

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Publisher's Note: This Section has been **AMENDED** by new legislation (Ord. [63-2025](#), passed 9-9-2025). The text of the amendment will be incorporated below when the ordinance is codified.

Legend:	C =			Conditional					P =			Permitted				
Use	Permitted And Conditional Uses By District															
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P	p20		P	P	P	P	P	P	P
Adaptive reuse for additional uses in eligible buildings								C ²			C ²	C ²	C ²	p ²		
Affordable housing incentives development													P			
Agricultural use		C		P	P	P	P	P		P						
Air cargo terminals and package delivery facility		P								P						
Airport										P						
Alcohol:																
Brewery, small		C ²⁴														
Brewpub (2,500 square feet or less in floor area)		p ¹²														
Brewpub (more than 2,500 square feet in floor area)		p ¹²														
Ambulance service (indoor)	P	P														
Ambulance service (outdoor)	p ¹⁰	p ¹⁰														
Amphitheater, informal								P	P							
Animal:																
Kennel on lots of 5 acres or larger		C		p ⁸	p ⁸	p ⁸	p ⁸									
Pet cemetery				p ⁴	p ⁴	p ⁴	p ⁴	p ^{4,5}								
Stable (private)				P	P	P	P									
Stable (public)				P	P	P	P									
Veterinary office		P														
Antenna, communication tower	P	P	C	P	P	P	P	p ²¹		P	P	C	P	P		P

Antenna, communication tower exceeding the maximum building height in the zone	C	C						P 21		P		P 11	C	C		C
Art gallery								P			P	P	P	P		
Artisan food production		p24														
Bed and breakfast													p2	P		
Bio-medical facility	p23,24	p23,24												p23,24		
Botanical garden	P							P			P	P				
Cannabis production establishment		P		P	P	P	P									
Cemetery								P								
Clinic (medical, dental)	P	P											P	P		
Commercial food preparation		p24														
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P	
Convent/monastery													P	P		
Data center		p24														
Daycare center, adult	P	P						P			P	P	P	P		
Daycare center, child	P	P	P					P		P	P	P	P	P		
Distribution center		p24														
Dwelling:																
Accessory unit			P	P	P	P	P									
Assisted living facility (large)													C	P		
Assisted living facility (limited capacity)													P	P		
Assisted living facility (small)													P	P		
Congregate care facility (large)													C	C		
Congregate care facility (small)													P	P		
Group home (small)			P		P	P										
Living quarters for caretaker or security guard	P	P		P				C			P		P	P		
Manufactured home					P	P										
Mobile home																P
Multi-family											p2	p2	p2	P		
Single-family (detached)			P		P	P										
Exhibition hall											C	P	C	P		

Extractive industry																	p24
Fairground											C						
Financial institution	P	P															
Financial institution with drive-through facility	p14	p14															
Gas station		p7															
Golf course								p24		p24	p24						
Heliport	C	C								P		P	C	C			
Home occupation	p17	p17	p17	p17	p17	p17	p17	p17	p17	p17	p17	p17	p17	p17	p17	p17	p17
Hospital, including accessory lodging facility	C												P	P			
Hotel/motel	C	C								P							
Hunting club, duck				P													
Industrial assembly		p24									p24						
Jail											C						
Jewelry fabrication		P															
Laboratory, medical related	p24	p24											p24	p24			
Large wind energy system	C	C		C	C	C	C			C			P	P			
Library											P	P	P	P			
Light manufacturing		C ²⁴									p24						
Manufacturing, concrete or asphalt																	p15,24
Mixed use development																	
Mobile food business (operation on private property)	P	P												P	P		
Municipal service uses, including City utility uses and police and fire stations	C	C		P	P	P	P			P	C	C	C ¹⁴	C			P
Museum	C							P			P	P	P	P			
Nursing care facility													P	P			
Office	P	P								P	P	P	P	P			
Open space	P	P	P	P	P	P	P	P	p9	P	P	P	P	P	P	P	P
Park	P	P		P	P	P	P	P		P	P	P	P	P	P		
Parking:																	
Commercial		C ²⁵															
Off site										P	P	P	P	P			

Off site (to support uses in an OS or NOS Zoning District)								P											
Park and ride lot										p25	C25								
Park and ride lot shared with existing use	p25	p25								p25	p25		p25	p25				p25	
Performing arts production facility		P																	
Pharmacy	p20	P						p20		p20	p20	P	p20	p20					
Place of worship	P	P											P	P					
Radio, television station		p6										P							
Reception center								C22			C	P	P	P					
Recreation (indoor, outdoor)		C						P			P	P	P	P					
Research and development facility	p24	p24											p24	p24					
Restaurant		P									P								
Restaurant with drive-through facility		p7,14																	
Retail (goods or services)	p20	P						p20		p20	p20	P	p20	p20					
School:																			
College or university												P	P	P					
K - 12 private												P	P	P	P				
K - 12 public												P	P	P	P				
Music conservatory													P	P					
Professional and vocational	P	P									P			P	P				
Seminary and religious institute													P	P					
Short term rental	C	C									P								
Solar array	p24	p24		p19,24							p24	p24		p24					
Stadium												C		C	C				
Storage, accessory (outdoor)		P						P		P									P
Studio, art																			
Technology facility	p24	p24																p24	
Theater, live performance	C15	C15										C15	C15	C15	C15				
Theater, movie													C						
Transportation terminal, including bus, rail and trucking										P									
Urban farm	P	P	P	P	P	P	P	P				P	P	P	P				

Utility, building or structure	P1	P1	P1	P1	P1	P1	P1	P1		P1	P1	P1	P1	P1	P1	P1
Vehicle, automobile rental agency		P								P						
Vending cart, private property	P	P														
Vending cart, public property								P								
Warehouse		P24								P24						
Wholesale distribution		P24								P24						
Zoological park								P								

Qualifying provisions:

1. Subject to conformance to the provisions in Subsection 21A.02.050.B of this title.
2. Subject to conformance with the provisions of Subsection 21A.52.060.A.
3. When located on an arterial street.
4. Subject to Salt Lake Valley Health Department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. Reserved.
8. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads with signage are subject to Section 21A.46.120, "Sign Regulations For Special Purpose Districts", of this title.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related Establishments", of this title.
13. If located on a collector or arterial street according to the Salt Lake City Transportation Master Plan - major street plan: roadway functional classification map.
14. Subject to conformance to the provisions in Section 21A.44.080 of this title for drive-through use regulations.
15. Prohibited on lots located within 1,000 feet of a Single- or Two-Family Zoning District.
16. Reserved.
17. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030 of this title.
18. Must contain retail component for on-site food sales.
19. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.
20. When accessory to the principal use and located within the principal building if the principal use is associated with a building..
21. New antennae and communication towers are allowed outside the telecommunication corridor in the OS Open Space District for public safety, public security or Salt Lake City Public Utilities Department purposes only.
22. Reception centers may be allowed in parks of 100 acres or more where the reception center is a subordinate use to the principal use of the property as a park. Reception centers are allowed in existing buildings, are limited to 1 reception center per park, and hours of operation are limited to park hours. Removal of existing recreation areas to accommodate the stand alone reception center use, including areas to accommodate parking for the reception center use, is not permitted.
23. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
24. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
25. Subject to Section 21A.36.370 Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.
26. Prohibited when it includes the demolition of a dwelling unit.

(Ord. 47A-25, 2025: Ord. 18-25, 2025: Ord. 7-25, 2025: Ord. 72-24, 2024: Ord. 60-24, 2024: Ord. 56-24, 2024: Ord. 10-24, 2024: Ord. 8-24, 2024: Ord. 74-23, 2023: Ord. 66-22, 2022: Ord. 69-21, 2021: Ord. 67-21, 2021: Ord. 49-21, 2021: Ord. 51-20, 2020: Ord. 4-20, 2020; Ord. 13-19, 2019: Ord. 53-18, 2018: Ord. 47-18, 2018: Ord. 23-18, 2018: Ord. 48-17, 2017)