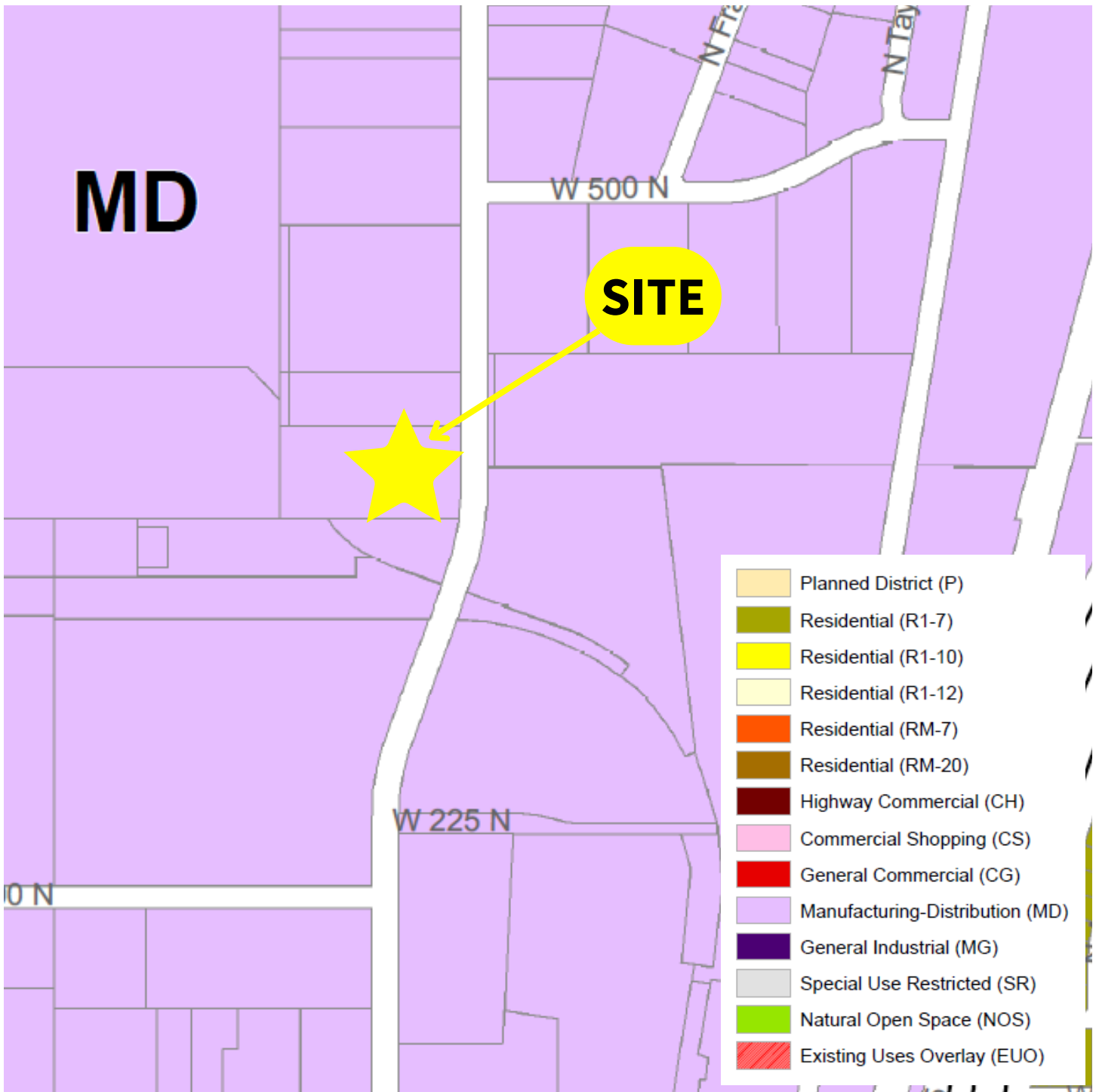


North Salt Lake City Zoning



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CHAPTER 11

COMMERCIAL AND INDUSTRIAL DISTRICTS

SECTION:

10-11-1: Purpose

10-11-2: Codes And Symbols

10-11-3: Use Regulations

10-11-4: Developments On Redwood Road

10-11-1: PURPOSE:

The purpose of the following districts is:

A. Commercial Shopping District C-S: To provide areas in appropriate locations where a combination of businesses, retail commerce, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.

B. General Commercial District C-G: To provide areas in appropriate locations where a combination of business, retail commerce, entertainment and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development. Light manufacturing and small wholesaling where conducive to the foregoing uses, subject to noise, traffic, odor and other considerations, which would not be detrimental to promoting the primary uses.

C. Manufacturing Distribution District M-D: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

D. General Industrial District M-G: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2015-18, 11-17-2015)

10-11-2: CODES AND SYMBOLS:

In section 10-11-3 of this chapter, uses of land or buildings which are allowed in various districts are shown as permitted uses, indicated by a "P" in the appropriate column, or as conditional uses, indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an "N". If a use needs a City staff determination to specify whether the specific use should be designated as "P", "C", or "N", then it is indicated in the appropriate column by an "S". The City staff determination will be decided by the Community and Economic Development Director or designee. The City staff member must make written findings to justify the use categorization. If the applicant or a member of the Governing Body finds that the use has been categorized incorrectly, they may appeal the decision to the Planning Commission within ten (10) days of the staff determination. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by an "N". (Ord. 2015-18, 11-17-2015)

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section 10-1-47 of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone			
	C-S	C-G	M-D	M-G
Use Regulations	C-S	C-G	M-D	M-G
Production:				
Crop production	N	N	C	C
Animal production	N	N	N	N
Soil preparation, planting, cultivating, and crop harvesting	N	N	C	C
Mining:				
Crude petroleum and natural gas extraction	N	N	N	C
Mining (except oil and gas)	N	N	N	N

Sand mining	N	N	N	C
Support activities for mining	N	N	C	C
Drilling oil and gas wells	N	N	N	C
Support activities for oil and gas operations	N	N	C	C
Utilities:				
Fossil fuel electric power generation	N	N	N	C
Nuclear electric power generation	N	N	N	N
Other electric power generation	N	N	N	C
Electric bulk power transmission and control	N	N	C	C
Electric power or natural gas distribution	N	C	C	C
Water supply and irrigation systems	C	C	P	P
Sewage treatment facilities	N	N	C	C
Steam and air conditioning supply	N	N	C	P
Building, Developing And General Contracting:				
Construction and contractor services, office only	N	P	P	P
Construction and contractor services, outdoor storage (outdoor storage detailed further in section 10-1-33 of this title)	N	C	P	C
Manufacturing:				
Food manufacturing	N	N	C	C
Animal slaughtering	N	N	N	N
Textile and textile product mills	N	N	P	P
Apparel manufacturing	N	C	P	P
Leather and allied product manufacturing	N	N	N	C
Wood product manufacturing	N	N	C	C
Paper manufacturing	N	N	C	C
Printing and related support activities	C	C	P	P
Petroleum and coal products manufacturing	N	N	N	C
Chemical manufacturing	N	N	N	C
Plastics and rubber products manufacturing	N	N	C	P
Nonmetallic mineral product manufacturing	N	N	C	P
Primary metal manufacturing	N	N	N	C
Fabricated metal product manufacturing	N	N	C	C
Machinery manufacturing	N	N	C	P
Computer and electronic product manufacturing	N	C	P	P
Electrical equipment, appliance and component manufacturing	N	C	P	P
Transportation equipment manufacturing	N	N	C	P
Furniture and related product manufacturing	N	N	C	P
Concrete service and batching plants	N	N	C	P

Miscellaneous manufacturing	N	S	S	S
Wholesale/Retail Trade:				
Wholesale, trade, durable goods:				
Automobile and other motor vehicle wholesalers	N	C	P	P
Motor vehicle supplies and new part wholesalers	N	N	P	P
Tire and tube wholesalers	N	N	C	P
Motor vehicle part (used) wholesalers	N	N	C	C
Home furnishing wholesalers	N	C	P	P
Construction material wholesalers	N	N	P	P
Commercial equipment wholesalers	N	S	S	P
Medical, dental and hospital equipment and supplies wholesalers	N	C	P	P
Other professional equipment and supplies wholesalers	N	S	P	P
Metal service centers and offices	N	N	P	P
Coal and other mineral and ore wholesalers	N	N	N	C
Electronic parts and equipment wholesalers	N	S	P	P
Hardware wholesalers	N	N	P	P
Plumbing and heating equipment and supplies (hydronics) wholesalers	N	N	P	P
Warm air heating and air conditioning equipment and supplies wholesalers	N	N	P	P
Refrigeration equipment and supplies wholesalers	N	N	P	P
Construction and mining (except petroleum) machinery and equipment wholesalers	N	N	C	P
Farm and garden machinery and equipment wholesalers	N	N	P	P
Industrial machinery and equipment wholesalers	N	N	P	P
Industrial supplies wholesalers	N	N	C	P
Service establishment equipment and supplies wholesalers	N	C	C	P
Transportation equipment and supplies (except motor vehicle) wholesalers	N	N	C	P
Sporting and recreational goods and supplies wholesalers	N	C	P	P
Recyclable material wholesalers	N	N	C	C
Jewelry, watch, precious stone and precious metal wholesalers	N	C	P	P
Other miscellaneous durable goods wholesalers	N	N	S	S
Wholesale trade, nondurable goods:				
Paper and office supplies wholesalers	N	C	P	P

Drug, drug proprietaries and druggist sundries wholesalers	N	C	P	P
Piece goods, notions and other dry goods wholesalers	N	C	P	P
Clothing wholesalers	N	C	P	P
Grocery wholesalers	N	N	P	P
Other grocery and related products wholesalers	N	N	P	P
Farm product raw material wholesalers	N	N	C	C
Plastics materials and basic forms and shapes wholesalers	N	N	C	C
Other chemical and allied products wholesalers	N	N	S	S
Petroleum bulk stations and terminals	N	N	C	C
Petroleum and petroleum products (except bulk stations and terminals) wholesale	N	N	C	C
Alcoholic beverage wholesalers	N	C	P	P
Farm supplies wholesalers	N	N	P	P
Book, periodical and newspaper wholesalers	N	C	P	P
Flower, nursery stock and florist supplies wholesalers	N	C	P	P
Tobacco and tobacco product wholesalers	N	C	P	P
Paint, varnish and supplies wholesalers	N	N	P	P
Other miscellaneous nondurable goods wholesalers	N	S	S	S
Motor Vehicle And Parts Dealers:				
Car dealers	C	P	P	N
Recreational vehicle, motorcycle, and boat dealers	C	P	P	N
All other motor vehicle dealers	S	P	P	N
Automotive parts and accessories stores	C	P	P	N
Tire dealers	C	P	P	N
Furniture And Home Furnishings Stores:				
Furniture and home furnishings stores	P	P	P	N
Electronics And Appliance Stores:				
Electronics and appliance stores	P	P	P	N
Building Material And Garden Equipment And Supplies Dealers:				
Home centers	N	P	P	N
Paint and wallpaper stores	P	P	P	N
Hardware stores (10,000 square feet or less)	P	P	P	N
Other building material dealers	N	S	P	N
Outdoor power equipment stores - sales only	C	P	P	N
Nursery and garden centers	C	P	P	N
Food And Beverage Stores:				

Supermarkets and other grocery (except convenience) stores	C	P	P	N
Convenience stores	P	P	P	N
Meat markets	C	P	P	N
Fruit and vegetable markets, bakeries, and all other specialty food stores	P	P	P	N
Beer, wine and liquor stores	N	C	N	N
Health And Personal Care Stores:				
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	N
Optical goods stores	P	P	P	N
Gasoline Stations:				
Gasoline stations with convenience stores	C	P	P	P
Other gasoline stations	S	P	P	P
Clothing And Clothing Accessories Stores:				
Clothing and clothing accessory stores	P	P	P	N
Luggage and leather goods stores	P	P	P	N
Sporting Goods, Hobby, Book And Music Stores:				
Sporting goods, hobby, book and music stores	P	P	P	N
News dealers and newsstands	P	P	P	N
General Merchandise Stores:				
Department stores	C	P	P	N
All other general merchandise stores	P	P	P	N
Miscellaneous Store Retailers:				
Florists	P	P	P	N
Office supplies and stationery stores	P	P	P	N
Gift, novelty and souvenir stores	P	P	P	N
Used merchandise stores	C	C	C	N
Pet and pet supplies stores	P	P	P	N
Art dealers	P	P	P	N
Manufactured (mobile) home dealers	N	N	C	C
Tobacco stores	N	P	P	N
All other miscellaneous store retailers	S	S	S	N
Nonstore Retailers:				
Electronic shopping and mail order houses	N	C	P	N
Vending machine operators	N	C	P	N
Heating oil dealers	N	N	C	C
Liquefied petroleum gas (bottled gas) dealers	N	N	C	C
Other fuel dealers	N	N	S	S
Other direct selling establishments	N	N	S	N
Air Transportation:				
Air transportation	N	N	C	N
Rail Transportation:				

Rail transportation	N	N	C	C
Truck Transportation:				
Freight trucking, local	N	N	P	P
Freight trucking, long distance	N	N	C	P
Used household and office goods moving	N	N	C	P
Transit And Ground Passenger Transportation:				
Urban transit systems	C	C	C	C
Interurban and rural bus transportation	N	C	C	C
Taxi and limousine service	N	N	C	P
School and employee bus transportation	N	N	C	P
Charter bus industry	N	N	C	P
Special needs transportation	N	N	C	P
All other transit and ground passenger transportation	S	S	S	S
Pipeline Transportation:				
Pipeline transportation	N	N	C	C
Scenic And Sightseeing Transportation:				
Scenic and sightseeing transportation	C	C	P	P
Support Activities For Transportation:				
Air traffic control	N	C	C	C
Other airport operations	N	N	S	S
Other support activities for air transportation, except fuel	N	S	S	S
Support activities for rail transportation	N	N	C	C
Other support activities for water transportation	N	N	S	S
Motor vehicle towing and impound lots	N	N	C	C
Other support activities for road transportation	N	N	S	S
Freight transportation arrangement	N	N	C	C
Packing and crating	N	N	C	C
All other support activities for transportation	N	N	S	S
Postal Service:				
Postal service	P	P	P	P
Couriers And Messengers:				
Couriers, messengers and local delivery	C	C	P	P
Warehousing And Storage Facilities:				
General warehousing and storage facilities	N	C	P	P
Self-storage units	N	N	C	C
Other warehousing and storage facilities	N	N	S	S
Publishing Industries:				

General publishers	N	C	P	P
Software publishers	P	P	P	P
Motion Picture And Sound Recording Industries:				
Motion picture and video production and distribution	C	C	C	C
Motion picture theaters, except drive-ins	P	P	P	N
Drive-in motion picture theaters	N	N	C	N
Teleproduction and other postproduction services	C	C	C	C
Other motion picture and video industries	S	S	S	S
Record production and distribution	C	C	P	P
Music publishers and sound recording studios	C	C	C	C
Other sound recording industries	S	S	S	S
Broadcasting And Telecommunications:				
Broadcasting and telecommunications services	C	C	P	P
Cellular and other wireless telecommunications	N	C	C	C
Telecommunications resellers	P	P	P	P
Satellite telecommunications	C	C	P	P
Other telecommunications	S	S	S	S
Information Services And Data Processing Services:				
Information services and data processing services	P	P	P	P
Credit Intermediation And Related Activities:				
Banks and credit unions	P	P	P	N
Credit intermediation and related activities	P	P	P	N
Pawnshop	N	C	N	N
Other activities related to credit intermediation	S	S	P	N
Securities, Commodity Contracts And Other Intermediation:				
Securities, commodity contracts and other intermediation	P	P	P	N
Insurance Carriers And Related Activities:				
Insurance carriers and related activities	P	P	P	N
Funds, Trusts And Other Financial Vehicles (U.S. Only):				
Funds, trusts and other financial vehicles (U.S. only)	P	P	P	N
Real Estate:				
Real estate services	P	P	P	N
Rental And Leasing Services:				
Passenger car rental and leasing	P	P	P	C

Truck, utility trailer, and RV (recreational vehicle) rental and leasing	N	C	P	P
Consumer electronics and appliances rental	P	P	P	N
Entertainment and entertainment products rental	P	P	P	N
Recreational goods rental	P	P	P	N
All other consumer goods rental	S	S	P	N
General rental centers	C	C	P	N
Commercial air, rail, and water transportation equipment rental and leasing	C	P	P	N
Construction, mining and forestry machinery and equipment rental and leasing	N	N	C	C
Office machinery and equipment rental and leasing	P	P	P	N
Other commercial and industrial machinery and equipment rental and leasing	N	N	P	P
Professional, Scientific And Technical Services:				
Testing laboratories	C	P	P	N
Photography studios	P	P	P	N
Veterinary services	C	P	P	N
All other professional, scientific and technical services	S	S	P	N
Administrative And Support Services:				
General office	P	P	P	N
Employment placement agencies	P	P	P	N
Call centers	N	P	P	N
Other business service centers (including copy shops)	P	P	P	N
Repossession services	C	C	C	N
Armored car services	N	C	P	N
Exterminating and pest control services	N	N	P	N
Janitorial services	C	C	P	N
Landscaping services	N	N	P	N
Packaging and labeling services	P	P	P	N
All other support services	S	S	S	N
Waste Management And Remediation Services:				
Solid waste collection	N	N	N	C
Hazardous waste collection	N	N	N	C
Other waste collection	N	N	N	C
Hazardous waste treatment and disposal	N	N	N	C
Solid waste landfill	N	N	N	C
Solid waste combustors and incinerators	N	N	N	C
Other nonhazardous waste treatment and disposal	N	N	N	C
Remediation services	N	N	N	C

Materials recovery facilities	N	N	N	C
Septic tank and related services	N	N	N	C
All other miscellaneous waste management services	N	N	N	S
Educational Services:				
Elementary and secondary schools	P	P	C	N
Colleges, universities and professional schools	P	P	P	N
Professional training	P	P	P	N
Other technical and trade schools	P	P	P	N
Sports and recreation instruction	P	P	P	N
Automobile driving schools	C	C	P	N
All other miscellaneous schools and instruction	S	S	S	N
Educational support services	P	P	P	N
Ambulatory Healthcare Services:				
Offices of physicians, therapists, and dentists	P	P	P	N
Family planning centers	N	C	C	N
Outpatient mental health and substance abuse centers	N	C	C	N
HMO medical centers	P	P	P	N
Kidney dialysis centers	P	P	P	N
Freestanding ambulatory surgical and emergency centers	P	P	P	N
All other outpatient care centers	P	P	P	N
Medical laboratories	N	C	P	N
Diagnostic imaging centers	P	P	P	N
Home healthcare services	P	P	P	N
Ambulance services	P	P	P	N
Blood and organ banks	N	C	P	N
All other miscellaneous ambulatory healthcare services	S	S	S	N
Hospitals:				
General medical and surgical hospitals	C	C	C	N
Psychiatric and substance abuse hospitals	N	C	C	N
Specialty (except psychiatric and substance abuse) hospitals	N	C	C	N
Nursing And Residential Care Facilities:				
Nursing care facilities	C	C	N	N
Assisted living center	N	C	N	N
Residential mental health facilities	N	C	N	N
Residential mental health and substance abuse facilities	C	C	N	N
Continuing care retirement communities and homes for the elderly	C	C	N	N
Other residential care facilities	S	S	N	N
Social Assistance:				
Child and youth services	P	P	N	N
Services for the elderly and persons with disabilities	P	P	N	N

Other individual and family services	P	P	N	N
Community food services	P	P	P	N
Emergency and other relief services	P	P	P	N
Vocational rehabilitation services	P	P	N	N
Child daycare services	P	P	C	N
Adult daycare services	P	P	C	N
Performing Arts, Spectator Sports And Related Industries:				
Performing arts companies	C	P	C	N
Other performing arts companies	S	P	S	N
Sports teams and clubs	C	P	C	N
Racetracks	N	N	C	C
Other spectator sports	S	S	S	S
Promoters of performing arts, sports and similar events with facilities	P	P	P	N
Independent artists, writers, and performers - studio only	P	P	P	N
Museums, Historical Sites And Similar Institutions:				
Museums	P	P	C	C
Historical sites	P	P	C	C
Zoos and botanical gardens	C	C	P	P
Nature parks and other similar institutions	S	P	P	P
Amusement, Gambling And Recreation Industries:				
Amusement and theme parks	N	C	C	N
Amusement arcades	C	C	C	N
Golf courses and country clubs	C	C	C	C
Fitness and recreational sports centers	C	P	P	N
Bowling centers	C	P	P	N
All other amusement and recreation industries	S	S	S	N
Accommodation:				
Hotels (except casino hotels) and motels	C	P	P	N
Bed and breakfast inns	C	P	P	N
All other traveler accommodation	S	S	P	N
RV (recreational vehicle) parks and campgrounds	N	C	C	N
Recreational and vacation camps	N	N	C	N
Food Services And Drinking Places:				
Restaurants, coffee shops, and cafeterias	P	P	P	N
Food service contractors	C	C	P	N
Caterers	C	P	P	N
Mobile food services	C	P	P	N
Taverns	N	N	N	C
Private clubs	N	C	N	N
Sexually oriented businesses	N	N	N	C
Repair And Maintenance:				
General automotive repair	N	C	P	P

Automotive body, paint and interior repair and maintenance	N	N	C	C
Automotive detail and trim shops	P	P	P	P
Automotive oil change and lubrication shops	N	P	P	P
Car washes	N	P	C	C
All other automotive repair and maintenance	N	S	S	S
Electronics repair and maintenance	P	P	C	N
Other electronic and precision equipment repair and maintenance	C	C	C	C
Commercial and industrial machinery and equipment (except automotive and electric)	N	N	C	C
Garden equipment repair and maintenance	C	C	C	N
Appliance repair and maintenance	P	P	C	N
Reupholstery and furniture repair	N	C	C	N
Footwear and leather goods repair	P	P	C	N
Other personal and household goods repair and maintenance	S	S	S	N
Personal Services:				
Salons and barbershops	P	P	C	N
Diet and weight reducing centers	P	P	C	N
Funeral homes	P	P	C	N
Cemeteries and crematories	N	N	N	N
Coin operated laundries and dry cleaners	C	P	C	N
Laundries, family and commercial	N	C	C	N
Laundry drop off services	P	P	P	N
Linen supply	N	N	C	C
Industrial launderers	N	N	C	N
All other laundry services	S	S	S	N
Pet care (except veterinary) services	C	P	P	N
Animal kennel, commercial (subject to Davis County Animal Control Ordinance)	C	C	P	N
Photofinishing laboratories (except 1 hour)	N	C	C	N
1 hour photo finishing	P	P	P	N
Freestanding parking lots and garages	C	C	C	C
All other personal services	S	S	S	S
Religious, Grant Making, Civic, And Professional And Similar Organizations:				
Religious organizations	P	P	P	N
Volunteer and nonprofit organizations	P	P	P	N
Residential Uses:				
Developments which contain residential uses or mixed commercial and residential uses must obtain a rezone to a "Planned District (P)", see chapter 13 of this title				
Land Development:				

Business, light manufacturing and research park	N	N	P	N
Subdivisions	P	P	P	P
Industrial parks	N	N	C	C
Planned unit developments	P	P	P	P
Outdoor storage and display (outdoor storage and display are detailed further in section 10-1-33 of this title)				
Outdoor storage, as an accessory use	C	C	P	P
Outdoor display of retail merchandise, as an accessory use	P	P	P	N
Outdoor storage, as primary use	N	N	N	N
Building Site Regulations:				
Height regulations:				
The maximum height for all buildings and structures in feet shall be (except as approved by conditional use)	30	60	45	45
The maximum number of stories	2	4	3	3
Area:				
Minimum area in acres for lots (unless modified by conditional use)	1	1	2	5
Maximum percentage of area covered by any buildings	65	65	65	65
Minimum landscape percentage of area, except where reduced by the Planning Commission during site plan approval, in support of water conservation efforts and when enhanced landscaping is concentrated within the front setback and is not necessary for buffering purposes within the side and rear yard areas.	15%	15%	15%	15%
Maximum percentage of area landscaped with turf, lawn, or sod shall be the following percentage or 5,000 sq. ft., whichever is less	5%	5%	5%	5%
Dimensions:				
Frontage: The minimum width of any lot at the street right-of-way line in feet shall be	65	65	65	65
Width: The minimum width of any lot in feet at the building setback line	100	100	100	100
Minimum front yard setback (corner lots have 2 front yard setbacks)	20	20	20	20
Maximum front yard setback (corner lots have 2 front yard setbacks)	n/a	80	n/a	n/a
Minimum side yard setback	0	0	0	0
Minimum rear yard setback	0	0	0	0
Parking location:				
Front	P	P	P	P

Side	P	P	P	P
Rear	P	P	P	P
Fence and wall standards (fence and wall standards are detailed further in section 10-1-33 of this title):				
Maximum wall or solid fence height (within 20 feet of a public street)	3'	3'	3'	3'
Maximum fence height - 75 percent or more open (within 20 feet of a public street)	4'	4'	4'	4'
Minimum solid fence or wall height - outdoor storage	N	6'	6'	6'
Barbed wire - no more than 3 strands strung tightly atop a minimum 6 foot high fence	N	N	P	P
Electric fences	N	N	P	P
Required improvements to be completed or in progress before building permit may be issued:				
Street paving	A	A	A	A
Street curb and gutter	A	A	A	A
Sidewalk	A	A	N	N
Surface drainage facilities	A	A	A	A
Wastewater disposal facilities	A	A	A	A
Culinary water facilities	A	A	A	A
Firefighting facilities	A	A	A	A
Street name and traffic signs	A	A	A	A
Streetlights	A	A	A	A
Public utilities - power, gas, telephone, cable TV, etc.	A	A	A	A

(Ord. 2015-18, 11-17-2015; amd. Ord. 2018-02, 3-6-2018; Ord. 2018-11, 10-2-2018; Ord. 2022-01, 4-5-2022; Ord. 2022-03, 6-7-2022; Ord. 2023-07, 5-30-2023; Ord. 2024-02, 5-7-2024)

10-11-4: DEVELOPMENTS ON REDWOOD ROAD:

A. All developments adjacent to Redwood Road shall be required to follow the City's landscaping cross section for developments on Redwood Road as outlined in subsection 10-7-7K of this title and the landscape standards identified in Title 10, Chapter 22, Water Efficient Landscape Standards. (Ord. 2015-18, 11-17-2015; amd. Ord. 2022-03, 6-7-2022)