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	~~C~~ 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	~~C~~ N	C
Animal hospital, veterinary office	N	P
Animal kennel, commercial	N	N
Animals (household pets or farm)	N	N
Aquarium	N	N
Arcade	~~C~~ 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	~~C~~ N	C
Automotive self-service station	~~C~~ P[33]	P
Automotive service and repair—major	~~P/C~~ P[33]	P/C
Automotive service and repair—minor	~~P/C~~ P[33]	P/C
Automotive service station, non-mechanical	~~P/C~~ P[33]	P/C
Automotive service station	~~C~~ 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	~~P~~ N	C
Car wash	~~C~~ P[33]	C
Cemetery, columbarium, mausoleum	N	N
Commercial, heavy	N	N
Commercial, parking	~~C~~ 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	~~C~~ 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	~~C~~ 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	~~C~~ P[33]	P
Parking, underground	~~C~~ 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	~~C~~ N	P
Protective housing facility	N	N
Public plaza	N	N
Public service	~~C~~ 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	~~C~~ 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	~~C~~ 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.