

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Publisher's Note: This Section has been **AMENDED** by new legislation (Ord. [72-2024](#), passed 10-1-2024). The text of the amendment will be incorporated below when the ordinance is codified.

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|---------|-----|-------------|-----|-----------|
| Legend: | C = | Conditional | P = | Permitted |
|---------|-----|-------------|-----|-----------|

| Use | Permitted And Conditional Uses By District | | | | | | |
|---|--|--------------------|-----------------|-----------------|--------------------|--------------------|-----|
| | CN | CB | CS ¹ | CC | CSHBD ¹ | CG | SNB |
| Use | Permitted And Conditional Uses By District | | | | | | |
| | CN | CB | CS ¹ | CC | CSHBD ¹ | CG | SNB |
| Accessory use, except those that are specifically regulated elsewhere in this title | P | P | P | P | P | P | P |
| Affordable housing incentives development | P | P | P | P | P | P | P |
| Alcohol: | | | | | | | |
| Bar establishment (2,500 square feet or less in floor area) | C ^{10,11} | C ^{10,11} | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | |
| Bar establishment (more than 2,500 square feet in floor area) | | | P ¹⁰ | C ¹⁰ | P ¹⁰ | P ¹⁰ | |
| Brewpub (2,500 square feet or less in floor area) | | C ^{10,11} | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | |
| Brewpub (more than 2,500 square feet in floor area) | | | P ¹⁰ | C ¹⁰ | P ¹⁰ | P ¹⁰ | |
| Distillery | | | | | | P ^{16,23} | |
| Tavern (2,500 square feet or less in floor area) | | C ^{10,11} | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | |
| Tavern (more than 2,500 square feet in floor area) | | | P ¹⁰ | C ¹⁰ | P ¹⁰ | P ¹⁰ | |
| Ambulance service (indoor) | | | P | P | P | P | |
| Ambulance service (outdoor) | | | P ⁶ | P ⁶ | P ⁶ | P | |
| Amusement park | | | P | | | P | |
| Animal: | | | | | | | |
| Cremation service | | | | P | | P | |
| Kennel | | | | | | P | |

[illegible]

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|--|---|---|---|---|---|-------------------|---|
| Community correctional facility, large | | | | | | | |
| Community correctional facility, small | | | | | | C ^{7,17} | |
| Community garden | | P | P | P | P | P | P |
| Contractor's yard/office | | | | | C | P | |
| Crematorium | | | | C | C | C | |
| Daycare center, adult | | P | P | P | P | P | |
| Daycare center, child | | P | P | P | P | P | P |
| Dwelling: | | | | | | | |
| | Assisted living facility (large) | | P | | P | P | |
| | Assisted living facility (small) | | P | | P | P | |
| | Accessory unit | P | P | P | P | P | P |
| | Congregate care facility (large) | | C | | C | C | |
| | Congregate care facility (small) | | P | | | | |
| | Group home (large) | | P | | C | C | |
| | 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 | P | P | P | P | P | P |
| | Living quarter for caretaker or security guard | P | P | P | P | P | |
| | Manufactured home | | | | | | P |
| | Multi-family | | P | P | P | P | P |
| | Residential support (large) | | | | C | C | |
| | Residential support (small) | | | | C | C | |
| | Rooming (boarding) house | | P | P | P | P | |
| | Shared housing | | | | P | P | |
| | Single-family attached | | | P | P | P | P |
| | Single-family detached | | | | | | P |

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|--|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | Twin home | | | | | | | P |
| | Two-family | | | | | | | P |
| | Equipment rental (indoor and/or outdoor) | | | | P | | P | |
| | Farmers' market | | | C | C | P | P | |
| | Financial institution | P | P | P | P | P | P | |
| | Financial institution with drive-through facility | | P ⁹ | P ⁹ | P ⁹ | | P ⁹ | |
| | Flea market (indoor) | | | P | P | P | P | |
| | Flea market (outdoor) | | | | | | P | |
| | Funeral home | | | P | P | P | P | |
| | Gas station | | C | P | P | P | P | |
| | Government facility | | C | C | C | C | C | C |
| | Government facility requiring special design features for security purposes | P | P | P | P | P | P | |
| | Home occupation | P ¹⁹ | P ¹⁹ | P ¹⁹ | P ¹⁹ | P ¹⁹ | P ¹⁹ | P ¹⁹ |
| | Homeless resource center | | | | | | | |
| | Homeless shelter | | | | | | | |
| | Hotel/motel | | C | | P | P | P | |
| | Impound lot | | | | | | C ¹² | |
| | Industrial assembly | | | | | | P ²³ | |
| | Intermodal transit passenger hub | | | | | | P | |
| | Laboratory, medical related | | P ²³ | P ²³ | P ²³ | P ²³ | P ²³ | |
| | Large wind energy system | | P | | P | | P | |
| | Laundry, commercial | | | | | | P ²³ | |
| | Library | P | P | P | P | P | P | C |
| | Limousine service (large) | | | | | | P | |
| | Limousine service (small) | | C | | C | | P | |

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| Manufactured/mobile home sales and service | | | | | | P | |
| Mixed use development | P | P | P | P | P | P | p13 |
| Mobile food business (operation on private property) | P | P | P | P | P | P | |
| Municipal service uses, including City utility uses and police and fire stations | | C | C | C | C | C | C |
| Museum | P | P | P | P | P | P | P |
| Nursing care facility | | P | | P | | P | |
| Office | P | P | P | P | P | P | p15 |
| Office, single practitioner medical, dental, and health | | | | | | | P |
| Open space | P | P | P | P | P | P | |
| Open space on lots less than 4 acres in size | | | | | | | P |
| Park | P | P | P | P | P | P | P |
| Parking: | | | | | | | |
| Commercial | | | | C | P | P | |
| Off site | C | P | P | P | P | P | |
| Park and ride lot | | C | C | P | | P | |
| Park and ride lot shared with existing use | | P | P | P | P | P | |
| Place of worship on lot less than 4 acres in size | P | P | P | P | P | P | C |
| Radio, television station | | | P | P | P | P | |
| Reception center | | P | P | P | P | P | |
| Recreation (indoor) | P | P | P | P | P | P | P |
| Recreation (outdoor) | | | C | C | | P | |
| Recreational vehicle park (minimum 1 acre) | | | | C | | | |
| Recycling collection station | P | P | P | P | P | P | |
| Research and development facility | | | p23 | p23 | p23 | p23 | |

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|--|--|---|----------------|----------------|-----------------|-----------------|---|
| Restaurant | | P | P | P | P | P | |
| Restaurant with drive-through facility | | | P ⁹ | P ⁹ | P ⁹ | P ⁹ | |
| Retail goods establishment | | P | P | P | P | P | P |
| | Plant and garden shop with outdoor retail sales area | P | P | P | P | P | P |
| | With drive-through facility | | P ⁹ | P ⁹ | P ⁹ | P ⁹ | |
| Retail service establishment | | P | P | P | P | P | P |
| | Furniture repair shop | C | P | P | P | P | |
| | With drive-through facility | | P ⁹ | P ⁹ | P ⁹ | P ⁹ | |
| Reverse vending machine | | P | P | P | P | P | |
| Sales and display (outdoor) | | P | P | P | P | P | |
| School: | | | | | | | |
| | College or university | | P | P | P | P | |
| | Music conservatory | | P | P | P | P | |
| | Professional and vocational | | P | P | P | P | |
| | Seminary and religious institute | | P | P | P | P | C |
| Seasonal farm stand | | P | P | P | P | P | |
| Sexually oriented business | | | | | | P ⁵ | |
| Sign painting/fabrication | | | | | | P | |
| Small brewery | | | | | C ²³ | P ²³ | |
| Solar array | | | | | | P ²³ | |
| Storage (outdoor) | | | | | C | P | |
| Storage, public (outdoor) | | | | | C | P | |
| Storage, self | | | | | P | P | |
| Store: | | | | | | | |
| | Department | | | P | | P | |
| | Mass merchandising | | | P | | P | |
| | Pawnshop | | | | | P | |

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| | Specialty | | | P | P | P | P | |
| | Superstore and hypermarket | | | P | | | P | |
| | Warehouse club | | | | | | P | |
| | Studio, art | P | P | P | P | P | P | P |
| | Studio, motion picture | | | | | | P | |
| | Taxicab facility | | | | | | P | |
| | Technology facility | | | p ²³ | p ²³ | p ²³ | p ²³ | |
| | Theater, live performance | | p ¹² | p ¹² | p ¹² | p ¹² | p ¹² | |
| | Theater, movie | | C | P | P | P | P | |
| | Urban farm | P | P | P | P | P | P | |
| | Utility, building or structure | p ² | p ² | p ² | p ² | p ² | p ² | p ² |
| | Utility, transmission wire, line, pipe, or pole | p ² | p ² | p ² | p ² | p ² | p ² | p ² |
| | Vehicle: | | | | | | | |
| | Auction | | | | | | P | |
| | Automobile repair (major) | | | | P | | P | |
| | Automobile repair (minor) | C | P | P | P | P | P | |
| | Automobile sales/rental and service | | | | P | | P | |
| | Automobile salvage and recycling (indoor) | | | | | | p ²³ | |
| | Boat/recreational vehicle sales and service | | | | P | | P | |
| | Truck repair (large) | | | | | | P | |
| | Truck sales and rental (large) | | | | P | | P | |
| | Vending cart, private property | | | | | P | | |
| | Warehouse | | | | p ²³ | | p ²³ | |
| | Welding shop | | | | | | P | |
| | Wholesale distribution | | | | p ²³ | | p ²³ | |
| | Wireless telecommunications facility (see section 21A.40.090, | | | | | | | C |

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|----------------------------------|--|--|--|--|--|-----|--|
| table 21A.40.090E of this title) | | | | | | | |
| Woodworking mill | | | | | | p23 | |

Qualifying provisions:

1. Development in the CS District shall be subject to planned development approval pursuant to the provisions of chapter 21A.55 of this title. Certain developments in the CSHBD Zone shall be subject to the design review process pursuant to the provisions of subsection 21A.26.060D and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility regulations.
3. Reserved.
4. Subject to Salt Lake Valley Health Department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. Greater than 3 ambulances at location require a conditional use.
7. A community correctional facility is considered an institutional use and any such facility located within the AFPP Airport Flight Path Protection Overlay District is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Influence Zone within section 21A.34.040 of this title.
8. No check cashing/payday loan business shall be located closer than $\frac{1}{2}$ mile of other check cashing/payday loan businesses.
9. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
10. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
11. In CN and CB Zoning Districts, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. Residential units may be located above or below first floor retail/office.
14. In the SNB Zoning District, bed and breakfast use is only allowed in a landmark site.
15. Medical and dental offices are not allowed in the SNB Zoning District, except for single practitioner medical, dental and health offices.
16. Permitted in the CG Zoning District only when associated with an on site food service establishment.
17. Prohibited within $\frac{1}{2}$ mile of any Residential Zoning District boundary and subject to section 21A.36.110 of this title.
18. Reserved.
19. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
20. Must contain retail component for on-site food sales.
21. Reserved.
22. Prohibited within $\frac{1}{2}$ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
23. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.

(Ord. 65-24, 2024: Ord. 56-24, 2024: Ord. 8-24, 2024: Ord. 74-23, 2023: Ord. 53-23, 2023: Ord. 17-23, 2023: Ord. 66-22, 2022: Ord. 15A-22, 2022: Ord. 69-21, 2021: Ord. 67-21, 2021: Ord. 51-20, 2020: Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 23-18, 2018: Ord. 60-17, 2017: Ord. 47-17, 2017: Ord. 46-17, 2017)