

SALT LAKE CITY ORDINANCE
No. _____ of 2024

(An ordinance amending the text of Section 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), Ambulance Services (indoor), and Ambulance Services (outdoor) as Conditional Uses in the D-1 Central Business District)

An ordinance amending the text of Section 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), Ambulance Services (indoor), and Ambulance Services (outdoor) as conditional uses in the D-1 Central Business District pursuant to Petition No. PLNPCM2022-01109.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on March 22, 2023 to consider a petition by Tyler Buswell, counsel for the property owner, to amend the text of Section of 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), Ambulance Services (indoor), and Ambulance Services (outdoor) as permitted uses in the D-1 Central Business District pursuant to Petition No. PLNPCM2022-01109; and

WHEREAS, at its March 22, 2023 meeting, the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) that Section of 21A.33.050 of the *Salt Lake City Code* be amended to add Hospitals (including accessory lodging facility), Ambulance Services (indoor), and Ambulance Services (outdoor) as conditional uses in the D-1 Central Business District; and

WHEREAS, after a public hearing on this matter the City Council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of Salt Lake City Code Section 21A.33.050 That
Section 21A.33.050 of the Salt Lake City Code (Zoning: Table of Permitted and Conditional

Uses for Downtown Districts) shall be and hereby is amended as follows:

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P
Affordable housing incentives development	P	P	P	P
Alcohol:				
Bar establishment (indoor)	p ⁶	C ⁶	C ⁶	p ⁶
Bar establishment (outdoor)	P ⁶	C ⁶	C ⁶	P ⁶
Brewpub (indoor)	p ⁶	p ⁶	p ⁶	p ⁶
Brewpub (outdoor)	p ⁶	p ⁶	p ⁶	p ⁶
Tavern (indoor)	p ⁶	C ⁶	C ⁶	p ⁶
Tavern (outdoor)	p ⁶	C ⁶	C ⁶	p ⁶
Ambulance Service (indoor)	C			
Ambulance Service (outdoor)	C			
Animal, veterinary office		P	P	
Antenna, communication tower	P	P	P	P
Antenna, communication tower, exceeding the maximum building height	C	C	C	C
Art gallery	P	P	P	P
Artisan food production	p ^{14,18}	p ¹⁸	p ¹⁸	p ¹⁸
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Bio-medical facility	p ^{17,18}	p ^{17,18}	p ^{17,18}	p ^{17,18}
Blood donation center		P		

Bus line station/terminal	P ⁷	P ⁷	P ⁷	P ⁷
Bus line yard and repair facility		P		
Car wash		P3		
Charity dining hall		C	C	
Check cashing/payday loan business	P ⁵			
Clinic (medical, dental)	P	P	P	P
Commercial food preparation	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸
Community garden	P	P	P	P
Convention center				P
Crematorium	P	P	P	
Daycare center, adult	P	P	P	P
Daycare center, child	P	P	P	P
Dwelling:				
Accessory unit	P	P	P	P
Artists' loft/studio	P	P	P	P
Assisted living facility (large)	P	P	P	P
Assisted living facility (limited capacity)		P	P	P
Assisted living facility (small)	P	P	P	P
Congregate care facility (large)	C	C	C	C
Congregate care facility (small)	P	P	P	P
Group home (large)		C	C	
Group home (small)	P	P	P	P
Multi-family	P	P	P	P
Residential support (large)		C	C	
Residential support (small)		C	C	
Exhibition hall				P
Farmers' market			P	
Financial institution	P	P	P	P
Financial institution with drive-through facility		P ⁸		P ⁸
Funeral home	P	P	P	
Gas station		P	P ⁷	P ⁷
Government facility	C	C	C	C

Government facility requiring special design features for security purposes			P ⁷	P ⁷
Heliport, accessory	C	C		C
Home occupation	P ¹³	P ¹³	P ¹³	P ¹³
Homeless resource center		C ¹⁵	C ¹⁵	
Homeless shelter		C ¹⁵	C ¹⁵	
Hospital, including accessory lodging facility	C			
Hotel/motel	P	P	P	P
Industrial assembly		C ¹⁸	C ¹⁸	
Laboratory, medical related	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸
Laundry, commercial		P ¹⁸		
Library	P	P	P	P
Limousine service		P		
Mixed use development	P	P	P	P
Mobile food business (operation in the public right-of-way)	P	P	P	P
Mobile food business (operation on private property)	P	P	P	P
Mobile food court	P	P	P	P
Municipal services uses including city utility uses and police and fire stations	P	P	P	P
Museum	P	P	P	P
Office	P	P	P	P
Office, publishing company	P	P	P	P
Open space on lots less than 4 acres in size	P ⁷	P ⁷	P ⁷	P ⁷
Park	P	P	P	P
Parking, commercial	C ¹⁹	P ¹⁹	C ¹⁹	P ¹⁹
Parking, off site	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹
Performing arts production facility	P	P	P	P
Place of worship	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Radio, television station	P	P		P
Railroad, passenger station	P	P	P	P
Reception center	P	P	P	P
Recreation (indoor)	P	P	P	P
Recreation (outdoor)		P		

Research and development facility	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸
Restaurant	P	P	P	P
Restaurant with drive-through facility		P ⁸		
Retail goods establishment	P	P	P	P
Retail service establishment	P	P	P	P
Retail service establishment, upholstery shop		P	P	
Sales and display (outdoor)	P	P	P	P
School:				
College or university	P	P	P	P
K - 12 private			P	P
K - 12 public			P	P
Music conservatory	P	P	P	P
Professional and vocational	P	P	P	P
Seminary and religious institute	P	P	P	P
Shared housing	P	P	P	P
Small brewery		C ¹⁸		
Social service mission		C	C	
Stadium	C	C		P
Storage, self	P ¹⁶	P	P	
Store:				
Department	P	P		P
Fashion oriented department	P ²			
Mass merchandising	P	P		P
Pawnshop		P		
Specialty	P	P		P
Superstore and hypermarket		P		
Studio, art	P	P	P	P
Technology facility	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸
Theater, live performance	P ⁹	P ⁹	P ⁹	P ⁹
Theater, movie	P	P	P	P
Utility, buildings or structure	P ¹	P ¹	P ¹	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ¹	P ¹
Vehicle:				
Automobile repair (major)		P	P ⁷	P ⁷

Automobile repair (minor)		P	P ⁷	P ⁷
Automobile sales/rental and service	P ¹⁰	P	P ¹⁰	
Vending cart, private property	P	P	P	P
Vending cart, public property				
Warehouse		P ¹⁸		
Warehouse, accessory		P	P	
Wholesale distribution		P ¹⁸		
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)				

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Uses allowed only within the boundaries and subject to the provisions of the Downtown Main Street Core Overlay District (section 21A.34.110 of this title).
3. A car wash located within 165 feet (including streets) of a residential use shall not be allowed.
4. Reserved.
5. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
6. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
7. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
8. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
9. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
10. Must be located in a fully enclosed building and entirely indoors.
11. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
12. Reserved.
13. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
14. Must contain retail component for on-site food sales.
15. Subject to conformance with the provisions of Section 21A.36.350 of this title.
16. Limited to basement/below ground levels only. Not allowed on the ground or upper levels of the building, with the exception of associated public leasing/office space.
17. 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.
18. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.

19. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited subject to the provisions of Subsection 21A.30.010.F.3.

SECTION 6. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2024.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2024.

Published: _____.
Ordinance amending Section 21A.33.050 of
the *Salt Lake City Code*2

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: September 27, 2024

By: Katherine D. Pasker
Katherine D. Pasker, *Senior City Attorney*