

ORDINANCE #26-01

AN ORDINANCE AMENDING THE SANDY CITY MUNICIPAL CODE TITLE 21, “LAND DEVELOPMENT CODE”, CHAPTER 8 “LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS”

WHEREAS, it is necessary to amend the Sandy City Municipal Code Title 21, “Land Development Code”, Chapter 8 “Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts”;

WHEREAS, the proposed amendment is to revise the list of allowed uses that are appropriate for the purpose of the Automall Zone, which is to establish car dealerships. Several stand-alone uses that are currently permitted or conditional would not be allowed unless they are associated with a car dealership as an ancillary use;

WHEREAS, the Planning Commission held a public hearing on December 4, 2025, which meeting was preceded by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on November 20, 2025;

WHEREAS, the City Council of Sandy City, Utah met on January 13, 2026 and January 20, 2026, and has taken into consideration citizen testimony, planning and demographic data, the desires of the owners of the property and the Planning Commission recommendation as part of the Council's deliberations.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, State of Utah, as follows:

Section 1. Amendment. Title 21 is hereby amended as set forth in **Exhibit “A”** which is attached hereto and by this reference made a part hereof. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the Code hereby adopted are hereby repealed.

Section 2. Severable. If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgement shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined in its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted of such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective up on publication of a summary thereof.

PASSED AND APPROVED this _____ day of January, 2026.

Cyndi Sharkey, Sandy City Council Chair

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for her approval this _____ day of January, 2026.

APPROVED this _____ day of January, 2026.

Monica Zoltanski, Mayor

ATTEST:

City Recorder

PUBLISHED this _____ day of _____, 2025.

Exhibit “A”

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 ⁽¹⁾, refer to Subsection (c) of this section for explanation.

(b) *Table of Uses.*

Land Use Category	AM (Dealerships)	AM (Commercial)
Accessory apartments	N	N
Accessory structure (unless otherwise specified)	N	N
Agriculture	N	N
Alcohol or tobacco specialty store	N	N
Alcoholic beverage bar establishment (equity) liquor license ^{31 & 32}	N	N
Alcoholic beverage bar establishment (fraternal) liquor license ^{31 & 32}	N	N
Alcoholic beverage bar establishment (bar) liquor license ^{31 & 32}	N	P ^{21 & 22}
Alcoholic beverage hotel license ³¹	N	P
Alcoholic beverage manufacturing license	N	P ^{21 & 22}
Alcoholic beverage off- premises beer retailer license	N	P
Alcoholic beverage on- premises banquet and catering license ³¹	N	P
Alcoholic beverage on- premises beer tavern license ^{31 & 32}	N	P ^{21 & 22}
Alcoholic beverage on- premises recreational beer retailer license ³¹	N	P
Alcoholic beverage package agency ³¹	N	P
Alcoholic beverage reception center license ³¹	N	P
Alcoholic beverage resort license ³¹	N	N
Alcoholic beverage restaurant beer-only license ^{31 & 32}	N	P

Alcoholic beverage restaurant full service license ^{31 & 32}	N	P
Alcoholic beverage restaurant limited service license ^{31 & 32}	N	P
Alcoholic beverage single event permits	P	P
Alcoholic beverage state liquor store ³¹	N	C
Alcoholic beverage temporary beer event permits	P	P
All-terrain vehicles (ATV) sales and service	P ³³	N
Alternative healing and energy healing business	N	P ²⁰
Alzheimer's facility	N	N
Ambulatory surgical facility	N	N
Ancillary commercial as part of a mixed use building	N	C
Animal hospital, veterinary office	N	P
Animal kennel, commercial	N	N
Animals (household pets or farm)	N	N
Aquarium	N	N
Arcade	N	P
Art gallery	N	N
Assisted living facility—large capacity (must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Assisted living facility—limited capacity (must comply with development standards for that zone (i.e., setback, height, bulk,	N	N

min./max. square footage))		
Auto, light trucks, RV dealerships (new)—sales and service agencies	P	P
Auto, light trucks, RV dealerships (used)—sales and service agencies	P	P
Auto, light trucks, RV rental and leasing agencies	N	C
Automotive self-service station	P ³³	P
Automotive service and repair—major	P ³³	P/C
Automotive service and repair—minor	P ³³	P/C
Automotive service station, non-mechanical	P ³³	P/C
Automotive service station	P ³³	P
Auto, truck, RV, equipment storage	N	N
Bed and breakfast facility	N	N
Birthing center	N	N
Boarding house	N	N
Botanical gardens	N	N
Business or financial services	N	C
Car wash	P ³³	C
Cemetery, columbarium, mausoleum	N	N
Commercial, heavy	N	N
Commercial, parking	N	P
Commercial repair services	N	N
Commercial retail sales and services	N	P
Commercial, specialty	N	N
Commercial uses of a complementary nature which are shown to be compatible and	N	N

necessary for the development project		
Community center	N	N
Community correctional facility	N	N
Comprehensive mental health treatment	N	N
Congregate care facility	N	N
Correctional facility	N	N
Crematory, embalming facility	N	N
Dance hall	N	N
Day care, adult	N	N
Day care, child	N	N
Day care, elderly	N	N
Day care, group	N	N
Drive-up window (non-food), banks, ATMs, dry cleaners, pharmacy, etc.	N	P
Dwelling, duplex	N	N
Dwelling, earth sheltered	N	N
Dwelling, group planned	N	N
Dwelling, multiple unit	N	N
Dwelling, single-family	N	N
Earth station	S	S
Educational facility with housing	N	N
Equestrian facilities	N	N
Equipment sales and services	N	C
Exposition/convention center	N	N
Extended living areas	N	N
Fraternity or sorority house	N	N
Garage sales (residential)	N	N
Guest house	N	N
Half-pipe ramps	N	N
Home health agency	N	N
Homeless shelter	N	N
Home occupation, Category I	N	N

Home occupation Category II	N	N
Hospice	N	N
Hospital	N	N
Hotel	N	P
Industry, heavy	N	N
Industry, light	N	N
Industry, medium	N	N
Jail	N	N
Juvenile detention facility	N	N
Juvenile secure facility	N	N
Library	N	N
Manufactured homes	N	N
Manufactured/mobile home park	N	N
Medical and health care offices	N	P
Mixed use development	N	N
Mobile homes	N	N
Model home	N	N
Modular home	N	N
Mortuary, funeral home	N	N
Motel	N	P
Multifamily, 8 U/A	N	N
Non-depository institutions	N	C
Nursing care facility	N	N
Nursing home, convalescent home, and rest home (must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Park and ride facilities	N	N
Parking, structure/terrace	P ³³	P
Parking, underground	P ³³	P
Parks, public and private	N	N
Pawnshop	N	N
Permanent make-up	N	N
Planned unit development	N	N

Plant nursery	N	N
Prison	N	N
Professional office	N	P
Protective housing facility	N	N
Public plaza	N	N
Public service	N	P
Public utility station	C ¹⁴	C ¹⁴
Recreation center	N	P
Recreation, indoor	N	P
Recreation, outdoor	N	P
Recycling materials collection/drop-off facility	N	N
Rehabilitation/treatment facility	N	N
Religious or cultural activity	C ¹⁷	C ¹⁷
Research and development facility	N	N
Residential facility for elderly persons (must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Residential facility for persons with a disability (must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Residential health care facility, residential care facility	N	N
Residential short-term rental (STR)	S	S
Restaurant	N	P
Restaurant, drive-up window	N	C
Satellite dish (ground or roof mount)	S	S

School, charter	P	P
School, commercial	N	P
School, commercial (low-impact)	P ¹⁷	P ¹⁷
School, home-based microschool	S ²⁸	S ²⁸
School, micro-education entity	S ²⁹	S ²⁹
School, private or quasi-public	N	C
School, public	P	P
Secondhand merchandise dealer	N	P ¹³
Sexually oriented business, escort agencies, outcall service agencies and semi-nude dancing agencies	N	N
Sheltered workshop	N	N
Skatepark	N	N
Small health care facility	N	N
Social detoxification facility	N	N
Social or reception center, fraternal organizations	N	P
Solar equipment	S	S
Solid waste conversion facility	N	N
Stadium	N	N
Storage (mini-storage) facilities	N	N
Street vendors	N	N
Tattoo parlor	N	N
Theater	N	P
Trade or vocational school	N	N
Transitional care development	N	N
Transitional housing facility (must comply with development standards for that zone (i.e., setback, height,	N	N

bulk, min./max. square footage))		
Twin home	N	N
Warehouse, wholesale	N	N
Waste transfer station	N	N
Wind energy conversion system	S	S
Wireless telecommunication facility	S	S
Zero lot line development	N	N
Zoological gardens	N	N

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

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33. Not permitted as a standalone use. Only allowed as ancillary use to an “Auto, light trucks, RV dealership (new or used)” owned and operated by the same dealership.