

4. Streetscape Regulations: Specific streetscape regulations applicable to the FB-UN3 district are listed below in Table 21A.27.050.D.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.27.050.D.4

Streetscape Regulation		Applicability: Applies to all properties in the zone
ST	Street Trees	Street trees are required and shall be provided as per Subsection 21A.48.060.D.
SW	Sidewalk Width	Sidewalks shall have a minimum width of 8'. This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.

5. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

SECTION 3. Amending the text of Salt Lake City Code Section 21A.33.080. That

Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses In Form Based Districts) shall be, and hereby is amended to read and appear as follows:

**21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:**

Note: Uses which are not listed in the following table are not permitted in any form based code zoning district.

Legend: **IP=** Permitted | C = Conditional

Use	Permitted Uses By District				
	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	p	p	p	p	p
Adaptive reuse of a landmark building			p		
Alcohol:					
Bar establishment		p	p	p	C
Brewpub		p	p	p	C

	Distillery			p		
	Tavern			p		
	Tavern, 2,500 square feet or less in floor area		p	p	p	C
	Winery			p		
Amphitheater, formal				p		
Amphitheater, informal				p		
Amusement park				p		
Animal						
	Cremation service			p		
	Kennel (Indoor)			p		
	Kennel (Outdoor)			C		
	Veterinary office		p	p	p	p
Antenna, communication tower			p	p	p	p
All gallery			p	p	p	p
Artisan food production			p <sup>3</sup>	p	p <sup>3</sup>	p <sup>3</sup>
Ar tists loft/studio				p		
Auction (indoor)				p		
Auditorium				p		
Bed and breakfast		p	p	p	p	p
Bed and breakfast inn		p	p	p	p	p
Bed and breakfast manor		p	p	p	p	p
Blacksmith shop (indoor)				p		
Blood donation center				p		
Boarding house				p		
Botanical garden				p		
Brewery				p		
Bus line station/terminal				C		
Business, mobile				p		
Car wash				C		
Charity dining hall				p		
Clinic (medical, dental)			p	p	p	p
Commercial food preparation			p	p	p	p
Commercial video arcade				p		
Community garden		p	p	p	p	p
Community recrea tion center			p	p	p	p
Convent/monastery				p		
Convention center				p		
Crematorium				p		
Daycare						
	center, adult		p	p	p	p
	center, child		p	p	p	p
	nonregistered home daycare	pl	pl	pl	pl	pl
	registe red home daycare or preschool	pl	pl	pl	pl	pl
Dental laboratory/research facility				p		
Dwelling:						

	Accessory guest and servants' quarters			p		
	Assisted living facility (large)			p		
	Assisted living facility (limited capacity)	p	p	p	p	p
	Assisted living facility (small)		p	p	p	p
	Group home (large)		p	p	p	p
	Congregate Care Facility (Large) (Codifier Note: This use is pending adoption at City Council. The C here is only intended to be included in this petition if this new use is adopted.)	C	C	C	C	C
	Congregate Care Facility (Small) (Codifier Note: This use is pending adoption at City Council level. The P here is only intended to be included in this petition if <i>this</i> new use is adopted.)	C		p		
	Group home (small)		p	p	p	p
	Living quarters for caretaker or security guard			p		
	Multi-family		p	p	p	p
	Residential support (large)		p	p		
	Residential support (small)		p	p		
	Rooming (boarding) house		p	p		
	Single-family attached	p	p	p		p
	Single-family detached	p				
	Single-family detached (cottage development building form only)		p			p
	Single room occupancy (CODIFIER/STAFF NOTE: To be moved to different listing with pending ordinance changes. This listing may need to be modified to match new listing.)		p	p	p	p
	Two-family	p				
	Eleemosynary facility (CODIFIER/STAFF NOTE: This land use term may be removed with petition pending action by City Council.)		p		p	p
	Emergency medical services facility			p		
	Equipment rental (indoor)			p		
	Exhibition hall			p		
	Farmers' market		p	p	p	p
	Financial institution		p	p	p	p
	Flea market (indoor)			p		
	Funeral home		p	p	p	p
	Gas Station			C		
	Government facility requiring special design features for security purposes			p		
	Government office			p		
	Government facility	p	p	p	p	p
	Greenhouse			p		
	Health and fitness facility		p	p	p	p

Home occupation	p2	p2	p2	p2	p2
Homeless Resource Center			C		
Hospital			p		
Hotel/motel		p	p	p	
House museum in landmark site	p	p	p	p	p
Industrial assembly (indoor)			p		
Intermodal transit passenger hub			p		
Laboratory (medical, dental, optical)		p	p	p	p
Laboratory, testing			p		
Library		p	p	p	p
Manufacturing, light (indoor)			p		
Meeting hall of membership organization			p		
Mixed use developments including residential and other uses allowed in the zoning district		p	p	p	p
Mobile food business			p		
Mobile food commissary			p		
Mobile food trailer			p		
Mobile food truck			p		
Municipal service uses, including city utility uses and police and fire stations	p	p	p	p	p
Museum		p	p	p	p
Nursing care facility		p	p	p	p
Office		p	p	p	p
Office and/or reception center in landmark site		p	p	p	p
Office, publishing company			p		
Open space	p	p	p	p	p
Park	p	p	p	p	p
Parking, commercial			CS		
Parking facility, shared			p <sup>5</sup>		
Parking garage			p		
Parking, off site	p	p	p <sup>5</sup>	p	p
Parking, park and ride lot shared with existing use			p <sup>5</sup>		
Performing arts production			p		
Photo finishing lab			p	p	p
Place of worship		p	p	p	p
Plazas	p	p	p	p	p
Radio, television station			p		
Railroad passenger station			p		
Reception center			p		
Recreation (indoor)		p	p	p	p
Recreation (outdoor)			p		
Research and development facility		p	p	p	p
Research facility (medical/dental)		p	p	p	p
Restaurant		p	p	p	p
Retail goods establishment		p	p	p	p

Retail goods establishment, plant and garden shop with outdoor retail sales area		p	p	p	p
Retail service establishment		p	p	p	p
Sales and display (outdoor)		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
Public or private			p		
Seasonal farm stand		p	p	p	p
Sign painting/fabrication (indoor)			p		
Small brewery			p		
Social service mission			p		
Solar array		p	p	p	p
Storage, self			p <sup>4</sup>		
Store, convenience			p		
Store, specialty		p	p	p	p
Studio, art		p	p	p	p
Studio, motion picture			p		
Theater, live performance			p		
Theater, movie		p	p	p	p
Urban farm	p	p	p	p	p
Utility, building or structure	p	p	p	p	p
Utility, transmission wire, line, pipe, or pole	p	p	p	p	p
Vehicle					
Automobile rental agency			p		
Automobile repair major			C		
Automobile repair minor			p		
Vending cart, private property		p	p	p	p
Warehouse			p <sup>4</sup>		
Welding shop (indoor)			p		
Wholesale distribution			c <sup>4</sup>		
Wireless telecommunications facility		p	p	p	p
Woodworking mill (indoor)			p		

Qualifying provisions:

1. Subject to Section 21A.36.130 of this title.
2. Subject to Section 21A.36.030 of this title.
3. Must contain retail component for on-site food sales.
4. Only allowed on a ground floor when the use is located behind another permitted or conditional use that occupies the required ground floor use space.
5. Subject to parking location restrictions of Subsection 21A.27.050.D.3.