

Project Title: Text Amendment to Permit  
Outdoor Theaters in Commercial Districts

Petition No.: PLNPCM2024-00595

Version: 2

Date Prepared: March 5, 2025

Planning Commission Action: Recommended 10/9/2024

<b>APPROVED AS TO FORM</b> Salt Lake City Attorney's Office Date: <u>March 5, 2025</u> By: <u>Katherine D. Pasker</u> Katherine D. Pasker, Senior City Attorney
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This proposed ordinance makes the following amendments to Title 21A. Zoning:

- Amends the land use tables to make outdoor live performance theater a permitted use in commercial districts, subject to spacing requirements from residential districts.
- Amends section 21A.62.040 to amend the definition of “theater, live performance”.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

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- 1    1. *Amending Table 21A.33.020 Table of Permitted and Conditional Uses for Residential*  
2        *Districts by amending the use category “Theater, live performance” only, as follows:*



- 22 6. Amending only “Qualifying provisions” number 4 to Table 21A.33.020 Table of Permitted  
 23 and Conditional Uses for Transit Station Area Districts, as follows:  
 24  
 25 4. Prohibited on lots located within 1,000 feet of a Single- or Two-Family Zoning District.  
 26  
 27  
 28 7. Amending Table 21A.33.050 Table of Permitted and Conditional Uses for Downtown  
 29 Districts by amending the use category “Theater, live performance” and creating a new use  
 30 category “Theater, live performance (Outdoor)” only, as follows:  
 31

Use	Permitted And Conditional Use By District			
	D-1	D-2	D-3	D-4
Theater, live performance (Indoor)	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
<u>Theater, live performance (Outdoor)</u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>	<u>P<sup>21</sup></u>

- 32  
 33  
 34 8. Amending only “Qualifying provisions” number 9 and add a new qualifying provision  
 35 number 21 to Table 21A.33.020 Table of Permitted and Conditional Uses for Downtown  
 36 Districts, to be listed in numerical order with the other qualifying provisions, as follows:  
 37  
 38 9. Prohibited on lots located within 1,000 feet of a Single- or Two-Family Zoning District.  
 39 21. Prohibited on lots located within 1,000 feet of Residential Districts (21A.24 of this title).  
 40  
 41  
 42 9. Amending Table 21A.33.060 Table of Permitted and Conditional Uses for Gateway Districts  
 43 by deleting the use category “Amphitheater, formal”, amending the use category “Theater,  
 44 live performance” and creating a new use category “Theater, live performance (Outdoor)”  
 45 only, as follows:  
 46

Use	Permitted And Conditional Use By District
	G-MU
<del>Amphitheater, formal</del>	P
Theater, live performance (Indoor)	P <sup>4</sup>
<u>Theater, live performance (Outdoor)</u>	<u>P</u>

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48 10. Amending only “Qualifying provisions” number 4 to Table 21A.33.020 Table of Permitted  
49 and Conditional Uses for Gateway Districts as follows:

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51 4. Prohibited on lots located within 1,000 feet of a Single- or Two-Family Zoning District.

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54 11. Amending Table 21A.33.070 Table of Permitted and Conditional Uses for Special Purpose  
55 Districts by deleting the use category “Amphitheater, formal”, amending the use category  
56 “Theater, live performance” and creating a new use category “Theater, live performance  
57 (Outdoor)” only, as follows:

Use	Permitted And Conditional Use By District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
<del>Amphitheater, formal</del>								<u>P</u>				<u>P</u>					
Theater, live performance (Indoor)	C <sup>15</sup>	C <sup>15</sup>									C <sup>15</sup>	C <sup>15</sup>	C <sup>15</sup>	C <sup>15</sup>			C <sup>15</sup>
<u>Theater, live performance (Outdoor)</u>								<u>P</u>				<u>P</u>					

12. Amending only “Qualifying provisions” number 15 to Table 21A.33.070 Table of Permitted and Conditional Uses for Special Purpose Districts as follows:

15. Prohibited on lots located within 1,000 feet of a Single- or Two-Family Zoning District.

13. Amending Table 21A.33.080 Table of Permitted and Conditional Uses for Form Based Districts by amending the use category “Theater, live performance” only, as follows:

Use	Permitted And Conditional Use By District				
	FB-UN1	FB-UN2	FB-MU11	FB-SC	FB-SE
Theater, live performance ( <u>Indoor</u> )			P		

69 14. Amending Section 21A.62.040 only as to the definition of “Theater, Live Performance” as  
70 follows:

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72 THEATER, LIVE PERFORMANCE: ~~An establishment for musical, theatrical, dance or any~~  
73 ~~other combination thereof, performed by one or more persons, whether or not they are~~  
74 ~~compensated for the performance, in a privately owned premises that is open to the public,~~  
75 ~~whether or not admission is charged. An indoor or outdoor venue whose principal use is any~~  
76 ~~combination of music, theater, or dance performed by one or more persons.~~

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[end]