

ORDINANCE # 25-22

AN ORDINANCE AMENDING THE SANDY CITY MUNICIPAL CODE TITLE 21 “LAND DEVELOPMENT CODE”, CHAPTER 21-8 “LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS” AND CHAPTER 21-19 “SPECIAL DEVELOPMENT (SD) DISTRICTS.”

WHEREAS, it is necessary to amend the Sandy City Municipal Code Title 21, “Land Development Code”, Chapter 21-8 “Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts” and Chapter 21-19 “Special Development (SD) Districts”;

WHEREAS, the proposed code amendments will allow an alcoholic beverage related land use for a brewery manufacturing license issued by the Utah Department of Alcoholic Beverage Services (DABS) in a variety of zones within the City, but only if it is on the same premises as a sit-down restaurant (aka “brewpub”). Brewpubs would also be limited to those zoning districts where restaurants are currently allowed to serve alcohol (e.g. obtain full-service or limited-service restaurant license from DABS). Additional code amendments include changes for consistency within City Code and aligning with Utah Code;

WHEREAS, the Planning Commission held a public hearing on September 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 August 21, 2025;

WHEREAS, the City Council of Sandy City, Utah met on September 16, 2025 and September 30, 2025, 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thereof conflicting or inconsistent with the provisions of this ordinance or of the Code hereby adopted are hereby repealed.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 if

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 _____, 2025.

Brooke D'Sousa, Sandy City Council Chair

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for her approval this _____ day of _____, 2025.

APPROVED this _____ day of _____, 2025.

Monica Zoltanski, Mayor

ATTEST:

City Recorder

PUBLISHED this _____ day of _____, 2025.

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

EXHIBIT "A"

(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 club (dining) liquor license*	P	P	P	P	P	P	P	P	P	P	P	P	€	€	P	N	P	P	N	P
Alcoholic beverage club bar establishment (equity) liquor license* <u>31 & 32</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic beverage club bar establishment (fraternal) liquor license* <u>31 & 32</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic beverage club bar establishment (social bar) liquor license* <u>31 & 32</u>	p ²¹ & 22	p ²¹ & 22	p ²¹ & 22	p ²¹ & 22	N	p ²¹ & 22	N	N	N	N	N	N	N	N	N	N	p ²¹ & 22	p ²¹ & 22	N	N
Alcoholic beverage hotel license <u>31</u>	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 ²¹ & 22	p ²¹ & 22	p ²¹ & 22	p ²¹ & 22	N <u>p³⁰</u>	p ²¹ & 22	N <u>p³⁰</u>	N <u>p³⁰</u>	N <u>p³⁰</u>	N <u>p³⁰</u>	N <u>p³⁰</u>	N <u>p³⁰</u>	N <u>C³⁰</u>	N <u>C³⁰</u>	p ²³	N	p ²¹ & 22	p ²¹ & 22	N	N <u>p³⁰</u>
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 <u>31</u>	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 <u>31 & 32</u>	p ²¹ & 22	p ²¹ & 22	p ²¹ & 22	p ²¹ & 22	N	p ²¹ & 22	N	N	N	N	N	N	N	N	N	N	p ²¹ & 22	p ²¹ & 22	N	N
Alcoholic beverage on-premises recreational beer retailer license <u>31</u>	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 <u>31</u>	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P	N	P	P	N	N

EXHIBIT "A"

Alcoholic beverage reception center license <u>31</u>	P	C	N	P	P	P	P	P	P	N	P	P	C	P	P	N	P	C	N	N
Alcoholic beverage resort license <u>31</u>	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 <u>* 31 & 32</u>	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 <u>* 31 & 32</u>	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 <u>* 31 & 32</u>	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 <u>31</u>	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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EXHIBIT "A"

~~* Additional requirements for clubs and restaurants. Any newly constructed club or restaurant shall meet the following requirements:~~

- ~~(1) Main entrance shall have an unimpeded line of sight from the street or public way.~~
- ~~(2) Lighting of the building at the entrance.~~
- ~~(3) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.~~

(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.*

a. Alcoholic beverage single event permit.

b. Alcoholic beverage temporary beer permit.

c. Alcoholic beverage restaurant beer-only license.^{1 & 2}

d. Alcoholic beverage restaurant, limited service.^{1 & 2}

e. Alcoholic beverage restaurant, full service.^{1 & 2}

f. Alcoholic beverage brewery manufacturing license.^{1 & 3}

eg. Athletic, tennis or health club.

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Explanatory Notes.

1. 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).

2. 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.

3. 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:

EXHIBIT "A"

- a. Arcade.* ¹
- b. Athletic, tennis, or health club.
- c. Automotive self-service station.* ¹
- d. Automotive service station.* ¹
- 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.* ¹
- k. Recreation, indoor.
- l. Religious or cultural activity.
- m. Restaurant.
- n. Restaurant, drive-in.* ¹
- o. Theater, concert hall.** ²
- p. Alcoholic beverage off-premises beer retailer license.* ¹
- q. Alcoholic beverage restaurant beer-only license.*** ^{3 & 5}
- r. Alcoholic beverage restaurant, limited service license.*** ^{3 & 5}
- s. Alcoholic beverage restaurant, full service license.*** ^{3 & 5}
- t. Alcoholic beverage on-premises recreational beer retailer. ⁵
- u. Alcoholic beverage brewery manufacturing license.⁴

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 clubbar establishments and restaurants. Any newly constructed clubbar establishment or restaurant shall meet the following requirements:

- (~~1~~a) Main entrance shall have an unimpeded line of sight from the street or public way.
- (~~2~~b) Lighting of the building at the entrance.
- (~~3~~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. ⁵

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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) Bar, Tavern, Lounge, Club~~

~~(2) Liquor Sales~~

~~(1) Alcoholic beverage bar establishment (bar) license ^{1 & 3}~~

~~(2) Alcoholic beverage brewery manufacturing license ²~~

~~(3) Alcoholic beverage on-premises beer tavern license ^{1 & 3}~~

~~(4) Alcoholic beverage off-premises beer retailer license~~

~~(5) Alcoholic beverage package agency license ³~~

~~(6) Alcoholic beverage, restaurant, beer-only license ^{1 & 3}~~

~~(7) Alcoholic beverage, restaurant, full service license ^{1 & 3}~~

~~(8) Alcoholic beverage, restaurant, limited service license ^{1 & 3}~~

~~(9) Alcoholic beverage state liquor store ³~~

~~(310)~~ 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 ^{1 & 3}
- (2) Alcoholic beverage brewery manufacturing license ²
- (3) Alcoholic beverage on-premises beer tavern license ^{1 & 3}
- (4) Alcoholic beverage off-premises beer retailer license
- (5) Alcoholic beverage package agency license ³
- (6) Alcoholic beverage, restaurant, beer-only license ^{1 & 3}
- (7) Alcoholic beverage, restaurant, full service license ^{1 & 3}
- (8) Alcoholic beverage, restaurant, limited service license ^{1 & 3}
- (9) Alcoholic beverage state liquor store ³
- (10) Amusement Arcade
- ~~(2) Bar, Taver, Lounge, Club~~
- ~~(311) Commercial Parking Garage~~
- ~~(412) Industry, Light~~
- ~~(5) Liquor Sales~~
- ~~(613) Public Utility Stations~~
- ~~(714) Restaurant – Drive In~~
- ~~(815) 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.

EXHIBIT "A"

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. ³
- b. Alcoholic beverage on-premises recreational beer retailer license. ³
- c. Alcoholic beverage reception center license. ³
- d. Alcoholic beverage, restaurant, beer-only license. ^{*1 & 3}
- e. Alcoholic beverage, restaurant, full service license. ^{*1 & 3}
- f. Alcoholic beverage, restaurant, limited service license. ^{*1 & 3}
- g. Alcoholic beverage brewery manufacturing license. ²
- gh. Assisted living facility, both limited and large capacity.

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Explanatory Notes.

^{*1.} Additional requirements for ~~clubs~~bar establishments and restaurants. Any newly constructed ~~club~~bar establishment or restaurant shall meet the following requirements:

- (~~1a~~) Main entrance shall have an unimpeded line of sight from the street or public way.
- (~~2b~~) Lighting of the building at the entrance.
- (~~3c~~) 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.*

EXHIBIT "A"

- (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.
- (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 ^{1, 2, 3 & 4}
2. Alcoholic beverage hotel license ^{3 & 4}
3. Alcoholic beverage manufacturing license. ^{2 & 3}
4. Alcoholic beverage off-premises beer retailer license ³
5. Alcoholic beverage on-premises banquet and catering license ^{3 & 4}
6. Alcoholic beverage on-premises beer tavern license ^{1, 2, 3 & 4}
7. Alcoholic beverage package agency license ^{3 & 4}
8. Alcoholic beverage reception center license ^{3 & 4}
9. Alcoholic beverage restaurant beer-only license. ^{* 1 & 4}
10. Alcoholic beverage restaurant, limited service license. ^{* 1 & 4}
11. Alcoholic beverage restaurant, full service license. ^{* 1 & 4}
4. Alcoholic beverage club (dining) liquor license. ^{*}
612. Alcoholic beverage on-premises recreational beer retailer license. ⁴
13. Alcoholic beverage single event permits.
14. Alcoholic beverage state liquor store. ^{3, 4 & 5}
15. Alcoholic beverage temporary beer event permits.
716. Arcade entertainment.

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Explanatory Notes.

*1. Additional requirements for clubsbar establishments and restaurants. Any newly constructed clubbar establishment or restaurant shall meet the following requirements:

- (1a) Main entrance shall have an unimpeded line of sight from the street or public way.
- (2b) Lighting of the building at the entrance.
- (3c) 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.

EXHIBIT "A"

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. ³
- c. Alcoholic beverage restaurant beer-only license. ^{* 1 & 3}
- d. Alcoholic beverage restaurant, full service license. ^{* 1 & 3}
- e. Alcoholic beverage restaurant, limited service license. ^{* 1 & 3}
- f. Alcoholic beverage brewery manufacturing license. ²
- fg. Animal kennel, veterinary offices.

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Explanatory Notes.

- ^{*1.} Additional requirements for clubsbar establishments and restaurants. Any newly constructed clubbar establishment or restaurant shall meet the following requirements:

- (~~1~~a) Main entrance shall have an unimpeded line of sight from the street or public way.
- (~~2~~b) Lighting of the building at the entrance.
- (~~3~~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 "A"

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 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 club (dining) liquor license*	N
Alcoholic beverage clubbar establishment (equity) liquor -license* ^{1 & 3}	N
Alcoholic beverage clubbar establishment (fraternal) liquor -license* ^{1 & 3}	N
Alcoholic beverage clubbar establishment (social bar) liquor -license* ^{1 & 3}	N
Alcoholic beverage hotel license ³	N
Alcoholic beverage brewery manufacturing license ²	N <u>P</u>
Alcoholic beverage off-premises beer retailer license	P
Alcoholic beverage on-premises banquet and catering license ³	N
Alcoholic beverage on-premises beer tavern license ^{1 & 3}	N
Alcoholic beverage on-premises recreational beer retailer license ³	C
Alcoholic beverage package agency license ³	N
Alcoholic beverage reception center license ³	C
Alcoholic beverage resort license ³	N
Alcoholic beverage, restaurant, beer-only license* ^{1 & 3}	P
Alcoholic beverage, restaurant, full service license* ^{1 & 3}	P
Alcoholic beverage, restaurant, limited service license* ^{1 & 3}	P
Alcoholic beverage single event permits	C
Alcoholic beverage state liquor store ³	N
Alcoholic beverage temporary beer event permits	C

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Explanatory Notes.

^{*1.} Additional requirements for ~~clubbar establishments~~ and restaurants. Any newly constructed ~~clubbar establishment~~ or restaurant shall meet the following requirements:

- (~~1a~~) Main entrance shall have an unimpeded line of sight from the street or public way.
- (~~2b~~) Lighting of the building at the entrance.
- (~~3c~~) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.

EXHIBIT "A"

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. 21-19-24. - 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
<u>Alcoholic beverage brewery manufacturing license</u> ²	<u>C</u>	<u>C</u>
Alcoholic beverage off-premises beer retailer license	N	P
Alcoholic beverage, restaurant, beer-only license. ^{* 1 & 3}	C	C
Alcoholic beverage, restaurant, limited service license. ^{* 1 & 3}	C	C
Alcoholic beverage, restaurant, full service license. ^{* 1 & 3}	C	C
Alcoholic beverage reception center license ³	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 clubbar establishments and restaurants. Any newly constructed clubbar establishment or restaurant shall meet the following requirements:

- (^{1a}) Main entrance shall have an unimpeded line of sight from the street or public way.
- (^{2b}) Lighting of the building at the entrance.
- (^{3c}) 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).

- ~~(a) — Location Restricted for On-Premises Consumption, State Store, or Package Agency. Any establishment requesting to be licensed, for the on-premises consumption of alcoholic beverages, a State store or a package agency will not be located in proximity of a school, church, public library, public park or public playground unless that establishment is able to comply with all provisions of Section 32B of the Utah Alcoholic Beverage Control Act.~~
- ~~(b) — Reduced Distance Review. If a Alcohol Beverage Restaurant Full Service and/or Limited License, Alcohol Beverage On-Premises Recreational Beer Retailer, Alcohol Beverage Reception Center License and/or Alcohol Beverage On-Premises Banquet and Catering License, Alcohol Beverage Single Event Permit and/or Alcohol Beverage Temporary Beer Permit, State store, package agency or Social Club establishment is requesting to be licensed for the sale and/or consumption of alcoholic beverages, and that establishment will be located within the prescribed proximity to a school, church, public library, public park or public playground as described in Section 32B of the Utah Alcoholic Beverage Control Act, the Sandy City Planning Commission, when permitted by State Code, may reduce the distance requirement from a church, public library, or a public park as part of a variance request to be supplied to the Utah Alcoholic Beverage Control Commission.~~
- ~~(c) — Definitions for Alcoholic Beverage Proximity Restrictions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:
 - ~~(1) — Church means a building set apart primarily for the purpose of worship in which religious services are held and with which clergy is associated. The main body is kept for that use and not put to any other use inconsistent with its primary purpose and which is tax exempt under the laws of the State of Utah.~~
 - ~~(2) — School means any building (public or private) used primarily for the general education of minors.~~~~

(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* ~~means: 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. —~~ *Club, dining.* ~~A club that has dining, and which operates under a dining club license issued by the Utah Department of Alcoholic Beverage Control.~~
 - ~~b.a.~~ *ClubBar establishment, equity.* ~~An equity club-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 club license issued by the Utah Department of Alcoholic Beverage Control Services. Food must be available for customers, but there is no required percentage of food sales.~~
 - ~~eb.~~ *ClubBar 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 club license issued by the Utah Department of Alcoholic Beverage Control Services. Food must be available for customers, but there is no required percentage of food sales.~~
 - ~~dc.~~ *Club, socialBar Establishment, bar.* ~~A general-purpose club, bar license allows for the storage, sale, service, and consumption of alcoholic beverages on the premises of a bar (a social drinking establishment), which includes a nightclub, in which a variety of food is available and which operates under a social club-liquor bar establishment license issued by the Utah Department of Beverage Control Services. Food must be available for customers, but there is no required percentage of food sales.~~
 - ~~ed.~~ *Hotel license.* ~~Available on a limited basis from the Utah Department of Alcoholic Beverage Control 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 clubbar establishment must apply for separate sublicenses and may not combine multiple clubbar establishments into one sublicense. Sublicenses include all the various restaurant licenses, taverns, club licenses and on-premises beer retailer. Licenses are subject to size and location restrictions as described by the Utah Department of Beverage Control Services.~~
 - ~~fe.~~ *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.~~
 - ~~gf.~~ *Off-premises beer retailer license.* ~~An off-premises beer retailer license shall entitle the licensee to sell beer in original containers (not to exceed two liters) means an establishment licensed to sell beer, with a maximum of five percent by volume, in original containers for consumption off the premises.~~
 - ~~hg.~~ *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.~~

EXHIBIT "A"

- ih.** *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. ~~Minors are not permitted on the premises of a tavern.~~
- ji.** *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 ~~Control~~Services. At least 70 percent of the sales at a recreational facility must be from food or may be from gross revenues directly related to the recreational amenity.
- kj.** *Package agency.* A retail liquor location operated under a contractual agreement with the Department of Alcoholic Beverage ~~Control~~Services, by a person other than the State, who is authorized by the Utah Alcoholic Beverage ~~Control~~Services Commission to sell packaged liquor for consumption off the premises of the agency.
- lk.** *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. ~~It is~~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.
- ml.** *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.
- nm.** *Restaurant, beer only license.* A beer-only restaurant license ~~shall entitle the licensee to sell beer for consumption on the premises of a licensed restaurant in open containers and on draft in any size not to exceed two liters capacity, in conjunction with an order of food 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.~~
- on.** *Restaurant, full service license.* Restaurant liquor licenses are required for the storage, sale, service, and consumption of beer, ~~heavy beer, w~~ich and liquor beverages on the premises of a restaurant that is engaged primarily in serving meals to the general public. ~~Also known as a full-service restaurant. 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.~~
- po.** *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.
- qp.** *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. ~~The licenses are available to a bona fide partnership, corporation, limited liability company, church, political organization, or incorporated association or to a recognized subordinate lodge, chapter or other local unit thereof that is conducting a civic or community enterprise or convention.~~ Multiple single event permits may be obtained per

EXHIBIT "A"

calendar year and is limited to the number of events permitted by the Utah Department of Alcoholic Beverage ~~Control~~Services.

~~fq.~~ *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.

~~sr.~~ *Temporary beer event permits.* Temporary beer event permits ~~are required~~ 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 ~~Control~~Services.

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(LDC 2008, § 15A-37-02; Ord. No. 10-03, 2-19-2010; Ord. No. 10-12, 4-20-2010; Ord. No. 10-30, 8-8-2010; Ord. No. 12-30, 8-20-2012; Ord. No. 13-13, 6-5-2013; Ord. No. 16-13, 3-23-2016; Ord. No. 17-09, 3-9-2017; Ord. No. 18-22, § 1(15A-37-02), 8-30-2018; Ord. No. 18-28, § 1(15A-38), 9-20-2018; Ord. No. 19-23, § 1(Exh. A), 10-8-2019; Ord. No. 21-08, § 1(Exh. A), 3-23-2021; Ord. No. 21-28, § 1(Exh. A), 9-28-2021)

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 (¹), 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 ^{31 & 32}	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 ^{31 & 32}	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 ^{31 & 32}	p ^{21 & 22}	p ^{21 & 22}	p ^{21 & 22}	p ^{21 & 22}	N	p ^{21 & 22}	N	N	N	N	N	N	N	N	N	N	p ^{21 & 22}	p ^{21 & 22}	N	N
Alcoholic beverage hotel license ³¹	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 ^{21 & 22}	p ^{21 & 22}	p ^{21 & 22}	p ^{21 & 22}	p ³⁰	p ^{21 & 22}	p ³⁰	p ³⁰	p ³⁰	p ³⁰	p ³⁰	p ³⁰	C ³⁰	C ³⁰	p ²³	N	p ^{21 & 22}	p ^{21 & 22}	N	p ³⁰
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 ³¹	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 ^{31 & 32}	p ^{21 & 22}	p ^{21 & 22}	p ^{21 & 22}	p ^{21 & 22}	N	p ^{21 & 22}	N	N	N	N	N	N	N	N	N	N	p ^{21 & 22}	p ^{21 & 22}	N	N
Alcoholic beverage on-premises recreational beer retailer license ³¹	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 ³¹	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 ³¹	P	C	N	P	P	P	P	P	P	N	P	P	C	P	P	N	P	C	N	N

EXHIBIT “B”

Alcoholic beverage resort license ³¹	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 ^{31 & 32}	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 ^{31 & 32}	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 ^{31 & 32}	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 ³¹	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.^{1 & 2}
 - Alcoholic beverage restaurant, limited service.^{1 & 2}
 - Alcoholic beverage restaurant, full service.^{1 & 2}
 - Alcoholic beverage brewery manufacturing license.^{1 & 3}
 - 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:

EXHIBIT "B"

- a. Arcade.¹
- b. Athletic, tennis, or health club.
- c. Automotive self-service station.¹
- d. Automotive service station.¹
- 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.¹
- k. Recreation, indoor.
- l. Religious or cultural activity.
- m. Restaurant.
- n. Restaurant, drive-in.¹
- o. Theater, concert hall.²
- p. Alcoholic beverage off-premises beer retailer license.¹
- q. Alcoholic beverage restaurant beer-only license.^{3 & 5}
- r. Alcoholic beverage restaurant, limited service license.^{3 & 5}
- s. Alcoholic beverage restaurant, full service license.^{3 & 5}
- t. Alcoholic beverage on-premises recreational beer retailer.⁵
- u. Alcoholic beverage brewery manufacturing license.⁴

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. ⁵

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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 ^{1&3}
- (2) Alcoholic beverage brewery manufacturing license ²
- (3) Alcoholic beverage on-premises beer tavern license ^{1&3}
- (4) Alcoholic beverage off-premises beer retailer license
- (5) Alcoholic beverage package agency license ³
- (6) Alcoholic beverage, restaurant, beer-only license ^{1&3}
- (7) Alcoholic beverage, restaurant, full service license ^{1&3}
- (8) Alcoholic beverage, restaurant, limited service license ^{1&3}
- (9) Alcoholic beverage state liquor store ³
- (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 ^{1 & 3}
 - (2) Alcoholic beverage brewery manufacturing license ²
 - (3) Alcoholic beverage on-premises beer tavern license ^{1 & 3}
 - (4) Alcoholic beverage off-premises beer retailer license
 - (5) Alcoholic beverage package agency license ³
 - (6) Alcoholic beverage, restaurant, beer-only license ^{1 & 3}
 - (7) Alcoholic beverage, restaurant, full service license ^{1 & 3}
 - (8) Alcoholic beverage, restaurant, limited service license ^{1 & 3}
 - (9) Alcoholic beverage state liquor store ³
 - (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.*

...

(2) *Conditional Uses.*

- a. Alcoholic beverage package agency license.³
- b. Alcoholic beverage on-premises recreational beer retailer license.³
- c. Alcoholic beverage reception center license.³
- d. Alcoholic beverage, restaurant, beer-only license.^{1 & 3}
- e. Alcoholic beverage, restaurant, full service license.^{1 & 3}
- f. Alcoholic beverage, restaurant, limited service license.^{1 & 3}
- g. Alcoholic beverage brewery manufacturing license.²
- 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.

...

(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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- (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 ^{1, 2, 3 & 4}
 2. Alcoholic beverage hotel license ^{3 & 4}
 3. Alcoholic beverage manufacturing license. ^{2 & 3}
 4. Alcoholic beverage off-premises beer retailer license ³
 5. Alcoholic beverage on-premises banquet and catering license ^{3 & 4}
 6. Alcoholic beverage on-premises beer tavern license ^{1, 2, 3 & 4}
 7. Alcoholic beverage package agency license ^{3 & 4}
 8. Alcoholic beverage reception center license ^{3 & 4}
 9. Alcoholic beverage restaurant beer-only license. ^{1 & 4}
 10. Alcoholic beverage restaurant, limited service license. ^{1 & 4}
 11. Alcoholic beverage restaurant, full service license. ^{1 & 4}
 12. Alcoholic beverage on-premises recreational beer retailer license. ⁴
 13. Alcoholic beverage single event permits.
 14. Alcoholic beverage state liquor store. ^{3, 4 & 5}
 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. ³
- c. Alcoholic beverage restaurant beer-only license. ^{1 & 3}
- d. Alcoholic beverage restaurant, full service license. ^{1 & 3}
- e. Alcoholic beverage restaurant, limited service license. ^{1 & 3}
- f. Alcoholic beverage brewery manufacturing license. ²
- 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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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 ^{1 & 3}	N
Alcoholic beverage bar establishment (fraternal) license ^{1 & 3}	N
Alcoholic beverage bar establishment (bar) license ^{1 & 3}	N
Alcoholic beverage hotel license ³	N
Alcoholic beverage brewery manufacturing license ²	P
Alcoholic beverage off-premises beer retailer license	P
Alcoholic beverage on-premises banquet and catering license ³	N
Alcoholic beverage on-premises beer tavern license ^{1 & 3}	N
Alcoholic beverage on-premises recreational beer retailer license ³	C
Alcoholic beverage package agency license ³	N
Alcoholic beverage reception center license ³	C
Alcoholic beverage resort license ³	N
Alcoholic beverage, restaurant, beer-only license ^{1 & 3}	P
Alcoholic beverage, restaurant, full service license ^{1 & 3}	P
Alcoholic beverage, restaurant, limited service license ^{1 & 3}	P
Alcoholic beverage single event permits	C
Alcoholic beverage state liquor store ³	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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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 ²	C	C
Alcoholic beverage off-premises beer retailer license	N	P
Alcoholic beverage, restaurant, beer-only license. ^{1 & 3}	C	C
Alcoholic beverage, restaurant, limited service license. ^{1 & 3}	C	C
Alcoholic beverage, restaurant, full service license. ^{1 & 3}	C	C
Alcoholic beverage reception center license ³	N	C
Alcoholic beverage single event permits	C	C
Alcoholic beverage temporary beer event permit	C	C

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Explanatory Notes.

- 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.
- 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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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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