

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	C B D	C B D-P	C B D-O	CBD-A&C	C R - P U D	R C	B C	C C	C N	C v C	C N (H S N)	HB D	L C	P O	I D	AM (Dealer ship s)	AM (Co m m e r c i a l)	M U	T C	R D
Auto, light trucks, RV dealerships (new)—sales and service agencies	N	N	N	C ²⁵	C	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Auto, light trucks, RV dealerships (used)—sales and service agencies	N	N	N	C ²⁶	P ¹ 5	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Auto, light trucks, RV rental and leasing agencies	C ¹²	N	N	C ²⁶	C	C	C	N	N	N	N	N	N	N	N	C	C	N	N	N
Automotive service and repair—major	N	N	N	C ^{26 & 27}	P	P / N	N	N	N	N	N	N	N	N	P	P/C	P/C	N	N	N
Automotive service and repair—minor	N	N	N	C ^{26 & 27}	P	P / C	C	C	C	N	C ²	N	N	N	P	P/C	P/C	N	N	N

*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.*

1. Single-family residential developments only.
2. The use is only permitted as a conditional use along the west side of State Street in the CN(HSN) Zone.
3. The use is not permitted if any part of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.
4. The use is not permitted if any part of the proposed/existing building containing the use is within 500 feet from an agricultural or residential use or residential zoning boundary.
5. Planned unit development permitted at a density of 12 units per acre (east of 700 East only).
6. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet from any school, public park, library, or religious or cultural activity; within 500 feet of any other sexually oriented business, escort agency, outcall service agency, or semi-nude dancing agency; within 600 feet from an agricultural or residential use or residential zoning boundary, beginning at the property line of such use; within 150 feet of the 9000 South Street gateway, the distance shall be measured from right-of-way boundary; and no property within 800 feet of the Interstate 15 freeway right-of-way boundary. This includes an entire parcel of property, any portion of which is within 800 feet of the Interstate.
7. Storage (mini-storage) facilities only permitted as a conditional use in the CN Zone for areas south of 9600 South and north of 10000 South, and east of 700 East and west of 1300 East. Use is not permitted in all other areas of the CN Zone. Facility storage may not be used to conduct commercial business on site. A mini-storage facility may include a caretaker's residence and areas for the outdoor storage of recreational vehicles (RVs) within a mini-storage building project according to the following restrictions and standards:
 - a. Outdoor storage areas are for recreational vehicle storage only (e.g., boats, campers, trailers, jet skis, snowmobiles, automobiles).
 - b. Outdoor vehicle storage areas shall be located only at the rear of the project where vehicles will not be visible from any public streets.
 - c. Outdoor vehicle storage areas shall be designed so as not to block any driveways, access ways, or parking aisles within the project.
 - d. Outdoor vehicle storage areas must be surrounded by a six-foot-high masonry wall on the exterior boundaries of the mini-storage project.
8. Must follow Sandy City business license regulations.
9. In the CBD District, gasoline dispensing sales are only allowed as an ancillary use and shall not include additional services or products with the operation of this use other than those products or services that are associated with the primary use of the property. To qualify for the ancillary use, sales receipts generated by gasoline dispensing shall not exceed more than ten percent of the total sales volume of the primary use of the property. The sales and dispensing of gasoline shall be in compliance with all Federal, State and local laws governing such activity.

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10. This use is not permitted if any part of the proposed/existing building containing the use is within:
 - a. One thousand feet from any community location (such as public or private kindergarten, elementary, middle, junior high, or high school; licensed child care facility or preschool, trade or technical school, a church, public library, public playground, public park, youth center or other space used primarily for youth-oriented activities, a public recreational facility, or a public arcade). Distance requirements from structures for this use shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property line of the community location, or other alcohol or tobacco specialty store.
 - b. Six hundred feet of any other alcohol or tobacco specialty store and from an agricultural or residential use or residential zoning boundary, beginning at the property line of such use. Distance requirements from zoning districts for this use shall be measured in a straight line, without regard to intervening structures or zoning districts, from the zoning boundary of a residential or agricultural district to the structure of the alcohol or tobacco specialty store.
 - c. One hundred fifty feet for the 9000 South Street gateway, as it begins at the western most boundary continuing east to State Street, the distance shall be measured in a straight line from the right-of-way boundary to the property line of the alcohol or tobacco specialty store.
 11. The use is only permitted as a conditional use as long as the entire operation is contained within a stand-alone single tenant office building.
 12. The use is only permitted as a conditional use south of 11000 South and east of State Street in the CBD Zone.
 13. This land use is only allowed as an ancillary use with a fine jewelry store, non-depository institutions, or a pawnshop.
 14. The requirements of this title as to minimum lot area, minimum setbacks, fence height, and landscaping shall be determined by the Planning Commission for a public utility station during a conditional use and/or site plan review. The Planning Commission shall not amend the requirements of the underlying zone unless the evidence presented is such as to establish that the amendment will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
 15. Automotive sales with no outside display.
 16. Multifamily projects shall be developed following the RM standards.
 17. See additional standards within Chapter 21-11.
 18. This use is not allowed within the CN Zoning District near the northeast corner of Sego Lily and 1300 East. Refer to Rezone File 3-13-2806 Sego Lily Commercial Development for specific area.
 19. Whether permitted or conditional, this land use may only be allowed in conjunction with on-site retail sales.
 20. An alternative healing and energy healing business must meet the following:
 - a. All Home Occupation Standards and Qualifications.
 - b. Hours of operation shall be between 7:00 a.m. and 10:00 p.m.
 - c. Neither clients nor practitioner shall appear on the premises in a state of nudity or semi-nudity, as defined in Chapter 16-2.
 - d. The premises shall not be used for any conduct that violates U.C.A. 1953, § 58-47b-501 or sexual conduct that violates Utah Criminal Code (U.C.A. 1953, § 76-1-101 et seq.).
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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. Also to include the automall commercial areas from 10600 South to 11000 South).
 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. This land use is only allowed as part of a vertical mixed-use development (not permitted as a standalone use) as a ground level or sub-grade level use in the area bounded by Sego Lily Drive to the north, Monroe Street to the west, 10080 South to the south, and Centennial Parkway to the east. A maximum area of 20,000 square feet of ground level retail space shall be used for these uses within this block. No portion of the dealership or related uses shall be allowed within the building frontage of Centennial Parkway. Vehicle storage and display shall be within a building or screened parking structure.
 26. This land use is only allowed as an ancillary use to an "Auto, light trucks, RV dealership (new)" land use that complies with all applicable restrictions as defined in this section (not permitted as a standalone use).
 27. This land use may not front onto a street and must be located within an entirely enclosed, soundproofed space as designed by a qualified acoustical engineer.