

**CHAPTER 21-8. LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS**

**Sec. 21-8-1. Purpose and Applicability.**

- (a) *Purpose.* The commercial districts land use standards are intended to:
- (1) Allow a mixture of complementary land uses that may include retail, offices, commercial services, civic uses, and housing to create economic and social vitality, and to encourage the linking of trips; and
  - (2) Develop commercial areas that encourage walking as an alternative to driving and provide employment and housing options.
- (b) *Applicability.* Uses permitted under this chapter shall conform to the development standards provided elsewhere in this title, and to the application procedures for development as applicable. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted as a conditional use shall comply with the requirements for conditional use permits.

(LDC 2008, § 15A-08-01)

**Sec. 21-8-2. Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts.**

- (a) *Matrix Explanation.* The following matrix lists all permitted uses within Sandy City commercial, office, industrial, mixed use, transit corridor, and research and development districts. The letters "P," "C," "S," or "N" shall mean "Permitted," "Conditional," "Special Use," or "Not Permitted," respectively. Refer to special use standards within this title for all land uses allowed with an "S." For those letters which are followed by a slash "/" the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan). For those land uses marked with a superscript number (<sup>1</sup>), refer to Subsection (c) of this section for explanation.

**EXHIBIT “B”**

(b) *Table of Uses.*

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CvC	CN (HSN)	HBD	LC	PO	ID	AM (Dealer ships)	AM (Commercial)	MU	TC	RD
Alcoholic beverage bar establishment (equity) license <sup>31 &amp; 32</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic beverage bar establishment (fraternal) license <sup>31 &amp; 32</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic beverage bar establishment (bar) license <sup>31 &amp; 32</sup>	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	N	p <sup>21 &amp; 22</sup>	N	N	N	N	N	N	N	N	N	N	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	N	N
Alcoholic beverage hotel license <sup>31</sup>	P	P	P	P	P	P	N	C	N	N	P	N	N	N	N	N	P	C	N	C
Alcoholic beverage manufacturing license	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	p <sup>30</sup>	p <sup>21 &amp; 22</sup>	p <sup>30</sup>	p <sup>30</sup>	p <sup>30</sup>	p <sup>30</sup>	p <sup>30</sup>	p <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	p <sup>23</sup>	N	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	N	p <sup>30</sup>
Alcoholic beverage off-premises beer retailer license	P	P	P	P	P	P	P	P/C	C	P	P	C	P/C	N	P	N	P	P	N	P
Alcoholic beverage on-premises banquet and catering license <sup>31</sup>	P	P	P	P	P	P	P	P	C	C	C	C	P	C	C	N	P	C	N	C
Alcoholic beverage on-premises beer tavern license <sup>31 &amp; 32</sup>	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	N	p <sup>21 &amp; 22</sup>	N	N	N	N	N	N	N	N	N	N	p <sup>21 &amp; 22</sup>	p <sup>21 &amp; 22</sup>	N	N
Alcoholic beverage on-premises recreational beer retailer license <sup>31</sup>	P	C	C	P	P	P	P/C	P/C	P/C	N	N	C	P/C	N	C	N	P	C	N	N
Alcoholic beverage package agency <sup>31</sup>	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P	N	P	P	N	N
Alcoholic beverage reception center license <sup>31</sup>	P	C	N	P	P	P	P	P	P	N	P	P	C	P	P	N	P	C	N	N

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**EXHIBIT “B”**

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Alcoholic beverage resort license <sup>31</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic beverage restaurant beer-only license <sup>31 &amp; 32</sup>	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P	N	P	P	N	P
Alcoholic beverage restaurant full service license <sup>31 &amp; 32</sup>	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P	N	P	P	N	P
Alcoholic beverage restaurant limited service license <sup>31 &amp; 32</sup>	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P	N	P	P	N	P
Alcoholic beverage single event permits	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Alcoholic beverage state liquor store <sup>31</sup>	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	C	C	N	N
Alcoholic beverage temporary beer event permits	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P

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(c) *Explanatory Notes for Land Use Matrix.*

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21. Cannot be a stand-alone use. Must be on the same premises as a sit-down restaurant, retail complex, hotel, or stadium.
22. Only allowed within the Cairns District (boundaries include 9000 South to the north, the TRAX rail to the east, 10600 South Street on the south and Interstate 15 to the west, as illustrated in “The Cairns Design Standards.” Also to include the automall commercial areas from 10600 South to 11000 South). For locations outside of the Cairns District, a brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant. A stand-alone brewery manufacturing license, and winery and distillery manufacturing licenses are not permitted for locations outside of the Cairns District.
23. May be a stand-alone use or on the same premises with a restaurant.
24. Not permitted if the property has frontage onto 300 West (the freeway frontage road).
25. A multiple unit dwelling is permitted as a standalone use only within the geographic area south of 11000 South, east of Auto Mall Drive, and west of the Jordan and Salt Lake City Canal, and need not be part of a mixed use development. The associated site plan must also utilize the Storefront Conservation Overlay Zone (found in Section 21-14).
26. A mixed use development is only allowed within the Cairns Master Plan Area. These developments shall be regulated by Cairns Design Standards.
27. A maximum of one transitional housing facility may be allowed as a conditional use on Lot 3 of the Ark Subdivision.
28. A home-based microschool may be allowed only as a home occupation subject to the home occupations standards and qualifications. If not otherwise permitted in the zone, the home-based microschool may only be considered for existing legal nonconforming dwellings.
29. A micro-education entity is a permitted use subject to the special use standards and qualifications.
30. A brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant; a stand-alone brewery manufacturing license is not permitted. Winery and distillery manufacturing licenses are not permitted.
31. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).
32. Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
  - (a) Main entrance shall have an unimpeded line of sight from the street or public way.
  - (b) Lighting of the building at the entrance.
  - (c) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.

**CHAPTER 21-19. - SPECIAL DEVELOPMENT (SD) DISTRICTS**

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**Sec. 21-19-3. - SD-MU MIXED USE—7800 S. 1300 E. and 9400 S. 1300 E.**

- (a) *Purpose.* The purpose of the Special Use District (Mixed Use) is to provide for mixed uses, such as professional office, multifamily and quasi-public.
- (b) *Uses Allowed.*
- (1) *Permitted Uses.*
- Alcoholic beverage single event permit.
  - Alcoholic beverage temporary beer permit.
  - Alcoholic beverage restaurant beer-only license.<sup>1 & 2</sup>
  - Alcoholic beverage restaurant, limited service.<sup>1 & 2</sup>
  - Alcoholic beverage restaurant, full service.<sup>1 & 2</sup>
  - Alcoholic beverage brewery manufacturing license.<sup>1 & 3</sup>
  - Athletic, tennis or health club.

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*Explanatory Notes.*

- The alcoholic beverage restaurant and brewery manufacturing licenses are only allowed in the SD-MU Mixed Use zone at 7800 S 1300 E; these uses are not allowed within SD-MU zone at 9400 S 1300 E. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).
- Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
  - Main entrance shall have an unimpeded line of sight from the street or public way.
  - Lighting of the building at the entrance.
  - Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.
- A brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant; a stand-alone brewery manufacturing license is not permitted. Winery and distillery manufacturing licenses are not permitted.

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**Sec. 21-19-6A. SD/CC—Planned Center/Community Commercial Subdistrict.**

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- (c) *Uses Allowed.*
- (1) *Permitted Uses.* A commercial center, community is allowed as a conditional use. Upon issuance of a conditional use permit and completion of site plan review, the following uses shall be allowed as permitted uses:

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## EXHIBIT "B"

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- a. Arcade. <sup>1</sup>
- b. Athletic, tennis, or health club.
- c. Automotive self-service station. <sup>1</sup>
- d. Automotive service station. <sup>1</sup>
- e. Business or financial services.
- f. Commercial retail sales and services.
- g. Commercial school.
- h. Medical and health care offices.
- i. Public service.
- j. Recreation center. <sup>1</sup>
- k. Recreation, indoor.
- l. Religious or cultural activity.
- m. Restaurant.
- n. Restaurant, drive-in. <sup>1</sup>
- o. Theater, concert hall. <sup>2</sup>
- p. Alcoholic beverage off-premises beer retailer license. <sup>1</sup>
- q. Alcoholic beverage restaurant beer-only license. <sup>3 & 5</sup>
- r. Alcoholic beverage restaurant, limited service license. <sup>3 & 5</sup>
- s. Alcoholic beverage restaurant, full service license. <sup>3 & 5</sup>
- t. Alcoholic beverage on-premises recreational beer retailer. <sup>5</sup>
- u. Alcoholic beverage brewery manufacturing license. <sup>4</sup>

### *Explanatory Notes.*

- 1. These uses require a conditional use permit if located within 250 feet of a residentially zoned district.
  - 2. These uses are not permitted if located within 250 feet of a residentially zoned district.
  - 3. Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
    - (a) Main entrance shall have an unimpeded line of sight from the street or public way.
    - (b) Lighting of the building at the entrance.
    - (c) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.
  - 4. A brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant; a stand-alone brewery manufacturing license is not permitted. Winery and distillery manufacturing licenses are not permitted.
  - 5. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).
- (2) *Conditional Uses.* The following uses may be allowed but shall require a separate conditional use permit:
- a. Auto repair, minor.

- b. Commercial parking garage.
- c. Industry, light.
- d. Motel/hotel.
- e. Park and ride facilities.
- f. Public schools.
- g. Public utility station.
- h. Alcoholic beverage single event permit.
- i. Alcoholic beverage temporary beer event permit.
- j. Alcoholic beverage State liquor store. <sup>5</sup>

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**Sec. 21-19-8. SD (Smart) District.**

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**(3) Planned Center/Community Center District CC**

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- (c) *Uses Allowed.* The following uses may be allowed but shall require a separate Conditional Use Permit.

- (1) Alcoholic beverage bar establishment (bar) license <sup>1&3</sup>
- (2) Alcoholic beverage brewery manufacturing license <sup>2</sup>
- (3) Alcoholic beverage on-premises beer tavern license <sup>1&3</sup>
- (4) Alcoholic beverage off-premises beer retailer license
- (5) Alcoholic beverage package agency license <sup>3</sup>
- (6) Alcoholic beverage, restaurant, beer-only license <sup>1&3</sup>
- (7) Alcoholic beverage, restaurant, full service license <sup>1&3</sup>
- (8) Alcoholic beverage, restaurant, limited service license <sup>1&3</sup>
- (9) Alcoholic beverage state liquor store <sup>3</sup>
- (10) Any permitted use that is not integrated with the Planned Center or which occupies a separate lot or its own street frontage.

*Explanatory Notes.*

- 1. Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
  - (a) Main entrance shall have an unimpeded line of sight from the street or public way.
  - (b) Lighting of the building at the entrance.
  - (c) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.

2. A brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant; a stand-alone brewery manufacturing license is not permitted. Winery and distillery manufacturing licenses are not permitted.
3. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).

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**(4) Planned Center/Neighborhood District CN**

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- (c) *Uses Allowed.* The following uses may be allowed but shall require a separate Conditional Use Permit.
- (1) Alcoholic beverage bar establishment (bar) license <sup>1 & 3</sup>
  - (2) Alcoholic beverage brewery manufacturing license <sup>2</sup>
  - (3) Alcoholic beverage on-premises beer tavern license <sup>1 & 3</sup>
  - (4) Alcoholic beverage off-premises beer retailer license
  - (5) Alcoholic beverage package agency license <sup>3</sup>
  - (6) Alcoholic beverage, restaurant, beer-only license <sup>1 & 3</sup>
  - (7) Alcoholic beverage, restaurant, full service license <sup>1 & 3</sup>
  - (8) Alcoholic beverage, restaurant, limited service license <sup>1 & 3</sup>
  - (9) Alcoholic beverage state liquor store <sup>3</sup>
  - (10) Amusement Arcade
  - (11) Commercial Parking Garage
  - (12) Industry, Light
  - (13) Public Utility Stations
  - (14) Restaurant – Drive In
  - (15) Any use that is not integrated with the Planned Center or which occupies a separate lot or its own street frontage.

*Explanatory Notes.*

1. Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
  - (a) Main entrance shall have an unimpeded line of sight from the street or public way.
  - (b) Lighting of the building at the entrance.
  - (c) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.
2. A brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant; a stand-alone brewery manufacturing license is not permitted. Winery and distillery manufacturing licenses are not permitted.
3. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).

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**Sec. 21-19-14. SD(Harada)—7575 S. Union Park Avenue.**

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(b) *Uses Allowed.*

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(2) *Conditional Uses.*

- a. Alcoholic beverage package agency license.<sup>3</sup>
- b. Alcoholic beverage on-premises recreational beer retailer license.<sup>3</sup>
- c. Alcoholic beverage reception center license.<sup>3</sup>
- d. Alcoholic beverage, restaurant, beer-only license.<sup>1 & 3</sup>
- e. Alcoholic beverage, restaurant, full service license.<sup>1 & 3</sup>
- f. Alcoholic beverage, restaurant, limited service license.<sup>1 & 3</sup>
- g. Alcoholic beverage brewery manufacturing license.<sup>2</sup>
- h. Assisted living facility, both limited and large capacity.

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*Explanatory Notes.*

- 1. Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
  - (a) Main entrance shall have an unimpeded line of sight from the street or public way.
  - (b) Lighting of the building at the entrance.
  - (c) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.
- 2. A brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant; a stand-alone brewery manufacturing license is not permitted. Winery and distillery manufacturing licenses are not permitted.
- 3. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).

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**Sec. 21-19-16. SD (JHS)(MILLER)—Historic Jordan High School District—9400 South State Street.**

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(c) *Uses Allowed.*

- (1) A planned commercial center is allowed as a conditional use, and all uses in the SD(JHS)(MILLER) Zone are conditional uses. Upon completion of conditional use permit review, the Planning Commission may also approve a list of businesses consistent with the land uses listed within this section. This list of businesses will not require further review by the Planning Commission, but must comply with the original terms of the planned commercial center conditional use permit.

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## EXHIBIT “B”

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- (2) Regardless of the size and ownership of individual parcels, a development plan must be submitted showing both existing and reasonable projected development on adjoining properties, determined through consultation with adjoining property owners. The intent of the above is to effectuate the end result of an overall planned development with appropriate cross-easements, consistent site standards, etc., even though properties may be individually owned.
- (3) For those land uses not listed, the use shall not be permitted.
- a. *Land Use Category.*
1. Alcoholic beverage bar establishment (bar) license <sup>1, 2, 3 & 4</sup>
  2. Alcoholic beverage hotel license <sup>3 & 4</sup>
  3. Alcoholic beverage manufacturing license. <sup>2 & 3</sup>
  4. Alcoholic beverage off-premises beer retailer license <sup>3</sup>
  5. Alcoholic beverage on-premises banquet and catering license <sup>3 & 4</sup>
  6. Alcoholic beverage on-premises beer tavern license <sup>1, 2, 3 & 4</sup>
  7. Alcoholic beverage package agency license <sup>3 & 4</sup>
  8. Alcoholic beverage reception center license <sup>3 & 4</sup>
  9. Alcoholic beverage restaurant beer-only license. <sup>1 & 4</sup>
  10. Alcoholic beverage restaurant, limited service license. <sup>1 & 4</sup>
  11. Alcoholic beverage restaurant, full service license. <sup>1 & 4</sup>
  12. Alcoholic beverage on-premises recreational beer retailer license. <sup>4</sup>
  13. Alcoholic beverage single event permits.
  14. Alcoholic beverage state liquor store. <sup>3, 4 & 5</sup>
  15. Alcoholic beverage temporary beer event permits.
  16. Arcade entertainment.

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### *Explanatory Notes.*

1. Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
  - (a) Main entrance shall have an unimpeded line of sight from the street or public way.
  - (b) Lighting of the building at the entrance.
  - (c) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.
2. Cannot be a stand-alone use. Must be on the same premises as a sit-down restaurant, retail complex, hotel, or stadium.
3. Only allowed within the Cairns District (boundaries include 9000 South to the north, the TRAX rail to the east, 10600 South Street on the south and Interstate 15 to the west, as illustrated in “The Cairns Design Standards”).
4. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).
5. Requires a conditional use permit in accordance with this Title.

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**Sec. 21-19- 18. - SD-CC—Timberline—9400 S. 900 E.**

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- (c) *Uses Allowed.* A commercial center, community is allowed as a conditional use upon completion of site plan review and issuance of the conditional use permit.

(1) *Permitted Uses.*

- a. Alcoholic beverage off-premises beer retailer license.
- b. Alcoholic beverage on-premises recreational beer retailer. <sup>3</sup>
- c. Alcoholic beverage restaurant beer-only license. <sup>1 & 3</sup>
- d. Alcoholic beverage restaurant, full service license. <sup>1 & 3</sup>
- e. Alcoholic beverage restaurant, limited service license. <sup>1 & 3</sup>
- f. Alcoholic beverage brewery manufacturing license. <sup>2</sup>
- g. Animal kennel, veterinary offices.

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*Explanatory Notes.*

1. Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
  - (a) Main entrance shall have an unimpeded line of sight from the street or public way.
  - (b) Lighting of the building at the entrance.
  - (c) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.
2. A brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant; a stand-alone brewery manufacturing license is not permitted. Winery and distillery manufacturing licenses are not permitted.
3. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).

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**Sec. 21-19-21. - Special District Mixed Use—SD-X—Ski Connect—9200 S. 1000 E.**

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- (c) *Uses Allowed.*

- (1) *Matrix Explanation.* The matrix below lists all permitted uses within the SD(X) Zone. The letters "P," "C," "S," or "N" shall mean "Permitted," "Conditional," "Special Use," or "Not Permitted," respectively. For those letters which are followed by a slash "/" the second letter shall indicate those location restrictions for business located within 250 feet of a residential district (unless bisected by a major

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**EXHIBIT “B”**

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arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan).

*Land Uses in SD(X) Zone*

Accessory apartments	N
Accessory structure (unless otherwise specified)	C
Agriculture	N
Alcohol or tobacco specialty store	N
Alcoholic beverage bar establishment (equity) license <sup>1 &amp; 3</sup>	N
Alcoholic beverage bar establishment (fraternal) license <sup>1 &amp; 3</sup>	N
Alcoholic beverage bar establishment (bar) license <sup>1 &amp; 3</sup>	N
Alcoholic beverage hotel license <sup>3</sup>	N
Alcoholic beverage brewery manufacturing license <sup>2</sup>	P
Alcoholic beverage off-premises beer retailer license	P
Alcoholic beverage on-premises banquet and catering license <sup>3</sup>	N
Alcoholic beverage on-premises beer tavern license <sup>1 &amp; 3</sup>	N
Alcoholic beverage on-premises recreational beer retailer license <sup>3</sup>	C
Alcoholic beverage package agency license <sup>3</sup>	N
Alcoholic beverage reception center license <sup>3</sup>	C
Alcoholic beverage resort license <sup>3</sup>	N
Alcoholic beverage, restaurant, beer-only license <sup>1 &amp; 3</sup>	P
Alcoholic beverage, restaurant, full service license <sup>1 &amp; 3</sup>	P
Alcoholic beverage, restaurant, limited service license <sup>1 &amp; 3</sup>	P
Alcoholic beverage single event permits	C
Alcoholic beverage state liquor store <sup>3</sup>	N
Alcoholic beverage temporary beer event permits	C

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*Explanatory Notes.*

1. Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
  - (a) Main entrance shall have an unimpeded line of sight from the street or public way.
  - (b) Lighting of the building at the entrance.
  - (c) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.
2. A brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant; a stand-alone brewery manufacturing license is not permitted. Winery and distillery manufacturing licenses are not permitted.
3. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).

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**EXHIBIT "B"**

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**Sec. 21-19-24. - SD(PO)(Union Heights) Professional Office District—7700 S. 1300 E.**

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(c) *Uses Allowed.*

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- (2) The matrix below lists all permitted uses within the PO and CvC Subdistricts of the SD(PO)(Union Heights) commercial zone. The letters "P," "C," or "N" shall mean "Permitted," "Conditional," or "Not Permitted," respectively.

Land Use	PO Subdistrict	CvC Subdistrict
Alcoholic beverage brewery manufacturing license <sup>2</sup>	C	C
Alcoholic beverage off-premises beer retailer license	N	P
Alcoholic beverage, restaurant, beer-only license. <sup>1 &amp; 3</sup>	C	C
Alcoholic beverage, restaurant, limited service license. <sup>1 &amp; 3</sup>	C	C
Alcoholic beverage, restaurant, full service license. <sup>1 &amp; 3</sup>	C	C
Alcoholic beverage reception center license <sup>3</sup>	N	C
Alcoholic beverage single event permits	C	C
Alcoholic beverage temporary beer event permit	C	C

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*Explanatory Notes.*

1. Additional requirements for bar establishments and restaurants. Any newly constructed bar establishment or restaurant shall meet the following requirements:
  - (a) Main entrance shall have an unimpeded line of sight from the street or public way.
  - (b) Lighting of the building at the entrance.
  - (c) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.
2. A brewery manufacturing license shall only be allowed if it is on the same premises as a sit-down restaurant; a stand-alone brewery manufacturing license is not permitted. Winery and distillery manufacturing licenses are not permitted.
3. The distance requirements between outlets and restaurants from community locations of the Alcoholic Beverage Control Act also apply (UCA 32B-1-202).

***CHAPTER 21-23. - COMMERCIAL, OFFICE, INDUSTRIAL, AND TRANSIT CORRIDOR  
DEVELOPMENT STANDARDS***

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**Sec. 21-23-16. Alcoholic Beverages; Distance Requirements.**

The distance requirements between outlets and restaurants from community locations shall be governed by the Title 32B, Alcoholic Beverage Control Act (UCA 32B-1-202).

(LDC 2008, § 15A-23-16; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

## CHAPTER 21-37. – DEFINITIONS

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### Sec. 21-37-2. "A" Definitions.

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- (12) *Alcoholic beverage establishments* require a license from Sandy City in accordance with Title 15 of this Code, and the Utah Department of Alcoholic Beverage Services. Unless otherwise updated in Utah Code, Title 32B, Alcoholic Beverage Control Act, and for purposes of this Title, alcoholic beverage establishments mean:
- a. *Bar establishment, equity.* An equity bar establishment license allows the storage, sale, service, and consumption of alcoholic beverages on the premises that is owned by its members and run by a board of directors elected by the members, such as a country club, and which operates under an equity license issued by the Utah Department of Alcoholic Beverage Services. Food must be available for customers, but there is no required percentage of food sales.
  - b. *Bar establishment, fraternal.* A fraternal bar establishment license allows the storage, sale, service, and consumption of alcoholic beverages on the premises, such as a mutual benefit or patriotic association that is organized under a lodge system, and which operates a fraternal license issued by the Utah Department of Alcoholic Beverage Services. Food must be available for customers, but there is no required percentage of food sales.
  - c. *Bar Establishment, bar.* A bar license allows for the storage, sale, service, and consumption of alcoholic beverages on the premises of a bar (a social drinking establishment), which operates under a bar establishment license issued by the Utah Department of Beverage Services. Food must be available for customers, but there is no required percentage of food sales.
  - d. *Hotel license.* Available on a limited basis from the Utah Department of Alcoholic Beverage Services consisting of a general license and three or more sublicenses. One sublicense must be a restaurant license or bar establishment, and one must be an on-premises banquet license. Hotels with more than one bar establishment must apply for separate sublicenses and may not combine multiple bar establishments into one sublicense. Licenses are subject to size and location restrictions as described by the Utah Department of Beverage Services.
  - e. *Manufacturing license.* Manufacturing licenses include brewery, distillery, and winery licenses. A brewery license is required to manufacture, brew, store, transport, or export beer and heavy beer. A distillery license is required to manufacture, store, transport, import or export liquor. A winery license is required to manufacture, store, transport, import and export wines.
  - f. *Off-premises beer retailer license.* An off-premises beer retailer means an establishment licensed to sell beer, with a maximum of five percent by volume, in original containers for consumption off the premises.
  - g. *On-premises banquet and catering license.* An on-premises banquet and catering license is required for the storage, sale, service, and consumption of liquor, wine, heavy beer, or beer for contracted banquet activities on the premises of a hotel, resort facility, sports center, or convention center. It also allows for room service in hotels and resorts.
  - h. *On-premises beer tavern license.* An on-premises beer tavern license shall entitle the licensee to sell beer for consumption on the licensed premises in open containers and on draft not exceeding two liters, where the revenue from the sale of beer exceeds the revenue of the sale of food.
  - i. *On-premises recreational beer retailer license.* An on-premises recreational beer retailer license is required for the sale of beer at retail for on-premises consumption for establishments that are tied to a "recreational amenity," as defined by the Utah Department of Beverage Services. At least 70 percent of

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## EXHIBIT "B"

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- the sales at a recreational facility must be from food or may be from gross revenues directly related to the recreational amenity.
- j. *Package agency.* A retail liquor location operated under a contractual agreement with the Department of Alcoholic Beverage Services, by a person other than the State, who is authorized by the Utah Alcoholic Beverage Services Commission to sell packaged liquor for consumption off the premises of the agency.
  - k. *Reception center license.* A reception center license is required for the storage, sale, service, and consumption of liquor, wine, heavy beer, and beer for banquet or event functions on the premises of a reception center which must be at least 5,000 square feet and have culinary facilities on the premises or under the control of the center that are adequate to prepare full meals. A reception center's primary purpose must be leasing its facility to a third party for the third party's event. No more than 30 percent of annual gross receipts may be from the sale of alcohol.
  - l. *Resort license.* Resort licenses are required for the storage, sale, service, and consumption of alcoholic beverages on the premises of a resort building that has at least 150 dwelling or lodging accommodations (50 percent of which must be owned by a person other than the resort licensee), and the building must be at least 400,000 square feet. The resort building must be affiliated with a ski area that abuts the resort building premises. Available on a limited basis from the Utah Department of Alcoholic Beverage Services.
  - m. *Restaurant, beer only license.* A beer-only restaurant license is required for storage, sale, service, and consumption of beer (but not heavy beer) on the premises of a restaurant that is engaged primarily in serving meals to the general public. Beer may be purchased in conjunction with an order for food that is prepared, sold and served at the restaurant. Each restaurant must maintain at least 70 percent of its total restaurant business from the sale of food.
  - n. *Restaurant, full service license.* Restaurant liquor licenses are required for the storage, sale, service, and consumption of beer, heavy beer, and liquor beverages on the premises of a restaurant that is engaged primarily in serving meals to the general public. Alcoholic beverages may be purchased in conjunction with an order for food that is prepared, sold, and served at the restaurant. Each restaurant must maintain at least 70 percent of its total restaurant business from the sale of food.
  - o. *Restaurant, limited service license.* Limited service restaurant liquor licenses are required for the storage, sale, service, and consumption of wine, heavy beer, and beer on the premises of a restaurant that is engaged primarily in serving meals to the general public. Alcoholic beverages may be purchased in conjunction with an order for food that is prepared, sold and served at the restaurant. Each restaurant must maintain at least 70 percent of its total restaurant business from the sale of food.
  - p. *Single event permits.* A single event license allows the licensee to sell and allows the on-premises consumption of any alcohol (including beer) at a temporary event. Multiple single event permits may be obtained per calendar year and is limited to the number of events permitted by the Utah Department of Alcoholic Beverage Services.
  - q. *State liquor store.* A facility for the sale of package liquor that is located on the premises owned or leased by the State and is operated by a State employee. The term "State liquor store" does not include a package agency, a licensee, or a permittee.
  - r. *Temporary beer event permits.* Temporary beer event permits allow the licensee to sell beer for on-premises consumption at a temporary event. Multiple temporary beer event permits may be obtained per calendar year and is limited to the number of events permitted by the Utah Department of Alcoholic Beverage Services.

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