

Chapter 19.64 C-3 COMMERCIAL ZONE

[19.64.010 Purpose Of Provisions](#)

[19.64.020 Commercial Developments Over One Acre](#)

[19.64.030 Permitted Uses](#)

[19.64.040 Conditional Uses](#)

[19.64.050 Businesses And Uses--Conditions](#)

[19.64.060 Lot Area](#)

[19.64.070 Lot Width](#)

[19.64.080 Front Yard](#)

[19.64.090 Side Yard](#)

[19.64.100 Rear Yard](#)

[19.64.110 Building Height](#)

[19.64.120 Coverage Restrictions](#)

[19.64.130 Density.](#)

19.64.010 Purpose Of Provisions

The purpose of the C-3 zone is to provide areas in the county for commercial uses, warehousing and wholesale business.

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.020 Commercial Developments Over One Acre

Commercial developments in the C-3 zone over one acre must follow the conditional use permit procedure pursuant to Sections 19.84.020 through 19.84.130 of this title.

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.030 Permitted Uses

Permitted uses in the C-3 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Addressograph shop;
- Air conditioning and ventilating equipment sales and repair;
- Antique shop without outside display;
- Archery shop and range, providing the use is conducted within a completely enclosed building;
- Art needlework shop;
- Art shop and/or artist supply;
- Athletic goods store;
- Automobile service center, which is limited to tune-ups, lubrication and oil change, front end alignment, brake repair and muffler repair, providing there is no outside storage of parts or materials;
- Automobile service station;
- Awning sales and repair;
- Baby formula service; baby diaper service; babysitter agency;
- Bakery;
- Bank;
- Barbershop;
- Beauty shop;
- Bicycle shop;
- Blueprint and/or photostating;
- Bookstore; bookbinding;
- Bowling alley;
- Bus terminal;
- Cafeteria; catering establishment;
- Candy store; confectionery;
- Carbonated water sales;
- Carpet and/or rug cleaning;
- Class A beer outlet;
- Class B beer outlet;
- Clothes cleaning, dyeing;
- Clothing stores;
- Coal and fuel sales office;
- Copy service;
- Costume rental;
- Dairy;
- Dancehall;
- Department store;
- Delicatessen;
- Dog and cat kennel and/or grooming: Boarding is limited to a maximum of twenty-one days and must be within a completely enclosed air-conditioned sound proofed building with no outside runs. Noise from the animals shall not be audible at the property line;
- Dog training, provided all training is within a completely enclosed building;
- Dramatics school;
- Drapery and/or curtain store;
- Dressmaking;
- Drive-in refreshment stand;
- Drugstore;
- Dry goods store;
- Egg candling and sales;
- Electrical and heating appliances and fixture sales and repair;
- Employment agency;
- Film exchange;
- Five-and-ten cent store;
- Fix-it shop;
- Flooring or floor repair shop;
- Florist shop;
- Fountain equipment supply;
- Frozen food lockers;
- Fruit or fruit juice store; fruit and/or vegetable stand;
- Fur sales, storage and/or repair;
- Furniture sales and/or repair;
- Gift shop;
- Greenhouse and/or nursery; plant materials; soil and lawn service;
- Grocery;
- Gunsmith;
- Gymnasium;
- Hardware store;
- Health food store;
- Hobby and/or crafts shop;
- Home day care/preschool, subject to Section 19.04.293;
- Honey extraction;
- Hospital supplies;
- House cleaning and repair; house equipment display;
- Ice cream shop; ice cream manufacture;
- Ice manufacture, storage, and retail and wholesale sales;
- Insulation sales;
- Interior decorating store;
- Janitorial service;
- Jewelry store;
- Key and lock service;
- Laboratory;

- Laundry; laundry, automatic self-help type; laundry agency;
- Leather goods sales;
- Linen shop;
- Luggage sales;
- Machine tool sales;
- Manicuring, pedicuring, and electrolysis of hair;
- Medical and dental clinic;
- Milk distributing station and sale of dairy products;
- Millinery store;
- Mobile lunch agency;
- Monument sales;
- Motorboat sales;
- Music store;
- Newsstand;
- Notions store;
- Novelty shop;
- Numismatic shop; gold, silver and platinum dealer;
- Office, business or professional; office supply; office machines sales and repair;
- Oil burner shop;
- Optometrist and/or oculist;
- Ornamental iron, sales only;
- Painter and/or paint store;
- Pawnshop;
- Pest extermination and control office;
- Pet shop;
- Photography shop and/or sale of photographic supplies;
- Plumbing shop;
- Popcorn and/or nut shop;
- Printing, lithographing and/or publishing shop;
- Radio and television sales and repair; radio and television station;
- Railway express;
- Residential facility for elderly persons;
- Restaurant;
- Roofing sales;
- Safe sales;
- Sales and storage of pipe;
- Secondhand store;
- Sewing machine shop;
- Shoe shop; shoeshine shop; shoe repair shop;
- Sign-painting shop;
- Stationery and greeting card sales;
- Tailor shop;
- Tanning studio;
- Taxidermist;
- Taxi stand;
- Tire shop;
- Theater, indoor;
- Tobacco shop;
- Towel and linen supply service;
- Travel bureau;
- Upholstery shop;
- Variety store;
- Veterinary;
- Wallpaper store;
- Warehouse, storage; wholesale business;
- Weatherstripping shop.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.040 Conditional Uses

Conditional uses in the C-3 zone include:

- Agency for the sale or rental of new or used motor vehicles, trailers or campers;
- Ambulance service;
- Animal hospital;
- Apartments for elderly persons;
- Arcade, not to be located within a one thousand foot distance, via the most direct pedestrian route, of the property line of any school or private educational institution having an academic curriculum similar to that ordinarily given in public schools. For purposes of measuring distance, a pedestrian route shall not include a route which requires crossing a physical barrier such as a fence, canal or freeway, or include trespassing across private property;
- Assembly of medical supplies;
- Athletic club and/or health club;
- Automobile repair shop, including body and fender work, tire recapping and/or vulcanizing; automatic automobile wash;
- Baking, ice cream making and/or candymaking;
- Bath and massage (every massage technician shall be licensed by the state);
- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Bottling works, soft drinks;
- Boxing arena;
- Building material sales;
- Carpenter shop; cabinet shop;
- Cemetery, mortuary, etc.;
- Check cashing, provided that each check cashing business shall be located a minimum distance of six hundred feet from any other similarly licensed facility;
- Class C beer outlet;
- Class C fireworks store;
- Construction of buildings to be sold and moved off the premises;
- Day care/preschool center;
- Electronic instruments assembling;
- Golf course;
- Hatchery;
- Home day care/preschool, subject to Section 19.04.293;
- Home occupation;
- Hospital;
- Hotel and apartment hotel;
- Impound lot, providing:

A. A solid visual barrier fence or masonry wall with a minimum height of six feet shall be constructed on all sides.

B. No dismantling or demolition of automobiles or other vehicles shall be conducted on the premises.

- Indoor firearms and/or archery range;
- Knitting mill;
- Liquor store;
- Lumberyard;
- Machinery installation and servicing;
- Mobile home park;
- Mobile store provided it meets the following requirements:

A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county.

- B. A maximum display area of one hundred square feet outside the portable structure, a minimum of ten feet behind the property line, not on landscaped areas, and not obstructing access to the property.
- C. Compliance with the sign ordinance.
- D. The structures comply with the yard requirements of the zone.
- E. The mobile store including display area shall not be located within the clear view of intersecting streets.
- F. Written approval from the property owner to locate on the site.

- Monument works;
- Motel;
- Multiple dwelling; group dwelling;
- Nightclub or social club;
- Outdoor chemical toilet rental;
- Package agency;
- Parking lot;
- Planned unit development;
- Private nonprofit locker club;
- Private post office box service;
- Private school;
- Public and quasi-public use;
- Rail transit mixed-use, provided it meets the following requirements:

- A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.
- B. The property is located within one-quarter mile of a rail station.
- C. Buildings and impervious areas shall not cover more than eighty percent of the site.
- D. Commercial uses shall only occupy the first floor of buildings fronting a public street.
- E. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.
- F. Parking is not allowed between the building and the public street.
- G. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.
- H. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.
- I. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in Section 19.80.090, "Planning Commission Exceptions."
- J. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.

- Reception center and/or wedding chapel;
- Recreation, commercial;
- Reiki business provided it meets the following requirements:

- A. Hours of operation shall be between 7:00 a.m. and 10:00 p.m.
- B. Each practitioner that is not an employee of the business licensee shall have a Salt Lake County business license.
- C. Neither clients nor practitioners shall appear on the premises in a state of nudity or semi-nudity as defined in the Sexually Oriented Business Chapter of Title 5 of this Code; and
- D. The premises shall not be used for any conduct that violates Section 58-47b-501 of the Utah Massage Therapy Practice Act (2013) or sexual conduct that violates Title 76 of the Utah Criminal Code.

- Rent-all stores;
- Resource recycling collection point provided it meets the following requirements:

- A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county.
- B. All material shall be contained within an enclosed container.
- C. The structures or bins comply with the yard requirements of the zone.
- D. Written approval from the property owner to locate on the site.
- E. Maintenance of the site in a clean, neat and orderly manner.

- Restaurant liquor license;
- Seed and feed store;
- Sexually oriented business;
- Shared parking;
- State store;
- Swap meets and flea markets within drive-in theaters or enclosed buildings;
- Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner;
- Theaters, outdoor, providing:

- A. A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides.
- B. Driveways and parking areas shall be provided with properly maintained dustless surfaces.
- C. Automobile off-street storage areas for automobiles awaiting entrance to the theater shall have a capacity of at least fifteen percent of the number of automobile parking spaces provided inside the theater.
- D. Minimum area for a single-screen theater shall be ten acres; minimum area for a two-screen theater shall be twelve acres.

- Transfer company;
- Used car lot.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.050 Businesses And Uses--Conditions

The uses specified above in this chapter and the C-3 zone shall be permitted only under the following conditions:

- A. All manufacturing shall be done wholly within completely enclosed buildings.
- B. All uses shall be free from objections because of odor, dust, smoke, noise, vibration, or other causes.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.060 Lot Area

In the C-3 zone:

- A. Multiple and/or Group Dwellings. The minimum lot area shall be not less than five thousand square feet for the first separate dwelling structure, with three thousand square feet for each additional separate dwelling structure, and with seven hundred fifty square feet additional for each additional dwelling unit in excess of one dwelling unit in each separate dwelling structure;
- B. Other Buildings and Structures. None.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.070 Lot Width

In the C-3 zone:

- A. Multiple and/or Group Dwellings. The minimum width of any lot shall be fifty feet at a distance twenty-five feet back from the front lot line;
- B. Other Buildings and Structures. None.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.080 Front Yard

In C-3 zones:

- A. Multiple and/or Group Dwellings. The minimum depth of the front yard for dwellings and for private garages which have a minimum side yard of eight feet shall be twenty-five feet, or the average of the existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet. Other private garages and all accessory buildings other than private garages shall be located at least six feet in the rear of the main building.
- B. Other Buildings and Structures. None.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.090 Side Yard

In the C-3 zone:

- A. Multiple and/or Group Dwellings. The minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet, except that dwelling structures over thirty-five feet in height shall have one foot of additional side yard on each side of the building for each two feet such structure exceeds thirty-five feet in height. The minimum side yard for a private garage shall be eight feet, except private garages and other accessory buildings located at least six feet in the rear of the main building shall have a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both dwellings and accessory buildings shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet.
- B. Other Buildings and Structures. None, except that wherever a building is located upon a lot adjacent to a residential zone or agricultural zone boundary, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the zone boundary line, and on corner lots the side yard which faces on a street shall be not less than twenty feet.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.100 Rear Yard

In the C-3 zone:

- A. Multiple and/or Group Dwellings. The minimum depth of the rear yard for any dwelling shall be thirty feet, and for accessory buildings one foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard;
- B. Other Buildings and Structures. None, except that on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten feet.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.110 Building Height

No building or structure in the C-3 zone shall contain more than six stories, or exceed seventy-five feet in height, and no dwelling structure shall contain less than one story.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.120 Coverage Restrictions

In the C-3 zone, no building or group of buildings, with their accessory buildings, shall cover more than sixty percent of the area of the lot.

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

19.64.130 Density

The allowable density for planned unit developments, multiple dwellings and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding the above, the planning commission shall not approve a planned unit development with density higher than the following:

Single-family dwellings	7.0 units per acre
Two-family dwellings	12.0 units per acre
Three-family dwellings	15.0 units per acre
Four-family dwellings	18.0 units per acre
Multi-family dwellings	25.0 units per acre*
Rail transit mixed-use	No maximum density

HISTORY
Adopted by Ord. [17-01-03](#) on 1/17/2017

Chapter 19.55 DH Mixed-Use Zone

[19.55.010 Purpose Of Provisions](#)

[19.55.020 Establishment Of Mixed-Use Zoning Districts](#)

[19.55.030 Schedule Of Permitted Uses](#)

[19.55.040 Schedule Of Uses, Special Conditions](#)

[19.55.050 Development Standards](#)

[19.55.060 Required Yards And Setbacks](#)

[19.55.070 Height Exception](#)

[19.55.080 Off Street Parking Standards](#)

[19.55.090 General Information](#)

[19.55.100 Definitions](#)

NOW, THEREFORE BE IT RESOLVED BY THE MAGNA METRO TOWNSHIP COUNCIL that the previous Title 19, Chapter 55 is repealed and the attached ordinance is adopted and will become effective upon publication pursuant to Utah Code Ann. § 10-3-711(1) and Utah Code Ann. § 10-3-712.

I. Title 19, Chapter 55 is repealed and replaced to read as follows:

The following Title 19, Chapter 55 is hereby repealed and replaced in its entirety with the revised Title 19, Chapter 55 attached hereto as Exhibit A.

HISTORY

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.010 Purpose Of Provisions

This Chapter is intended to define the character of Magna's Downtown Historic District (DH) Mixed-Use Zone. The DH Zone implements the vision identified in the Magna General Plan (2021) for the Historic Preservation Future Land Use Area. The DH Zone is intended for application only in the historic blocks of Magna's Main Street.

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.020 Establishment Of Mixed-Use Zoning Districts

1. Establishment of Mixed-Use Zoning Districts: In order to anticipate and respond to the changing needs of our community and implement mixed-use and livability concepts included in the adopted General Plan, the following zoning district is established:

1. Downtown Historic District (DH): The DH district is intended to promote a dense

mixture of uses consistent with the district’s historic role in Magna. Emphasis is placed on entertainment, theaters, restaurants, retail, and specialty shops. Medium-density residential and office infill on upper floors is encouraged, as is the continued presence of the library, museum, senior center, and supporting uses.

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.030 Schedule Of Permitted Uses

A. Schedule of Permitted Uses. The specific uses listed in the following schedule are permitted in the zones as indicated, subject to the general provisions, special conditions, additional restrictions, and exceptions set forth in this Code.

B. Special Conditions. A number in a cell particular to a use indicates that special provisions or conditions apply to the use category for this zone. The conditions follow the schedule of uses, in Section 19.55.040.

C. Procedure for Multiple Uses (Combination of Uses). Where a development proposal involves a combination of uses other than accessory uses, the more restrictive provisions of this Code shall apply. For example, if a portion of a development is subject to Conditional Use (“CU”) approval and the other portion is subject only to Permitted Use (“P”) review, the entire development shall be reviewed utilizing the Conditional Use process.

D. Abbreviations. The abbreviations used in the schedule have the following meanings:

1. P = Permitted Use. These uses are allowed in the zoning district but may be subject to restrictions and approval processes as provided in this Title.
2. CU = Conditional Use. These are land uses that, because of their unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas of the zoning district, or may be compatible only if certain conditions are required that mitigate the detrimental impacts. The Planning Commission is the approval authority for uses with this designation.
3. X = Prohibited Use. These uses are not allowed in this zoning district. Uses not specifically permitted herein are prohibited.

Use Categories	D H
<u>Residential</u> : ^A	
Accessory Buildings, Garages, Carports, and Structures subject to 19.76.	P
Accessory Dwelling Unit, Detached or Internal	X
Dwelling, Multiple Family	P
Dwelling, Single Family ^B	X

Dwelling, Three- and Four-Family	P
Dwelling, Two-Family (Duplex)	P
Educational Facility with Residential Accommodation	X
<u>Commercial:</u>	
Animal Hospital or Clinic ^D	C U
Bank, Credit Union, or Other Financial Institution	P
Bed and Breakfast	P
Breweries and Distilleries, with or without restaurant	P
Car and Light Truck Wash	X
Child or Adult Care Facility	P
Commercial Recreation and Entertainment, Indoor	P
Community Garden	P
Drive-Thru and Drive-Up Facilities ^H	X
Food Truck, Mobile Restaurant, Food Cart	P
Mortuary or Funeral Home	P
Hotel	P
Laundry Cleaning, Automatic Self-Help	P
Laundry Cleaning Drop-Off	P
Liquor and/or Wine Store ^I	C U
Medical, Urgent Care and Dental Clinic	P
Mobile Store	P
Offices – General, Professional, and Trade Services	P
Outdoor Recreation, Small Scale	X
Personal Care Services	P
Personal Instruction Services	P
Post Office	P
Private Bar or Club	P
Reception Hall, Reception Center	P
Restaurant, Sit Down with or without Alcohol	P
Retail Sales ^G	P
Retail Shops or Galleries where Primary Product is Produced On-Site ^E	C

	U
Self-Service Gas Station, with or without Convenience Store	X
Shopping Center	X
Sidewalk Displays and Sidewalk Cafes ^F	C U
Theatres and Concert Halls (Indoor)	P
<u>Industrial:</u>	
Light or Heavy Industry ^C	X
<u>Other:</u>	
Educational Facility	P
Public or Quasi-Public Use	P
Park and Ride	X
Parking Lot (not associated with other use)	X
Public Park	P

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.040 Schedule Of Uses, Special Conditions

A. Residential Uses: In the DH District, residential uses are limited as follows.

1. Units above a business: Residential dwelling units on the second story or above are permitted.
2. Units behind a business: Residential dwelling units on the first story that are separated from the front lot line by a non-residential use in the same story are permitted.
3. Units attached to a business on a multiple frontage lot: in no case shall first-story dwelling units face onto a front lot line.
4. In the DH District, no standalone residential uses shall occur. Any residential use shall be combined with a non-residential use.

B. Dwelling Units (Existing): Single-family units, Dwelling Groups, and Mobile Homes built before June 14, 2022, may remain as a permitted use in the DH Zoning District without being nonconforming.

C. Light Industry, Mechanical Repair (Existing): Light Industry and Mechanical Repair uses, including Auto Repair uses, built before June 14, 2022, may remain as a permitted use in the DH Zoning District without being nonconforming.

D. Animal Hospital or Clinic: In addition to complying with all provisions of Chapter 19.84, the following shall apply.

1. Animal Hospitals or Clinics shall not be established within three hundred (300) feet of an existing residential use as measured at the closest property lines.
2. The applicant shall demonstrate that noise, odors, traffic, light pollution, and refuse produced by the use can be reasonably mitigated.

E. Retail Shops or Galleries where Primary Product is Produced On-Site: In addition to complying with all provisions of Chapter 19.84, the following shall apply.

1. The applicant shall demonstrate that noise, odors, traffic, light pollution, and refuse produced by the use shall be reasonably mitigated.
2. Storage of products shall not block front windows nor spill outdoors onto the property.

F. Sidewalk Displays and Sidewalk Cafes: In addition to complying with all provisions of Chapter 19.84, the following shall apply.

1. The applicant shall demonstrate that the sidewalk display or café provides adequate space for the safe and comfortable circulation of pedestrians and other users of the right-of-way.

2. Sidewalk displays and cafes may only be in operation from 8am to 10pm daily.

3. Sidewalk display and café materials shall be temporary in nature, and the property owner shall move materials inside at the end of each business day.

G. Retail Sales, Size Limitations: A building used for retail sales in the DH Mixed-Use District shall not exceed 25,000 square feet.

H. Drive-Thru and Drive-Up Facilities (Existing): Drive-Thru and Drive-Up Facilities built before June 14, 2022, may remain as a permitted use in the DH Zoning District without being nonconforming.

I. Liquor and/or Wine Store: In addition to complying with all provisions of Chapter 19.84, the following shall apply.

1. The applicant shall demonstrate that noise, odors, traffic, loading and unloading, light pollution, and refuse produced by the use shall be reasonably mitigated.

2. Storage of products and display of merchandise shall not block front windows or otherwise impede compliance with fenestration requirements.

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.050 Development Standards

A. Applicability: Development standards in Table 19.55.050 shall apply to new construction or to existing buildings where a proposed remodel includes significant change to the building's exterior. The development standards shall only apply to the portion of the previously existing building façade which is new or has been significantly altered. Significant change to the building's exterior includes:

1. The addition of a second, third, or fourth story where none previously existed.

2. The alteration of all or a portion of a façade to create windows or entryways that did not previously exist, excluding the addition of a rear entry.

B. Exception for Historic District Contributing Buildings. A development standard in Table 19.55.050 may be waived by the Planning Director or Designee only if the Director or Designee finds that complying with that standard would result in a building that currently contributes to the National Historic District no longer contributing to the Historic District designation.

Table 19.55.050 – Mixed Use Zoning District Development Standards

Standard	DH
Maximum Building Size, in square feet (sq.ft.)	
Non-Grocery	25,000
Grocery-Anchored	NA
Height Limitations	
(In feet)	Minimum: 2 stories Maximum: the lesser of 4 stories or 50'
<u>Stepback Required</u>	A <u>stepback</u> of at least 16' is required for any height above 40'. <i>See Figure 19.55.050 A.</i>
Floor Area Ratio	
FAR	Minimum: 1.5 :1
First-Floor Fenestration Requirements ¹	
Residential	NA
Retail or Other Commercial	70%
Institutional	60%
Office	50%
Second-Floor Fenestration Requirements ¹	
Residential	35%, punched window openings required
Retail or Other Commercial	50%

Institutional	45%
Office	40%
Third- and Fourth-Floor Fenestration Requirements ¹	
Residential	Match the cadence / height of fenestration of adjacent buildings, punched window openings required
Building Articulation	
Primary Façade Entries Placement:	Ground floor entries at min. every 35' – 0', Entrances shall also be present at each corner.
Primary Façade Entries Articulation:	Recessed: min. 4' depth, 5' width. Canopy/Awning Required.
Non-Primary Façade Entries Placement:	1 entry minimum at ground floor, excluding contexts of a shared common wall.
Balconies	If provided, must be recessed, or incorporated into the horizontal setback.
Horizontal Articulation	Structural columns or variation in facade (depth/change in material) to be articulated at the primary facade the full height of the building to the cornice (or to the full height of the building to the first stepback); min. 50' spacing.
Vertical Articulation	Cornice/Frieze Banding required; between 2nd/3rd floors on building with 3+ stories
Roof	Pitched roofs are prohibited. Cornice at roof line is required.
Façade Lot Line Coverage	100%, 75% for corner lots
Usable Outdoor Space, minimum requirement per unit in square feet ²	
Single-Family Attached or Detached	150
Two-, Three-, or Four-Family	72
Multi-Family	40
Transitional Housing, Residential Facility for Elderly <u>Persons</u> or Persons with Disability, Nursing Home	40
Minimum Net Density ^{3 4}	
In dwelling units per acre, for new construction that includes a residential use.	12

1. Fenestration: Fenestration is defined as the combination of windows, storefront, and entry doors that allow light to penetrate through to the interior of a building. Areas covered by menus, murals, screens, or signage that prevent visibility into the active use also do not count toward the required

Fenestration, unless the municipality has authorized a temporary advertisement or other festive decoration.

2. Usable Outdoor Space: Means outdoor space provided for the enjoyment of the tenant. The required outdoor space may be provided through private outdoor balconies or patios attached to the unit or may be combined in an outdoor community space shared by all residents / units.

Figure 19.55.050 A: Example Articulation of Building with Maximum Allowed Height (in feet).

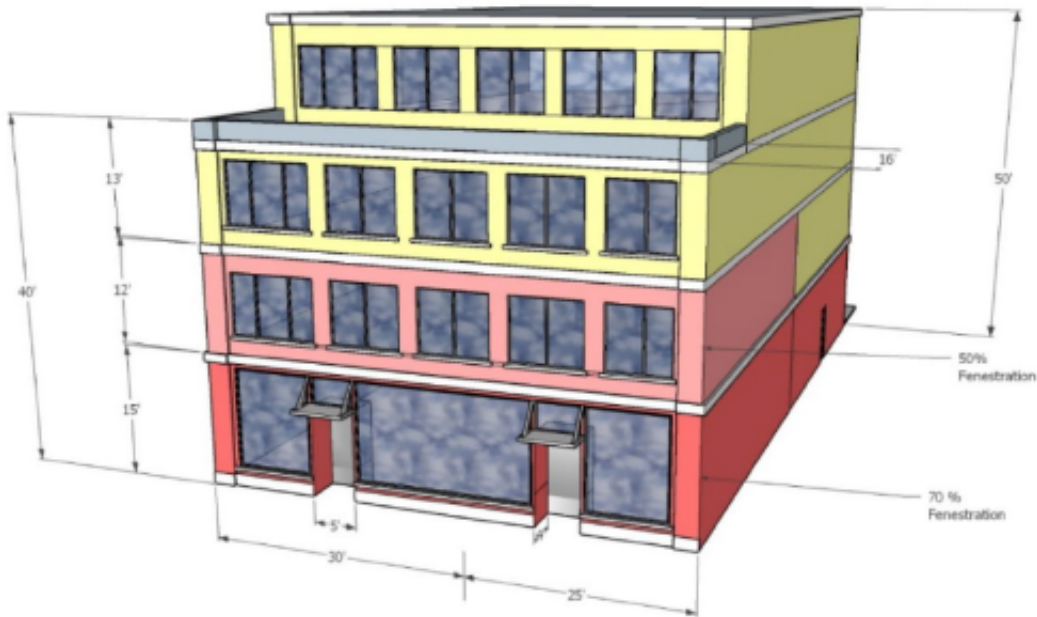


Figure 19.55.050 B: Example Articulation of Building with Minimum Allowed Height (in feet).

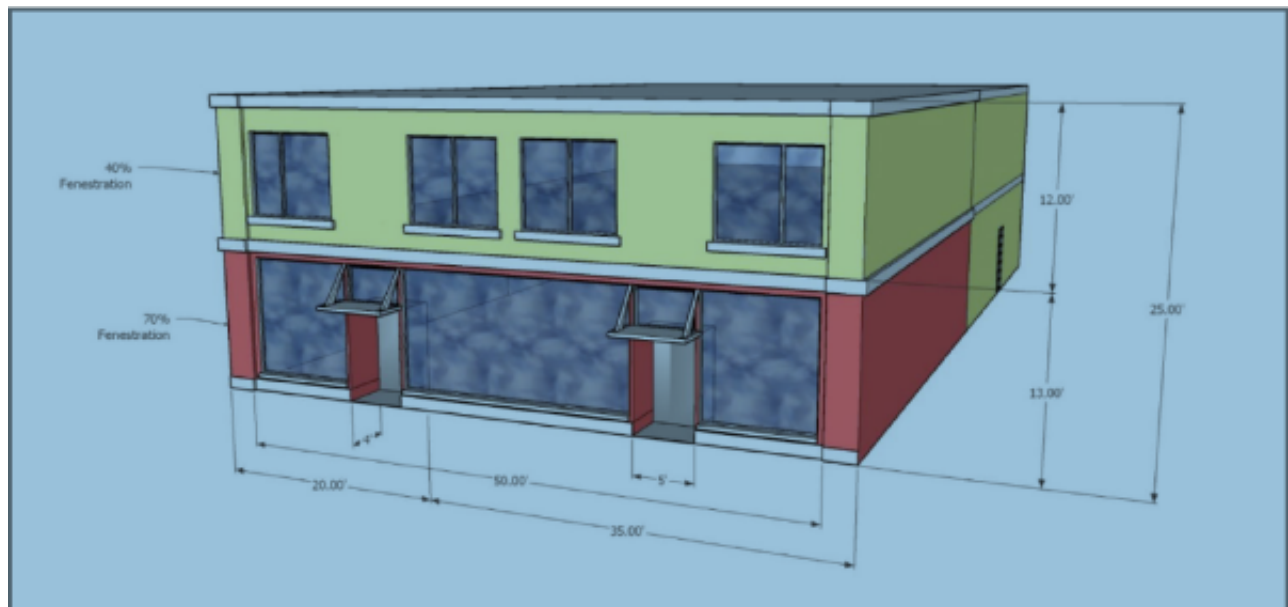
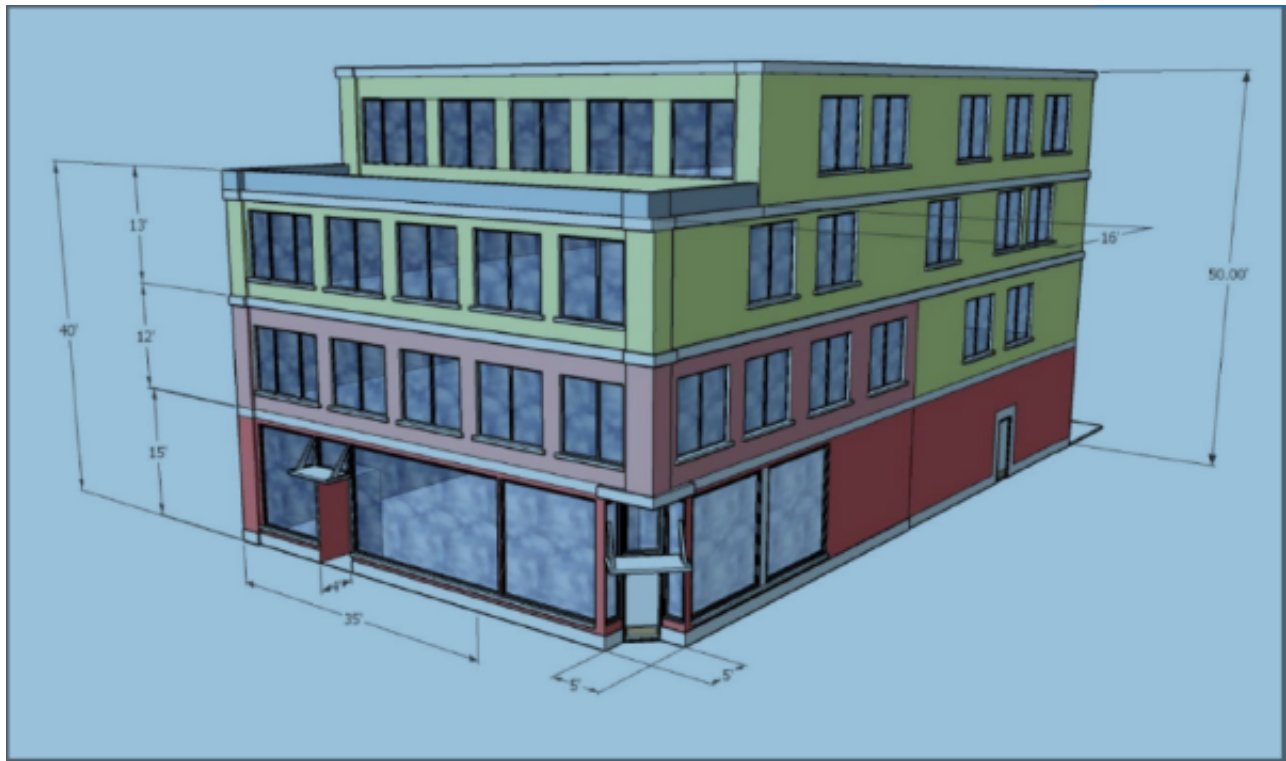


Figure 19.55.050 C: Example Articulation of Building with Maximum Allowed Height (in feet) on a Corner.



HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.060 Required Yards And Setbacks

A. Purpose: The purpose of the standards in this section is to create and maintain street frontages that are attractive, promote a walkable environment, and create sense of safety and comfort through appropriate scale.

B. The minimum yard requirements for buildings within the DH District are presented in Table 19.55.060.

C. Exception for Historic District Contributing Buildings. A lot width, yard, or setback standard in Table 19.55.060 may be waived by the Planning Director or Designee only if the Director or Designee finds that complying with that standard would result in a building that currently contributes to the National Historic District no longer contributing to the District designation.

Table 19.55.060 – Lot Width, Yard, and Setback Requirements	
	DH
Minimum Lot Width, in feet (ft)	18
Minimum Setbacks, in feet (ft)	
Front Yard	0
Side Yard, Interior	0
Side Yard, Corner Lot	0
Rear Yard	10
Maximum Setbacks, in feet (ft)	
Front Yard,	10*
Side Yard, Interior	10
Side Yard, Corner Lot	10
Rear Yard	20
Minimum Distance Between Main and Accessory Buildings, in feet (ft)	10

* Within the parameter of the Façade Lot Line Coverage requirement in Table 19.55.050

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.070 Height Exception

Exceptions to the building heights specified in Table 19.55.050 apply, in accordance with 19.76.190.

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.080 Off Street Parking Standards

All provisions of Chapter 19.80 shall apply to development in the DH Mixed-Use Zoning District. For developments that combine multiple uses, parking requirements should be calculated for each specific use according to the criteria in 19.80.040. The Director or Designee may authorize shared parking for combined uses where those uses are found to operate at distinct hours of the day or night.

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.090 General Information

It is the responsibility of the applicant to comply with all other standards of Title 19 and all other municipal ordinances, including but not limited to:

A. 19.76: Supplementary and Qualifying Regulations

B. 19.80: Off Street Parking Requirements

C. 19.82: Signs

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022

19.55.100 Definitions

For the purposes of this Chapter, the following definitions shall apply:

A. Accessory Dwelling Unit, Detached: means a habitable living unit detached from a primary single-family dwelling and contained on one lot for the purpose of offering a long-term rental of 30 consecutive days or longer.

B. Accessory Dwelling Unit, Internal: means an accessory dwelling unit created within a primary dwelling and within the footprint of the primary dwelling at the time the internal accessory dwelling unit (iADU) was created, for the purpose of offering a long-term rental of 30 consecutive days or longer.

C. Animal Hospital or Clinic: means facilities for the diagnosis and treatment and hospitalization of domesticated animals in indoor holding facilities but does not include any outdoor holding or boarding facilities.

D. Bank, Credit Union, or Other Financial Institution: means a trust company, savings bank, industrial bank, savings and loan association, building and loan association, commercial bank, credit union, Federal association, investment company, or other business association, which is chartered under Federal or State law, solicits, receives, or accepts money or its equivalent on deposit and loans money as a regular business. "Financial institutions" does not include "check cashing", "pawn shops" or other similar uses.

E. Bed and Breakfast: means dwellings in which two (2) or more rooms are rented out by the day, offering overnight lodging to travelers, and where one or more meals are provided by the host family, the price of which is included in the room rate.

F. Breweries and Distilleries in association with a Restaurant: means a business which conducts the retail sale of beer or liquor which is brewed or distilled on the premises in compliance with applicable state and federal laws. Such establishments may also include restaurants as an accessory use.

G. Breweries and Distilleries without Restaurant: means an industrial use that brews ales, beers, meads, and/or similar beverages on site. Breweries and distilleries are classified as a use that manufactures more than stores as defined herein and/or small breweries operated in conjunction with a bar or restaurant. Car and Light Truck Wash.

H. Child or Adult Care Facility: means any building or structure furnishing care, supervision, and guidance for eight (8) or more children, or three (3) or more adults, unaccompanied by parent or guardian for periods of individual care giving for less than twenty-four (24) hours per day.

I. Commercial Recreation and Entertainment, Indoor: A commercial recreational land use conducted entirely within a building, including arcades, archery ranges, bowling alleys, billiards, boxing arenas, cinemas, dance studios, firearm ranges, gun clubs, gymnasiums, gymnastic studios, modeling and art studios, theaters, skating rinks.

J. Community Garden: means the production of a harvestable product, planted, grown, and cultivated in the soil by an identifiable group of community members. Includes products grown and managed by a community or neighborhood organization for the purpose of local consumption or sale.

K. Drive-Thru and Drive-Up Facilities: means an establishment designed or operated to provide drive-through or drive-up service to patrons remaining in vehicles. May include other forms of service, such as conventional seating.

L. Dwelling, Multiple Family: means a building containing five (5) or more residential dwelling units.

M. Dwelling, Single Family: means a building containing one (1) residential dwelling unit.

N. Dwelling, Three- and Four-Family: means a building containing three (3) or four (4) residential dwelling units, each unit designed to be occupied by one (1) family.

O. Dwelling, Two-Family (Duplex): means a building containing two (2) residential dwelling units.

P. Educational Facility: means: (i) a school district's building at which pupils assemble to receive instruction in a program for any combination of grades from preschool through grade 12, including kindergarten and a programs for children with disabilities; (ii) a structure or facility: (A) located on the same property as a building described in Subsection (12)(a)(i); and (B) used in support of the use of that building; and (iii) a building to provide office and related space to a school district's administrative personnel; and (b) does not include: (i) land or a structure, including land or a structure for inventory storage, equipment storage, food processing or preparing, vehicle storage or maintenance, or similar use that is: (A) not located on the same property as a building described in Subsection (12)(a)(i); and (B) used in support of the purposes of a building described in Subsection (12)(a)(i); or (ii) a therapeutic school.

Q. Educational Facility with Residential Accommodation: means an educational facility with accommodations for students or staff, such as universities, colleges, boarding schools, and seminaries. Educational facility includes public and private schools (PreK-12) designed for educational activities with a curriculum for technical or vocational training, pre-kindergarten, kindergarten, elementary, secondary, or higher education and recognized as an educational institution by the State of Utah Board of Education, the State of Utah Board of Higher Education, or the State Board of Regents.

R. Food Truck, Mobile Restaurant, Food Cart: means a motorized vehicle or mobile food unit that's used for cooking and selling food items to the general public on a public right-of-way and licensed by the Salt Lake County Health Department.

S. Heavy Industry: means the manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

T. Hotel: means a building designed for or occupied as the more or less temporary abiding place of sixteen (16) or more individuals who are, for compensation, lodged, with or without meals.

U. Laundry Cleaning Drop-Off: means an establishment where patrons may drop off items for dry-cleaning or laundering, which may occur on or off-site.

V. Laundry Cleaning, Automatic Self-Help: means an establishment where one or more machines or

devices are offered for public use to provide self-service dry-cleaning and/or clothes laundering facilities.

W. Light Industry: means an establishment primarily engaged in the production, fabrication, processing or assembly 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 activities take place and are located entirely within a building. Such uses include research and development facilities and testing laboratories. These uses do not include refineries, rock crushers, incinerators, and similar uses.

X. Liquor and/or Wine Store: means a facility for the sale of packaged liquor or wine, located on premises owned or leased by the state of Utah and operated by a state employee.

Y. Medical, Urgent Care and Dental Clinic: an organization of doctors, dentists, or other health care professionals providing physical or mental health service and medical or surgical care to the sick or injured but which does not include in-patient or overnight accommodations.

Z. Mobile Store: means a business that is carried out entirely from a motor vehicle, or thing that is designed to be or is mobile such as hand pushcarts and self-propelled kiosks, whereby the entire inventory offered for sale is carried and contained in the motor vehicle or thing that is designed to be or is mobile at the time the stock is offered for sale and is delivered to the purchaser at the time of sale. This use excludes food trucks/mobile restaurants, as defined in this chapter.

AA. Mortuary or Funeral Home: means an establishment providing services such as preparing the human dead for burial, arranging and managing funerals, and necessary sales. Funeral establishments may include funeral chapels, limited caretaker facilities, and limited cremation facilities that do not accept remains from other funeral establishments. "Mortuary or Funeral Home" does not include crematoriums as a primary use, cemeteries, columbariums, and mausoleums.

BB. Offices, General: means a building offering executive, administrative, professional, or clerical services, or portion of a building wherein services are performed involving predominately operations with limited client visits and limited traffic generated by employees and/or clients.

CC. Offices, Professional and Trade Services: means Buildings, rooms, or other spaces where executive, management, administrative or professional services are conducted and provided, except medical and dental clinics, and excluding the sale of merchandise, except as incidental to the office use. Typical uses may include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering, telephone marketing, express mail offices (excluding major mail processing and distribution) professional or consulting services; interior design services; and business offices for private organizations, associations and nonprofit organizations.

DD. Park and Ride: means an area or structure intended to accommodate parked vehicles for the general public, where commuters park their vehicles and continue travel to another destination via public transit, carpool, vanpool, or bicycle. Parking lot may be shared with other uses or stand-alone.

EE. Parking Lot (not associated with other use): means an open area, other than a street, used for parking of more than four automobiles and not associated with an adjacent use.

FF. Personal Care Services: means an establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops,

custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tanning and nail salons, permanent makeup facilities, tattoo and body piercing establishments and weight loss centers.

GG. Personal Instruction Services: means an establishment engaged in the provision of informational, instructional, personal improvement and similar services of a professional nature or by a nonprofit organization. Typical uses include art and music schools, driving instruction, computer instruction, gymnastic and dance studios, handicraft or hobby instruction, and martial arts training.

HH. Post Office: a facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

II. Private Bar or Club: Includes bars, taverns, and night clubs where the primary activity is alcohol consumption. Excludes breweries, wineries, distilleries, and sexually-oriented businesses.

JJ. Public Park: means park which is maintained by a public agency.

KK. Public Use or Quasi-Public Use: means a use operated exclusively by a public body, or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including uses such as public schools, parks, playgrounds and other recreational facilities, government and public utility administrative offices, fire stations, police stations, and facilities that are part of the local service delivery system for public utilities. "Public use" does not include public utility production, storage, and treatment facilities that occupy property over three acres in size, such as: power plants, refineries, natural gas processing and storage plants, water treatment plants, or sewage treatment facilities.

LL. Reception Hall, Reception Center: means a room or building for the purpose of hosting a party, banquet, wedding or other reception or social event. Such halls are often found within pubs, clubs, hotels, or restaurants.

MM. Restaurant, Sit Down with or without Alcohol means a building or facility for the preparation, retail sale, and on-site consumption of food and non-alcoholic and/or alcoholic beverages.

NN. Retail Sales: means a business primarily engaged in the sale or rental of goods, merchandise, or services directly to the consumer, and includes no outdoor storage. These uses do not include sexually oriented businesses, retail tobacco specialty stores, check cashing, pawn shops, vehicle or large equipment rental, sales, repair or assembly. Uses include department, grocery, variety and drug stores; art galleries; bakeries; jewelry stores; florists; auto parts stores; business, personal and social services; and similar uses.

OO. Retail Shops or Galleries where Primary Product is Produced On-Site: means Establishments (not exceeding 5,000 Sq.Ft.) engaged in the selling of goods where the primary product is produced on-site. This definition is limited to small-scale uses, but can include bakeries, confectionaries, nut shops, frame shops, restored furniture, cardmaking shops, jewelry making stores, photo galleries, art galleries, and pottery studios. This definition also includes 'painting with a twist', 'paint nite', paint-your-own-ceramics businesses, and similar uses. A room or building for the display or sale of works of art, including space for the artist to create displayed work.

PP. Self-Service Gas Station, with or without Convenience Store: means a location where flammable or combustible liquids or gases are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles. Such establishment may offer the retail sale of convenience items. Self-Service Gas

Station specifically excludes and does not allow any servicing, repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including engine, brake, muffler, tire repair, lubrication, and engine tune-up. Does not include Truck Stop and Service Facilities.

QQ. Shopping Center: means a group of three or more commercial establishments that are planned, developed and managed as a unit with common areas for off-street parking and landscaping provided on the properties.

RR. Sidewalk Displays and Sidewalk Cafes: means an accessory use that allows for the spillover of seating and/or sales displays onto the sidewalk in front of an existing business. Subject to limitations. Sidewalk Café: a restaurant with tables on the sidewalk in front or on the side of the premises. Sidewalk Display: the outdoor display of merchandise for sale by a business use.

SS. Theatres and Concert Halls (Indoor): means buildings that contain screens, stages, or other platforms around which patrons gather to experience film, theater, and other performances. Concessions may be allowed as an accessory use. Such uses include concert halls, play theaters, cinemas, comedy clubs, operas, and orchestra and symphony halls. Does not include outdoor theaters and concert halls.

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

Repealed & Reenacted by Ord. [2022-O-04](#) on 7/6/2022