May include, but are not limited to, architecture or architectural features, mass and scale of buildings, streetscape, building orientation, landscaping or other items that contribute to the overall character of the area.

CHARITY DINING HALL: A sit down dining facility operated by a nonprofit organization to feed, without charge, the needy and the homeless.

CHECK CASHING/PAYDAY LOAN BUSINESS: A business that conducts transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State pursuant to the Check Cashing Registration Act. The term check cashing shall not include fully automated stand alone services located inside of an existing building, so long as the automated service incorporates no signage in the windows or outside of the building.

CHEMICAL MANUFACTURING AND STORAGE: A facility engaged in making and storing chemical products from raw or partially finished materials.

CITY COUNCIL: The City Council of Salt Lake City, Utah.

CITY FORESTER: The City's Urban Forestry Program Manager, or designee.

CLINIC (MEDICAL, DENTAL): A facility dedicated exclusively to providing medical, dental or similar examination, diagnosis, treatment, care and related healthcare services by licensed healthcare providers and other healthcare professionals practicing medicine as a group on persons on an outpatient basis. No portion of the facility may be used to provide on site inpatient care, overnight care, or twenty four (24) hour operations, unless it is in compliance with all ordinances applicable to hospitals. Laboratory facilities shall be accessory only and shall be utilized for on site care.

COLD FRAME: An unheated outdoor accessory structure typically consisting of, but not limited to, a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.

COMMERCIAL DISTRICTS: Those districts listed in subsection 21A.22.010B of this title.

COMMERCIAL FOOD PREPARATION: A facility in which food is processed or otherwise prepared, primarily for off-site consumption and/or sales. Facilities may be shared among various food processors, producers, or preparers. Uses may include, but are not limited to: commissary kitchen and catering.

COMMERCIAL SERVICE ESTABLISHMENT: A building, property, or activity, of which the principal use or purpose is the provision of services for the installation and repair, on or off site, of equipment and facilities that support principal and accessory uses to commercial and consumer users. Commercial service establishment shall not include any use or other type of establishment which is otherwise listed specifically in the table of permitted and conditional uses found in chapter 21A.33 of this title.

COMMERCIAL VEHICLE: A vehicle which exceeds one ton capacity and taxis. This shall include, but not be limited to, the following: buses, dump trucks, limousines, roll back tow trucks, stake body trucks, step vans, taxis, tow trucks and tractor trailers.

COMMERCIAL VIDEO ARCADE: A principal use that contains ten (10) or more automatic amusement devices.

COMMON AREAS, SPACE AND FACILITIES: The property and improvements of the condominium project, or portions thereof, conforming to the definition set forth in section 57-8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20.56 of this code.)

~~**COMMUNICATION TOWER:** A tower structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission. A communication tower does not include "ham" radio transmission antenna.~~

COMMUNITY CORRECTIONAL FACILITY: An institutional facility licensed by or contracted by the state of Utah to provide temporary occupancy for previously incarcerated persons or parole violators, which assists such persons in making a transition from a correctional institution environment to independent living. Such facility may also provide ancillary, temporary occupancy for individuals placed as part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution. A community correctional facility may include a halfway house, work release center or any other domiciliary facility for persons released from any penal or correctional facility but still in the custody of the city, county or public agency and youth care centers or other facilities authorized to accept youth offenders. A community correctional facility includes a facility for the judicially required detention or incarceration of people who are under twenty four (24) hour supervision by sworn officers except when on an approved leave, confinement of offenders where force may be used to restrain them if they attempt to leave the institution without authorization, twenty four (24) hour supervision and confinement for youth offenders

committed to the division for custody and rehabilitation, or services for parole violating offenders and/or noncompliant probationers.

COMMUNITY CORRECTIONAL FACILITY, LARGE: A "community correctional facility" as defined in this chapter that provides temporary occupancy for more than thirty (30) individuals exclusive of staff. Large community correctional facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of chapter 21A.54 of this title, and pursuant to subsections 21A.36.110B, E and F of this title and pursuant to section 21A.33.040 of this title.

COMMUNITY CORRECTIONAL FACILITY, SMALL: A "community correctional facility" as defined in this chapter that provides temporary occupancy for up to thirty (30) individuals exclusive of staff. Small community correctional facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of chapter 21A.54 of this title, pursuant to subsections 21A.36.110B, E and F of this title and pursuant to sections 21A.33.030 and 21A.33.040 of this title.

COMMUNITY GARDEN: An area of land managed and maintained by an identifiable group of community members used to grow and harvest food crops and/or nonfood, ornamental crops such as flowers, for personal or group use, consumption, donation, or sale, or for educational purposes. Generally operated as not for profit, limited sales and events may also occur on the site to fund the gardening activities and other charitable purposes. Private use of private land (not intended to benefit the community at large) and horticultural activities by the city on city owned land do not constitute community garden use.

COMMUNITY RECREATION CENTER: A place, structure, area, or other facility used for and providing social or recreational programs generally open to the public and designed to accommodate and serve segments of the community.

COMPATIBILITY: ~~Capability of existing together in harmony.~~

COMPATIBLE DESIGN: The visual relationship between adjacent and nearby buildings and the immediate streetscape, in terms of a consistency of materials, colors, building elements, building mass, and other constructed elements of the urban environment, is such that abrupt or severe differences are avoided.

COMPATIBLE LAND USE: A use of land and/or building(s) that, in terms of development intensity, building coverage, design, bulk and occupancy, traffic generation, parking requirements, access and circulation, site improvements, and public facilities and service demands, is consistent with and similar to neighboring uses and does not adversely affect the quality of life of persons in surrounding or nearby buildings.

COMPLETE DEMOLITION: Any act or process that destroys or removes seventy five percent (75%) or more of the exterior walls and/or total floor area of a structure, improvement or object.

COMPOSTING: A method of solid waste management whereby the organic component of the waste stream is biologically decomposed under controlled conditions to a state in

which the end product or compost can be safely handled, stored or applied to the land without adversely affecting human health or the environment.

~~CONCEPT DEVELOPMENT PLAN: A conceptual plan submitted for review and comment in order to obtain guidance from the City regarding how City requirements would apply to a proposed planned development.~~

CONCRETE AND/OR ASPHALT MANUFACTURING: A use engaged in making and delivering "ready mix" type concrete and asphalt from batch plant operations. This use excludes cement manufacturing.

CONDITIONAL USE: A land use that because of its unique characteristics or potential impact on the Municipality, surrounding neighbors or adjacent land uses may not be compatible in some area or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CONDOMINIUM ~~-CONDOMINIUM PROJECT AND CONDOMINIUM UNIT~~: Property or portions thereof conforming to the definitions set forth in section 57-8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20.56 of this Code.)

CONDOMINIUM OWNERSHIP ACT OF 1975 OR ACT: The provisions of chapter 8 of title 57 of Utah Code Annotated, as amended in 1975. (See title 20, chapter 20.56 of this Code.)

~~CONDOMINIUM UNIT: See definition of condominium - condominium project and condominium unit.~~

~~CONSENSUS: General agreement characterized by the absence of sustained and substantial opposition to issues by the concerned interests and by a process that involves seeking to take into account the views of all parties concerned and to reconcile any conflicting arguments. Consensus does not imply unanimity.~~

CONSTRUCTION PERIOD: The time period between when the building permit is obtained and the certificate of occupancy is issued.

CONTRACTOR'S YARD/OFFICE: A use that provides construction businesses with a base of operations that can include office space and indoor/outdoor storage of construction equipment or materials used by the construction business. This use excludes salvage or recycling operations.

CONVENT/MONASTERY: The dwelling place for a community of persons bound by vows to a religious order or congregation.

CONVENTION CENTER: A facility designed for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on premises consumption.

CONVERSION: A proposed change in the type of ownership of a parcel or parcels of land, together with the existing attached structures, from single ownership of said parcel, such as an apartment house or multi-family dwelling, into that defined as a condominium project

or other ownership arrangement involving separate ownership of individual units combined with joint collective ownership of common areas, facilities or elements. (See title 20, chapter 20.56 of this Code.)

CORNER BUILDING: A building, the structure of which rises above the ground within one hundred feet (100') of a block corner on the street face and one hundred feet (100') in depth.

~~CORNER LOT: See definition of lot, corner.~~

~~CORNER SIDE YARD: See definition of yard, corner side.~~

CREMATORIUM: A. As applied to funeral homes or mortuaries: A dedicated area within a licensed funeral home or mortuary building, or an accessory building of a licensed funeral home or mortuary, wherein human remains are cremated in a cremation retort.

B. As applied to pets: A dedicated area within a building approved for animal cremation service or an accessory building of an approved animal cremation service use wherein dead animals are cremated in a cremation retort.

CRITICAL ROOT ZONE: The area of soil surrounding a tree, where roots critical to the tree's health and survival are likely to be present.

DATA CENTER: An establishment that centralizes information technology operations and equipment for the purposes of storing, processing, and disseminating data and applications.

DAYCARE: Persons, associations, corporations, institutions or agencies providing on a regular basis care and supervision (regardless of educational emphasis) to children under fourteen (14) years of age, in lieu of care and supervision ordinarily provided by parents in their own homes, with or without charge, are engaged in providing child "daycare" for purposes of this title. ~~Such providers and their facilities shall be classified as defined herein and shall be subject to the applicable provisions of title 5, title 9, chapters 9.08 through 9.20, 9.28 through 9.40, and title 14, chapter 14.36 of this Code, this title, and applicable State law.~~

DAYCARE CENTER, ADULT: A nonmedical facility for the daytime care of adults who, due to advanced age, handicap or impairment, require assistance and/or supervision during the day by staff.

DAYCARE CENTER, CHILD: An establishment providing care and maintenance to seven (7) or more children at any one time of any age separated from their parents or guardians.

DAYCARE, NONREGISTERED HOME: "Nonregistered home daycare" means a person who uses his/her principal place of residence to provide daycare for no more than two (2) children.

DAYCARE, REGISTERED HOME DAYCARE OR PRESCHOOL: "Registered home daycare or preschool daycare" means the use of a principal place of residence to provide educational or daycare opportunities for children under age seven (7) in small groups. The group size

at any given time shall not exceed eight (8), including the provider's own children under age seven (7).

DECIBEL: A logarithmic and dimensionless unit of measure of ten (10) used to describe the amplitude of sound. Decibel is denoted as "dB".

DESIGN REVIEW: A design that is allowed only after review and approval as set forth in chapter 21A.59 of this title, which includes a comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, height, setbacks, front facade glass, architecture, materials, colors, lighting and signs in accordance with a set of adopted criteria and standards.

DEVELOPMENT: The carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into parcels by any person. The following activities or uses shall be taken for the purposes of these regulations to involve "development":

- A. The construction of any principal building or structure;
- B. Increase in the intensity of use of land, such as an increase in the number of dwelling units or an increase in nonresidential use intensity that requires additional parking;
- C. Alteration of a shore or bank of a pond, river, stream, lake or other waterway;
- D. Commencement of drilling (except to obtain soil samples), the driving of piles, or excavation on a parcel of land;
- E. Demolition of a structure;
- F. Clearing of land as an adjunct of construction, including clearing or removal of vegetation and including any significant disturbance of vegetation or soil manipulation; and
- G. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken for the purpose of these regulations to involve "development":

- A. Work by a highway or road agency or railroad company for the maintenance of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way;
- B. Utility installations as stated in subsection 21A.02.050B of this title;
- C. Landscaping for residential uses; and
- D. Work involving the maintenance of existing landscaped areas and existing rights-of-way such as setbacks and other planting areas.

DEVELOPMENT PATTERN: The development pattern standard applies to principal building height and wall height, attached garage placement and width, detached garage placement,

height, wall height, and footprint size. A development pattern shall be established when three (3) or more existing structures are identified to establish the pattern, or in the case that three (3) structures constitutes more than fifty percent (50%) of the structures on the block face fifty percent (50%) of the structures shall establish a pattern.

~~DISABLED: See definition of persons with disabilities.~~

DISTRICT PLAN AND DESIGN STANDARDS: Proposed design standards and provides for review of site plans in Character Conservation Districts, to ensure that the character and distinctive features of these districts are maintained and reinforced by new construction.

DORMER: An extension built out from a sloping roof to accommodate a vertical window. A dormer has a small gabled or shed roof, and is secondary to the primary roof. A dormer is contained entirely within the primary roof structure.

DRIVE-THROUGH FACILITY: A facility which by design, physical facilities, service or packaging procedures, encourages or permits customers to transact business, receive services or goods, or be entertained while remaining in their motor vehicles.

DROP FORGE INDUSTRY: A facility used for forging metal between two (2) dies, one of which is fixed, the other acting by gravity or by steam or hydraulic pressure.

DWELLING: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, apartment hotels, boarding houses and lodging houses.

DWELLING, ACCESSORY GUEST AND SERVANTS' QUARTERS: Accessory living quarters with or without kitchen facilities located on the same lot as the principal use and meeting all yard and bulk requirements of the applicable district.

DWELLING, ACCESSORY UNIT: A type of accessory use that includes a residential unit that is located on the same lot as a single-family attached or detached dwelling unit, either internal to or attached to the single-family unit or in a detached structure. The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, and separate kitchen, sleeping area, closet space, and bathroom facilities.

DWELLING, ASSISTED LIVING FACILITY (LARGE): A residential facility, occupied by seventeen (17) or more individuals, licensed by the State of Utah under Title 26, Chapter 21 of the Utah Code or its successor, that provides healthcare and assistance with activities of daily living and social care, including hospice care and respite care, as defined in Utah Code Section 26-21-2 or its successor.

DWELLING, ASSISTED LIVING FACILITY (LIMITED CAPACITY): A residential facility, occupied by two (2) to five (5) individuals, licensed by the State of Utah under title 26, chapter 21 of the Utah Code or its successor, that provides healthcare and assistance with activities of daily living and social care, including hospice care and respite care, as defined in Utah Code section 26-21-2 or its successor.

DWELLING, ASSISTED LIVING FACILITY (SMALL): A residential facility, occupied by six (6) to sixteen (16) individuals, licensed by the State of Utah under title 26, chapter 21 of the Utah Code or its successor, that provides healthcare and assistance with activities of daily living and social care, including hospice care and respite care, as defined in Utah Code section 26-21-2 or its successor.

DWELLING, CONGREGATE CARE FACILITY (LARGE): A facility that provides temporary housing and assistance to seven (7) or more individuals, and/or their family members, who are suffering from a life-threatening illness, or injury, while they are receiving medical treatment. The term "congregate care facility (large)" does not include places of worship, social and community services organizations, homeless shelters, homeless resource centers, assisted living facilities, community dining halls, group home dwellings, residential support dwellings, and other similar facilities.

DWELLING, CONGREGATE CARE FACILITY (SMALL): A facility that provides temporary housing and assistance to up to six (6) individuals, which includes any family members, who are suffering from a life-threatening illness, or injury, while they are receiving medical treatment. The term "congregate care facility (small)" does not include places of worship, social and community services organizations, homeless shelters, homeless resource centers, assisted living facilities, community dining halls, group home dwellings, residential support dwellings, and other similar facilities.

DWELLING, FRATERNITY, SORORITY: A building which is occupied only by a group of university or college students who receive lodging and/or meals on the premises in exchange for compensation, and are associated together in a fraternity/sorority that is officially recognized by the university or college and that has a national affiliation.

DWELLING, GROUP HOME (LARGE): A residential treatment facility, occupied by seven (7) or more individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor that provides a twenty four (24) hour group living environment for individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. A group home dwelling includes a recovery residence, but does not include a boarding school or foster home as defined in title 62A, chapter 2 of the Utah Code or its successor, or a residential support dwelling as defined in this chapter.

DWELLING, GROUP HOME (SMALL): A residential treatment facility, occupied by two (2) to six (6) individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor that provides a twenty four (24) hour group living environment for individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. A group home dwelling includes a recovery residence, but does not include a boarding school or foster home as

defined in title 62A, chapter 2 of the Utah Code or its successor, or a residential support dwelling as defined in this chapter.

~~DWELLING, GROUP HOME (SMALL), WHEN LOCATED ABOVE OR BELOW FIRST STORY OFFICE, RETAIL, OR COMMERCIAL USE, OR ON THE FIRST STORY WHERE THE UNIT IS NOT LOCATED ADJACENT TO STREET FRONTAGE: See definition of dwelling, group home (small).~~

DWELLING, LIVING QUARTERS FOR CARETAKER OR SECURITY GUARD: A residence, secondary and accessory to a principal use for persons employed principally on site for purposes of care and protection of persons, property, plants, animals, equipment, or other circumstances on site or on contiguous lots under the same ownership.

~~DWELLING, LIVING QUARTERS FOR CARETAKER OR SECURITY GUARD, LIMITED TO USES ON LOTS ONE ACRE IN SIZE OR LARGER AND ACCESSORY TO A PRINCIPAL USE ALLOWED BY THE ZONING DISTRICT: See definition of dwelling, living quarters for caretaker or security guard.~~

DWELLING, MANUFACTURED HOME: A dwelling transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation. A manufactured home dwelling shall be connected to all utilities required for permanent dwellings and shall be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974. A manufactured home dwelling is a type of manufactured home that is considered a single-family dwelling for the purposes of this title. (See definition of dwelling, mobile home.) ~~A modular home is a type of manufactured home that is a dwelling transported in one or more sections that is fixed to a permanent site built foundation and connected to all utilities required for a permanent dwelling. The dwelling shall have a minimum roof pitch of three to twelve (3:12) and the nongable roof ends shall have a minimum overhang of twelve inches (12"). The dwelling shall also meet all Uniform Building Code regulations and have a minimum width of twenty feet (20'). A "modular home dwelling" is a type of manufactured home that is considered a single-family dwelling for the purposes of this title.~~

DWELLING, MOBILE HOME: A transportable, factory built home, designed as a year round residential dwelling and built prior to June 15, 1976, the effective date of the National Manufactured Housing Construction and Safety Standards Act of 1974. The following are not included in the mobile home definition:

- A. Travel trailers, motor homes, camping trailers, or other recreational vehicles.
- B. Manufactured and modular housing designed to be set on a permanent foundation.

~~DWELLING, MODULAR HOME: See definition of dwelling, manufactured home.~~

DWELLING, MULTI-FAMILY: A building containing three (3) or more dwellings on a single lot. For purposes of determining whether a lot is in multiple-family dwelling use, the following considerations shall apply:

A. Multiple-family dwelling uses may involve dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like.

B. Any multiple-family dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a hotel/motel.

DWELLING, RESIDENTIAL SUPPORT (LARGE): A residential facility, occupied by seven (7) or more unrelated individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor which provides the necessities of life as a protective service to individuals or families who have a disability or who are experiencing a dislocation or emergency that prevents them from providing these services for themselves or their families.

DWELLING, RESIDENTIAL SUPPORT (SMALL): A residential facility, occupied by up to six (6) unrelated individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor which provides the necessities of life as a protective service to individuals or families who have a disability or who are experiencing a dislocation or emergency that prevents them from providing these services for themselves or their families.

DWELLING, ROOMING (BOARDING) HOUSE: A building or group of attached or detached buildings containing in combination at least three (3) lodging units for occupancy on at least a monthly basis, with or without board, as distinguished from hotels and motels in which rentals are generally for daily or weekly periods and occupancy is by transients.

DWELLING, SINGLE-FAMILY: A detached building containing only one dwelling unit surrounded by yards that is built on site or is a modular home dwelling that resembles site built dwellings. Mobile homes, travel trailers, housing mounted on self-propelled or drawn vehicles, tents, or other forms of temporary housing or portable housing are not included in this definition. All living areas of a single-family dwelling shall be accessible and occupied by the entire family.

DWELLING, SINGLE-FAMILY ATTACHED: A dwelling unit that is attached via a common party side wall to at least one other such dwelling and where at least three (3) such dwellings are connected together.

DWELLING, SINGLE ROOM OCCUPANCY: A residential dwelling facility containing individual, self-contained, dwelling units none of which may exceed five hundred (500) square feet in size.

DWELLING, TWIN HOME ~~AND TWO-FAMILY~~: A building containing one dwelling separated from one other dwelling by a vertical party wall. Such a dwelling shall be located on its own individual lot.

DWELLING, TWO-FAMILY: A detached building containing two (2) dwelling units on a single lot.

~~DWELLING UNIT: See definition of dwelling.~~

~~ET OR ETo: See definition of evapotranspiration (ET) rate.~~

~~ETAF: Evapotranspiration adjustment factor. See definition of evapotranspiration (ET) rate.~~

ECOLOGICAL RESTORATION PROJECT: A project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

ELEVATION AREA: The area or portion thereof (in square feet) of an architectural elevation of one side of a building.

ELEVATION AREA, FIRST FLOOR: The elevation area or portion thereof (in square feet) of the first or ground floor (story) of one side of a building.

EMERGENCY MEDICAL SERVICE FACILITY: A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only. An emergency medical service facility shall not provide twenty four (24) hour service unless it meets all zoning requirements applicable to hospitals.

END OF LIFE CARE: Care given to the terminally ill which includes medical, palliative, psychosocial, spiritual, bereavement and supportive care, and treatment.

EQUIPMENT RENTAL (INDOOR AND/OR OUTDOOR): A use involving the rental of equipment including tools, lawn and garden equipment, party supplies and similar goods and equipment, including storage and incidental maintenance. This term excludes heavy construction vehicles and equipment.

EQUIPMENT RENTAL, SALES, AND SERVICE, HEAVY: A type of use involving the rental of equipment, including heavy construction vehicles and equipment, in which all operations are not contained within fully enclosed buildings.

EVAPOTRANSPIRATION (ET) RATE: The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time. Reference ET or ETo is a standard of measurement of environmental parameters that affect the water use of plants. ETo is expressed in inches of water per day, month, or year and is an estimate of the evapotranspiration of a large field of four inch (4") to seven inch (7") tall cool season grass that is well watered. Reference ET is used as a basis for determining the maximum applied water allowances. Reference ET for the Salt Lake City area is defined in the "Salt Lake City Plant List and Hydrozone Schedule". The evapotranspiration adjustment factor (ETAF) is a coefficient that adjusts reference evapotranspiration (ETo) values based on a plant factor (PF) and irrigation efficiency (IE) and is used to calculate the maximum amount of water that can be applied to a landscape.

EVERGREEN: A plant having foliage that remains on the plant throughout the year.

EXCESS DWELLING UNIT: A dwelling unit which is not permitted by zoning regulations applicable to the property where the unit is located and which is not a legal nonconforming use recognized by the City.

EXHIBITION HALL: A facility used to house exhibits and displays, where individuals and groups gather to view exhibits, promote and share common interests.

EXISTING/ESTABLISHED SUBDIVISION: Any subdivision for which a plat has been approved by the City and recorded prior to the effective date hereof.

EXPLOSIVE MANUFACTURING AND STORAGE: A use engaged in making and storage of explosive devices, but excluding explosive materials wholesale distributors.

EXTRACTIVE INDUSTRY: An establishment engaged in the on site extraction of surface or subsurface mineral products or natural resources. Typical extractive industries are quarries, barrow pits, sand and gravel operations, oil and gas extraction, and mining operations.

FAIRGROUND: A use including, but not limited to: agricultural related office buildings, animal shows and judging, carnivals, circuses, community meeting or recreational buildings and uses, concerts, food booths and stands, games, rides, rodeos, sales and auctions, storage, theaters.

FAMILY: A. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or

B. A group of not more than three (3) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or

C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, residential support dwelling, a lodge or a fraternity/sorority house.

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

FEE SCHEDULE: The Salt Lake City consolidated fee schedule which, among other things, shows the fees required in connection with applications for a zoning amendment, a special exception, a conditional use, a zoning certificate, a certificate of occupancy, sign certificate, or any other type of approval required by the provisions of this title.

FENCE: A structure erected to provide privacy or security which defines a private space and may enhance the design of individual sites. A wall or similar barrier shall be deemed a fence.

FENCE, ELECTRIC SECURITY: "Electric security fence" means a fence designed to protect a property or properties from intrusion by means of conducting an electric current along one or more wires thereof so that a person or animal touching any such wire or wires will receive an electric shock.

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

FENCE, OPEN: An artificially constructed barrier that blocks the transmission of a maximum of fifty percent (50%) of light and visibility through the fence, and is erected to separate private property from public rights of way and abutting properties.

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

~~**FINANCIAL INSTITUTION, WITH DRIVE-THROUGH FACILITY:** See definitions of Financial Institution and Drive-Through Facility.~~

FIXED DIMENSIONAL STANDARDS: Numerical maximum or minimum conditions which govern the development on a site.

FLAG LOT: A lot of irregular configuration in which an access strip (a strip of land of a width less than the required lot width) connects the main body of the lot to the street frontage. (See illustration in section 21A.62.050 of this chapter.)

FLAMMABLE LIQUIDS OR GASES, HEATING FUEL DISTRIBUTION AND STORAGE: A type of wholesale distributor engaged in supplying flammable liquids, gases and/or heating fuel.

FLEA MARKET (INDOOR): A building devoted to the indoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.

FLEA MARKET (OUTDOOR): An outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.

~~**FLOOR:** See definition of Story (Floor).~~

FLOOR AREA, GROSS: "Gross floor area" (for determining size of establishment) means the sum of the gross horizontal area of all floors of the building measured from the exterior face of the exterior walls or from the centerline of walls separating two (2) buildings. The floor area of a building shall include basement floor area, penthouses, attic space having headroom of seven feet (7') or more, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses. Space devoted to open air off street parking or loading shall not be included in floor area.

The floor area of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks, shall be determined on the basis of height in feet (i.e., 10 feet in height shall equal 1 floor).

FLOOR AREA, USABLE: "Usable floor area" (for determining off street parking and loading requirements) means the sum of the gross horizontal areas of all floors of the building, as measured from the outside of the exterior walls, devoted to the principal use, including accessory storage areas located within selling or working space such as counters, racks, or closets, and any floor area devoted to retailing activities, to the production or processing of goods or to business or professional offices. Floor area for the purposes of measurement for off street parking spaces shall not include:

- A. Floor area devoted primarily to mechanical equipment or unfinished storage areas;
- B. Floor area devoted to off street parking or loading facilities, including aisles, ramps, and maneuvering space.

FOOD PROCESSING: Manufacturing establishment producing or processing food and related products for consumption.

FRONT YARD: ~~See definition of yard, front.~~

FUEL CENTER: A subordinate building site located on the same site as a principal building/use for the sale and dispensing of motor fuels or other petroleum products and the sale of convenience retail.

FUGITIVE DUST: Solid airborne particulate matter emitted from any source other than through a stack or chimney.

FUNERAL HOME OR MORTUARY: An establishment where the activities necessary for the care and custody of the dead, including: refrigeration, embalming; cremation; other necessary care; viewings; wakes; funerals; and other rites and ceremonies consistent with the proper final disposition of the dead, are conducted.

GARAGE: A building, or portion thereof, used to store or keep a motor vehicle.

GARAGE, ATTACHED: "Attached garage" means an accessory building which has a roof or wall of which fifty percent (50%) or more is attached and in common with a dwelling. Where the accessory building is attached to a dwelling in this manner, it shall be considered part of the dwelling and shall be subject to all yard requirements of the main building.

GAS STATION: A principal building site and structures for the sale and dispensing of motor fuels or other petroleum products and the sale of convenience retail.

GENERAL PLAN: The comprehensive plan for Salt Lake City adopted by the City Council.

GOLF COURSE: An outdoor area of land laid out for golf with a series of holes each including tee, fairway and putting green and often one or more natural or artificial hazards. A golf course may also consist of a club house or building where activities associated with golf take place including retail sales and/or services, a cafe venue where meals are prepared and served, an office and area where private or public events and other similar activities associated with a golf course takes place.

GOVERNMENT FACILITY REQUIRING SPECIAL DESIGN FEATURES FOR SECURITY PURPOSES: A building or structure owned, operated, or occupied by a governmental agency to provide a governmental service to the public. Such facility has the necessity of augmented security features. This type of facility does not include those of an industrial nature or prisons.

GOVERNMENT OFFICE: A building or structure used primarily for office use that is owned, operated, or occupied by a governmental agency to provide a governmental service to the public.

GOVERNMENTAL FACILITY: State or Federal government operations providing services from specialized facilities, such as the Highway Department Maintenance/Construction, State Police and Federal Bureau of Investigation, etc. Local government operations providing services from specialized facilities, such as road maintenance/construction, equipment and materials storage, greenhouses, etc. Local government operations providing services from nonspecialized facilities shall be considered office uses. State or Federal operations providing services from nonspecialized facilities shall also be considered office uses.

GRADE, ESTABLISHED: The grade of a property prior to the most recent proposed development or construction activity. On developed lots, the Zoning Administrator shall estimate established grade if not readily apparent, by referencing elevations at points where the developed area appears to meet the undeveloped portions of the land. The estimated grade shall tie into the elevation and slopes of adjoining properties without creating a need for new retaining wall, abrupt differences in the visual slope and elevation of the land, or redirecting the flow of runoff water.

GRADE, FINISHED: "Finished grade" means the final grade of a site after reconfiguring grades according to an approved site plan related to the most recent building permit activity on a site.

GRADE, NATURAL: The elevation of the surface of the ground which has been created through the action of natural forces and has not resulted from manmade cuts, fills, excavation grading or similar earthmoving processes.

GRAIN ELEVATOR: A storage area or structure where grain products are temporarily stored for transfer to trucks, train cars, or other forms of transportation.

GREENHOUSE: A temporary or permanent accessory structure typically made of, but not limited to, glass, plastic, or fiberglass in which plants are cultivated.

GROSS FLOOR AREA: ~~See definition of floor area, gross.~~

GROUND COVER: Any perennial evergreen plant material species that generally does not exceed twelve inches (12") in height and covers one hundred percent (100%) of the ground all year.

GROUND MOUNTED UTILITY BOXES: Such equipment and facilities, including pedestals, boxes, cabinets, meters or other ground mounted facilities and associated equipment that

extend over six inches (6") above ground level used for the transmission or distribution of utilities.

GUEST: Any person hiring or occupying a room for living or sleeping purposes.

HARD SURFACED: A concrete, asphalt surface, brick, stone or turf block.

HAZARDOUS WASTE PROCESSING OR STORAGE: A facility that treats, stores, recycles, incinerates or transfers hazardous waste. Hazardous waste shall include any waste material that is subject to Utah Code title 19.

HEALTH AND FITNESS FACILITY: A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums (except facilities owned by a governmental entity), private clubs (athletic, health, or recreational), reducing salons, tanning salons, and weight control establishments.

HEALTH HAZARD: A classification of a chemical for which there is statistically significant evidence based on a generally accepted study conducted in accordance with established scientific principles that acute or chronic health effects may occur in exposed persons. The term "health hazard" includes chemicals which are carcinogens, toxic or highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, neurotoxins, agents which act on the hematopoietic system, and agents which damage the lungs, skin, eyes or mucous membranes.

HEAVY MANUFACTURING: The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards, or that otherwise do not constitute "light manufacturing". Heavy manufacturing generally includes processing and fabrication of large or bulky products, products made from extracted or raw materials, or products involving flammable or explosive materials and processes which require extensive floor areas or land areas for the fabrication and/or incidental storage of the products. The term "heavy manufacturing" shall include uses such as refineries and chemical manufacturing. The term "heavy manufacturing" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.

HEIGHT, BUILDING - ~~IN THE FR, FP, R-1, R-2, AND SR DISTRICTS~~ MEASURED FROM ESTABLISHED GRADE: The vertical distance between the top of the roof and established grade at any given point of building coverage (see Illustration A in section 21A.62.050 of this chapter).

HEIGHT, BUILDING - ~~OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS~~ MEASURED FROM FINISHED GRADE: The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof (see ~~illustration~~ Illustration B in section 21A.62.050 of this chapter).

HEIGHT, EXTERIOR WALL: The vertical distance of any building wall measured from finished grade to the top of the wall plate.

HELIPORT: A facility or structure that is intended or used for the landing and takeoff of rotary wing aircraft, but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of such aircraft.

~~**HELIPORT, ACCESSORY:** See definition of heliport.~~

HISTORIC BUILDINGS OR SITES: Those buildings or sites listed on the National Register of Historic Places.

HISTORIC LANDMARK COMMISSION: The Historic Landmark Commission of Salt Lake City, Utah. (See section 21A.06.050 of this title.)

HISTORIC SITE: See definition of landmark site.

HOME OCCUPATION: A business, profession, occupation, or trade conducted for gain or support and located and conducted within a dwelling unit, which use is accessory, incidental and secondary to the use of the building for dwelling purposes and does not change the essential residential character of appearance of such building and subject to the regulations set forth in section 21A.36.030 of this title.

HOMELESS RESOURCE CENTER: An establishment in which co-located supportive services such as sleeping, bathing, eating, laundry facilities, and housing case management is provided on an emergency basis for individuals experiencing homelessness. Additional services may include preparation and distribution of food; medical care and treatment; behavioral and mental health counseling; employment counseling; educational instruction, and vocational training.

HOMELESS SHELTER: An establishment in which sleeping accommodations are provided on an emergency basis for individuals experiencing homelessness.

HOOP HOUSE: A temporary or permanent accessory structure typically made of, but not limited to, piping or other material covered with translucent plastic, constructed in a "half round" or "hoop" shape, for the purposes of growing plants. A hoop house is considered more temporary than a greenhouse.

HOSPICE: A program of care for the terminally ill and their families which occurs in a home or in a healthcare facility and which provides medical, palliative, psychological, spiritual, and supportive care and treatment.

HOSPITAL, INCLUDING ACCESSORY LODGING FACILITY: An institution licensed by the State of Utah specializing in giving clinical, temporary, or emergency services of a medical or surgical nature to human patients.

HOTEL/MOTEL: An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include, but

shall not be limited to, conference and meeting rooms, restaurants, reception centers, and recreational facilities.

HOUSE MUSEUM IN LANDMARK SITE: A dwelling unit which is converted from its original principal use as a dwelling unit to a staffed institution dedicated to educational, aesthetic or historic purposes. Such museum should include a staff who commands an appropriate body of special knowledge necessary to convey the historical, aesthetic or architectural attributes of the building and its collections to the general public. Such staff should also have the ability to reach museological decisions consonant with the experience of his or her peers and have access to and acquaintance with the literature of the field. Such museum should maintain either regular hours or be available for appointed visits such that access is reasonably convenient to the public.

HUNTING CLUB, DUCK: Private association organized to participate in duck hunting activities on private property.

HYDROZONES: In a landscape, when plants with similar water needs are grouped together and irrigated together for the purpose of using water efficiently. A hydrozone may be irrigated or nonirrigated. Hydrozones and applicable plants are further defined in the "Salt Lake City Plant List and Hydrozone Schedule".

IMPACT MITIGATION REPORT PLAN: A report provided by an inland port land use applicant that identifies all potential detrimental impacts that may be produced by an inland port use. The impact mitigation report includes the topics required in section 21A.34.150 of this title and any other information deemed necessary by the Planning Director for the Planning Commission to evaluate the detrimental impacts identified in chapter 21A.54 of this title.

~~**IMPACT STATEMENT:** A statement containing an analysis of a project's potential impact on the environment, traffic, aesthetics, schools, and/or Municipal costs and revenues, as well as comments on how the development fits into the General Plan of Salt Lake City.~~

IMPOUND LOT: A facility that provides temporary storage for vehicles that are to be claimed by titleholders or their agents.

INCINERATOR, MEDICAL WASTE/HAZARDOUS WASTE: A device using heat, for the reduction of medical/hazardous waste materials, as defined by the State of Utah Division of Solid and Hazardous Waste.

INDUSTRIAL ASSEMBLY: An industrial use engaged in the fabrication of finished or partially finished products from component parts produced off site. Assembly use shall not entail metal stamping, food processing, chemical processing or painting other than painting that is accessory to the assembly use.

INFILL: New development that occurs within an already developed area where building patterns and lot platting are already established.

INLAND PORT: The use of land as defined in Utah Code chapter 11-58 and its successor.

INLAND PORT LAND USE APPLICATION: Any application required by this title and any required building permits, utility permits, or other permits required by the City necessary to develop an inland port use.

INLAND PORT USE: A use of land that supports, promotes and depends on the proximity to the inland port as defined in Utah Code chapter 11-58 and its successor.

INSTITUTION: An organization or establishment providing religious, educational, charitable, medical, cultural or governmental services.

~~**INTERIOR SIDE YARD:** See definition of yard, interior side.~~

INTERMODAL TRANSIT PASSENGER HUB: A publicly owned and operated central transit passenger transfer facility servicing rail, bus, shuttle, limousine, taxis, bicyclists and pedestrians and may include, but is not limited to, the following complementary land uses such as offices, restaurants, retail sales and services, bus line terminals, bus line yards and repair facilities, limousine service and taxicab facilities.

INTERPRETATION: An administrative decision regarding the general provisions of this title to specific cases. Interpretations shall not include administrative decisions that will affect a permitted use, conditional use or nonconforming use.

INTERPRETATION, USE: An administrative decision of this title related to specific cases which affect permitted use or conditional use provisions within a specific district and affect nonconforming uses.

~~**IRRIGATION AUDIT:** An in-depth evaluation of the performance of an irrigation system that includes, but is not limited to, an on-site inspection, system tune up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.~~

JAIL: A place for lawful confinement of persons. For the purpose of this title, a jail shall not include community correctional facilities and mental hospitals. A jail includes a facility for the judicially required detention or incarceration of people who are under twenty four (24) hour supervision by sworn officers, and confinement of offenders where force may be used to restrain them if they attempt to leave the institution without authorization.

JEWELRY FABRICATION: The production of jewelry from component materials, diamond cutting and related activities.

LABORATORY, MEDICAL RELATED: An establishment that performs research and analysis of medical tests and biologic samples collected for the purpose of medical diagnosis. A medical related laboratory is not a bio-medical facility.

LAND USE: The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility for the purpose for which the land or building is occupied, or maintained, arranged, designed or intended.

LAND USE APPEAL AUTHORITY: The designated or appointed Land Use Appeals Hearing Officer(s) for Salt Lake City.

LAND USE APPLICANT: An individual or entity that submits a land use application. A land use applicant shall be the owner of the property or a designated representative of the owner.

LAND USE APPLICATION: An application required by this title for any process, development, or permit required by this title. A land use application does not include an application to create or modify a master plan or a zoning amendment.

LAND USE AUTHORITY: The entity identified by this title to decide a land use application.

LAND USE TYPE (SIMILAR LAND USE TYPE): Land uses shall be considered to be similar land use types, if the uses are listed as a permitted or conditional use in the same land use tables within chapter 21A.33 of this title and the uses have similar off street parking requirements as defined in chapter 21A.44, "Off Street Parking, Mobility And Loading", of this title.

LANDFILL: A Municipal, commercial or construction debris disposal facility where solid waste is placed in or on the land and which is not a land treatment facility. The term "landfill" does not include facilities where solid waste is applied onto or incorporated into the soil surface for the purpose of biodegradation.

LANDFILL, COMMERCIAL: "Commercial landfill" means a commercial landfill which receives any nonhazardous solid waste for disposal. A commercial landfill does not include a landfill that is solely under contract with a local government within the State to dispose of nonhazardous solid waste generated within the boundaries of the local government.

LANDFILL, CONSTRUCTION DEBRIS: "Construction debris landfill" means a landfill that is to receive only construction/demolition waste, yard waste, inert waste or dead animals, but excluding inert demolition waste used as fill material.

LANDFILL, END USE PLAN: "End use plan landfill" means a plan showing how the site will be reused/reclaimed upon completion of landfill activities to allow for the productive and compatible reuse of the site.

LANDFILL, MUNICIPAL: "Municipal landfill" means a Municipal landfill or a commercial landfill solely under contract with a local government taking Municipal waste generated within the boundaries of the local government.

LANDMARK SITE: A building or site of historic importance designated by the City Council.

LANDSCAPE AREA: That portion of a lot devoted exclusively to landscaping, except that streets, drives and sidewalks may be located within such area to provide reasonable access.

LANDSCAPE BMPs MANUAL: An abbreviated name for "Salt Lake City Landscape BMPs for Water Resource Efficiency and Protection".

LANDSCAPE BUFFER: An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use.

LANDSCAPE PLAN: The plan for landscaping required pursuant to chapter 21A.48 of this title.

LANDSCAPE YARD: That portion of a lot required to be maintained in landscape area.

LANDSCAPING: The improvement of a lot, parcel or tract of land with grass, shrubs and trees. Landscaping may include pedestrian walks, flowerbeds, ornamental objects such as fountains, statuary, and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.

LATTICE TOWER: A self-supporting multiple sided, open steel frame structure used to support telecommunications equipment.

LAUNDRY, COMMERCIAL: An establishment primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than retail services establishments. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.

LEGAL CONFORMING: A status conferred by a provision of this title which shall be limited to the regulation(s) contained within that provision. Legal conforming status allows the reconstruction of a destroyed use/structure to its level of use intensity and building bulk before destruction.

LIBRARY: A public, nonprofit facility in which literary, musical, artistic, or reference materials such as, but not limited to, books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility.

LIGHT MANUFACTURING: The assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication or processing takes place or where such processes are housed entirely within a building. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials, and includes processes which do not require extensive floor areas or land areas. The term "light manufacturing" shall include uses such as electronic equipment production and printing plants. The term "light manufacturing" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.

LIMOUSINE SERVICE: A use that provides personal vehicular transportation for a fee, and operating by appointment only.

LIMOUSINE SERVICE (LARGE): A use that provides personal vehicular transportation for a fee, and operating by appointment only, utilizing four (4) or more vehicles.

LIMOUSINE SERVICE (SMALL): A use that provides personal vehicular transportation for a fee, and operating by appointment only, utilizing three (3) or less vehicles.

LOCALLY GROWN: Food crops and/or nonfood, ornamental crops, such as flowers that are grown within the state of Utah.

~~LODGING HOUSE: A residential structure that provides lodging with or without meals, is available for monthly occupancy only, and which makes no provision for cooking in any of the rooms occupied by paying guests.~~

LOT: A piece of land identified on a plat of record or in a deed of record of Salt Lake County and of sufficient area and dimensions to meet district requirements for width, area, use and coverage, and to provide such yards and open space as are required and has been approved as a lot through the subdivision process. A lot may consist of combinations of adjacent individual lots and/or portions of lots so recorded; except that no division or combination of any residual lot, portion of lot, or parcel shall be created which does not meet the requirements of this title and the subdivision regulations of the city.

LOT AREA: The total area within the property lines of the lot plus one-half (1/2) the right of way area of an adjacent public alley.

LOT AREA, NET: "Net lot area" means the area within the property lines of a lot, excluding any right of way area of an adjacent public alley.

LOT ASSEMBLAGE: Acquisition of two (2) or more contiguous lots by the same owner(s) that may or may not be consolidated into a single parcel.

LOT, CORNER: "Corner lot" means a lot which has two (2) adjacent sides abutting on public streets, serving more than two (2) lots, provided the interior angle at the intersection of such two (2) sides is less than one hundred thirty five degrees (135°).

LOT DEPTH: The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.

~~LOT, FLAG: See definition of Flag Lot.~~

LOT, INTERIOR: "Interior lot" means a lot other than a corner lot.

LOT LINE, CORNER SIDE: "Corner side lot line" means any lot line between the front and rear lot lines which abuts a public street.

LOT LINE, FRONT: "Front lot line" means that boundary of a lot which is along an existing or dedicated public street, or where no public street exists, is along a public way. On corner lots, the property owner shall declare the front lot line and corner side yard line on a building permit application. In the case of landlocked land, the front lot line shall be the lot line that faces the access to the lot.

LOT LINE, INTERIOR SIDE: "Interior side lot line" means any lot line between the front and rear lot lines which does not abut a public street.

LOT LINE, REAR: "Rear lot line" means that boundary of a lot which is most distant from, and is, or is most nearly, parallel to, the front lot line.

LOT WIDTH: The horizontal distance between the side lot lines measured at the required front yard setback.

~~LOW VOLUME IRRIGATION: The application of irrigation water at low pressure through a system of tubing or lateral lines and low volume emitters such as drip, drip lines, microemitters, in line tubing, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.~~

MAJOR STREETS: Those streets identified as major streets on city map 19372.

~~MANUFACTURED HOME: See definition of Dwelling, Manufactured Home.~~

MANUFACTURED/MOBILE HOME SALES AND SERVICE: A facility for the sale and service of manufactured/mobile homes.

~~MANUFACTURING, HEAVY: See definition of Heavy Manufacturing.~~

~~MANUFACTURING, LIGHT: See definition of Light Manufacturing.~~

MASTER PLAN: A portion of the long range general plan for Salt Lake City as adopted by the city council.

MEDICAL CANNABIS PHARMACY: An establishment as defined in Chapter 26-61a, Utah Code, as amended.

MEETING HALL OF MEMBERSHIP ORGANIZATION: A building designed for public assembly, containing at least one room for an association of persons for the promotion of a common objective, such as literature, science, politics, good fellowship, or community service, which meets regularly and is limited to formal written membership.

MID BLOCK AREA: An area of development not deemed to be a block corner.

MIXED USE DEVELOPMENT: A development that includes residential and nonresidential uses allowed in the zoning district, on the same site.

MOBILE FOOD BUSINESS: A business that serves food or beverages from a self-contained unit either motorized or in a trailer on wheels, and conducts all or part of its operations on premises other than its own and is readily movable, without disassembling, for transport to another location. The term "mobile food business" shall not include vending carts or mobile ice cream vendors.

MOBILE FOOD COURT: A parcel of land where two (2) or more mobile food businesses congregate to offer food or beverages for sale to the public. Any cluster of more than one mobile food business, vending cart and seasonal farm stand, located on the same parcel of land shall be considered a mobile food court.

MOBILE FOOD TRAILER: A mobile food business that serves food or beverages from a nonmotorized vehicle that is normally pulled behind a motorized vehicle. The term "mobile food trailer" shall not include vending carts, mobile food trucks or mobile ice cream vendors.

MOBILE FOOD TRUCK: A mobile food business that serves food or beverages from an enclosed self-contained motorized vehicle. The term "mobile food truck" shall not include vending carts, mobile food trailers or mobile ice cream vendors.

MOTEL/HOTEL: A building or buildings in which lodging units are offered for persons, for compensation by the day or the week.

MULCH: Any organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

MUNICIPAL SERVICE USES, INCLUDING CITY UTILITY USES AND POLICE AND FIRE STATIONS: City or County government operations and governmental authorities providing services from specialized facilities, such as police service, Street/Highway Department maintenance/construction, fire protection, sewer and water services, etc. City or County operations and governmental authorities providing services from nonspecialized facilities shall be considered office uses.

MUSEUM: An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.

NATURAL OPEN SPACE: Land in a predominantly open and undeveloped condition that is suitable for protection of sensitive environmental conditions such as aquifer recharge areas; floodplains, river, stream and riparian corridors, water bodies, wetlands, shorelands and uplands, geologically unique or sensitive areas, wildlife habitat, native plant communities and similar features.

NATURAL RESOURCE: A material supplied by nature excluding any material that has gone through a process to alter the material from its natural state, such as refined products, chemical products, or waste materials, other than collecting it from its natural setting and transporting to another location.

NEW CONSTRUCTION: On site erection, fabrication or installation of ~~any~~ a principal building, structure, facility or addition thereto.

NONCOMPLYING LOT: A parcel of land which was legally established on the effective date of any amendment to this title that made the lot noncomplying that has less lot area, frontage or dimensions than required in the district in which it is located.

NONCOMPLYING STRUCTURE: Buildings and structures that serve complying land uses which were legally established on the effective date of any amendment to this title that makes the structure not comply with the applicable yard area, height and/or bulk regulations of this title.

NONCONFORMING USE: Any building or land legally occupied by a use at the time of passage of the ordinance codified herein or amendment thereto which does not conform after passage of said ordinance or amendment thereto with the use regulations of the district in which located.

NONCONFORMITY: The presence of any nonconforming use or noncomplying structure.

NURSING CARE FACILITY: A healthcare facility licensed by the State of Utah under title 26, chapter 21 of the Utah Code, or its successor, other than a general acute or specialty hospital, constructed, licensed, and operated to provide patient living accommodations, twenty four (24) hour staff availability, and at least two (2) of the following patient services:

A. A selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological, or other professional therapies to intermittent health related or paraprofessional personal care services;

B. A structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or

C. A supervised living environment that provides support, training, or assistance with individual activities of daily living.

~~OASIS: A component of a landscape that requires a high, or comparatively higher volume of water to be sustained; includes water features.~~

OBSTRUCTION: A structure or appurtenance to a building that is located or projects into a required yard. Allowed obstructions are listed in section 21A.36.020 of this title.

OFF SITE: A lot that is separate from the principal use.

OFF STREET PARKING: Parking provided on private or public property, excluding public rights-of-way.

OFFICE: A type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples of professional offices include accounting, investment services, architecture, engineering, legal services and real estate services. Unless otherwise specified, office use shall include doctors' and dentists' offices. Office use shall not include any use or other type of establishment which is otherwise specifically listed in the table of permitted and conditional uses for the applicable zoning districts.

~~OFFICE, ACCESSORY USE SUPPORTING AN INSTITUTIONAL USE: See definition of office.~~

OFFICE AND/OR RECEPTION CENTER IN LANDMARK SITE: A facility located in a landmark site that primary functions as an office and/or reception center and may include on site kitchen/catering facilities. The banquet/reception hall's primary purpose is a location for activities such as weddings and other such gatherings by appointment.

~~OFFICE, EXCLUDING MEDICAL AND DENTAL CLINIC AND OFFICE: See definition of office.~~

OFFICE, PUBLISHING COMPANY: A company whose business is the editing and publishing of works of authors. The term "publishing company" shall not include a printing plant, unless it is only accessory to the publishing business.

~~OFFICE, RESEARCH RELATED: See definition of office.~~

OFFICE, SINGLE PRACTITIONER MEDICAL, DENTAL, AND HEALTH: An office where medical, dental, mental health, and/or other personal healthcare services are provided to human patients on an outpatient basis, and that accommodates no more than one State licensed primary practitioner (for example, medical doctor, dentist, chiropractor, psychologist, etc.) within a single parcel of land.

OPEN SPACE: An area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, recreation, or public health and safety. Open space is land set aside for conservation or recreation purposes. It may include woodlands, play areas, recreation centers, government facilities, walking and riding trails, nature center, wetlands and lands in the floodplain as well as land use for passive or active recreation.

OPEN SPACE AREA: Any area of a lot which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, uncovered patio areas, light poles and other ornamental features shall not be considered as obstructions for purposes of this definition. Driveways that provide access to parking lots shall not be considered as an obstruction subject to the driveways not exceeding twenty percent (20%) of any required yard area that they provide access through.

~~OPEN SPACE ON LOTS LESS THAN FOUR ACRES IN SIZE: See definition of open space area.~~

OUTDOOR DINING: A dining area with seats and/or table(s) located outdoors of a restaurant, brewpub, bar establishment, tavern, market, deli, and other retail sales establishment that sells food and/or drinks, and which is either: a) located entirely outside the walls of the building of the subject business, or b) enclosed on two (2) sides or less by the walls of the building with or without a solid roof cover, or c) enclosed on three (3) sides by the walls of the building without a solid roof cover.

OUTDOOR TELEVISION MONITOR: An outdoor large screen television monitor that displays material generated and/or produced by an on site television station. The material displayed shall be the television station's primary broadcast feed or rebroadcast news, sports and/or public affairs broadcasts, and shall not be in conflict with the Federal Communications Commission's (FCC) community standards that apply to broadcasts from the television station between the hours of six o'clock (6:00) A.M. and twelve o'clock (12:00) midnight (regardless of the time of day that such material is displayed on the outdoor television monitor). The material displayed must be the television station's primary broadcast feed or rebroadcast news, sports and/or public affairs broadcasts to the general public (except between the hours of 12:00 midnight and 6:00 A.M. where daytime programming, consistent with community standards, may be substituted). Outdoor television monitors may not be illuminated to a brightness that causes undue glare or

interference with adjacent properties. Sound emanating from the outdoor television monitor may not exceed Salt Lake City or County health standards.

OVERLAY DISTRICT: A zoning district pertaining to particular geographic features or land uses imposing supplemental requirements and standards in addition to those provided in the base or underlying zoning district. Boundaries of overlay districts are shown on the zoning map or on special maps referenced in the text.

OVERSPRAY: Irrigation water that is delivered beyond the target landscaped area.

OWNER OCCUPANT: See section 21A.40.200 of this title.

PACKAGE DELIVERY FACILITY: A facility for the receipt, transfer, short term storage, and dispatching of goods and packages.

PAINT MANUFACTURING: A facility engaged in making and storing paint and related products from raw or partially finished materials.

PARCEL: A continuous area of real property, or lot, which is legally described and accurately drawn on the plat of such property and recorded with Salt Lake County. See definition of lot.

PARK: A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a playground, swimming pool, athletic field, pavilions, turf areas, horticultural gardens, nature center, community gardens, special events areas, concessions, trails, passive and active recreational uses, and other similar uses typically found within a park. This definition is further supplemented by the definitions of section 2.94.030 of this Code.

PARK STRIP: The landscape area within a public way located between the back of street curb and the sidewalk, or in the absence of a sidewalk, the right-of-way line.

PARK STRIP LANDSCAPING: The improvement of property within the street right-of-way situated between the back of curb and the sidewalk or, if there is no sidewalk, the back of curb and the right-of-way line, through the addition of plants and other organic and inorganic materials harmoniously combined to produce an effect appropriate for adjacent uses and compatible with the neighborhood. Park strip landscaping includes trees and may also include a combination of lawn, other perennial ground cover, flowering annuals and perennials, specimen shrubs, and inorganic material.

PARKING, COMMERCIAL: A surface lot or structure used for parking or storage of automobiles, generally available to the public, and involving payment of a charge for such parking or storage.

PARKING FACILITY, SHARED: "Shared parking facility" means a parking lot or garage used for shared parking by two (2) or more businesses or uses.

PARKING GARAGE, AUTOMATED: A parking garage that uses automated technology and equipment to move, park and store vehicles in parking spaces that do not meet minimum dimensional requirements.

PARKING, INTENSIFIED REUSE: "Intensified reuse parking" means the change of the use of a building or structure, the past or present use of which may or may not be legally nonconforming as to parking, to a use which would require a greater number of parking stalls available on site which would otherwise be required pursuant to section 21A.44.030, table 21A.44.030 of this title. Intensified parking reuse shall not include residential uses in Residential Zoning Districts other than single room occupancy residential uses and unique residential populations.

PARKING, LEASED: "Leased parking" means the lease, for a period of not less than five (5) years, of parking spaces not required for any other use and located within five hundred feet (500') measured between a public entrance to the alternative parking property place of pedestrian egress from the leased parking along the shortest public pedestrian or vehicle way, except that in the downtown D-1 district the distance to the leased parking may be up to one thousand two hundred feet (1,200') measured between a public entrance to the alternative parking property and a place of pedestrian egress from the leased parking along the shortest public pedestrian or vehicle way.

PARKING LOT: A paved, open area on a lot used for the parking of more than four (4) automobiles whether free, for compensation, or as an accommodation for clients and customers.

PARKING, OFF SITE: The use of a lot for required parking that is separate from the lot of the principal use.

PARKING, SHARED: "Shared parking" means off street parking facilities on one lot shared by multiple uses because the total demand for parking spaces is reduced due to the differences in parking demand for each use during specific periods of the day.

PARKING SPACE: Space within a parking area of certain dimensions as defined in chapter 21A.44 of this title, exclusive of access drives, aisles, ramps, columns, for the storage of one passenger automobile or commercial vehicle under two (2) ton capacity.

PARKING STUDY: A study prepared by a licensed professional traffic engineer specifically addressing the parking demand generated by a use for which an alternative parking requirement is sought and which provides the city information necessary to determine whether the requested alternative parking requirement will have a material negative impact to adjacent or neighboring properties and be in the best interests of the city.

PARKING, TANDEM: The in-line parking of one motor vehicle behind another in such a way that one parking space can only be accessed through another parking space.

PARKING, UNBUNDLED: A parking strategy in which parking spaces are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit. Tenants or owners are able to purchase only as much parking as they need, and are given the opportunity to save money and space by using fewer parking stalls.

PATIO: A paved surface on an earthen/stone base that is not more than two feet (2') above established grade, designed for pedestrian use.

PEDESTRIAN CONNECTION: A right of way intended for pedestrian movement/activity, including, but not limited to, sidewalks, internal walkways, external and internal arcades, and plazas.

PERENNIAL: A plant having a life span more than two (2) years.

PERFORMANCE STANDARDS: Standards which establish certain criteria which must be met on a site, but allow flexibility as to how those criteria can be met.

PERFORMING ARTS PRODUCTION FACILITY: A mixed use facility housing the elements needed to support a performing arts organization. Such facility should include space for the design and construction of stage components; costume and prop design and construction, administrative support, rehearsal space, storage space, and other functions associated either with an on site or off site live performance theater.

PERSON: A firm, association, authority, organization, partnership, company or corporation as well as an individual.

PERSONS WITH DISABILITIES: ~~The city adopts the definition of "disabled" from the Americans with disabilities act, the rehabilitation act, title 8 of the civil rights act and all other applicable federal and state laws.~~ As defined in the Americans with Disabilities Act and all other applicable federal and state laws.

PHILANTHROPIC USE: An office or meeting hall used exclusively by a nonprofit public service organization.

PITCHED ROOF: The covering on the top of a structure, serving to protect against rain, snow, sunlight, wind, and extremes of temperature, having a minimum pitch or slope of a two foot (2') rise over a twelve foot (12') run.

PLACE OF WORSHIP: A church, synagogue, temple, mosque or other place of religious worship, including any accessory use or structure used for religious worship.

~~**PLACE OF WORSHIP ON LOT LESS THAN FOUR ACRES IN SIZE:** See definition of Place Of Worship.~~

PLANNED DEVELOPMENT: A type of land development that requires more planning flexibility than is otherwise allowed under a strict application of zoning requirements and/or lot configuration, in order to create a development that achieves/implements adopted development policies/goals of the city. A planned development is controlled by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the character of which is compatible with adjacent parcels and the intent of the zoning district or districts in which it is located. The planned development maintains the same density that is permitted by the underlying zone.

PLANNING COMMISSION: The planning commission of Salt Lake City, Utah.

PLANTING SEASON: That period during which a particular species of vegetation may be planted for maximum survivability and healthy growth.

PLAZA: An open area which is available to the public for uses such as, but not limited to, walking, seating, socializing, reading and eating.

POTABLE WATER: Water that is safe for human consumption and provided by the Salt Lake City Department of Public Utilities.

POULTRY FARM OR PROCESSING PLANT: A lot, structure, or building used intensively for the raising, feeding, breeding, or keeping of chickens, turkeys, or other poultry for marketing or slaughter, or for the production of eggs for sale.

~~PREPARED FOOD, TAKEOUT: "Takeout prepared food" means a retail sales establishment which prepares food for consumption off site only.~~

PRIMARY FACADE: The side of a building that faces a public or private street and includes the main customer or resident entrance. Buildings located in zoning districts that include a mix of residential and that have sides of the building that face multiple streets shall be interpreted to have a principal facade along each side of the building that faces a street.

PRINTING PLANT: A commercial establishment which contracts with persons for the printing and binding of written works. The term "printing plant" shall not include a publishing company or a retail copy or reproduction shop.

PUBLIC TRANSPORTATION, EMPLOYER SPONSORED: "Employer sponsored public transportation" means a program offering free or substantially discounted passes on the Utah transit authority to employees.

QUALITY OF LIFE: The attributes or amenities that combine to make an area a desirable place to live or work, including, but not limited to, the availability of political, educational, and social support systems; good relations among constituent groups; a safe and healthy physical environment; and economic opportunities for both individuals and businesses.

RADIO, TELEVISION STATION: Land, buildings, or structures used as a media production facility. Typically, structures involved in or with the production of (but not limited to): motion pictures; radio and television shows or movies; recording or broadcasting facilities; and other motion picture production and distribution service offices.

RAILROAD, FREIGHT TERMINAL FACILITY: A major railroad track yard area for regional scale interstate mainline oriented intermodal freight transfers of: a) multimodal (sea, rail, truck transport) self-contained cargo containers from train to train, train to semitruck trailer, and semitruck trailer to train loading; and b) for new motor vehicle train transports to semitruck trailer transports for regional distribution purposes. Also includes storage of train vehicles and temporary storage of bulk materials at the facility while the material awaits distribution.

RAILROAD, PASSENGER STATION: A facility, either light or heavy rail, for the boarding of passengers and related ticketing sales and offices.

RAILROAD, REPAIR SHOP: An area of land used for the purpose of repairing rail cars, trains, engines, locomotives, rolling stock and similar facilities.

RAINWATER HARVESTING: Collection of rainwater on site that is used or stored for landscape irrigation. Rainwater harvesting is regulated and managed by the Utah Division of Water Rights.

~~**REAR YARD:** See definition of yard, rear.~~

RECEPTION CENTER: An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations or gatherings. Such a use may or may not include on site kitchen/catering facilities. In some cases, a bed and breakfast and/or a restaurant may be associated with a reception center.

RECORD OF SURVEY MAP: The map as defined in section 57-8-3(18), Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20.56 of this Code.)

RECREATION (INDOOR): Public or private recreation facilities, tennis or other racquet courts, swimming pools, bowling alleys, skating rinks, ball courts, video arcades, community centers, gymnasiums, health and fitness facilities, or similar uses which are enclosed in buildings primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (indoor)" shall include any accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (indoor)" shall not include theaters, cultural facilities, commercial recreation centers, massage parlors, or any use which is otherwise listed specifically in the table of permitted and conditional uses.

RECREATION (OUTDOOR): Miniature golf, swimming pools, tennis courts, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, hunting where permitted by Salt Lake City ordinance, fishing, hiking, biking or gun firing ranges, or other similar type uses which are not enclosed in buildings. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, concessionaires and pavilions which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (outdoor)" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses.

~~**RECREATION**~~ **RECREATIONAL** VEHICLE PARK: A business that provides space for living in a recreational vehicle (camper, travel trailer or motor home), on a daily or weekly basis. A recreational vehicle park may include accessory uses such as a convenience store, gasoline pumps and recreation amenities, such as swimming pools, tennis courts, etc., for the convenience of persons living in the park.

RECREATIONAL (PLAYGROUND) EQUIPMENT: Structures used to provide recreational activities such as ropes courses, climbing walls, water slides, back stops and other similar features commonly found in parks, recreation centers and active recreation areas.

RECYCLING COLLECTION STATION: A use, often accessory in nature, providing designated containers for the collection, sorting and temporary storage of recoverable resources (such

as paper, glass, metal and plastic products) until they are transported to separate processing facilities.

RECYCLING CONTAINER: An enclosed or semienclosed container used for the temporary storage of recyclable materials until such materials can be efficiently collected and processed.

RECYCLING PROCESSING CENTER (INDOOR): A facility to temporarily store, sort, recycle, process, compost or treat materials (such as paper, glass, metal and plastic products) to return them to a condition in which they can be reused for production or transported to another approved site for permanent storage, landfilling or further processing. Recycling processing center (indoor) does not include automobile salvage and recycling.

RECYCLING PROCESSING CENTER (OUTDOOR): A facility to temporarily store, sort, recycle, process, compost or treat materials (such as paper, glass, metal and plastic products) to return them to a condition in which they can be reused for production or transported to another approved site for permanent storage, landfilling or further processing. Recycling processing center (outdoor) does not include automobile salvage and recycling.

REFINERY, PETROLEUM PRODUCTS: Oil related industrial activities involving the processing or manufacture of substances such as: asphalt and tar paving mixtures; asphalt and other saturated felts (including shingles); fuels; lubricating oils and greases; paving blocks made of asphalt, creosoted wood, and other compositions of asphalt and tar with other materials; and roofing cements and coating.

RELOCATABLE OFFICE BUILDING: A portable structure built temporarily on a chassis or skids, and designed to be used with or without a permanent foundation for use or occupancy for any commercial or industrial purpose when connected to water, power or utility hookups. (See subsection 21A.42.090D3 of this title.)

RESEARCH AND DEVELOPMENT FACILITY: An establishment comprised of one or more structures used primarily for applied and developmental research conducted entirely indoors. The use may include testing to determine the physical qualities of already manufactured materials or materials used in the manufacturing of a prototype. Research and development facility is not a bio-medical facility or light manufacturing.

RESIDENTIAL DISTRICTS: Those districts listed in subsection 21A.22.010A of this title.

RESIDENTIAL STRUCTURE: For the purposes of the RB Zoning District means a structure that has maintained the original residential exterior without significant structural modifications. (False facades are not considered a significant structural modification.)

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

~~**RESTAURANT, WITH DRIVE-THROUGH FACILITY:** See definitions of Restaurant and Drive-Through Facility.~~

~~RESTAURANT, WITH OR WITHOUT DRIVE-THROUGH FACILITY: See definitions of Restaurant and Drive-Through Facility.~~

RETAIL GOODS ESTABLISHMENT: A building, property or activity, the principal use or purpose of which is the sale of physical goods, products or merchandise directly to the consumer. Retail goods establishment shall not include any use or other type of establishment which is otherwise listed specifically in the table of permitted and conditional uses found in chapter 21A.33 of this title.

RETAIL GOODS ESTABLISHMENT, PLANT AND GARDEN SHOP WITH OUTDOOR RETAIL SALES AREA: The growing, cultivation, storage, and sale of garden plants, flowers, trees, shrubs, and fertilizers, as well as the sale of garden tools and similar accessory and ancillary products, to the general public.

~~RETAIL GOODS ESTABLISHMENT, WITH DRIVE-THROUGH FACILITY: See definitions of Retail Goods Establishment and Drive-Through Facility.~~

~~RETAIL GOODS ESTABLISHMENT, WITH OR WITHOUT DRIVE-THROUGH FACILITY: See definitions of Retail Goods Establishment and Drive-Through Facility.~~

~~RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING: See definitions of Retail Goods Establishment and Retail Service Establishment.~~

~~RETAIL, SALES AND SERVICE ACCESSORY USE WHEN LOCATED WITHIN A PRINCIPAL BUILDING AND OPERATED PRIMARILY FOR THE CONVENIENCE OF EMPLOYEES: See definitions of Retail Goods Establishment and Retail Service Establishment.~~

RETAIL SERVICE ESTABLISHMENT: A building, property or activity, the principal use or purpose of which is the provision of personal services directly to the consumer. The term "retail service establishment" shall include, but shall not be limited to, barbershops, beauty parlors, laundry and dry cleaning establishments (plant off premises), tailoring shops, shoe repair shops and the like. Retail service establishment shall not include any use or other type of establishment which is otherwise listed specifically in the table of permitted and conditional uses found in chapter 21A.33 of this title.

RETAIL SERVICE ESTABLISHMENT, ELECTRONIC REPAIR SHOP: A use engaged in the consumer repair services of household electronic items and appliances.

RETAIL SERVICE ESTABLISHMENT, FURNITURE REPAIR SHOP: A building, property or activity, the principal use or purpose of which is the consumer repair services of furniture.

RETAIL SERVICE ESTABLISHMENT, UPHOLSTERY SHOP: A business specializing in the upholstery of furniture for individual customers for residential, office or business use, but excluding upholstery for automobile use.

~~RETAIL SERVICE ESTABLISHMENT, WITH DRIVE-THROUGH FACILITY: See definitions of Retail Service Establishment and Drive-Through Facility.~~

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

REUSE WATER: Treated or recycled wastewater of a quality suitable for nonpotable uses such as aboveground landscape irrigation and water features. This water is not intended or fit for human consumption.

REVERSE VENDING MACHINE: A machine designed to pay cash to customers in exchange for the deposit of used beverage cans and/or bottles for recycling.

ROCK, SAND AND GRAVEL STORAGE AND DISTRIBUTION: The outdoor storage and sale of rock, sand and gravel in bulk quantities and the storage on site of necessary loading equipment, facilities and vehicles.

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

SALT LAKE CITY LANDSCAPE BMPs FOR WATER RESOURCE EFFICIENCY AND PROTECTION: A manual published and maintained by the Salt Lake City public utilities department establishing standards and practices to achieve water use efficiencies, water quality protection measures, and tree and landscape best management practices in landscaping. Also referred to as "Landscape BMPs Manual".

SALT LAKE CITY PLANT LIST AND HYDROZONE SCHEDULE: A guide published and maintained by the Salt Lake City public utilities department setting forth appropriate plants and turf to be utilized in landscape plans and their associated hydrozones.

SCHOOL, COLLEGE OR UNIVERSITY: An institution accredited by the state providing full time or part time education beyond the high school level for a BA, BS or associate degree, including any lodging rooms or housing for students or faculty. (See also definitions of Schools, Public Or Private.)

SCHOOL, K - 12 PRIVATE: A private institution of learning or instruction primarily catering to minors, which is licensed at such facility by either the city or the state of Utah. The definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.

SCHOOL, K - 12 PUBLIC: A public institution of learning or instruction primarily catering to minors, which is licensed at such facility by either the city or the state of Utah. The definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education, but not including professional and

vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.

SCHOOL, MEDICAL/NURSING: A professional school with facilities for teaching and training individuals for the nursing profession and that awards a degree for individuals who complete the nursing curriculum.

SCHOOL, MUSIC CONSERVATORY: A school primarily engaged in the study of music.

SCHOOL, PROFESSIONAL AND VOCATIONAL: An institution offering occupational and vocational training, the courses of which are not generally transferable toward a bachelor's degree.

~~SCHOOL, PROFESSIONAL AND VOCATIONAL (WITH OUTDOOR ACTIVITIES): See definition of School, Professional And Vocational.~~

~~SCHOOL, PROFESSIONAL AND VOCATIONAL (WITHOUT OUTDOOR ACTIVITIES): See definition of School, Professional And Vocational.~~

SCHOOL, SEMINARY AND RELIGIOUS INSTITUTE: An institution used for the purposes of educating students in theology.

SCHOOLS, PUBLIC OR PRIVATE: "Public or private schools" means an institution of learning or instruction primarily catering to minors, whether public or private, which is licensed at such facility by either the city or the state of Utah. The definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.

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

SEASONAL ITEM SALES: Items that are identified with individual holidays or celebrations relating to the four (4) seasons: spring, summer, autumn or winter (such as a winter festival or harvest festival). Such items include, but are not limited to, Valentine's Day or Easter items, Halloween pumpkin, or Christmas tree sales. Independence Day and Pioneer Day fireworks are governed independently in this code. Prepared food is not a seasonal item, however fresh farm produce, sold within the intermountain region harvest season, is allowed. Food pertaining to farmers' markets and farm sales are regulated separately.

~~SETBACK: See definition of Yard.~~

SEXUALLY ORIENTED BUSINESS: Any business for which a sexually oriented business license is required as an adult business, nude entertainment business, or as a seminude dancing bar, pursuant to the sexually oriented business licensing requirements in title 5, chapter 5.61 of this code. (See section 21A.36.140 of this title.)

SHOPPING CENTER: A concentration of related commercial establishments with one or more major anchor tenants, shared parking, and unified architectural and site design. A shopping center normally has single or coordinated ownership/operations/management control and may include pad site as well as architecturally connected units.

SHOPPING CENTER PAD SITE: A separate parcel of land designated in the shopping center plan as a building site. The pad site may not be owned by the shopping center owner.

~~**SIDE YARD:** See definition of Yard, Side.~~

SIGHT DISTANCE TRIANGLE: A triangular area formed by a diagonal line connecting two (2) points when measured as follows:

A. For corner lots: Extending thirty feet (30') from the intersecting line of each street face of curb, or edge of roadway where curbing is not provided. Proposals in commercial and industrial districts which have a minimum front or corner side yard setback requirement, that seem to allow encroachment into the sight distance triangle, shall be reviewed through the site plan review process by the city's development review team.

B. For street or large truck driveways: Extending thirty feet (30') from each intersecting edge of the driveway and street face of curb, or edge of roadway where curbing is not provided.

C. For passenger vehicle and light truck driveways crossing a sidewalk: Extending ten feet (10') from each intersecting edge of the driveway and back edge of the sidewalk.

The purpose of the sight distance triangle is to define an area in which vision obstructions are prohibited. (See illustration in section 21A.62.050 of this chapter.)

SIGN PAINTING/FABRICATION: A facility and/or service that specializes in the fabrication of all types of interior and exterior signage and offers services including painting, printing, sandblasting, routing, engraving and/or sign installation.

~~**SIGN PAINTING/FABRICATION (INDOOR):** See definition of Sign Painting/Fabrication.~~

~~**SINGLE-FAMILY DWELLING:** See definition of Dwelling, Single-Family.~~

SITE DEVELOPMENT PERMIT: A permit for earthwork or site preparation required pursuant to title 18, chapter 18.28 of this code.

SITE PLAN: An accurately scaled plan that illustrates the existing conditions on a land parcel and the details of a proposed development.

SKETCH PLAN REVIEW: A preliminary review process administered by the development review administrator or designee for the purpose of determining the required standard for front or corner side yard; building height and wall height, width and placement of attached garages; and the location, building height and footprint of accessory structures prior to the formal submittal of plans to obtain a building permit.

SLAUGHTERHOUSE: A building or structure where livestock is slaughtered and prepared for distribution to butcher shops or retail sales establishments such as grocery stores. A

slaughterhouse is designed to accommodate the confinement and slaughtering of live animals and may include packing, treating, storage, or sale of the product on the premises.

SLUDGE: Any solid, semisolid or liquid waste, including grit and screenings generated from a municipal, commercial or industrial wastewater treatment plant or water supply treatment plant or air pollution control facility or any other such use having similar characteristics.

SMALL BREWERY: A brewery that produces less than fifteen thousand (15,000) barrels of beer, heavy beer, or malt liquor annually and occupies less than ten thousand (10,000) square feet in gross floor area.

SMOKE OR SMOKING: Means and includes possession, carrying, or holding a lighted pipe, cigar, or cigarette of any kind, or any other lighted smoking equipment, or the lighting or emitting or exhaling of smoke of a pipe, cigar, or cigarette of any kind, or of any other lighted smoking equipment.

~~SNOW CONE AND SHAVED ICE HUT: A temporary building designed to accommodate the sales of flavored ice only.~~

SOCIAL SERVICE MISSION: An establishment that provides social services other than on site housing facilities.

SOCIAL SERVICE MISSION AND CHARITY DINING HALL: [A facility that combines](#) ~~See definitions of~~ Social Service Mission and Charity Dining Hall [uses](#).

SOIL AMENDMENT: Elements added and incorporated into the soil, such as compost, peat moss, vermiculite, sand, or fertilizer, to improve its capacity to support plant life.

SOLAR ARRAY: A packaged interconnected assembly of solar cells used to transform solar energy into thermal, chemical, or electrical energy. A solar array uses solar energy for any or all of the following purposes: a) water heating, b) space heating or cooling, and c) power generation.

SOLAR ENERGY COLLECTION SYSTEM, SMALL: "Small solar energy collection system" shall mean an accessory structure that is roof mounted, wall mounted, or ground mounted panel, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating of buildings located on the same property.

SPECIAL PURPOSE DISTRICTS: Zoning districts which require regulations that address special types of land uses, such as the airport or institutional uses.

~~SPOT ZONING: The process of singling out a small parcel of land for a use classification materially different and inconsistent with the surrounding area and the adopted city master plan, for the sole benefit of the owner of that property and to the detriment of the rights of other property owners.~~

STABILIZING: The area is expected to become stable through continued reinvestment, maintenance, or remodeling.

STABLE: The area is expected to remain substantially the same with continued maintenance of the property. While some changes in structures, land uses, and densities may occur, all such changes are expected to be compatible with surrounding development and in accordance with the adopted master plan policies and adopted zoning regulations. Other items that can determine the stability of an area include, but are not limited to, the following: property values, number of demolition or building permits issued.

STADIUM: A facility used or intended to be used primarily for spectator sports, entertainment events, expositions, and other public gatherings.

STORAGE, ACCESSORY (OUTDOOR): The ancillary use of a lot for storage located outdoors.

STORAGE AND DISPLAY (OUTDOOR): The use of a lot for storage or public display of products.

STORAGE (OUTDOOR): The use of open areas of the lot for the storage of items used for nonretail or industrial trade, the storage of merchandise inventory, and the storage of bulk materials such as sand, gravel, and other building materials. Outdoor storage shall also include contractors' yards and salvage or recycling areas.

STORAGE, PUBLIC (OUTDOOR): The use of open areas of the lot for the storage of private personal property including recreational vehicles, automobiles and other personal equipment. This use category does not include or allow the storage of junk as defined in section 21A.40.140 of this title.

STORAGE, SELF: A retail service establishment providing off site storage space to residents and businesses, offering convenience storage and limited warehousing services primarily for personal effects and household goods within enclosed structures having individual access, but excluding use as workshops, hobby shops, manufacturing or commercial activity.

STORE, CONVENIENCE: A retail establishment that offers for sale a limited line of groceries and household items intended for the convenience of the neighborhood and may or may not include gasoline sales.

STORE, CONVENTIONAL DEPARTMENT: A retail business which offers a broad range of merchandise lines at moderate level price points, consisting of primarily apparel and home goods. No merchandise line predominates and goods are displayed in a departmentalized format. Customer assistance is provided in each department, but checkout facilities can be either departmentalized or centralized. These stores are typically over one hundred thousand (100,000) square feet in size.

STORE, FASHION ORIENTED DEPARTMENT: A retail business which offers more specialized lines of merchandise than conventional department stores, with an emphasis on apparel merchandise. The merchandise is displayed in separate departments, with over forty percent (40%) of sales area devoted to the sale of apparel, shoes, cosmetics and accessories related to personal care and appearance. Fashion oriented department stores sell goods which are primarily nationally advertised brands, they may sell appliances which are usually serviced by other companies, and often offer limited lines of merchandise

through seasonal or special catalogs. These stores provide checkout service and customer assistance (salespersons) within each department. These stores are typically over one hundred thousand (100,000) square feet in size.

STORE, MASS MERCHANDISING: A retail business selling a variety of merchandise, including apparel and home goods, at generally lower price points. Mass merchandising stores have fast turnover and high volume retailing with centralized checkout stations. Generally, shopping carts are available to customers and there is reduced customer assistance within each department but customer assistance may occur in departments for special promotions or where appropriate for product demonstration, legal compliance or security purposes. These stores typically exceed eighty thousand (80,000) square feet in size.

STORE, PAWNSHOP: A commercial establishment which lends money at interest in exchange for valuable personal property left with it as security.

STORE, SPECIALTY: A retail business specializing in a broad range of a single category of goods at competitive prices. The categories usually included are home improvement, consumer music and electronics, office supply, auto aftermarket, computers, toys, books, home/bed/bath, pet supply, craft/hobby, or sporting goods. They often have departments, centralized and/or exit checkout stations and operate in various physical formats. These stores typically range from twenty thousand (20,000) to one hundred thousand (100,000) square feet in size.

~~STORE, SPECIALTY FASHION DEPARTMENT: A retail business which specializes in high-end merchandise in the categories of apparel, fashion accessories, jewelry, and limited items for the home and housewares. These stores feature exclusive offerings of merchandise, high levels of customer service and amenities, and higher price points. Specialty fashion department stores provide checkout service and customer assistance (salespersons) within each department and often offer specialized customer services such as valet parking, exclusive dressing rooms and personal shoppers. These stores typically range from eighty thousand (80,000) to one hundred thirty thousand (130,000) square feet in size.~~

STORE, SUPERSTORE AND HYPERMARKET: A retail business primarily engaged in retailing a general line of groceries in combination with general lines of new merchandise, such as apparel, furniture, and appliances, sold at discount prices. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred eighty thousand (180,000) square feet in size.

STORE, WAREHOUSE CLUB: A retail business requiring patron membership, and selling packaged and bulk foods and general merchandise. They are characterized by high volume and a restricted line of popular merchandise in a no frills environment. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred fifty thousand (150,000) square feet in size.

STORY (FLOOR): The vertical distance between the finished floor of one level and the finished floor of the level above or below.

STORY, HALF: "Half story" means the portion of a building which contains habitable living space within the roof structure of a shed, hip or gable roof. The portion of a building which contains habitable living space within the roof structure of a mansard, gambrel or flat roof constitutes one full story, not one-half (1/2) story.

STREET: A vehicularway which may also serve for all or part of its width as a way for pedestrian traffic, whether called street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, alley, mall or otherwise designated.

STREET FRONTAGE: All of the property fronting on one side of the street between intersecting streets, or between a street and a waterway, a dead end street, or a political subdivision boundary, and having unrestricted vehicular and pedestrian access to the street. For the purpose of regulating signs or flags, "street frontage" means an entire lot fronting on a portion of the street.

STREET TREES: Trees located in the landscape area within a public way located between the back of the street curb and the sidewalk, or in absence of the sidewalk, the right of way line.

STREETSCAPE: All public rights of way, all front yards to the plane of the front of the house, and on corner lots, all side yards to the plane of the side of the house.

STRUCTURAL ALTERATION: Any change in the supporting members of a structure, such as foundations, bearing walls or bearing partitions, columns, beams or girder, or any substantial change in the roof.

STRUCTURAL SOIL: A combination of amended soil and gravel that allows tree root development while providing the structural strength to hold the weight of hard surface treatments such as sidewalks or parking lot pavement. The specific mix of structural soil is determined by Salt Lake City engineering standards.

STRUCTURE: Anything constructed or erected with a fixed location on the ground or in/over the water bodies in the city. Structure includes, but is not limited to, buildings, fences, walls, signs, and piers and docks, along with any objects permanently attached to the structure.

~~**STRUCTURE, ACCESSORY:** See definition of Accessory Building Or Structure.~~

STUDIO, ART: A building or portion of a building where an artist or photographer creates works of art or where instruction in art is given such as a dance or music studio.

STUDIO, MOTION PICTURE: A facility for the production of motion pictures and television film and tape, including motion picture and television stages; exterior sets; construction, repair, and storage facilities; caretaker and temporary housing; all vehicles used to transport this equipment and other related commercial vehicles; and accessory fabrication activities.

SUBDIVISION: Any land that is divided, resubdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

~~**TV ANTENNA:** See definition of Antenna, TV.~~

TAXICAB FACILITY: A service that offers transportation in passenger automobiles and vans to persons including those who are handicapped in return for remuneration. The business may include dispatching, staging, facilities for servicing, repairing, and fueling the taxicabs or vans.

TECHNOLOGY FACILITY: An establishment that is engaged in research, development, production, service, or related functions that uses technology to produce, deliver, or maintain data, information, equipment, computers, or related accessories or services to others. A technology facility is not a bio-medical facility or a research and development facility.

~~**TEMPORARILY IRRIGATED AREA:** Areas that are irrigated for a limited period only after landscaping installation until plantings become established.~~

TEMPORARY USE: A use intended for limited duration as defined for each type of temporary use in chapter 21A.42 of this title.

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

~~**THEATER, LIVE PERFORMANCE OR MOVIE:** See definitions of Theater, Movie and Theater, Live Performance.~~

THEATER, MOVIE: An establishment for showing movies or motion pictures.

TIER 2 WATER TARGET: When in reference to irrigation-only accounts, it is the volume of water that is calculated for reasonable outdoor water usage, as established by the Salt Lake City department of public utilities.

TIRE DISTRIBUTION RETAIL/WHOLESALE: An establishment where the principal business is the sale or installation of new, used, or retread tires and tubes.

TRANSPORTATION TERMINAL, INCLUDING BUS, RAIL AND TRUCKING: A facility for the transfer, pick up, or discharge of people or goods without the long term storage of such items. The transportation method can include bus, rail or trucking and can include the transient housing or parking of motor driven buses, rail or trucks.

TREASURED LANDSCAPE: Landscapes associated with designated historic structures and sites, public gardens, and other notable sites and institutions as determined by the city that may be allowed a higher volume of water use.

TRELLIS: A frame of latticework designed to support plants.

TRUCK FREIGHT TERMINAL: A premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

TRUCK STOP: A building site and structures where the business of maintenance, servicing, storage or repair of trucks, tractor trailer rigs, eighteen (18) wheel tractor trailer rigs, buses and similar commercial or freight vehicles is conducted, including the sale and dispensing of motor fuel or other petroleum products and the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may also include overnight sleeping accommodations and restaurant facilities.

TRUCKING, REPAIR, STORAGE, ETC., ASSOCIATED WITH EXTRACTIVE INDUSTRIES: A facility used for the repair and storage of trucks associated with extractive industries.

TURF: Grasses planted as a ground cover that may be mowed and maintained to be used as a lawn area of landscaping. Does not include inorganic substitutes.

~~TWO-FAMILY DWELLING: See definition of Dwelling, Two-Family.~~

UNDEVELOPABLE AREA: The portion of a lot that is unusable for or not adaptable to the normal uses made of the property, which may include areas covered by water, areas that are excessively steep, included in certain types of easements, or otherwise not suitable for development, including areas designated on a plat as undevelopable.

~~UNIQUE RESIDENTIAL POPULATION: Occupants of a residential facility who are unlikely to drive automobiles requiring parking spaces for reasons such as age, or physical or mental disabilities.~~

~~UNIT: The physical elements or space or time period of a condominium project which are to be owned or used separately, and excludes common areas and facilities as defined in section 57-8-3, Utah Code Annotated, 1953, as amended, or its successor. (See title 20, chapter 20.56 of this code.)~~

~~UNIT LEGALIZATION, IMPLIED PERMIT: A permit for construction which either specifically is for the construction of a particular number of units in excess of what should have been allowed or which references that the structure has a number of units in excess of what should have been allowed or the City's continuous issuance of an apartment business-revenue license for a number of units in excess of what should have been allowed.~~

~~UNIT LEGALIZATION PERMIT: A permit issued for building improvements required to obtain a unit legalization zoning certificate by the City.~~

UNIT LEGALIZATION, SUBSTANTIAL COMPLIANCE WITH LIFE AND SAFETY CODES: All units, and the building in which they are located, are constructed and maintained in such a manner that they are not an imminent threat to the life, safety or health of the occupants or the public.

~~URBAN AGRICULTURE: A general term meaning the growing of plants, including food products, and the raising of animals in and around cities. Urban farms and community gardens with their accessory buildings, farm stands, farmers' markets, and garden stands are components of urban agriculture.~~

URBAN FARM: A farm where food is cultivated, processed and distributed in or around a residential or commercial area. Urban farming is generally practiced for income earning or food producing activities.

USE, PRINCIPAL: "Principal use" means the main use of land and/or buildings on a lot as distinguished from an accessory use.

~~USE, UNIQUE NONRESIDENTIAL: "Unique nonresidential use" means the nonresidential use of a building resulting in a documented need for fewer parking spaces than would otherwise be required by chapter 21A.44 of this title, due to the building's particular design, size, use, or other factors and unique characteristics.~~

USED OR OCCUPIED: Include the words intended, designed or arranged to be used or occupied.

UTILITY, BUILDING OR STRUCTURE: A building or structure needed to provide distribution, transmittal and maintenance of public utility services for water, sewer and flood control including wells, pumping stations, reservoirs, water treatment plant, water storage tanks, detention basins, lift stations, regulators and other similar facilities unless exempted in section 21A.02.050 of this title.

UTILITY, ELECTRIC GENERATION FACILITY: An electric generating facility that uses natural gas, coal, solar energy, steam, wind or other means to produce electricity for exclusive delivery to the local or regional high voltage electric transmission grid.

UTILITY, SEWAGE TREATMENT PLANT: A facility used for the treatment of industrial, commercial or domestic wastewater approved by the appropriate County, State, City, or Federal agencies, which provides a collection network and a central wastewater treatment facility for a community, or a region.

UTILITY, SOLID WASTE TRANSFER STATION: A facility used to combine and compact loads of solid waste into larger units of waste, which are then loaded onto trucks for delivery to landfill sites.

UTILITY, TRANSMISSION WIRE, LINE, PIPE OR POLE: Infrastructure used to support essential services such as water, sewer, electric, gas or communication such as telephone, television cable lines or internet, typically located in public rights-of-way or private easements.

VACANT LOT: A lot in an established area or neighborhood which at the present time contains no structures or other aboveground improvements. In new residential subdivisions, lots which contain no structures or other aboveground improvements shall be considered vacant, as opposed to undeveloped land, when ninety percent (90%) or

more of the total number of lots in the subdivision have been built upon and the remaining lots are scattered throughout the subdivision.

VANPOOL: A mode of transportation where two (2) or more persons share a ride in a van to or from work.

~~**VANPOOL, EMPLOYER SPONSORED:** "Employer sponsored vanpool" means a program offered by a business or in conjunction with the Utah Transit Authority to provide a multipassenger van for employee transportation.~~

VARIANCE: A reasonable deviation from those provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure under this title and authorized according to the procedures set forth in chapter 21A.18 of this title.

VEGETATION: Living plant material including, but not limited to, trees, shrubs, flowers, grasses, herbs and ground cover.

VEHICLE AUCTION: A place where vehicles, operable or inoperable, are offered for sale to persons who bid on the vehicles in competition with each other.

VEHICLE, AUTOMOBILE AND TRUCK REPAIR: Any building, structure, improvements, or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including, but not limited to, engine, body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire service and sales, or installation of radios, car alarms, stereo equipment, or cellular telephones.

VEHICLE, AUTOMOBILE AND TRUCK SALES AND RENTAL (INCLUDING LARGE TRUCK): A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used automobiles, trucks, vans, and trailers or other similar motorized transportation vehicles. An automobile and truck dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles and trucks sold or leased by the dealership.

VEHICLE, AUTOMOBILE PART SALES: An establishment that sells new automobile parts, tires, and accessories. May also include minor parts installation. Does not include tire recapping establishments or businesses dealing exclusively in used parts.

VEHICLE, AUTOMOBILE RENTAL AGENCY: Leasing or renting of automobiles, motorcycles, and light load vehicles including incidental parking and servicing of vehicles for rent or lease.

VEHICLE, AUTOMOBILE REPAIR, MAJOR: A use principally engaged in repairing of automobiles, where all repairs are performed within an enclosed building, including any activities excluded in the definition of Vehicle, Automobile Repair, Minor.

VEHICLE, AUTOMOBILE REPAIR, MINOR: A use engaged in the repair of automobiles involving the use of three (3) or fewer mechanics' service bays, where all repairs are performed within an enclosed building, and where not more than ten (10) automobiles, plus one automobile per employee, are parked on site at any one time including, but not

limited to, those permitted as gas stations. Auto body repairs and drive train repair are excluded from this definition.

VEHICLE, AUTOMOBILE SALES/RENTAL AND SERVICE: A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats, or motorcycles or other similar motorized transportation vehicles. An automobile dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.

~~VEHICLE, AUTOMOBILE SALES/RENTAL AND SERVICE (INDOOR): See definition of Vehicle, Automobile Sales/Rental And Service.~~

VEHICLE, AUTOMOBILE SALVAGE AND RECYCLING (INDOOR): The dismantling of automobiles, including the collection and storage of parts for resale, and/or the storage of inoperative automobiles for future salvage or sale. Such activities shall be conducted within fully enclosed buildings.

VEHICLE, AUTOMOBILE SALVAGE AND RECYCLING (OUTDOOR): The dismantling of automobiles, including the collection and storage of parts for resale, and/or the storage of inoperative automobiles for future salvage or sale. Such activities may be conducted outdoors or within fully enclosed buildings.

VEHICLE, BOAT/RECREATIONAL VEHICLE SALES AND SERVICE: A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used recreational vehicles, boats, trailers, motorcycles or other similar motorized transportation vehicles. A boat/recreational vehicle dealership may maintain an inventory of the boats and vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the boats and vehicles sold or leased by the dealership.

~~VEHICLE, BOAT/RECREATIONAL VEHICLE SALES AND SERVICE (INDOOR): See definition of Vehicle, Boat/Recreational Vehicle Sales And Service.~~

VEHICLE, ELECTRIC: An electric vehicle is a passenger vehicle that uses electricity as its primary source of power, such as a plug-in electric vehicle or a plug-in hybrid electric vehicle.

VEHICLE, RECREATIONAL VEHICLE (RV) SALES AND SERVICE: A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used recreational vehicles (RVs). An RV dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.

VEHICLE, TRUCK REPAIR (LARGE): A use engaged in the repair of trucks that are in excess of one ton in size.

VEHICLE, TRUCK SALES AND RENTAL (LARGE): A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used trucks that are in excess of one ton in size and are primarily designed to carry cargo and material. A truck dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.

VENDING CART: Includes any nonmotorized mobile device or pushcart from which limited types of products, as listed in title 5, chapter 5.65 of this code, are sold or offered for sale directly to any consumer, where the point of sale is conducted at the cart, where the duration of the sale is longer than fourteen (14) days and where the vending cart meets the requirements of title 5, chapter 5.65 of this code for the conducting of business in a specified permit operating area approved by the city.

VERTICAL CLEARANCE: Clear space between floor grade level and ceiling height.

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

~~**WAREHOUSE, ACCESSORY:** See definition of Warehouse.~~

~~**WAREHOUSE, ACCESSORY TO RETAIL AND WHOLESALE BUSINESS (Maximum 5,000-Square Foot Floor Plate):** See definition of Warehouse.~~

WATER BODY/WATERWAY: A natural or manmade body of water such as a lake, river, creek, stream, canal, or other channel over which water flows at least periodically.

WATER BUDGET: The monthly and annual water use for a specific landscaped area based on the square footage of the area, the ETAF, and the reference ETo (see definition of Evapotranspiration (ET) Rate).

WATER FEATURE: A design element with open water that performs an aesthetic or recreational function. Water features include, but are not limited to, ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools where water is artificially supplied. Constructed wetlands used for on site wastewater treatment or stormwater best management practices are not included in this definition.

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

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

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

WIND ENERGY SYSTEM, SMALL: An accessory structure defined as a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics that has a rated capacity of not more than one hundred kilowatts (100 kW) and that is intended to generate electricity primarily for buildings and/or uses on the same property, thereby reducing on site consumption of utility power.

WIRELESS TELECOMMUNICATION FACILITY: An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or (wireless) transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

WOODWORKING MILL: A facility where timber is processed to produce wood products.

YARD: On the same zoning lot with a use, building or structure, an open space which is unoccupied and unobstructed from its ground level to the sky, except as otherwise permitted herein. A yard extends along a lot line, and to a depth or width specified in the yard requirements for the zoning district in which such zoning lot is located.

YARD, CORNER SIDE: A yard on a corner lot extending between front yard setback line and the rear lot line and between the corner side lot line and the required corner side yard setback line.

YARD, FRONT: A yard extending between side lot lines and between the front lot line and the required front yard setback line.

YARD, INTERIOR SIDE: A yard extending between the front and rear yard setback lines and between the interior side lot line and the required interior side yard setback line.

YARD, REAR: A yard extending between the two (2) interior side lot lines from the rear lot line to the required rear yard setback line. In the case of corner lots, the rear yard shall extend from the interior side lot line to the front yard or corner side yard setback line.

YARD, SIDE: See definition of yard, interior side.

ZONING ADMINISTRATOR: The Director of the Planning Division of the Department of Community and Neighborhoods or his/her designee.

ZONING DISTRICTS: Areas of the City designated in the text of this title in which requirements and standards for the use of land and buildings are prescribed.

ZONING LOT: See definition of lot.

ZONING MAP: A map or series of maps delineating the boundaries of all zoning districts and overlay districts in the City.

ZOOLOGICAL PARK: An area, building, or structures which contain wild animals on exhibition for viewing by the public. It may also consist of accessory uses such as treatment facilities for the animals, storage areas, offices, retail sales and/or services, concession

areas and areas where private or public events and other similar activities associated with a zoological park take place.