

Chapter 19.04
DEFINITIONS

19.04.010	Terms, tenses, and disputes of definitions	19.04.330	Auto sales (used).
19.04.020	Abate.	19.04.340	Auto storage or auto auction.
<u>19.04.030</u>	<u>Acceptable and Reasonable Risk</u>	19.04.350	Automobile.
19.04.040	Accessory building (residential).	19.04.360	Automobile accessory installation (minor).
19.04.050	Accessory building (business or industry).	19.04.370	Automobile repair garage.
<u>19.04.060</u>	<u>Accessory equipment.</u>	19.04.380	Automobile repair, major.
19.04.070	Accessory use.	19.04.390	Automobile repair, minor.
<u>19.04.080</u>	<u>Active fault.</u>	19.04.400	Automotive gasoline or motor fuel service station.
<u>19.04.090</u>	<u>Activity.</u>	<u>19.04.410</u>	<u>Avalanche.</u>
<u>19.04.100</u>	<u>Adult daycare facility.</u>	<u>19.04.420</u>	<u>Awning.</u>
<u>19.04.110</u>	<u>AGRC.</u>	19.04.430	Bakery or confectionery (retail).
<u>19.04.120</u>	<u>Agriculture.</u>	19.04.440	Bakery or confectionery (wholesale or commercial).
19.04.130	Alley.	19.04.450	Ballroom dancing.
19.04.140	Ambulance service.	19.04.460	Bank, savings and loan, or credit union.
19.04.150	Amusement arcade (also video arcade).	<u>19.04.470</u>	<u>Banner.</u>
19.04.160	Amusement, commercial (indoor).	19.04.480	Barn.
19.04.170	Amusement commercial (outdoor).	19.04.490	Basement or cellar.
19.04.180	Antenna, microwave reflector and antenna support structure.	19.04.500	Bed and breakfast.
19.04.190	Antenna (non-commercial/amateur).	<u>19.04.510</u>	<u>Bedroom.</u>
19.04.200	Antenna (commercial).	<u>19.04.520</u>	<u>Billboard.</u>
19.04.210	Antique shop.	19.04.530	Block.
<u>19.04.220</u>	<u>Apartment.</u>	<u>19.04.540</u>	<u>Blood Plasma Facility.</u>
<u>19.04.230</u>	<u>Appeal.</u>	19.04.550	Boarding or rooming house.
<u>19.04.240</u>	<u>Architectural detail.</u>	19.04.560	Board of adjustment.
19.04.250	Art gallery or museum.	<u>19.04.570</u>	<u>Books, magazines and newspapers.</u>
19.04.260	Assembly Hall.	<u>19.04.580</u>	<u>Buildable area.</u>
19.04.270	Assisted living facility.	19.04.590	Building.
19.04.280	Auto laundry or car wash.	19.04.600	Building code.
19.04.290	Auto finance and leasing.	19.04.610	Building, main or primary.
19.04.300	Auto parts and accessory sales (indoors).	19.04.620	Building materials and hardware sales (indoor or outdoor).
19.04.310	Auto rental.	19.04.630	Building official.
19.04.320	Auto sales (new).		

- 19.04.640 Building site.
 19.04.650 Bus station or terminal.
19.04.660 Canopy.
 19.04.670 Caretakers' or guards' residence.
 19.04.680 Carnival, circus or tent service (temporary).
19.04.690 Carport.
 19.04.700 Car wash.
 19.04.710 Car wash – Conveyor.
 19.04.720 Car wash – In-bay automatic.
 19.04.730 Car wash – Self-service
 19.04.740 Cemetery or mausoleum.
 19.04.750 Cemetery, animal.
 19.04.760 Certificate of occupancy.
19.04.770 Changeable copy.
 19.04.780 Check cashing.
 19.04.790 Church, rectory or temple.
 19.04.800 City.
 19.04.810 City council.
 19.04.820 Civic center.
 19.04.830 Cleaning plant (commercial/wholesale).
 19.04.840 Cleaning shop or laundry (small shop, pickup and self-service).
19.04.850 Clothing and clothing accessories.
19.04.860 Cluster development.
 19.04.870 College or university.
 19.04.880 Commercial amusement (indoor).
 19.04.890 Commercial amusement (outdoor).
 19.04.900 Commercial recreation.
 19.04.910 Communications operations (non-commercial/amateur).
 19.04.920 Communications operation (commercial).
 19.04.930 Community center (public).
19.04.940 Community development department.
19.04.950 Completion date.
19.04.960 Computer sales and service.
 19.04.970 Concrete or asphalt batching plant (permanent).
 19.04.980 Concrete or asphalt batching plant (temporary).
19.04.990 Conditional use.
19.04.1000 Condominium.
19.04.1010 Conservation area.
 19.04.1020 Continuing care retirement community.
 19.04.1030 Convenience store with (or without) gasoline sales.
19.04.1040 Convert, converted, conversion.
 19.04.1050 Copy shop or printing.
 19.04.1060 Contractor's shop with outside storage yard.
 19.04.1070 Country club (private).
 19.04.1080 County.
 19.04.1090 Court.
 19.04.1100 Coverage.
19.04.1110 Critical facilities.
19.04.1120 Cultural Exhibits.
19.04.1130 Curriculum Vitae (CV).
 19.04.1140 Custom personal service shop.
 19.04.1150 Day camp for children.
19.04.1160 Daycare,
19.04.1170 Debris flow.
 19.04.1180 Density.
 19.04.1190 Department.
19.04.1200 Department store.
 19.04.1210 Depository institution.
 19.04.1220 Detached.
19.04.1230 Development.
 19.04.1240 Development review committee.
 19.04.1250 Director.
19.04.1260 Disability.
 19.04.1270 Distribution center.

- 19.04.1280 Distribution system.**
19.04.1290 District.
19.04.1300 Domestic staff.
19.04.1310 Drapery or furniture upholstery shop.
19.04.1320 Drugstore and sundries.
19.04.1330 Duplex.
19.04.1340 Dwell time.
19.04.1350 Dwelling.
19.04.1360 Dwelling, single family attached (townhouse).
19.04.1370 Dwelling group.
19.04.1380 Easement.
19.04.1390 Educational facilities.
19.04.1400 Electrical substation (high voltage bulk power).
19.04.1410 Electronic data processing.
19.04.1420 Elderly person.
19.04.1430 Emergency.
19.04.1440 Enclosed building.
19.04.1450 Engineering geologist.
19.04.1460 Engineering geology.
19.04.1470 Entrance of outlet.
19.04.1480 Equal opportunity.
19.04.1490 Essential facility.
19.04.1500 Estate lots.
19.04.1510 Façade.
19.04.1520 Façade, blank.
19.04.1530 Facility company.
19.04.1540 Fairgrounds or exhibition area.
19.04.1550 Family.
19.04.1560 Family home (child care in place of residence).
19.04.1570 Farm, ranch, garden, crops or orchard.
19.04.1580 Fault.
19.04.1590 Fault scarp.
19.04.1600 Fault setback.
19.04.1610 Fault trace.
19.04.1620 Fault zone.
19.04.1630 Fee-in-lieu.
19.04.1640 Feed and grain store.
19.04.1650 FEMA.
19.04.1660 Fire department.
19.04.1670 Flood plain.
19.04.1680 Floor area.
19.04.1690 Floor area ratio (FAR).
19.04.1700 Florist shop.
19.04.1710 Food processing.
19.04.1720 Food store.
19.04.1730 Franchised private utility (not listed).
19.04.1740 Fraternal organization, lodge, civic club or union.
19.04.1750 Front yard.
19.04.1760 Funeral home or mortuary.
19.04.1770 Furniture, home furnishings or appliance store.
19.04.1780 Furniture store (new and used).
19.04.1790 Garage, private.
19.04.1800 Garage/accessory.
19.04.1810 Garden shop.
19.04.1820 Gasoline service or filling station.
19.04.1830 Gateway.
19.04.1840 General commercial plant.
19.04.1850 General manufacturing.
19.04.1860 General plan.
19.04.1870 General retail stores.
19.04.1880 Geologic hazard.
19.04.1890 Geologic hazard study area.
19.04.1900 Geologist.
19.04.1910 Geotechnical engineer.
19.04.1920 Geotechnical engineering.
19.04.1930 Golf course.
19.04.1940 Governing body.
19.04.1950 Government services.
19.04.1960 Greenhouse.
19.04.1970 Group day-care home.
19.04.1980 Gymnastic or dance studio.
19.04.1990 Hauling or storage company.
19.04.2000 Health department.
19.04.2010 Hearing officer.
19.04.2020 Heavy load vehicle.

19.04.2030	Heavy machinery sales and storage.	19.04.2390	Laboratory, scientific or research.
19.04.2040	Heliport.	19.04.2400	Landscaping.
19.04.2050	Helistop.	<u>19.04.2410</u>	<u>Landslide.</u>
<u>19.04.2060</u>	<u>Highway, freeway, expressway.</u>	<u>19.04.2420</u>	<u>Lattice tower.</u>
<u>19.04.2070</u>	<u>Home daycare/preschool.</u>	19.04.2430	Laundromat.
<u>19.04.2080</u>	<u>Home daycare, small.</u>	<u>19.04.2440</u>	<u>Library.</u>
19.04.2090	Home for the aged, residence.	19.04.2450	Light load vehicle.
<u>19.04.2100</u>	<u>Home occupation.</u>	19.04.2440	Light manufacturing or industrial use.
<u>19.04.2110</u>	<u>Home office.</u>	<u>19.04.2470</u>	<u>Liquefaction.</u>
19.04.2120	Hospital (acute care).	<u>19.04.2480</u>	<u>Liquor store.</u>
19.04.2130	Hospital (chronic care).	19.04.2490	Loading space.
19.04.2140	Household appliance service and repair.	19.04.2500	Local utility line.
19.04.2150	Household care facility.	<u>19.04.2510</u>	<u>Lodging house.</u>
19.04.2160	Household care institution.	19.04.2520	Lot.
<u>19.04.2170</u>	<u>HVAC.</u>	19.04.2530	Lot area.
<u>19.04.2180</u>	<u>Illuminance.</u>	19.04.2540	Lot, corner.
<u>19.04.2190</u>	<u>Illumination or illuminated.</u>	19.04.2550	Lot depth.
<u>19.04.2200</u>	<u>Illumination, bare-bulb.</u>	19.04.2560	Lot, double frontage.
<u>19.04.2210</u>	<u>Illumination, external.</u>	19.04.2570	Lot, flag.
<u>19.04.2220</u>	<u>Illumination, flashing.</u>	19.04.2580	Lot frontage.
<u>19.04.2230</u>	<u>Illumination, indirect.</u>	19.04.2590	Lot, interior.
<u>19.04.2240</u>	<u>Illumination, internal.</u>	19.04.2600	Lot, key.
<u>19.04.2250</u>	<u>Illumination, neon tube</u>	19.04.2610	Lot line, front.
<u>19.04.2260</u>	<u>Improvement.</u>	19.04.2620	Lot line, rear.
19.04.2270	Incidental or accessory retail and service uses.	19.04.2630	Lot line, side.
19.04.2280	Industrial manufacturing.	19.04.2640	Lot lines or property lines.
<u>19.04.2290</u>	<u>Inoperable vehicle.</u>	19.04.2650	Lot of record.
<u>19.04.2300</u>	<u>Interstate.</u>	19.04.2660	Lot width.
<u>19.04.2310</u>	<u>Item of information.</u>	<u>19.04.2670</u>	<u>Lowest floor.</u>
19.04.2320	Kennels (indoor pens).	19.04.2680	Main building.
19.04.2330	Kennels (outdoor pens).	<u>19.04.2690</u>	<u>Maintenance and utility shop.</u>
<u>19.04.2340</u>	<u>Kennels (sportsmen).</u>	19.04.2700	Major life activity.
19.04.2350	Kindergarten or nursery school (private).	19.04.2710	Manufactured home display or sale (new).
19.04.2360	Kiosk.	19.04.2720	Manufactured home display or sales (used).
19.04.2370	Kitchen, residential.	<u>19.04.2730</u>	<u>Manufactured home park or subdivision.</u>
19.04.2380	Laboratory equipment manufacturing.	19.04.2740	Manufactured housing.
		<u>19.04.2750</u>	<u>Marquee.</u>
		19.04.2760	Masonry construction.
		<u>19.04.2770</u>	<u>Master Development Plan.</u>
		19.04.2780	Mausoleum.

- 19.04.2790 Medical facilities.
19.04.2800 Minor medical emergency clinic.
19.04.2810 Mixed use.
19.04.2820 Mobile home park.
19.04.2830 Mobile home space.
19.04.2840 Mobile home subdivision.
19.04.2850 Model home.
19.04.2860 Monopole or monopole facility.
19.04.2870 Motel or hotel.
19.04.2880 Motorcycle.
19.04.2890 Motorcycle sales and repair.
19.04.2900 Motor freight company.
19.04.2910 Motor vehicle.
19.04.2920 Multi-use building.
19.04.2930 Multiple-family dwelling.
19.04.2940 Municipal facility or use.
19.04.2950 Natural drainage channel.
19.04.2960 Natural feature.
19.04.2970 Natural hazard.
19.04.2980 Natural hazard map.
19.04.2990 Natural hazard special study area.
19.04.3000 Necessary.
19.04.3010 Non-buildable area.
19.04.3020 Noncomplying structure.
19.04.3030 Nonconforming use.
19.04.3040 Non-depository institutions.
19.04.3050 Nonresidential treatment facility.
19.04.3060 Nuisance.
19.04.3070 Nursery.
19.04.3080 Nursing, convalescent or rest home.
19.04.3090 Occupancy.
19.04.3100 Offices, professional and general business.
19.04.3110 Office center.
19.04.3120 Office showroom.
19.04.3130 Office warehouse.
19.04.3140 Officially approved place of access.
19.04.3150 Offsite improvements.
19.04.3160 Off-street parking incidental to main use.
19.04.3170 OPEDS zone.
19.04.3180 Open space.
19.04.3190 Outside display.
19.04.3200 Outside storage.
19.04.3210 Overlay.
19.04.3220 Owner.
19.04.3230 Paint shop.
19.04.3240 Parcel.
19.04.3250 Park or playground (private).
19.04.3260 Park or playground (public).
19.04.3270 Parking lot.
19.04.3280 Parking lot or structure, commercial (auto).
19.04.3290 Parking space.
19.04.3300 Paved surface.
19.04.3310 Pawn shop.
19.04.3320 Pawn shop without weapons.
19.04.3330 Penthouse.
19.04.3340 Permitted use.
19.04.3350 Personal instruction or tutoring service.
19.04.3360 Personal service shop or custom personal services.
19.04.3370 Pet and animal grooming shop.
19.04.3380 Planned development district.
19.04.3390 Planned unit development.
19.04.3400 Planning commission.
19.04.3410 Plat.
19.04.3420 Platted lot.
19.04.3430 Playfield or stadium (public).
19.04.3440 Playfield or stadium (private).
19.04.3450 Portable building sales (outdoor display).
19.04.3460 Portable Storage Container.

- 19.04.3470 Premises.
19.04.3480 Primary use.
19.04.3490 Principal building.
19.04.3500 Printing and publishing operations.
19.04.3510 Private club.
19.04.3520 Private recreation facility or private park.
19.04.3530 Produce stand.
19.04.3540 Professional service.
19.04.3550 Propane sales.
19.04.3560 Property.
19.04.3570 Protective housing facility.
19.04.3580 Public agency building, shop, yard or facility.
19.04.3590 Public place.
19.04.3600 Public recreation.
19.04.3610 Public view.
19.04.3620 Quasi-public use.
19.04.3630 Radio, television or microwave tower.
19.04.3640 Rear yard.
19.04.3650 Reasonable.
19.04.3660 Reasonable accommodation.
19.04.3670 Reception center.
19.04.3680 Record of impairment.
19.04.3690 Recreation center.
19.04.3700 Recreational vehicle (RV).
19.04.3710 Recreational vehicle/camper sales and leasing.
19.04.3720 Recreational vehicle (RV) park).
19.04.3730 Recycling kiosk.
19.04.3740 Regarded as having impairment.
19.04.3750 Rehabilitation care facility (halfway house).
19.04.3760 Rehabilitation care institution.
19.04.3770 Related.
19.04.3780 Religious institution.
19.04.3790 Residence.
19.04.3800 Residence hotels.
19.04.3810 Residential district.
19.04.3820 Residential facility for elderly persons.
19.04.3830 Residential facility for persons with a disability.
19.04.3840 Responsible person.
19.04.3850 Restaurant or cafeteria (with drive-thru service).
19.04.3860 Restaurant or cafeteria (without drive thru service).
19.04.3870 Restaurant or eating place (drive-in service).
19.04.3880 Retail or service, incidental.
19.04.3890 Retail shop (for apparel, gifts, accessories and similar items).
19.04.3900 Retention area.
19.04.3910 Retirement housing for the elderly (also independent living center or congregate housing).
19.04.3920 Right-of-way.
19.04.3930 Rockfall.
19.04.3940 Roof mounted facility.
19.04.3950 Room.
19.04.3960 Rooming house.
19.04.3970 Salvage or reclamation of products (see also "wrecking yard").
19.04.3980 Sand, gravel or stone extraction and/or storage.
19.04.3990 School.
19.04.4000 School business.
19.04.4010 School, commercial trade.
19.04.4020 School, private (primary or secondary).
19.04.4030 School, public or parochial.
19.04.4040 Scientific and industrial research laboratories.
19.04.4050 Screened.
19.04.4060 Seasonal uses.

- 19.04.4070 Self storage.**
19.04.4080 Sensitive development.
19.04.4090 Sensitive lands or sensitive area.
19.04.4100 Sensitive lands district or sensitive lands overlay.
19.04.4110 Servants' quarters or guest house.
19.04.4120 Service drop.
19.04.4130 Setback.
19.04.4140 Sexually oriented business.
19.04.4150 Shelter for the homeless.
19.04.4160 Shopping center.
19.04.4170 Short-term rental.
19.04.4180 Short-term rental operator.
19.04.4190 Short-term rental property.
19.04.4200 Side yard.
19.04.4210 Sign.
19.04.4220 Sign, above-roof.
19.04.4230 Sign, architectural historic or scenic area.
19.04.4240 Sign, Animation or animated.
19.04.4250 Sign, civic.
19.04.4260 Sign, directional.
19.04.4270 Sign, electronic display.
19.04.4280 Sign, grand opening.
19.04.4290 Sign, ground.
19.04.4300 Sign, height.
19.04.4310 Sign, inflatable.
19.04.4320 Sign, monument.
19.04.4330 Sign, movement.
19.04.4340 Sign, name-plate.
19.04.4350 Sign, nonconforming.
19.04.4360 Sign, off premise.
19.04.4370 Sign, off premise electronic display (OPEDS).
19.04.4380 Sign, pole.
19.04.4390 Sign, political.
19.04.4400 Sign, portable.
19.04.4410 Sign, projecting.
19.04.4420 Sign, property.
19.04.4430 Sign, public information.
19.04.4440 Sign, real estate.
19.04.4450 Sign, roof.
19.04.4460 Sign, size.
19.04.4470 Sign, snipe.
19.04.4480 Sign, special.
19.04.4490 Sign, temporary window.
19.04.4500 Sign, time and temperature.
19.04.4510 Sign, vehicle.
19.04.4520 Sign, wall.
19.04.4530 Sign, wind.
19.04.4540 Sign, window.
19.04.4550 Signable area for projecting signs and awnings.
19.04.4560 Signable area for wall signs.
19.04.4570 Single-family dwelling attached (townhouse).
19.04.4580 Single-family dwelling, detached.
19.04.4590 Skilled nursing facility (also termed nursing home, convalescent home or long-term care facility.
19.04.4600 Slope stability.
19.04.4610 Small engine repair shop.
19.04.4620 Snow avalanche.
19.04.4630 Special study zone.
19.04.4640 Stable, commercial.
19.04.4650 Stable, private.
19.04.4660 Standard of care.
19.04.4670 State.
19.04.4680 Stealth Facility.
19.04.4690 Storage or wholesale warehouse.
19.04.4700 Street.
19.04.4710 Street identification.
19.04.4720 Structure.
19.04.4730 Structural alterations.
19.04.4740 Studio, health/reducing/fitness.
19.04.4750 Studio, tattoo or body piercing.
19.04.4760 Studio for radio or television.

- 19.04.4770 Structure.
- 19.04.4780 Structure designed for human occupancy.
- 19.04.4790 Subdivision.
- 19.04.4800 Substantial completion.
- 19.04.4810 Supermarket/Grocery store.
- 19.04.4820 Swimming pool, commercial.
- 19.04.4830 SWPPP.
- 19.04.4840 System.
- 19.04.4850 Talus.
- 19.04.4860 Telecom towers.
- 19.04.4870 Telemarketing center.
- 19.04.4880 Telephone and exchange, switching/relay or transmitting station.
- 19.04.4890 Temporary.
- 19.04.4900 Temporary building.
- 19.04.4910 Temporary field office or construction yard or office.
- 19.04.4920 Tennis court, private.
- 19.04.4930 Terrain adaptive architecture.
- 19.04.4940 Theater or playhouse (indoor).
- 19.04.4950 Tire dealer, no open storage.
- 19.04.4960 Tire dealer, with open storage.
- 19.04.4970 Tool and machinery rental shop.
- 19.04.4980 Tract.
- 19.04.4990 Tractor sales.
- 19.04.5000 Trade and commercial schools.
- 19.04.5010 Trail.
- 19.04.5020 Trailer park or court.
- 19.04.5030 Trailer, hauling.
- 19.04.5040 Trailer home.
- 19.04.5050 Trailer or mobile home space.
- 19.04.5060 Trailer rental.
- 19.04.5070 Trailer, travel or camping.
- 19.04.5080 Transitional housing facility.
- 19.04.5090 Transmission system.
- 19.04.5100 Transportation and utility structures/facilities.
- 19.04.5110 Truck.
- 19.04.5120 Truck and bus repair.
- 19.04.5130 Truck and bus leasing.
- 19.04.5140 Truck stop.
- 19.04.5150 Truck terminal.
- 19.04.5160 Truck sales (heavy trucks).
- 19.04.5170 Twin home.
- 19.04.5180 Twirl time.
- 19.04.5190 Two-family dwelling (duplex).
- 19.04.5200 UGS.
- 19.04.5210 Unpublished sources.
- 19.04.5220 Usable open space.
- 19.04.5230 Use.
- 19.04.5240 USGS.
- 19.04.5250 Utility company.
- 19.04.5260 Utility distribution /transmission lines.
- 19.04.5270 Utility stations.
- 19.04.5280 U.D.O.T.
- 19.04.5290 Variance.
- 19.04.5300 Vehicle.
- 19.04.5310 Veterinarian clinic.
- 19.04.5320 Wall mounted facility.
- 19.04.5330 Water pumping plant and reservoir.
- 19.04.5340 Weapon.
- 19.04.5350 Wet stamp or seal.
- 19.04.5360 Wireless telecommunications facility.
- 19.04.5370 Wrecking yard (junk-yard or auto salvage).
- 19.04.5380 Yard.
- 19.04.5390 Yard, front.
- 19.04.5400 Yard, rear.
- 19.04.5410 Yard, side.
- 19.04.5420 Zero-lot-line dwelling.
- 19.04.5430 Zoning district.
- 19.04.5440 Zoning map.
- 19.04.5450 Zoo (private).
- 19.04.5460 Zoo (public).

19.04.010 Terms, tenses and disputes of definitions.

For the purpose of this title, certain terms and words are to be used and interpreted as defined hereinafter. Words used in the present tense shall also include the future tense; words used in the masculine gender shall also include the feminine gender; words used in the singular number shall also include the plural number; and words in the plural number shall also include the singular number, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not discretionary. For any term or use not defined herein, the APA publication entitled *Planner's Dictionary* and *Webster's Dictionary* (latest editions) shall be consulted and the definition used will be determined by the director.

19.04.020 Abate

Means to repair, replace, remove, destroy, correct or otherwise remedy a condition which constitutes a nuisance by such means, in such a manner and to such an extent as the city designated representative determines is necessary in the interest of the general health, safety and welfare of the community

19.04.030 Acceptable and Reasonable Risk

No loss of or significant injury to occupants, no release of hazardous or toxic substances, and structural damage but no collapse of structures.

19.04.040 Accessory building (residential).

In a residential district, a subordinate building that is attached or detached and is used for a purpose that is customarily incidental to the main structure but not involving the conduct of a business (i.e.,

the building area must be significantly less than that of the main structure). Examples include, without limitation, the following: a private garage for automobile storage, tool shed, greenhouse as a hobby (no business), home workshop, children's playhouse, storage building, garden shelter, etc.

19.04.050 Accessory building (business or industry).

In the nonresidential districts, a subordinate building to the main building that does not exceed the height of the main building and does not exceed 50% of the floor area of the main building, and that is used for purposes accessory and incidental to the main use.

19.04.060 Accessory equipment

Means the portion of the system including equipment sites, transformers, switch gear, pedestals, terminals, meters, buildings (substations), and other similar equipment that is normally installed aboveground in accordance with accepted practices of underground systems.

19.04.070 Accessory use.

A use that is customarily incidental, appropriate and subordinate to the principal use of land or building(s) and that is located upon the same lot therewith (i.e., the land/building area that is used for the accessory use must be significantly less than that used for the primary use, and/or the gross receipts/income that is derived from the accessory use must be significantly less than that derived from the primary use).

19.04.080 Active Fault

Means a fault displaying evidence of greater than four inches of displacement along one or more of its traces during Holocene time (about 11,000 years ago to the present)

19.04.090 Activity

Means an economic unit designated in the classification system given in the Standard Industrial Classification (SIC) Manual published by the U.S. Department of Commerce.

19.04.100 Adult Day Care

Means any building or structure furnishing care, supervision, and guidance for three or more adults unaccompanied by guardians for periods of less than 24 hours per day.

19.04.110 AGRC

The Utah Automated Geographic Reference Center

19.04.120 Agriculture

Farming, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting).

19.04.130 Alley.

A minor right-of-way that is dedicated to public use and which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

19.04.140 Ambulance service.

Provision of private (not operated by the city, its contract service providers, or the fire department) emergency transportation which may include mobile medical care, and which may include storage and maintenance of vehicles.

19.04.150 Amusement arcade (also “video arcade”).

Any building, room, place or establishment of any nature or kind, and

by whatever name called, where more than ten percent of the public floor area is devoted to three or more amusement devices that are operated for a profit, whether or not the same is operated in conjunction with any other business including, without limitation, such amusement devices as coin-operated pinball machines, video games, electronic games, shuffle boards, pool tables or other similar amusement devices. However, the term "amusement device," as used herein, shall not include musical devices, machines that are designed exclusively for small children, or devices designed to train persons in athletic skills such as golf, tennis, baseball, archery or other similar sports.

19.04.160 Amusement, commercial (indoor) (see also “commercial recreation”).

An amusement enterprise that is wholly enclosed within a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the abutting property line, and that provides activities, services and/or instruction for the entertainment of customers or members, but not including amusement arcades. Uses may include, without limitation, the following: bowling alley, ice skating rink, martial arts club, racquet-ball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, and other similar types of uses.

19.04.170 Amusement, commercial (outdoor) (see also “commercial recreation”).

An amusement enterprise offering entertainment and/or games of skill to the general public for a fee wherein any portion of the activity takes place outdoors and including, but not limited to, a golf

driving range, archery range, miniature golf course, batting cages, go-cart tracks, amusement parks, and other similar types of uses.

19.04.180 Antenna, microwave reflector and antenna support structure.

An antenna is the arrangement of wires or metal rods used in transmission, retransmission and/or reception of radio, television, electromagnetic or micro-wave signals (includes microwave reflectors/antennae). A microwave reflector is an apparatus constructed of solid, open mesh, bar-configured, or perforated materials of any shape/configuration that is used to receive and/or transmit microwave signals from a terrestrial or orbitally located transmitter or transmitter relay. Microwave reflectors are also commonly referred to as satellite receive only earth stations (T.V.R.O.S.), or satellite dishes. An antenna support structure is any tower, mast, pole, tripod, box frame, or other structure utilized for the purpose of supporting one or more antennae or microwave reflectors.

19.04.190 Antenna (non-commercial/amateur).

An antenna or antenna support structure used for the purpose of transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain. A satellite dish antenna not exceeding six feet in diameter shall also be considered as a non-commercial antenna.

19.04.200 Antenna (commercial).

An antenna or antenna support structure used for the purpose of transmission, retransmission, and/or

reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain (e.g., commercial broadcasting, cellular/wireless telecommunications, etc.). A satellite dish antenna that exceeds six feet in diameter shall also be considered as a commercial antenna.

19.04.210 Antique shop.

A retail establishment engaged in the selling of works of art, furniture and/or other artifacts of an earlier period, with all sales and storage occurring inside a building.

19.04.220 Apartment

A room or suite of rooms, with toilet and culinary accommodations, used or designed for use as a residence by a family which is not owned in fee simple, located in a building containing two or more such rooms or suites or located in a building devoted primarily to nonresidential use.

19.04.230 Appeal

A formal resort or application to a higher authority, as for sanction, corroboration, or a decision.

19.04.240 Architectural detail (see also "signable area," "wall and roof signs")

Means any projection, relief, cornice, column, change of building material, window, or door opening on any building. "Architectural," "historic," or "scenic area" means an area that contains unique architectural, historic, or scenic characteristics that require special regulations to ensure that signs displayed within the area enhance its visual character and are compatible with it.

19.04.250 Art gallery or museum.

An institution for the collection, display and/or distribution of objects of art or science, and which is typically sponsored by a public or quasi-public agency and generally open to the public.

19.04.260 Assembly Hall

A building or portion of a building in which facilities are provided for civic, educational, political, religious, or social purposes.

19.04.270 Assisted living facility.

A congregate residence facility for ten or more elderly (over 55 years of age) persons, regardless of legal relationship, who need limited assistance with daily living activities. A limited number of support services such as meals, laundry, housekeeping, transportation, social or recreational activities, hairdressing, etc. may be provided or associated with the assisted living facility. Units may be attached or detached, single- or double-occupancy, and may include limited or full kitchen facilities. Full-time medical or nursing care is not typically provided by the facility, but may be privately arranged for by individual residents on a part-time or temporary basis (e.g., visiting nurses, etc.).

19.04.280 Auto laundry or car wash.

Washing, waxing or cleaning of automobiles or light duty trucks.

A. Attended auto laundry or car wash.
The owner of the vehicle does not actually wash the vehicle. Instead, he either leaves the vehicle and comes back to retrieve it later, or he waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.

B. Unattended auto laundry or car wash. The owner of the vehicle causes the

vehicle to become washed. One type of unattended car wash facility utilizes automated self-service (drive-thru/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. The other type of unattended facility is comprised of wand-type self-service (open) wash bays in which the vehicle owner drives the vehicle into the wash bay, gets out of the vehicle, and hand washes the vehicle with a wand-type apparatus by depositing coins or tokens into a machine.

19.04.290 Auto finance and leasing.

Leasing of automobiles, motor-cycles, and light load vehicles but no outside storage.

19.04.300 Auto parts and accessory sales (indoors).

The use of any building or other premise for the primary inside display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.

19.04.310 Auto rental.

Storage or renting of automobiles and light trucks.

19.04.320 Auto sales (new).

Retail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sales of used automobiles or light load vehicles and the service of new or used vehicles.

19.04.330 Auto sales (used).

Retail sales, or offering for sale, used automobiles or light load vehicles.

19.04.340 Auto storage or auto auction.

The storage or impoundment, on a lot or tract which is paved in accordance with parking lot paving requirements set forth in this ordinance, of operable automobiles for the purpose of holding such vehicles for sale, distribution and/or storage. This definition shall not include the storage of wrecked or inoperable vehicles (see "wrecking yard").

19.04.350 Automobile.

A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people including but not limited to the following: passenger cars, light duty trucks and sport utility vehicles, vans and mini-vans, motor scooters and motorcycles.

19.04.360 Automobile accessory installation (minor).

Minor installation of automobile accessories such as car alarms, radio and stereo equipment, window tinting, pin striping, cellular telephones and similar accessories.

19.04.370 Automobile repair garage.

An establishment providing major or minor automobile repair services to all motor vehicles except heavy load vehicles.

19.04.380 Automobile repair, major.

General repair or reconditioning of engines, air-conditioning systems and transmissions for motor vehicles; wrecker service; collision repair services including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rustproofing; those uses listed under "Automobile Repair, Minor"; and other similar uses.

19.04.390 Automobile repair, minor.

Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile Repair, Major" or any other similar use.

19.04.400 Automotive gasoline or motor fuel service station.

Any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of automotive fuels, lubricants and automobile accessories, including those operations listed under "Automobile Repair, Minor." Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.

19.04.410 Avalanche

Means a mass of snow, ice and debris in swift motion down a slope

19.04.420 Awning

Means a cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.

19.04.430 Bakery or confectionery (retail).

A facility with less than 1,500 square feet for the production and/or sale of baked goods.

19.04.440 Bakery or confectionery (wholesale or commercial).

A manufacturing facility with over 1,500 square feet for the production and distribution of baked goods and confectioneries to retail outlets.

19.04.450 Ballroom dancing.

An establishment open to the general public for dancing; provided that any sales of alcoholic beverages for on-premise consumption shall be subject to requirements of applicable city ordinances pertaining to alcoholic beverages.

19.04.460 Bank, savings and loan, or credit union.

An establishment for the custody, loan, exchange and/or issue of money, the extension of credit, and/or facilitating the transmission of funds.

19.04.470 Banner

Means a sign composed of a logo or design on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow motion caused by the atmosphere.

19.04.480 Barn.

A structure intended for the purpose of storing farming and ranching related equipment and/or housing livestock.

19.04.490 Basement or cellar.

A portion of a building that is partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average level

of the adjoining ground or when subdivided and used for commercial or dwelling purposes by other than a janitor employed on the premises.

19.04.500 Bed and breakfast.

A dwelling occupied as a permanent residence by an owner or renter which serves breakfast and provides or offers sleeping accommodations.

19.04.510 Bedroom

Means a room designated and used primarily for sleeping and rest on a bed. Every bedroom shall have at least one operable emergency escape and rescue opening that complies with all applicable requirements and standards set forth in the city's building code.

19.04.520 Billboard (see also "off premise sign")

Means a sign that directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

19.04.530 Block.

A piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the manager, or his/her designee, shall determine the outline of the block.

19.04.540 Blood plasma facility

A building and premises used for the primary function of the performance of plasmapheresis. Plasmapheresis means the procedure whereby whole blood is removed from a plasma donor by venipuncture or phlebotomy, the plasma is separated therefrom for sale or transfer, and the formed elements of the blood are returned to the donor. This does nto

include blood banks in which primarily whole blood is extracted from donors and used, transferred or sold, such as blood donation centers

19.04.550 Boarding or rooming house.

A dwelling other than a hotel, where for compensation and by prearrangement for definite periods, lodging and/or meals are provided.

19.04.560 Board of adjustment.

A board which is appointed by the manager with advice and consent of the city council, and which is authorized to make special exceptions to the city's zoning ordinance (i.e., variances), and to hear and decide certain appeals alleging error in an order, requirement, decision or determination as provided in this title.

19.04.570 Books, Magazines and Newspapers

A retail establishment that, as its primary business, engages in the sale, rental, or other charge-for-use of books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, or any other printed or electronically conveyed information or media, excluding any "adult bookstore," "adult theater," "theater," or "studio theater."

19.04.580 Buildable Area

Based on an accepted engineering geology report, the portion of a site not impacted by geologic hazards, or the portion of a site where it is concluded the identified geologic hazards can be mitigated to a level where risk to human life, property and city infrastructure is minimized and where structure may be safely sited.

19.04.590 Building.

Any structure intended for shelter, occupancy, housing or enclosure for persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate building.

19.04.600 Building code.

The city's building code in effect at the time in question.

19.04.610 Building, main or primary.

A building in which the principal use of the lot on which it is situated is conducted. In a residential district, any dwelling shall be deemed to be a main building on the lot on which it is situated.

19.04.620 Building materials and hardware sales (indoor or outdoor).

Materials, tools, and/or hardware customarily used in the construction of buildings and other structures, including facilities for storage of materials for retail sales. Sometimes referenced as a "home improvement center." "Outdoor" means the storage of materials and products outside of the main building.

19.04.630 Building official.

The inspector or administrative official charged with responsibility for issuing permits and enforcing the city's building code.

19.04.640 Building site.

See "lot."

19.04.650 Bus station or terminal.

Any premises for the transient housing and/or parking of motor-driven buses and the loading and unloading of passengers.

19.04.660 Canopy
(See “awning”)

19.04.670 Caretakers’ or guards’ residence.

A residence located on a premises with a main residential or nonresidential use and occupied only by a caretaker or guard employed on the premises (e.g., residence for guard in a private street development, residence for a guard/manager/caretaker for a self-storage facility or a restricted access business park, etc.).

19.04.680 Carnival, circus or tent service (temporary).

Outdoor or indoor commercial amusement provided on a temporary basis.

19.04.690 Carport.

A structure that is open on a minimum of two sides and is designed or used to shelter vehicles. A minimum length of 20 feet and a minimum width of 10 feet is required for every parking space being covered by the carport. A non-residential carport shall be subject to the same height requirements as accessory buildings. All non-residential carports shall be subject to Architectural Review Commission (ARC) approval to determine size and location.

19.04.700 Car wash.

Any area or business using self-service, in-bay automatic or conveyor equipment for cleaning and washing motor vehicles, whether as part of another business operation or as a stand-alone operation, of any type, on a commercial basis, and shall include fleet and municipal in-bay automatic and conveyor car washes.

19.04.710 Car wash – Conveyor

A car wash system where the vehicle moves through the facility by means of a conveyor belt or other mechanical means while being cleaned.

19.04.720 Car wash – In-bay automatic

A car wash system where the vehicle remains stationary while a machine moves back and forth to clean it.

19.04.730 Car wash – Self-service

A car wash system where the customer washes the vehicle using a wand or brush that dispenses water and cleanser.

19.04.740 Cemetery or mausoleum.

Land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

19.04.750 Cemetery, animal.

A cemetery only for the burial of dead animals.

19.04.760 Certificate of occupancy.

An official certificate issued by the city through the building official which indicates conformance with the zoning regulations and building codes and which authorizes legal use of the premises for which it is issued.

19.04.770 Changeable Copy

Means a copy that changes at intervals of more than once every 60 seconds.

19.04.780 Check cashing.

Cashing a check for consideration, extending a deferred deposit loan, and any other similar types of business licensed by the state pursuant to the Check Cashing Registration Act, UTAH CODE ANN. §7-23-101, *et seq.*, as amended.

19.04.790 Church, rectory or temple.

A building for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns or rabbis on the premises (tax exempt as defined by state law).

19.04.800 City.

The city of Cottonwood Heights, Utah.

19.04.810 City council.

The city's city council or other governing body.

19.04.820 Civic center.

A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, food service, convention and/or entertainment facilities owned and/or operated by a municipality.

19.04.830 Cleaning plant (commercial/wholesale).

An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

19.04.840 Cleaning shop or laundry (small shop, pick-up and self service).

A custom cleaning shop not exceeding 2,500 square feet of floor area and may

include customer self-service laundry and cleaning.

19.04.850 Clothing, Clothing Accessories

Retail stores where clothing is sold, such as department stores, dry goods and shoe stores, and dress, hosiery, and millinery shops.

19.04.860 Cluster Development

A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features.

19.04.870 College or university.

An academic institution of higher learning, accredited or recognized by the state and covering a program or series of programs of academic study.

19.04.880 Commercial amusement (indoor).

See "amusement, commercial (indoor)."

19.04.890 Commercial amusement (outdoor).

See "amusement, commercial (outdoor)."

19.04.900 Commercial recreation.

See "amusement commercial."

19.04.910 Communications operations (non-commercial/amateur).

The transmission, retransmission and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use, and not for the purpose of operating a business and/or for financial gain.

19.04.920 Communications operations (commercial).

The transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain.

19.04.930 Community center (public).

A building or complex of buildings that house cultural, recreational, athletic, food service and/or entertainment facilities owned and/or operated by a governmental agency or private nonprofit agency.

19.04.940 Community Development Department

The city's community and economic development department

19.04.950 Completion Date

Means the date by which the responsible person must abate a nuisance. The completion date is originally set by the city designated representative in the voluntary correction agreement or in a notice from the city. The completion date may be modified by the hearing officer.

19.04.960 Computer Sales and Service

An establishment that sells computers and related electronic accessories, and that performs on-site maintenance and/or repair of personal computers and related electronic accessories.

19.04.970 Concrete or asphalt batching plant (permanent).

A permanent manufacturing facility for the production of concrete or asphalt.

19.04.980 Concrete or asphalt batching plant (temporary).

A temporary manufacturing facility for the production of concrete or asphalt

during construction of a project, and to be removed when the project is completed.

19.04.990 Conditional Use

A use that, because of special requirements or characteristics, may be allowed in a particular zoning district only after review by the commission and granting of conditional use approval impose such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity. Conditional uses are issue for uses of land and may be transferable from one owner of the land to another.

19.04.1000 Condominium

A single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property

19.04.1010 Conservation Area:

Any parcel or area of undeveloped land conserved in its natural state for perpetuity through deeds or other legal means.

19.04.1020 Continuing care retirement community.

A housing development designed to provide a full range of accommodations for older adults (55 years of age or older), including independent living, assisted living and skilled full-time nursing or medical care. Residents may move from one level to another as their needs change.

19.04.1030 Convenience store with (or without) gasoline sales.

Retail establishment selling food for on or off-premises consumption and a limited selection of groceries and sundries (and possibly gasoline, if pumps are provided). Does not include or offer any automobile repair services.

19.04.1040 Convert, Converted, Conversion

refers to any sign face that is changed from its existing, non-digital or non-electronic display to an electronic display sign. Any existing, non-digital or non-electronic sign that is remodeled, repaired, or maintained in such a way as to become an electronic display sign, in whole or in part, shall be considered a conversion to an electronic display sign.

19.04.1050 Copy shop or printing.

An establishment which reproduces, in printed form, individual orders from a business, profession, service, industry or government organization and occupies less than 4,000 square feet.

19.04.1060 Contractor's shop with outside storage yard.

A building, part of a building, or land area for the construction or storage of materials, equipment, tools, products, and vehicles.

19.04.1070 Country club (private).

A land area and buildings which may include a golf course, clubhouse, dining room, swimming pool, tennis courts and similar recreational or service uses available only to members and their guests.

19.04.1080 County.

Salt Lake County.

19.04.1090 Court.

An open, unobstructed space, bounded on more than two sides by the walls of a building. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one side open to a street, alley, yard, or other permanent open space.

19.04.1100 Coverage.

The lot area covered by all buildings located thereon, including the area covered by all overhanging roofs.

19.04.1110 Critical Facilities

A. Lifelines, such as major communication, utility and transportation facilities and their connection to emergency facilities; or

B. Essential facilities, such as

1. Hospitals and other medical facilities having surgery and emergency treatment areas

2. Fire and police stations

3. Tanks or other structures containing, housing, or supporting water or other fire-suppression materials or equipment required for the protection of essential or hazardous facilities, or special occupancy structures

4. Emergency vehicle shelters and garages,

5. Structures and equipment in emergency preparedness centers

6. Standby power generating equipment for essential facilities

7. Structures and equipment in government communication centers and other facilities required for emergency response or,

C. Hazardous facilities, such as structures housing, supporting or containing sufficient quantities of toxic or explosive substance to be dangerous to the safety of the general public if released; or

D. Special occupancy structures, such as

1. Covered structure whose primary occupancy is public assembly (capacity greater than 300 person),

2. Buildings for schools through secondary or day care centers (capacity greater than 250 students)

3. Buildings for college or adult education schools (capacity greater than 500 students),

4. Medical facilities with 50 or more resident incapacitated patients, but not included above

5. Jails and detention facilities

6. All structures with occupancy greater than 5,000 persons

7. Structures and equipment in power-generating stations and other public utility facilities not included above, and required for continued operation

19.04.1120 Cultural Exhibits

A library, museum, or similar public or quasi-public use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences.

19.04.1130 Curriculum Vitae (CV)

A brief account of a person's education, qualifications, and previous experience, typically sent with a job application.

19.04.1140 Custom personal service shop.

Tailor, dressmaker, shoe shop, barber shop, beauty shop or similar shop offering custom service.

19.04.1150 Day camp for children.

A facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.

19.04.1160 Daycare

Any facility operated for the purpose of providing care, protection and guidance to individuals. This term includes nursery schools, preschools, day care centers for individuals, and other similar uses but excludes public and

private educational facilities or any facility offering care to individuals for a full 24-hour period.

19.04.1170 Debris Flow

A moving mass of loose mud, sand, soil, rock, water and air that travels down a slope under the influence of gravity.

19.04.1180 Density.

The total number of residential buildings allowed upon a given tract of land usually expressed in total number of units per gross acres or net acre.

19.04.1190 Department.

Means the city's community development department.

19.04.1200 Department Store

A business which is conducted under a single owner's name wherein a variety of unrelated merchandise and services are housed enclosed and are exhibited and sold directly to the customer for whom the goods and services are furnished.

19.04.1210 Depository institution.

A financial institution for the custody of deposits, withdrawal of funds, extension of loans, and facilitation of the transmission of funds. Depository institutions include banks, credit unions, savings banks, industrial banks, savings and loan associations, and any other institution treated as a depository institution under the Utah Financial Institutions Act.

19.04.1220 Detached.

Having no physical connection above the top of the floor line of the first floor with any other building or structure.

19.04.1230 Development

Any human caused change to improved or unimproved real estate that requires a permit or approval from any agency of the city or county, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of materials.

19.04.1240 Development review committee.

A committee of city staff members that reviews proposed development projects for compliance with this code, consisting of the director and others designated from time to time by him, such as the city engineer, one or more of city's planning staff members, the city's fire inspector, a representative of the city's public works provider, the city attorney, and/or others designated from time to time by the director.

19.04.1250 Director.

The director of the city's community development department or his designee.

19.04.1260 Disability

a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such a problem or being regarded as having such an impairment. The following definitions are incorporated into the definition of disability:

- A. Disability does not include current illegal use of, and/or resulting addiction to, any federally controlled substance as defined in section 102 of the Controlled Substances Act, 21 U.S.C. 802, or as defined under UTAH CODE ANN. Title 58, Chapter 37, as amended;
- B. A physical or mental impairment includes the following: (a) Any

psychological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: neurological, musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genitourinary; hemic and lymphatic; skin; and endocrine; or

1. Any mental or physiological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities; or,
2. Such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, human immunodeficiency virus (HIV), mental retardation, drug addiction (other than addiction caused by current, illegal use of controlled substances) and alcoholism.

19.04.1270 Distribution center.

Building or facility used for the storage and distribution of wholesale items/products.

19.04.1280 Distribution System.

The portion of the system located between: (1) the service drop transformer and the distribution substation for electric service; (2) the service drop and the receive site (headend) for cable television; or (3) the service drop and the transmission system for telephone service.

19.04.1290 District

Any section, sections or divisions of the city of which the regulations

governing the use of land, density, bulk, height, and coverage of buildings and other structures are uniform

19.04.1300 Domestic Staff

persons employed or residing on the premises of a dwelling or other residential facility to perform domestic services or to assist residents in performing major life activities.

19.04.1310 Drapery or furniture uphol-stering shop.

An establishment for the production, display and sale of draperies and soft coverings for furniture.

19.04.1320 Drugstore and Sundries

An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

19.04.1330 Duplex

See Two Family Dwelling

19.04.1340 Dwell Time

The time that text, images and graphics on an OPEDS remains static before changing to a different text, images or graphics on a subsequent sign face.

19.04.1350 Dwelling.

Any building or portion thereof, which is designed or used as living quarters for one or more families.

19.04.1360 Dwelling, single family attached (townhouse).

See "single family dwelling (attached)."

19.04.1370 Dwelling Group

A group of two or more one-family, two-family or multiple dwellings

occupying a parcel of land in one ownership and having a yard or court in common, but not including motels.

19.04.1380 Easement.

A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

19.04.1390 Educational facilities.

Public and private primary, secondary and post-secondary educational facilities offering instruction in the branches of learning and study required to be taught by the state or its school districts; and such federally funded educational programs for preschool children such as the Head Start Program.

19.04.1400 Electrical substation (high voltage bulk power).

A subsidiary station in which electric current is transformed.

19.04.1410 Electronic Data Processing

Facilities where electronic data is processed by employees, including, without limitation, data entry, storage, conversion or analysis, subscription and credit card transaction processing, telephone sales and order collection, mail order and catalog sales and mailing list preparation.

19.04.1420 Elderly Person

A person who is 60 years or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

19.04.1430 Emergency

A situation which, in the opinion of the city designated representative, requires immediate action to prevent or

eliminate an immediate threat to the health or safety of a person or property.

19.04.1440 Enclosed building.

A structure which is floored, roofed and surrounded by outside walls, which contains no opening larger than 120 square feet in area normally open to the air and which contains no series of openings forming a divided opening larger than 120 square feet in area normally open to the air.

19.04.1450 Engineering Geologist

A geologist who, through education, training and experience, is able to assure that geologic factors affection engineering works are recognized, adequately interpreted, and presented for use in engineering practice and for the protection of the public. This person should have at least a four-year degree in geology, engineering geology, or a related field from an accredited university and at least three full years of experience in a responsible position in the field of engineering geology

19.04.1460 Engineering Geology

the application of geological data and principles to engineering problems dealing with naturally occurring rock and soil for the purposes of assuring that geological factors are recognized and

adequately interpreted in engineering practice.

19.04.1470 Entrance of outlet

any entrance into a structure or unit space for which an alcohol license is being applied for.

19.04.1480 Equal Opportunity

Achieving equal results as between a person with a disability and a nondisabled person.

19.04.1490 Essential Facility

A non-commercial use established primarily for the benefit and service of the population of the community in which it is located

19.04.1500 Estate Lots

Lots larger than one half of an acre

19.04.1510 Façade (see also “signable area”)

The side of a building below the eaves.

19.04.1520 Façade, blank

the side of a building below the eaves that is blank and does not have windows or architectural detail.

19.04.1530 Facility Company

A company not regulated by the public service commission that provides service including but not limited to cable television or telecommunications.

19.04.1540 Fairgrounds or exhibition area.

An area or space either outside or within a building for the display of topic-specific goods or information.

19.04.1550 Family.

One or more persons related by blood, marriage, or adoption; or a group not to exceed four persons not all related by blood or marriage, adoption or guardianship, occupying a dwelling unit.

19.04.1560 Family home (child care in place of residence).

A facility that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school siblings of the other children given care. However, the number of children, including the caretaker's own, provided care at such facility shall not exceed 12 at any given time. No outside employees are allowed at the facility.

19.04.1570 Farm, ranch, garden, crops or orchard.

An area used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by applicable law.

19.04.1580 Fault

A fracture in the earth's crust forming a boundary between rock or soil masses that have moved relative to each other (see "active fault")

19.04.1590 Fault Scarp

A steep slope of cliff formed directly by movement along a fault.

19.04.1600 Fault Setback

An area on either side of a fault within which structures for human occupancy or critical facilities or their structural supports are not permitted.

19.04.1610 Fault Trace

The intersection of a fault plane with the ground surface

19.04.1620 Fault Zone

A corridor of variable width along one or more fault traces

19.04.1630 Fee-In-Lieu

Cash payments that may be required of an owner or developer as a substitute for dedication of land or physical improvements; usually calculated in dollars per lot or square foot of land or building area.

19.04.1640 Feed and grain store.

An establishment for the selling of corn, grain and other food stuffs for animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery.

19.04.1650 FEMA

The Federal Emergency Management Agency (FEMA) is an agency of the United States Department of Homeland Security, initially created by Presidential Reorganization Plan No. 3 of 1978 and implemented by two Executive Orders on April 1, 1979.

19.04.1660 Fire department.

The Unified Fire Authority or other fire or emergency services contract provider for the city.

19.04.1670 Flood plain.

An area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the FIRM Flood Insurance Rate Map of the city.

19.04.1680 Floor area.

The total gross square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, residential garages, and breezeways.

19.04.1690 Floor area ratio (FAR).

The floor area of a main building or buildings on a lot, divided by the lot area.

19.04.1700 Florist shop.

An establishment for the display and retail sale of flowers, small plants and accessories.

19.04.1710 Food processing.

A manufacturing or light industrial use that primarily deals with the processing and packaging of food (such as dairy or grain) products that are intended for human consumption, but which are not typically sold in volume to end users on the premises. Incidental retail sales of food products (e.g., bread and baked goods, dairy products such as cheese, etc.) created and packaged on the premises may be allowed as an accessory use.

19.04.1720 Food store.

A retail business establishment that displays and sells consumable goods that are not to be eaten on the premises. Prepared food may be sold only as a secondary or accessory use.

19.04.1730 Franchised private utility (not listed).

A utility such as one distributing heat, chilled water, closed circuit television or similar service and requiring a franchise to operate in the city.

19.04.1740 Fraternal organization, lodge, civic club or union.

An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.

19.04.1750 Front yard.

See "yard, front."

19.04.1760 Funeral home or mortuary.

A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

19.04.1770 Furniture, home furnishings or appliance stores.

Retail stores selling new goods for furnishing the home including, without limitation, furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances.

19.04.1780 Furniture store (new and used).

Same as above except sales may include used items.

19.04.1790 Garage, private.

An enclosed (on at least three sides) accessory building, or a part of a main building, used for storage of automobiles and used solely by the occupants and their guests. Also called "enclosed parking space."

19.04.1800 Garage/accessory dwelling.

A residential dwelling unit attached to or over a garage but not attached to the main residential structure.

19.04.1810 Garden shop.

A facility which is engaged in the selling of flowers, ornamental plants, shrubs, trees, seeds, garden and lawn supplies, and other materials used in planting and landscaping, but not including cultivation and propagation activities outside a building.

19.04.1820 Gasoline service or filling station.

See "automotive gasoline or motor fuel service station."

19.04.1830 Gateway

A point along a roadway at which a motorist or pedestrian gains a sense of having entered the city or a particular part of the city. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character, or a natural feature

19.04.1840 General commercial plant.

Establishments other than personal service shops for the treatment and/or processing of products as a service on a for-profit basis including, but not limited to, newspaper printing, laundry plant, or cleaning and dyeing plants.

19.04.1850 General manufacturing.

See "industrial, manufacturing."

19.04.1860 General plan.

Document adopted by the city that consists of graphic and textual policies which govern the future development of the city and which consists of various

components governing specific geographic areas and functions and services of the city.

19.04.1870 General retail stores.

Retail stores which sell a number of lines of primarily new merchandise including, without limitation, dry goods, apparel and accessories, furniture and home furnishings, small wares, small appliances, hardware, and food. These stores generally are known as department stores, variety stores, general merchandise stores, general stores, etc. (See also "retail shop").

19.04.1880 Geologic Hazard

An extreme natural event in the crust of the earth that pose a threat to life and property, for example, earthquakes, volcanic eruptions, tsunamis (tidal waves) and landslides.

19.04.1890 Geologic Hazard Study Area

An area that is studied for potential threats to life and property, for example, earthquakes, volcanic eruptions, tsunamis (tidal waves) and landslides.

19.04.1900 Geologist

An expert in the field of geology, the study of what the Earth is made of and how it was formed.

19.04.1910 Geotechnical Engineer

A professional, Utah-licensed engineer who, through education, training and experience, is competent in the field of geotechnical engineering.

19.04.1920 Geotechnical Engineering

A branch of engineering concerned with the analysis, design and construction of foundations, slopes, retaining

structures, embankments, tunnels, levees, wharves, landfills and other systems that are made of or are supported by soil or rock.

19.04.1930 Golf course.

An area of 20 acres or more improved with trees, greens, fairways, hazards, and which may include clubhouses.

19.04.1940 Governing Body

A group of people who formulate the policy and direct the affairs of an institution in partnership with the managers, especially on a voluntary or part-time basis.

19.04.1950 Government Services

Places where government agencies, departments, or other branches administer or perform any of various services.

19.04.1960 Greenhouse

A building or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

19.04.1970 Group day-care home.

A facility that provides care for seven to 12 children under 14 years of age less than 24 hours a day.

19.04.1980 Gymnastic or dance studio.

A building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance.

19.04.1990 Hauling or storage company.

See "motor freight company."

19.04.2000 Health department.

The Salt Lake Valley Health Department.

19.04.2010 Hearing Officer

The person(s) designated to hear appeals pursuant to this chapter. The hearing officer shall be the mayor or his designee. The designee need not be a city employee.

19.04.2020 Heavy load vehicle.

A self-propelled vehicle having a manufacturer's recommended Gross Vehicle Weight (GVW) of greater than 12,000 pounds (including trailers), such as large recreational vehicles (originally manufactured as RVs, not converted), tractor-trailers, buses, vans, and other similar vehicles. The term "truck" shall be construed to mean "heavy load vehicle" unless specifically stated otherwise. Pick-up trucks, minivans, sports utility vehicles, and other similar light duty vehicles are not included.

19.04.2030 Heavy machinery sales and storage.

A building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function together as a unit.

19.04.2040 Heliport.

An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities.

19.04.2050 Helistop.

The same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted.

**19.04.2060 Highway/Freeway/
Expressway**

Roadways that function very similar to Interstates. Travel lanes are usually separated by some type of physical barrier, and their access and egress points are limited to on- and off-ramp locations or a very limited number of at-grade intersections. Like Interstates, these roadways are designed and constructed to maximize their mobility function, and abutting land uses are not directly served by them.

**19.04.2070 Home
Daycare/Preschool**

A type of home occupation which generally means the keeping for care and/or preschool instruction of twelve (12) or fewer children including the caregiver's own children aged 6 and under and not yet in full day school within an occupied dwelling, for periods of less than 12 hours per day.

19.04.2080 Home Daycare Small

A type of home occupation which generally means the keeping for care and/or preschool instruction of six (6) or fewer children including the caregiver's own children aged 6 and under and not yet in full day school within an occupied dwelling, for periods of less than 12 hours per day.

**19.04.2090 Home for the aged,
residence.**

A home where elderly people are provided with lodging and meals without nursing care being a primary function.

19.04.2100 Home Occupation

Any use conducted entirely within a dwelling and carried on by one person residing in the dwelling unit and one additional person who may, or may not, reside in the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the dwelling or property for residential purposes, and in connection with which there is no display nor stock in trade, "stock in trade" being any item offered for sale which was not produced on the premises.

19.04.2110 Home Office

An accessory use of a residential dwelling unit, where business or office activities are conducted. Typically the office would be an ancillary use for a primary business or office use located elsewhere.

19.04.2120 Hospital (acute care).

An institution where sick or injured patients are given medical and/or surgical treatment intended to restore them to health and an active life, and which is licensed by the state.

19.04.2130 Hospital (chronic care).

An institution where those persons suffering from illness, injury, deformity and/or deficiencies pertaining to age are given care and treatment on a prolonged or permanent basis and which is licensed by the state.

19.04.2140 Household appliance service and repair.

The maintenance and rehabilitation of appliances that are customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash

compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners, etc., but not including appliances/equipment which have internal combustion engines.

19.04.2150 Household care facility.

A dwelling unit which provides residence and care to not more than nine persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, abused, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster or financial setbacks, living together with not more than two supervisory personnel as a single housekeeping unit.

19.04.2160 Household care institution.

A facility which provides residence and care to ten or more persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, abused, or neglected children; victims of domestic violence; convalescing from illness; or temporarily homeless due to fire, natural disaster, or financial setback together with supervisory personnel.

19.04.2170 HVAC (Heating, Ventilating, Air Conditioning)

The system is used to provide heating and cooling services to buildings

19.04.2180 Illuminance

refers to the amount of light falling on an object or the measurement of such light.

19.04.2190 Illumination or Illuminated

A source of any artificial or reflected light, either directly from a source of light incorporated in, or indirectly from an

artificial source, so shielded that no direct illumination from it is visible elsewhere than on and in the immediate vicinity of the sign.

19.04.2200 Illumination, bare-bulb

Means a light source that consists of light bulbs with a [20]-watt maximum wattage for each bulb.

19.04.2210 Illumination, external

Illumination of a sign that is affected by an artificial source of light not contained within the sign itself.

19.04.2220 Illumination, flashing

Illumination in which the artificial source of light is not maintained stationary or constant in intensity and color at all times when a sign is illuminated, including illuminated lighting.

19.04.2230 Illumination, indirect

A light source not seen directly.

19.04.2240 Illumination, internal

A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface.

19.04.2250 Illumination, neon tube

A source of light for externally lit signs supplied by a neon tube that is bent to form letters, symbols, or other shapes.

19.04.2260 Improvement

Any building, structure, bridge, work of art, area, parking facility, public facility, fence, gate, wall, landscaping, or other object constituting a physical addition to real property, or any part of such addition.

19.04.2270 Incidental or accessory retail and service uses.

Any use different from the primary use but which compliments and/or supplements the primary use (for example, a sundries shop that serves tenants of an office building or hospital). Incidental shall mean an area which constitutes not more than 15% of the main use.

19.04.2280 Industrial manufacturing.

Establishments engaged in the manufacturing or transformation of materials into new products. These establishments are usually described as plants and factories, and characteristically use power driven machines and materials handling equipment. Manufacturing production is usually carried on for the wholesale market, rather than for direct sale to the domestic consumer.

19.04.2290 Inoperable Vehicle

A vehicle not currently registered or licensed in this state or another state, or a vehicle that is or has any of the following conditions: dismantled, broken windows, flat tires, no tires, missing doors, missing windows, missing fenders, missing hood, missing trunk, will not start, or is in a condition that would result in the vehicle's failure to pass state safety inspection pursuant to the Motor Vehicle Act, UTAH CODE ANN. § 41-1a-101, et seq.

19.04.2300 Interstate

Interstates are the highest classification of Arterials and were designed and constructed with mobility and long-distance travel in mind.

19.04.2310 Item of Information

(1) A syllable of a word, an initial, logo, abbreviation, number, symbol, or

geometric shape; (2) a word, logo, abbreviation, symbol, or geometric shape.

19.04.2320 Kennels (indoor pens).

An establishment with indoor pens in which more than four dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained and/or sold for commercial purposes.

19.04.2330 Kennels (outdoor pens).

An establishment with outdoor pens in which more than four dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained and/or sold for commercial purposes.

19.04.2340 Kennels (sportsmens)

A kennel for the keeping of three to five dogs which has a valid permit from the department of animal services and is located on a lot of at least one acre

19.04.2350 Kindergarten or nursery school (private).

An establishment where more than three children are housed for care and/or training during the day or portion thereof.

19.04.2360 Kiosk.

A small, free-standing, one-story accessory structure having a maximum floor area of 100 square feet and used for retail purposes, such as automatic teller machines or the posting of temporary information and/or posters, notices and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 50 square feet.

19.04.2370 Kitchen, residential.

Generally, that portion of a residential dwelling that is devoted to the preparation

and/or cooking of food for the purpose of consumption by residents of the dwelling. In this title, a "kitchen" generally indicates the presence of complete cooking facilities (i.e., stove, oven, microwave oven and/or refrigerator), as differentiated from a "kitchenette," which provides very limited cooking facilities (i.e., single-burner hot plate, under-counter refrigerator, microwave oven only, etc.).

19.04.2380 Laboratory equipment manufacturing.

A facility that makes or produces equipment or products used for research or testing.

19.04.2390 Laboratory, scientific or research.

An establishment that engages in research, testing or evaluation of materials or products, but not medical-related (see also "medical facilities -- medical laboratory").

19.04.2400 Landscaping.

Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms, and non-living durable materials that are commonly used in landscaping such as, but not limited to, rocks, pebbles, sand, walls or fences, but excluding paving.

19.04.2410 Landslide

A general term for the downslope movement of a mass of soil, superficial deposits or bedrock

19.04.2420 Lattice Tower

A self-supporting multiple sides, open steel frame structure used to support telecommunication equipment.

19.04.2430 Laundromat.

A facility where patrons wash, dry and/or dry clean clothing and other fabrics in machines that are operated by the patron.

19.04.2440 Library

A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

19.04.2450 Light load vehicle.

A self-propelled vehicle having a manufacturer's recommended gross vehicle weight (GVW) not greater than 12,000 pounds and having no more than two axles, such as pick-up trucks, sport utility vehicles, vans and mini-vans, recreational vehicles (less than 32 feet in length), campers and other similar vehicles but not including automobiles and motorcycles.

19.04.2460 Light manufacturing or industrial use.

Manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing.

19.04.2470 Liquefaction

A process by which certain water-saturated soils lose bearing strength because of ground shaking and increase of groundwater pore pressure

19.04.2480 Liquor Store

Establishments engaged in the sale of alcoholic beverages for off-premises consumption

19.04.2490 Loading space.

An off-street space or berth used for the delivery and loading/unloading of vehicles.

19.04.2500 Local utility line.

The facilities provided by a municipality or a franchised utility company for distribution or collection of gas, water, surface drainage water, sewage, electric power or telephone service, including pad- and pole-mounted transformers.

19.04.2510 Lodging House

A building, other than a hotel or motel, where lodging or rooms, or both, are provided for compensation, whether directly or indirectly.

19.04.2520 Lot.

A platted parcel of land that is occupied or intended to be occupied by one main building (or a group of main buildings) and any accessory building(s), which includes such parking, landscaping and open space as are required by this title or other laws and/or ordinances, and also which has its principal frontage upon a public street.

19.04.2530 Lot area.

The total area, measured on a horizontal plane, included within lot lines.

19.04.2540 Lot, corner.

A lot which has at least two adjacent sides abutting for their full lengths upon a street, provided that the interior angle at the intersection of such two sides is less than 135 degrees.

19.04.2550 Lot depth.

The mean horizontal distance between the front and rear lot lines.

19.04.2560 Lot, double frontage.

A lot having frontage upon two non-intersecting streets, as distinguished from a corner lot.

19.04.2570 Lot, flag.

A lot having access to a street by means of a parcel of land generally having a depth greater than its frontage, but not less than 35 feet. Flag, or panhandle, lots are typically discouraged.

19.04.2580 Lot frontage.

That dimension of a lot or portion of a lot abutting onto a street, excluding the side dimension of a corner lot.

19.04.2590 Lot, interior.

A lot other than a corner lot.

19.04.2600 Lot, key.

A corner lot whose exterior side is adjacent to the front yard of another lot.

19.04.2610 Lot line, front.

The narrower side of the lot abutting a street. Where two lot lines abutting streets are of equal length, the owner shall have a choice in designating which shall be the lot frontage. For a lot which has a boundary line which does not abut the front street line, is not a rear lot line, and lies along the same general directional orientation as the front and rear lot lines, said line shall be considered a front lot line in establishing minimum setback lines.

19.04.2620 Lot line, rear.

The lot line farthest from and most parallel to the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line and have a value of zero.

19.04.2630 Lot line, side.

Any lot line not the front or rear lot line.

19.04.2640 Lot lines or property lines.

The lines bounding a lot.

19.04.2650 Lot of record.

A lot which is part of a subdivision, the plat of which has been recorded in the office of the Salt Lake County Recorder.

19.04.2660 Lot width.

The horizontal distance measured between side lot lines parallel to the front lot line, and measured from the point on the building line which is closest to the front lot line.

19.04.2670 Lowest Floor

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this title.

19.04.2680 Main building.

The building or buildings on a lot which are occupied by the primary use.

19.04.2690 Maintenance and Utility Shops

An establishment providing routine maintenance of buildings. This term include but is not limited to a window washing, building cleaning, pest extermination, or disinfecting service.

19.04.2700 Major Life Activities

Functions such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

19.04.2710 Manufactured home display or sales (new).

The offering for sale, storage, or display of new manufactured housing units (e.g., mobile homes/trailers, moveable manufactured homes or industrialized homes) on a parcel of land, but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

19.04.2720 Manufactured home display or sales (used).

The offering for sale, storage, or display of previously owned (i.e., used), movable manufactured housing units (e.g., mobile homes/trailers) on a parcel of land, but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

19.04.2730 Manufactured Home Park or Subdivision

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

19.04.2740 Manufactured housing.

Prefabricated housing products which are typically manufactured /assembled at a location other than the end user's permanent site. For the purpose of this title, there are three types of manufactured homes:

A. *Mobile home.* A movable dwelling designed to be transported on its own chassis on the highway (either intact or in major sections) by a prime mover, which is constructed with a base section so as to be independently self-supporting,

and which does not require a permanent foundation for year-round living.

B. HUD-Code manufactured home.

A movable dwelling designed to be transported on the highway (either intact or in major sections) by a prime mover, which can be used as a residential dwelling either with or without a permanent foundation. A HUD-Code manufactured home is also defined as a movable manufactured home that was constructed after 15 June 1976.

C. Industrialized home (also called modular prefabricated structure or modular home). A structure or building module, as defined under state law, that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a fixed residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems contained in the structure.

19.04.2750 Marquee

A permanent structure other than a roof attached to, supported by, and projecting from a building and providing protection from the elements.

19.04.2760 Masonry construction.

That form of construction comprised of brick, stone, granite, marble, concrete, hollow clay tile, concrete block or tile, brick veneer, exterior plasters (including stucco), or other similar building units or materials or combination of these materials laid up unit by unit and set in mortar.

19.04.2770 Master Development Plan
a dimensioned presentation of the proposed development of a specified parcel of land that reflects thereon the location of buildings, easements, parking

arrangements, public access, street patterns and other similar features. Particularly site plans showing the entire on-site distribution of all of the elements for a proposed construction project normally including: architectural, engineering and landscape architectural site plans.

19.04.2780 Mausoleum.

Property used for the interring of the dead and where bodies are interred above ground in vaults.

19.04.2790 Medical facilities:

A. Medical clinic or office. A facility or group of offices for one or more physicians for the examination and treatment of ill and afflicted human outpatients provided that patients are not kept overnight except under emergency conditions.

B. Dental office or doctor's office. Same as medical clinic.

C. Hospital. An institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.

D. Massage establishment. Any place of business in which massage therapy is practiced by a massage therapist, as defined and licensed by State law. "Massage therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body message. Massage

therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower or cabinet baths. Equivalent terms for "massage therapy" are massage, therapeutic massage. Massage and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.

E. Public health center. A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.

F. Sanitarium. An institution providing health facilities for inpatient medical treatment or treatment and recuperation making use of natural therapeutic agents.

G. Surgical out-patient facility. An establishment offering any type of surgical procedures and related care which, in the opinion of the attending physician, can be performed safely without requiring inpatient overnight hospital care and exclusive of such surgical and related care as licensed physicians ordinarily may elect to perform in their private offices.

H. Medical laboratory. An indoor establishment that includes laboratories and/or experimental equipment for medical testing, prototype design and development, and product testing.

19.04.2800 Minor medical emergency clinic.

See "*medical clinic or office*."

19.04.2810 Mixed Use

The combination on a site of residential uses with commercial or industrial uses.

19.04.2820 Mobile home park (also "trailer park" or "RV park").

A parcel of land not less than five acres nor greater than 25 acres which is designed, improved, or intended to be used for short- or long-term occupancy by mobile homes/trailers and/or recreational vehicles (including travel trailers) in designated spaces. Such a facility may include a residence for the owner/manager of the premises, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.

19.04.2830 Mobile home space.

A plot of ground within a mobile home park, trailer park, RV park, or mobile home subdivision which is designed for the accommodation of one mobile home, trailer or RV unit.

19.04.2840 Mobile home sub-division.

A parcel of land which is designed, platted, improved and intended for the long-term placement of individually owned mobile home units or manufactured homes on platted lots which can be purchased outright by the owners of the mobile home units. Such a facility may include a residence for the owner/manager of the premises, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.

19.04.2850 Model home.

A dwelling in a developing subdivision, located on a legal lot of record, that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built within the same subdivision.

19.04.2860 Monopole Facility or Monopole

An antenna or series of individual antennas mounted on a single cylindrical pole. Also includes associated equipment. For the purposed of this chapter, if a facility does not fit the definition of a roof or wall mounted facility, it shall be considered a monopole facility.

19.04.2870 Motel or hotel.

A facility offering temporary lodging accommodations or guest rooms on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, house-keeping service and recreational facilities. A guest room shall be defined as a room designed for the overnight lodging of hotel guests for an established rate or fee.

19.04.2880 Motorcycle.

A usually two-wheeled, self-propelled vehicle having one or two saddles or seats, and which may have a sidecar attached. For purposes of this title, motorbikes, all-terrain vehicles (ATVs), motorscooters, mopeds and similar vehicles are classified as motorcycles.

19.04.2890 Motorcycle sales and repair.

The display, sale and/or servicing, including repair work, of motorcycles.

19.04.2900 Motor freight company.

A company using trucks or other heavy load vehicles to transport goods, equipment and similar products. Includes companies that move residential or commercial belongings.

19.04.2910 Motor vehicle.

Any vehicle designed to carry one or more persons which is propelled or drawn

by mechanical power, such as automobiles, vans, trucks, motorcycles and buses.

19.04.2920 Multi-Use Building

A building consisting of two or more separate commercial uses.

19.04.2930 Multiple-family dwelling.

Three or more dwelling units on a single lot designed to be occupied by three or more families living independently of one another, exclusive of hotels or motels. Includes three-family units (triplex) and four-family units (quadriplex), as well as traditional apartments.

19.04.2940 Municipal facility or use.

Any area, land, building, structure and/or facility which is owned, used, leased or operated by the city.

19.04.2950 Natural Drainage Channel

Naturally occurring features such as open swales, open channels, or open creek beds that help collect and convey stormwater over natural terrain to a determinate downstream point of discharge.

19.04.2960 Natural Feature

Any naturally-occurring tree, plant life, habitat, or geological site or feature, but does not include improvements.

19.04.2970 Natural Hazard

Liquefaction and/or surface fault rupture hazard

19.04.2980 Natural Hazard Map

The maps entitled “Avalanche Path Special Study Areas,” “Liquefaction Potential Special Study Area,” and “Surface Fault Rupture Special Study

Areas,” dated March 31, 1989, and adopted by Salt Lake County as revised

19.04.2990 Natural Hazard Special Study Area

A potentially hazardous area as shown on the natural hazards maps within which hazard investigations are generally required prior to development.

19.04.3000 Necessary

The applicant must show that, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy the housing of their choice.

19.04.3010 Non-buildable Area

Space that is within the minimum yard and open space requirements state within the zoning ordinance.

19.04.3020 Noncomplying structure.

A structure that legally existed before its current land use designation and, because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations which govern the use of land.

19.04.3030 Nonconforming use.

A use of land that legally existed before its current land use designation; has been maintained continuously since the time the land use ordinance governing the land changed; and because of one or more subsequent land use ordinance changes, does not conform to the regulations that now govern the use of the land.

19.04.3040 Non-depository institution.

A financial business, other than a depository institution, that is registered by the state of Utah pursuant to the Check

Cashing Registration Act, the Title Lending Registration Act, or any successor statutes. Non-depository institutions include specifically:

A. Check cashing business. A person or business that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. “*Check cashing business*” excludes:

1. A state or federally chartered bank, savings association, credit union, industrial loan company or other depository institution, and

2. A retail seller engaged primarily in the business of selling goods (including consumables) to retail buyers that also cashes checks for or issues money orders to its customers, provided that such services are clearly incidental to its main purpose or business and that the fees charged for such services do not exceed 1% of the amount of the check or money order or otherwise are *de minimus*.

B. Deferred deposit lender. A person or business that conducts transactions where a customer presents to a check casher a check written on the customer’s account or provides written or electronic authorization to a check casher to effect a debit to the customer’s account, whereupon the check casher:

1. Advances the customer an amount of money that is equal to the face value of the check or debit, less any fee or interest charged for the transaction, and

2. Agrees to defer processing the check or debit until a specific future date.

C. Payday loan business. An establishment providing short-term loans to individuals in exchange for personal checks or assignment of wages as collateral.

D. Title loan business. An establishment providing short-term loans to individuals in exchange for the title of a motor vehicle, mobile home or motorboat as collateral.

19.04.3050 Non-residential Treatment Facility

A facility wherein no persons will be housed on an overnight basis, which provides services including rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol abuse, drug abuse, sexual offenses, sexual abuse, or mental health. Associated educational services may also be provided to juvenile patients

19.04.3060 Nuisance

A. This section defines “nuisance” by providing five general definitions of what constitutes a nuisance (subsection B), and then providing specific examples of situations, conduct or activities that constitute nuisances (subsection C). The purpose of the general definitions is to allow the city to classify an offending situation, conduct or activity as a nuisance, even though the situation, conduct or activity may not be listed as a nuisance in the specific examples. The first three general definitions are taken directly from Utah state law. The purpose of listing the specific examples is to identify some of the specific situations, conduct and activities that the city intends to abate as nuisances.

B. General Definitions of Nuisance. Any activity that meets any one or more of the five definitions set forth below shall constitute a “nuisance” if it occurs within the city:

1. Nuisance as Defined in Utah Code Ann. § 78-38-1(1). Anything which is

injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property.

2. Nuisance as Defined in Utah Code Ann. § 76-10-801. Any item, thing, manner, or condition whatsoever that it is dangerous to human life or health or renders soil, air, water, or food impure or unwholesome.

3. Nuisance as Defined in Utah Code Ann. § 76-10-803.

(a) Unlawfully doing any act or omitting to perform any duty, which act or omission:

(i) Annoys, injures, or endangers the comfort, repose, health, or safety of three or more persons, at separate and distinct addresses in the effected neighborhood of the city;

(ii) offends public decency;

(iii) Unlawfully interferes with, obstructs, or tends to obstruct, or renders dangerous for passage, any lake, stream, canal, or basin, or any public park, square, street, or highway; or

(iv) In any way renders three or more persons, at separate and distinct addresses in the effected neighborhood of the city, insecure in life or the use of property.

(b) An act which affects three or more persons, at three separate and distinct addresses in the effected neighborhood of the city, in any of the ways specified in this subsection is still a nuisance regardless of the extent to which the annoyance or damage inflicted on individuals is unequal.

4. Nuisance. A condition which:

(a) Wrongfully annoys, injures, or endangers the comfort, repose, health or safety of others; or

(b) unlawfully interferes with, obstructs or tends to obstruct, or render dangerous

for passage, any public park, square, street or highway, or any other public place; or

(c) in any way renders other persons insecure in life, or in the use of property, and which affects the rights of an entire community or neighborhood, although the extent of the damage may be unequal.

5. Specific Nuisances Listed in Subsection C. Anything specifically listed as a nuisance in subsection (C), below.

C. Nuisances Enumerated. Every situation, conduct or activity listed below constitutes a nuisance and may be abated pursuant to this chapter. The listed examples are not exhaustive; a situation, conduct or activity not listed below, but coming within one of the general definitions of nuisance listed above, shall also constitute a nuisance. The first six listed nuisances are also listed as nuisances pursuant to UTAH CODE ANN. § 78- 38-9:

1. Drug Houses. Every building or premises where the unlawful sale, manufacture, service, storage, distribution, dispensing, or acquisition of any controlled substance, precursor, or analog specified in Title 57, Chapter 37 (Controlled Substances Act), UTAH CODE ANN., occurs.

2. Gambling. Every building or premises where gambling is permitted to be played, conducted, or dealt upon as prohibited in Title 76, Chapter 10, Part 11, UTAH CODE ANN. (Gambling), which creates the conditions of a nuisance as defined in UTAH CODE ANN. § 78- 38-1(2)(b).

3. Gangs. Every building or premises wherein criminal activity is committed in concert with two or more persons as provided in UTAH CODE ANN. § 76-3-203.1.

4. Party Houses. Every building or premises where parties occur frequently which create the conditions of a nuisance as defined in UTAH CODE ANN. § 78-38-1(1).

5. Prostitution. Every building or premises where prostitution or the promotion of prostitution is regularly carried on by one or more persons as provided in Title 76, Chapter 10, Part 13 (Prostitution), UTAH CODE ANN.

6. Weapons. Every building or premises where a violation of Title 76, Chapter 10, Part 5 (Weapons), UTAH CODE ANN., occurs on the premises.

7. Unsafe Condition. A condition that unreasonably or unlawfully affects the health or safety of one or more persons.

8. Fire Hazard. A fire hazard.

9. Noxious Emanations. Emanation of noxious or unreasonable odors, fumes, gas, smoke, soot or cinders.

10. Noxious Weeds. Noxious weeds located on vacant lots or other property, along public sidewalks or the outer edge of any public street, or weeds in any other location which constitute a fire hazard.

11. Refuse. Keeping or storing of any refuse or waste matter which interferes with the reasonable enjoyment of nearby property.

12. Stagnant Water. Polluted or stagnant water which constitutes an unhealthy or unsafe condition.

13. Improper Accumulations. Accumulation of soil, litter, debris, plant trimmings, or trash, visible from the street or an adjoining property.

14. Accumulation of Junk. Accumulation of used or damaged lumber; junk; scrap metal; machinery or machinery parts; salvage materials; abandoned, discarded or unused furniture; stoves, sinks, toilets, boxes, barrels, bottles, cans, containers, ice

boxes, refrigerators, cabinets, or other fixtures or equipment stored so as to be visible from a public street, alley, or adjoining property. However, nothing herein shall preclude the placement of stacked firewood for personal non-commercial use on the premises

15. Attractive Nuisances. Any attractive nuisance dangerous to children and other persons including, but not limited to, abandoned, broken, or neglected household appliances, equipment and machinery, abandoned foundations or excavations, or improperly maintained or secured pools.

16. Vegetation. Dead, decayed, diseased, or hazardous trees, weeds, hedges, and overgrown or uncultivated vegetation which is in a hazardous condition, is an obstruction to pedestrian or vehicular traffic, or which is likely to harbor rats, vermin or other pests.

17. Dust. Any Premises which causes excessive dust due to construction, lack of landscaping, non-maintenance or other cause.

18. Improper Storage. The keeping, storing, depositing or accumulating on the premises or in the public right-of-way for an unreasonable period of time dirt, sand, gravel, concrete, or other similar materials, or maintenance of such material on public rightsof-way. Material stored as part of an active construction project shall not be considered a nuisance.

19. Garbage Can. The leaving of any garbage can or refuse container in the street, other than on collection day, or for more than 12 hours before or after the collection day or the use of worn-out, rusted or filthy garbage containers.

20. Construction Equipment. Construction equipment or machinery of any type or description parked or stored on property when it is readily visible

from a public street, alley or adjoining property, except while excavation, construction or demolition operations covered by an active building permit are in progress on the subject property or an adjoining property, or where the property is zoned for the storage of construction equipment and/or machinery.

21. Improper Sign. Improper maintenance of a sign; or signs which advertise a business that is no longer extant on the property.

22. Hazardous Conditions. Any wall, sign, fence, gate, hedge, or structure maintained in such condition of deterioration or disrepair as to constitute a hazard to persons or property.

23. Graffiti. Graffiti which remains on the exterior of any building, fence, sign, or other structure and is visible from a public street.

24. Improper Maintenance. Maintenance of buildings and/or structures in such condition as to be deemed defective or in a condition of deterioration or disrepair including, but not limited to:

(a) Any building or structure which is unfit for human habitation, or which is an unreasonable hazard to the health of people residing in the vicinity thereof, or which presents an unreasonable fire hazard in the vicinity where it is located;

(b) Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of city ordinances, or any use of land, buildings or premises in violation of city ordinances;

(c) Buildings which are abandoned, partially destroyed, or left in an unreasonable state of partial construction for a period of six months or longer. An “unreasonable state of partial construction” means any unfinished

building or structure where the appearance or condition of the building or structure does not meet the requirements for finished buildings or structures as required by applicable city ordinances or building codes. The building or structure shall not be considered to be a nuisance if it is under active construction;

(d) Buildings having dry rot, warping, termite infestation, decay, excessive cracking, peeling, or chalking, as to render the building unsightly and/or in a state of disrepair;

(e) Buildings with missing doors and/or windows containing broken glass and/or no glass at all where the window is of a type which normally contains glass;

(f) Building exteriors, walls, fences, gates, driveways, sidewalks, walkways, signs or ornamentation, or alleys maintained in such condition as to render them unsightly and/or in a state of disrepair; or

(g) Buildings or conditions that violate any building, electrical, plumbing, fire, housing, or other code adopted by the city.

25. City Code Nuisances. Any violation of the city's code of ordinances that expressly declares a specific situation, conduct or activity to be a nuisance.

26. Alcohol. Every property or premises not licensed under applicable state law or city ordinance where any intoxicating liquors or alcohol are kept for unlawful use, sale or distribution.

27. Inappropriate Conduct. Every property or premises where there exists an environment which causes, encourages or allows individuals or groups of individuals to commit one or more of the following acts on the property, premises or adjacent public place, including but not limited to:

(a) Illegally consuming intoxicating liquor or alcohol, and/or drugs;

(b) Publicly urinating or defecating;

(c) By physical action, intentionally causing or attempting to cause another person to reasonably fear imminent bodily injury or the commission of a criminal act upon their person or upon property in their immediate possession;

(d) Engaging in acts of violence, including fighting amongst themselves;

(e) Discharging a firearm or explosive in violation of city ordinance or state law;

(f) Creating unreasonable noise which disturbs others;

(g) Intentionally obstructing pedestrian or vehicular traffic; or

(h) Soliciting acts of prostitution.

28. Dangerous Conditions. Any fence, wall, shed, deck, house, garage, building, structure or any part of any of the aforesaid; or any tree, pole, smokestack; or any excavation, hole, open well, pit, basement, cellar, sidewalk, subspace, dock, or loading dock; or any lot, land, yard, premises or location which in its entirety, or in any part thereof, by reason of the condition in which the same is found or permitted to be or remain, shall or may endanger the health, safety, life, limb or property, or cause any hurt, harm, inconvenience, discomfort, damage or injury to any one or more individuals in the city, in any one or more of the following particulars:

(a) By reason of being a menace, threat and/or hazard to the general health and safety of the community;

(b) By reason of being a fire hazard;

(c) By reason of being unsafe for occupancy, or use on, in, upon, about or around the aforesaid property; or

(d) By reason of lack of sufficient or adequate maintenance of the property, and/or being vacant, any of which depreciates the enjoyment and use of the

property in the immediate vicinity to such an extent that it is harmful to the community in which such property is situated or such condition exists.

29. Family. Keeping or allowing people at a premises in violation of the city's single family residence and zoning requirements.

30. Parking on Landscaping. Parking in an area required to be landscaped by city ordinance.

31. Banner and Snipe Signs. Keeping or allowing banner and/or snipe signs in violation of city ordinance.

32. Required Landscaping. Failure to install or maintain landscaping required by city ordinance.

33. Fly Control. Any premises that contains any one of the following unsanitary conditions:

(a) A privy, cesspool, sink, pit or like place that is not securely protected from flies;

(b) Garbage that is not securely protected from flies; or

(c) Vegetable waste, trash, litter, rags or refuse of any kind which flies may breed.

34. Habitat for Insects. Any condition that creates a habitat for mosquitoes or other harmful insects.

35. Weeds and Refuse. Any violation of chapter 9.60 of this code.

36. Rats. Accumulation of garbage or refuse that constitutes a health or safety hazard, consisting of waste, animal or vegetable matter upon which rats may feed.

37. Dead Animals. Any premises that contains any dead animals, animal parts, animal matter of any kind (except fertilizer), or any violation of section 8.32.160 of this title.

38. Nuisance Animal. Any animal that is considered to be a nuisance under title 8 of this title.

19.04.3070 Nursery.

An establishment, including a building, part of a building or open space, for the growth, display and/or sale of plants, shrubs, trees and other materials used in indoor or outdoor planting.

19.04.3080 Nursing, convalescent or rest home.

See "skilled nursing facility."

19.04.3090 Occupancy.

The use or intended use of the land or buildings by proprietors or tenants.

19.04.3100 Offices, professional and general business.

A room or group of rooms used for the provision of executive, management and/or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.

19.04.3110 Office center.

A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry, government or similar entity, that may include ancillary services for office workers such as a coffee shop, newspaper stand, sundries shop, hair/nail salon, etc.

19.04.3120 Office showroom.

An establishment with no more than 25% of its total floor area devoted to storage and warehousing, but not accessible to the general public. The remaining area may include retail and wholesale sales areas, sales offices, and

display areas for products sold and distributed from the storage and warehousing areas.

19.04.3130 Office warehouse.

An establishment with more than 25% of the total floor area devoted to storage and warehousing, but not generally accessible to the public.

19.04.3140 Officially approved place of access.

Access to a property, other than from a dedicated street, which is approved by the city.

19.04.3150 Off-site Improvements

Improvements that are outside the limits of the area encompassed by the tract area or the parcel of record on which the activity is conducted.

19.04.3160 Off-street parking incidental to main use.

Off-street parking spaces provided in accordance with the requirements of this title, located on the lot or tract occupied by the main use or within 150 feet of such lot or tract, and located within the same zoning district as the main use or in an adjacent parking district.

19.04.3170 OPEDS Zone

The off premise electronic display sign overlay zone pursuant to section 19.82.123 of this chapter.

19.04.3180 Open Space

Any land or area, the preservation of which in its present use would: (1) conserve and enhance natural or scenic resources; or (2) protect streams or water supply; or (3) promote conservation of soils, wetlands, or other resource identified by the city as valuable for conservation; or (4) enhance the value to

the public of abutting or neighborhood parks, forests, wildlife habitat, or nature reservations; or (5) enhance recreational opportunities.

19.04.3190 Outside display.

Outside temporary display of finished goods that are specifically intended for retail sale but not displayed outside overnight.

19.04.3200 Outside storage.

The permanent and/or continuous keeping, displaying or storing, outside a building, of any goods, materials, merchandise or equipment on a lot or tract for more than 24 hours. Also referred to as open storage.

19.04.3210 Overlay

An area where certain additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered.

19.04.3220 Owner

means any person who, alone or with others, has title or interest in any building or premises, with or without accompanying actual possession thereof. For the purpose of giving notice, the term "owner" also includes any person in physical possession.

19.04.3230 Paint shop.

A commercial establishment where painting services are performed (but not automotive-related painting services, which would be included under "automobile repair, major").

19.04.3240 Parcel.

Any unplatted tract of land, or any portion of an unplatted tract of land (see also "tract").

19.04.3250 Park or playground (private).

See "private recreation facility."

19.04.3260 Park or playground (public).

See "public recreation."

19.04.3270 Parking lot.

An off-street (i.e., not on a public street or alley), ground level area, paved in accordance with the city's off-street parking standards, for the short- or long-term storage of motor vehicles.

19.04.3280 Parking lot or structure, commercial (auto).

An area or structure devoted to the parking or storage of automobiles for a fee which may include, in the case of a parking structure only, a facility for servicing automobiles provided that such facility is an internal function for use only by automobiles occupying the structure and that such facility creates no special problems of ingress or egress.

19.04.3290 Parking space.

An off-street (i.e., not on a public street or alley) area, paved in accordance with city's parking lot standards, that is used for parking a vehicle, and that is accessed from a paved driveway which connects the parking space with a public street.

19.04.3300 Paved Surface

An improved area, covered by asphalt, concrete, or other hard surface material, which shall be impervious. "Paved surface" specifically excludes

dry gravel and similar materials as a finished product.

19.04.3310 Pawn shop.

An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). Retail sales of primarily used (i.e., pre-owned) items is also allowed, provided that the sale of such items complies with local, state and federal regulations.

19.04.3320 Pawn shop without weapons.

A pawn shop that does not sell, rent, loan against, or otherwise deal in weapons.

19.04.3330 Penthouse

Any specially designed apartment on an upper floor, especially the top floor, of a building.

19.04.3340 Permitted Use

Any use which is or may be lawfully established in a particular district(s), provided it conforms with all the requirements applicable to that district(s).

19.04.3350 Personal instruction or tutoring service

An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, academic tutoring, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.

19.04.3360 Personal service shop or custom personal services.

Establishments of less than 2,000 square feet in gross floor area, primarily engaged in providing services generally involving the care of the person or his apparel and including, without limitation, barber/beauty shops, dressmaking, shoe shining and repair, dry-cleaning and laundry pick-up stations, tailor or seamstress services, and other similar types of uses. Outside storage is prohibited.

19.04.3370 Pet and animal grooming shop.

A retail establishment offering small animals, fish and/or birds for sale as pets, where such creatures are housed within the building, and which may include the grooming of dogs, cats and similar animals.

19.04.3380 Planned development district.

Planned associations of uses developed as integral land use units, such as industrial parks or industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or by a combination of owners.

19.04.3390 Planned Unit Development
A large, integrated development adhering to a comprehensive plan and located on a single tract of land or on two or more tracts of land.

19.04.3400 Planning commission.

A board, appointed by the manager with advice and consent of the city council, which is authorized to recommend changes to the city's land use ordinance, its general plan and its zoning map, and to perform other planning functions as delegated by the city council or as required under applicable law.

19.04.3410 Plat.

A plan showing the subdivision of land, creating building lots or tracts, showing all essential dimensions and other information in compliance with the city's subdivision standards, and which is approved by the city and recorded in the plat records of the Salt Lake County Recorder.

19.04.3420 Platted lot.

See "lot" and "lot of record."

19.04.3430 Playfield or stadium (public).

An athletic field or stadium owned and operated by a public agency (e.g., the city, the Cottonwood Heights Recreation District, Canyons School District, etc.) for the general public including a baseball field, soccer field, golf course, football field or stadium which may be lighted for nighttime play.

19.04.3440 Playfield or stadium (private).

An athletic field or stadium not owned and operated by a public agency.

19.04.3450 Portable building sales (outdoor display).

An establishment which displays and sells structures capable of being carried and transported to another location, but not including mobile homes.

19.04.3460 Portable Storage Containers

Temporary (or portable) storage units are transportable units designed and used primarily for temporary storage of building materials, household goods, personal items and other materials for use on a limited basis on residential property

19.04.3470 Premises.

Land together with any buildings or structures situated thereon.

19.04.3480 Primary use.

The principal or predominant use of any lot or building.

19.04.3490 Principal building.

See "main building."

19.04.3500 Printing and Publishing Operations

A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint, and facsimile sending and receiving, and including offset printing

19.04.3510 Private club.

An establishment providing social and/or dining facilities which may provide alcoholic beverage service, to an association of persons.

19.04.3520 Private recreation facility or private park.

A recreation facility, park or playground which is not owned by a public agency, and which is operated for the exclusive use of private residents or neighborhood groups and their guests and not for use by the general public.

19.04.3530 Produce stand.

A seasonal use for which the primary purpose and design is to sell fruit, nuts, vegetables and similar foods. No cooking or on-premises consumption of produce occurs on the site.

19.04.3540 Professional service.

Work performed which is commonly identified as a profession, and which may be licensed by the state.

19.04.3550 Propane sales.

Retail sales of gaseous substances commonly used for household purposes such as propane and/or butane; does not include the storage, sale or distribution of other types of combustible substances or alternative fuels such as containerized natural gas, liquid propane, etc.

19.04.3560 Property

A building or structure, or the premises on which the building or structure is located, or undeveloped land.

19.04.3570 Protective Housing Facility

A facility either:

1. Operated, licensed, or contracted by a governmental entity, or
2. Operated by a charitable, nonprofit organization, where, for no compensation, temporary protective housing is provided to:
 - (a) Abused or neglected children awaiting placement of foster care;
 - (b) Pregnant or parenting teens;
 - (c) Victims of sexual abuse; or
 - (d) Victims of domestic abuse.

19.04.3580 Public agency building, shop, yard or facility.

Any building, land, area and/or facility (including maintenance/storage yards and shops) which is owned, leased, primarily

used and/or occupied by any subdivision or agency of the following: the state of Utah, the United States, or other public utility or agency. Any facility which is owned, leased, used and/or occupied by the city may also be defined as "*municipal facility or use.*"

19.04.3590 Public Place

An area generally visible to public view and includes alleys, bridges, driveways, parking lots, parks, plazas, sidewalks, streets, and buildings open to the general public, including those that serve food or drink or provide entertainment, and the doorways and entrances to buildings or dwellings and the grounds enclosing them.

19.04.3600 Public recreation.

Publicly owned and operated parks, recreation areas, playgrounds, swimming pools and open spaces that are available for use by the general public without membership or affiliation. This land use shall include special event type uses such as rodeos, concerts, festivals and other special events requiring special event permits, as set forth in this title.

19.04.3610 Public view.

Public view means areas that can be seen from any public street.

19.04.3620 Quasi-Public-Use

A use conducted by, or a facility or structure owned or operated by, a nonprofit, religious, or other charitable institution that provides educational, cultural, recreational, religious, or other similar types of public services

19.04.3630 Radio, television or microwave tower.

See "*antenna, microwave reflector and antenna support structure.*"

19.04.3640 Rear yard.

See "*yard, rear.*"

19.04.3650 Reasonable

a requested accommodation will not undermine the legitimate purpose of existing zoning regulations notwithstanding the benefit that the accommodation will provide to a person with a disability.

19.04.3660 Reasonable Accommodation

a change in any rule, policy, practice, or service necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling. The following words have the following definitions:

1. "Reasonable" means that a requested accommodation will not undermine the legitimate purpose of existing zoning regulations notwithstanding the benefit that the accommodation will provide to a person with a disability.
2. "Necessary" means that the applicant must show that, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy the housing of their choice
3. "Equal opportunity" means achieving equal results as between a person with a disability and a nondisabled person.

19.04.3670 Reception Center

A building in which members of a community or association may gather for social, educational, or cultural activities

19.04.3680 Record of Impairment

Having a record or history of having, or having been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

19.04.3690 Recreation center.

A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.

19.04.3700 Recreational vehicle (RV).

A self-propelled (i.e., motorized), mobile living unit which is typically used for temporary human occupancy away from the users' permanent place of residence. An RV may also be utilized as a permanent place of residence within districts that allow them to be used as such. (See also "*heavy load vehicle*").

19.04.3710 Recreational vehicle/camper sales and leasing.

An establishment that sells, leases and/or rents new and/or used recreational vehicles, travel trailers, campers, boats/watercraft, and similar types of vehicles.

19.04.3720 Recreational vehicle (RV) park.

An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent or lease on a temporary basis. (See also "*mobile home park*").

19.04.3730 Recycling kiosk.

A small uninhabited structure (120 square feet maximum) or temporary container (e.g., "*igloo*" or dumpster-type container) which provides a self-service location for the depositing of recyclable materials such as aluminum cans (e.g., "*can banks*"), glass bottles, magazines/newspapers, metal or plastic containers, etc. Recyclables are picked up periodically from the site. This definition does not include large trailers or attended collection centers.

19.04.3740 Regarded as Having an Impairment

A person is regarded as having an impairment when:

1. The person has a physical or mental impairment that does not substantially limit one or more major life activities but is treated by another person as having such a limitation;
2. The person has a physical or mental impairment that substantially limits one or more major life activities only as a result of the attitudes of others towards such an impairment; or
3. The person has none of the impairments defined in this section but is treated by another person as having such an impairment.

19.04.3750 Rehabilitation care facility (halfway house).

A dwelling unit which provides residence and care to not more than nine persons regardless of legal relationship who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together with not more than two supervisory personnel as a single housekeeping unit.

19.04.3760 Rehabilitation care institution.

A facility which provides residence and care to ten or more persons, regardless of legal relationship, who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct together with supervisory personnel.

19.04.3770 Related

Related by blood, marriage or adoption within the definition of "family" means a father, mother, husband, wife, son, daughter, sister, brother, uncle, aunt,

nephew, niece, first cousin, mother-in-law, father-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, or grandchild, to include the half as well as the whole blood.

19.04.3780 Religious Institution

A building which is used primarily for religious worship and related religious activities.

19.04.3790 Residence.

A dwelling; also, when used with “*district*,” an area of residential regulations.

19.04.3800 Residence hotels.

A multi-unit, extended stay lodging facility consisting of efficiency units and/or suites with complete kitchen facilities and which is suitable for long-term occupancy. Customary hotel services such as linens and housekeeping, telephones, and upkeep of furniture shall be provided. Meeting rooms, club house, and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units.

19.04.3810 Residential district.

A district where the primary purpose is residential use.

19.04.3820 Residential facility for elderly persons

A dwelling unit that is occupied on a 24 hour per day basis by eight or fewer elderly persons in a family type arrangement. The dwelling unit must be owned by one of the residents or by an immediate family member of one of the residents, or be a facility for which the title has been placed in trust for a resident. A residential facility for elderly

persons shall not include any of the following:

1. A facility which is operated as a business; provided that such facility may not be considered to be operated as a business solely because a fee is charged for food or for actual and necessary costs of operation and maintenance of the facility;
2. A facility where persons being treated for alcoholism or drug abuse are placed;
3. A facility where placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution;
4. A facility which is a healthcare facility as defined by UTAH CODE ANN. 26-21-2, as amended; or
5. A facility which is a residential facility for persons with a disability.

19.04.3830 Residential facility for persons with a disability.

A residence in which more than one person with a disability resides and which is licensed or certified by: (a) the Utah Department of Human Services under UTAH CODE ANN. Title 62A, Chapter 2, “Licensure of Programs and Facilities,” or (b) the Utah Department of Health under UTAH CODE ANN. Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.

19.04.3840 Responsible Person

The person(s) responsible for correcting or abating a nuisance pursuant to this chapter. The responsible person includes the property owner and any person who causes or permits a nuisance to occur or remain upon property in the city, and includes but is not limited to the owner(s), lessor(s), lessee(s), or other person(s) entitled to control, use and/or occupy property where a nuisance occurs.

In cases where there are more than one responsible persons, the city may proceed against one, some or all of them.

19.04.3850 Restaurant or cafeteria (with drive-thru service).

An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, and which may include a drive-thru window(s).

19.04.3860 Restaurant or cafeteria (without drive thru service).

An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, and which do not have a drive-thru window.

19.04.3870 Restaurant or eating place (drive-in service).

An eating establishment where food and/or drinks are primarily served to customers in motor vehicles, or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.

19.04.3880 Retail or service, incidental.

The rendering of incidental retailing or services incidental to the primary use. In the city's O-R-D zone, for example, such uses may include a barber/beauty shop, smoke shop, news stand, candy counter, restaurant, pharmacy or other incidental activity secondary to the primary office occupancy. Incidental uses shall mean uses which occupy less than 15% of the main use.

19.04.3890 Retail shop (for apparel, gifts, accessories and similar items).

An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. (See also "general retail stores").

19.04.3900 Retention Area

Used to manage stormwater runoff to prevent flooding and downstream erosion, and improve water quality in an adjacent river, stream, lake or bay.

19.04.3910 Retirement housing for the elderly (also independent living center or congregate housing).

A development providing self-contained dwelling units specifically designed for the needs of the elderly. Units may be rented or owner-occupied. To qualify as retirement housing, a minimum of 80% of the total units shall have a household head 55 years of age or greater. No long-term or permanent skilled nursing care or related services are provided.

19.04.3920 Right-of-way.

A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities.

19.04.3930 Rockfall

A descent of, or mass of loose or fallen rocks

19.04.3940 Roof Mounted Facility

An antenna or series of individual antennas mounted on a flat or pitched roof, mechanical room or penthouse of a building or structure. Also includes associated equipment.

19.04.3950 Room.

A building or portion of a building which is arranged, occupied or intended to be occupied as living or sleeping quarters but not including toilet or cooking facilities.

19.04.3960 Rooming house.

See "boarding house."

19.04.3970 Salvage or reclamation of products (see also "wrecking yard").

The reclamation and storage of used products or materials.

19.04.3980 Sand, gravel or stone extraction and/or storage.

The process of extracting and/or storing sand, gravel, stone, topsoil, compost or other products from the earth.

19.04.3990 School

an institution of learning or instruction primarily catering to minors, whether public or private, which is accredited as such a facility by the state. This definition shall include kindergartens, elementary schools, junior high schools, middle high schools, senior high schools, or any special institution of learning under the jurisdiction of the state Department of Education, but shall not include home occupations represented as schools, trade schools, charm schools, dancing schools, music schools or similar limited schools, nor public or private universities or colleges.

19.04.4000 School business.

A for-profit business that offers instruction and training in a profession, service or art such as a secretarial or court reporting school, barber/beauty college or commercial art school, but not including commercial trade schools.

19.04.4010 School, commercial trade.

A for-profit business that offers vocational instruction and training in trades such as welding, brick laying, machinery operation/repair, and similar trades.

19.04.4020 School, private (primary or secondary).

A school under the sponsorship of a private entity (other than a public or religious agency) which offers a curriculum that is generally equivalent to public elementary and/or secondary schools.

19.04.4030 School, public or parochial.

A school under the sponsorship of a public or religious agency which provides elementary and/or secondary curricula, but not including private business or commercial trade schools.

19.04.4040 Scientific and industrial research laboratories.

Facilities for research including laboratories, experimental equipment, and operations involving compounding or testing of materials or equipment.

19.04.4050 Screened.

Shielded, concealed, and effectively hidden from the view of a person standing at ground level on an abutting site, or outside the area or feature so screened, by a fence, wall, hedge, berm or similar architectural or landscape feature.

19.04.4060 Seasonal uses.

Seasonal uses include the sales of items such as Christmas trees, pumpkins, snow cones, fresh produce, and other items which are typically only available at certain times of the year.

19.04.4070 Self storage.

Small individual storage units for rent or lease, restricted solely to the storage of items. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.

19.04.4080 Sensitive development

Any land use that maintains the character of the native landscape and natural or cultural resources that define the area.

19.04.4090 Sensitive lands or sensitive area

Retention areas, conservation areas, and any other land within a sensitive lands district or which qualifies for inclusion in a sensitive lands district.

19.04.4100 Sensitive lands district or sensitive lands overlay

Any designated overlay area published on an official map by the city which describes a sensitive area or special study zones.

19.04.4110 Servants' quarters or guest house.

An accessory dwelling in a residential district for the sole use and occupancy of a member of the immediate family or of a person or persons employed on the premises by the occupant on a full-time basis as domestic help such as a maid, nanny/governess, groundskeeper, chauffeur, cook or gardener, but not involving the rental of such facilities or the use of separate utility connections for such facilities.

19.04.4120 Service Drop

The portion of the system located between the distribution system and wall

of the building or structure occupied or intended to be occupied by a customer.

19.04.4130 Setback

That part of a lot extending open and unobstructed from the lowest level to the sky, except for permitted obstructions, along the length of a lot line for a depth or width set forth in the bulk regulations for the district in which the lot is located. Required setbacks are also referred to as yards.

19.04.4140 Sexually oriented business.

Adult businesses, nude entertainment businesses, seminude dancing bars, outcall services, and nude and seminude dancing agencies as defined in chapter 5.82.

19.04.4150 Shelter for the homeless

Charitable lodging or sleeping rooms provided on a temporary (usually daily) basis to those members of society lacking other safe, sanitary or affordable shelter. A shelter for the homeless may also include kitchen and cafeteria facilities.

19.04.4160 Shopping center.

A group of primarily retail and service commercial establishments that is planned, constructed and managed as a total entity, and which provides customer and employee parking on-site, unloading/delivery areas which are separated from customer access, and aesthetically appropriate design and protection from the elements.

19.04.4170 Short-term Rental

The rental, letting of rooms or subleasing/renting of any structure, dwelling or portion thereof for occupancy, dwelling, lodging or sleeping purposes for at least three but not more than 30 consecutive days in duration.

19.04.4180 Short-term Rental Operator or “Operator”

“Short-term rental operator” or “operator” means the owner or a responsible party designated by the owner of a short-term rental property to act for and in behalf of the owner in managing the property. If the operator is not the owner, the actions, undertakings and certifications of the operator shall be binding on the owner. To assure prompt response to complaints and issues concerning a short-term rental property, the operator must:

- (1) Maintain a call center or other complaint “hotline” that is staffed by a live person (i.e.—mere voicemail or an answering machine is non-compliant with this requirement) and fully responsive 24 hours per day, 365 days per year;
- (2) Cause a responsible party with decision-making authority to be on-site at the short-term rental property within one hour after the telephonic lodging of a complaint reasonably requiring the operator’s on-site presence, including, without limitation, complaints from neighbors and the city concerning the behavior of occupants or guests of the short-term rental property; and
- (3) Continuously maintain on file with the city the operator’s current (i) address, (ii) telephone number, and (ii) facsimile number and/or e-mail address, for the city’s use in contacting the operator for purposes of this chapter and Title 5 of this code, which information shall be promptly updated on the city’s records by the operator as such information changes.

19.04.4190 Short-term Rental Property

Real property licensed under this chapter for use for short-term rental purposes

19.04.4200 Side yard.

See "yard, side."

19.04.4210 Sign

A sign or special sign, as defined by this chapter. Sign also means a lettered, numbered, symbolic, pictorial, or illuminated visual display designed to identify, announce, direct, or inform that is visible from a public right-of-way.

19.04.4220 Sign, Above-roof

Means a sign displayed above the peak or parapet of a building

19.04.4230 Sign, architectural historic or scenic area

An area that contains unique architectural, historic, or scenic characteristics that require special regulations to ensure that signs displayed within the area enhance its visual character and are compatible with it.

19.04.4240 Sign, animation or Animated (see also “changeable copy” and “movement”)

Means the movement or the optical illusion of movement of any part of the sign structure, design, or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity; the automatic changing of all or any part of the facing of a sign.

19.04.4250 Sign, civic

Means a temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization, or similar noncommercial organization.

19.04.4260 Sign, directional

A sign at the exit or entrance of a premises that has two or more driveways.

19.04.4270 Sign, electronic display

Any sign, video display, projected image or similar device, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information that is generated (or may be changed or altered) by electronic means. Electronic display signs include, without limitation, electronic or digital displays that are computer programmable or microprocessor controlled and signs that use light emitting diodes (LED), plasma displays, fiber optics, light bulbs or other illumination devices or technology that results in bright, high resolution text, images and graphics.

19.04.4280 Sign, grand opening

A banner displayed on a premises on which a grand opening is in progress.

19.04.4290 Sign, ground

A sign supported by one or more uprights, posts, or bases placed upon or affixed in the ground and not attached to any part of a building. It includes a pole sign and a monument sign.

19.04.4300 Sign, height

The vertical distance measured from grade at the edge of the adjacent right-of-way to the highest point of the sign.

19.04.4310 Sign, inflatable

Any advertising devise, which is supported by heated or forced air, or lighter-than air gases.

19.04.4320 Sign, monument

A ground sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole.

19.04.4330 Sign, movement (see also "animation")

Physical movement or revolution up or down, around, or sideways that changes at intervals of less than 60 seconds.

19.04.4340 Sign, name-plate

A sign indicating the name and address of a building; or the name of an occupant thereof, and the practice of a permitted occupation therein.

19.04.4350 Sign, nonconforming

A sign that was lawfully constructed or installed prior to the adoption or amendment of this chapter and was in compliance with all of the provisions of the governing ordinance then in effect, but which does not presently comply with this chapter.

19.04.4360 Sign, off-premise (see also "Billboard")

A sign that directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed.

19.04.4370 Sign, off-premise electronic display or “OPEDS”

Off-premise electronic display sign(s) (whether singular or plural, as the context requires).

19.04.4380 Sign, pole

A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six feet or more above grade.

19.04.4390 Sign, political

A temporary sign identifying and urging voter support for a particular election issue, political party, or candidate for public office.

19.04.4400 Sign, portable

A sign not permanently attached to the ground or a building or designed to be permanently attached to the ground or a building.

19.04.4410 Sign, projecting

A sign attached to and projecting from the wall of a building and not in the same plane as the wall.

19.04.4420 Sign, property

An on premise sign that states the rights that the owner of that property wishes to enforce, such as no dumping, or no trespassing.

19.04.4430 Sign, public information

an on premises sign that is located on land in a PF (public facilities) zone that is owned, leased or occupied by a federal, state or local governmental body (such as a city or a school district), which signage is used solely for noncommercial, public information purposes such as civic announcements, publicizing community events, occurrences or activities, or the

like. A public information sign may not be used for off-premises sign or billboard purposes. All public information signs shall be constructed as monument signs as provided in section 12.82.030 below.

19.04.4440 Sign, real estate

A temporary sign that relates to the sale, lease, or rental of property or buildings, or to construction activities on a site where the sign is located.

19.04.4450 Sign, Roof (see also “above-roof-sign)

A sign that is displayed above the eaves and under the peak of a building.

19.04.4460 Sign, size

The total area of the face used to display a sign, not including its supporting poles or structures. If a sign has two faces that are parallel (not more than two feet apart), and supported by the same poles or structures, the size of the sign is onehalf the area of the two faces.

19.04.4470 Sign, snipe

An off-premises sign that is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or to other objects.

19.04.4480 Sign, special

A sign, other than a ground or wall sign, regulated by this title.

19.04.4490 Sign, temporary window

A window sign displayed for a limited period of time.

19.04.4500 Sign, time and temperature

A sign devoted exclusively to the display of the current time and temperature.

19.04.4510 Sign, vehicle

A sign that is attached to or painted on a vehicle that is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.

19.04.4520 Sign, wall

A sign painted on or attached to a wall of a structure and in the same plane as the wall.

19.04.4530 Sign, wind

Any display or series of displays, banners, flags, balloons, or other objects designed and fashioned in such a manner as to move when subjected to wind pressure.

19.04.4540 Sign, window

A sign applied, painted or affixed to or in the window of a building. A window sign may be temporary or permanent.

19.04.4550 Signable Area for Projecting Signs and Awnings

One area enclosed by a box or outline, or within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures.

19.04.4560 Signable Area for wall signs

One area free of architectural details on the facade of a building or part of a building, which shall include the entire area which is: 1. Enclosed by a box or outline, or 2. Within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations,

ornamentations, or other figures. A “facade” is the side of a building below the eaves.

19.04.4570 Single-family dwelling, attached (townhouse).

A dwelling which is joined to another dwelling at one or more sides by a party (i.e., shared) wall, which is designed for occupancy by one family, and which is located on a separate lot delineated by front, side and rear lot lines.

19.04.4580 Single-family dwelling, detached.

A dwelling designed and constructed as a free-standing structure for occupancy by one family, and located on a lot or separate building tract having no physical connection to a building located on any other lot or tract.

19.04.4590 Skilled nursing facility (also termed nursing home, convalescent home or long-term care facility).

A residence providing primarily in-patient health care, personal care, or rehabilitative services over a long period of time to persons who are chronically ill, aged or disabled and who need ongoing health supervision but not hospitalization.

19.04.4600 Slope Stability

The resistance of a natural or artificial slope or other inclined surface to failure by sliding, usually assessed under both static and dynamic (earthquake-induced) conditions

19.04.4610 Small engine repair shop.

Shop for the repair of lawn mowers, chain saws, lawn equipment, and other machines with one-cylinder engines.

19.04.4620 Snow avalanche

A mass of predominantly snow and ice, but also including a mixture of soil or rock and organic debris, falling, sliding, and/or flowing rapidly down a hillside or mountainside under the force of gravity.

19.04.4630 Special study zone

Refers to an area within the vicinity of a potential or known fault zone(s) that warrant study to determine the feasibility of development in compliance with the regulations

19.04.4640 Stable, commercial.

A stable used for the rental of stall space or for the sale or rental of horses or mules.

19.04.4650 Stable, private.

An area used solely for the owner's private purposes for the keeping of horses, mules or ponies which are not kept for remuneration, hire or sale.

19.04.4660 Standard of care

A professional such as an architect, a landscape architect, an engineer, a geologist, or a land surveyor is required to use the same degree of learning, care and skill ordinarily used by other professionals of the same type, under like circumstances, in the same or similar locality as where the subject professional services were provided.

19.04.4670 State.

The state of Utah.

19.04.4680 Stealth Facility

A facility which is either

1. Virtually invisible to the casual observer, such as an antenna behind louvers on a building, or inside a steeple or similar structure; or

2. Camouflaged, through stealth design, so as to blend in with its surroundings to such an extent that it is indistinguishable by the casual observer from the structure on which it is placed or the surrounding in which it is located. Examples of stealth facilities include antennas which are disguised as flagpoles, as indigenous trees, as rocks, or as architectural elements such as dormers, steeples and chimneys. To qualify as "stealth" design, the item in question must match the type of item that it is mimicking in size, scale, shape, dimensions, color, materials, function and other attributes as closely as possible, as reasonably determined by the city.

19.04.4690 Storage or wholesale warehouse.

A building used primarily for the storage of goods and materials.

19.04.4700 Street.

Any dedicated public thoroughfare which affords the principal means of access to abutting property.

19.04.4710 Street identification.

Any street which joins another street at an angle, whether or not it crosses the other.

19.04.4720 Structure.

Anything constructed or erected, the use of which requires location on the ground or which is attached to something having a location on the ground (see also "Building").

19.04.4730 Structural alterations.

Any change in the supporting members of a structure, such as load-bearing walls or partitions, columns,

beams or girders, or any substantial change in the roof or in the exterior walls.

19.04.4740 Studio, health/reducing/fitness.

Includes, without limitation, an establishment which provides facilities and equipment (e.g., gymnasiums, weight rooms, swimming pools/spas, exercise apparatus, instruction/classes, etc.) which are intended to promote health, fitness, weight reduction and/or similar health-related activities. Such facilities may include such accessory uses as food service, sales of sundries and apparel, and child care services, provided that such accessory uses are clearly incidental to the primary use and are for the use of studio patrons only (i.e., not the general public). No outside signage may be used to advertise accessory uses.

19.04.4750 Studio, tattoo or body piercing.

A building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.

19.04.4760 Studio for radio or television.

A building or portion of a building used as a place for radio or television broadcasting.

19.04.4770 Structure

Anything built that requires a permanent location. This term includes a building.

19.04.4780 Structure designed for human occupancy

Is any residential dwelling or any other structure use or intended for supporting or sheltering any use or occupancy, which is expected to have occupancy rate of more than 2,000 person-hours per year.

19.04.4790 Subdivision

The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer, or ownership, or building or lot development. The term shall include the resubdivision of land.

19.04.4800 Substantial completion.

The stage of the progress of work when the work or designated portion thereof is sufficiently complete in accordance with the contract documents so that the owner may occupy or utilize the work for its intended use.

19.04.4810 Supermarket/Grocery Store

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods

19.04.4820 Swimming pool, commercial.

A swimming pool with accessory facilities which is not part of the municipal or public recreational system and which is not a private swim club, but where the facilities are available for use by the general public for a fee.

19.04.4830 SWPPP

A storm water pollution prevention plan, conducted in accordance with appropriate standards, as determined by the city and the Utah Pollutant Discharge Elimination System (UPDES).

19.04.4840 System

All poles, towers, wires, lines, cables, conduits, pipes and accessory equipment providing service such as electricity, telephone, telegraph, cable television, gas, water, sewer, steam or petroleum including service drops, distribution system, transmission system, and accessory equipment.

19.04.4850 Talus

Rock fragments lying at the base of a cliff or a very steep rocky slope.

19.04.4860 Telecom Tower

A structure designed and constructed to support one or more antennas used by commercial wireless telecommunication facilities and including all appurtenant devices attached to it. A tower can be freestanding (solely self-supported by attachment to the ground) or supported (attached directly to the ground and with guy wires), of either lattice or monopole construction

19.04.4870 Telemarketing center.

An establishment which solicits business or the purchase of goods and/or services by telephone only. No sales of goods or services to the public occurs at or on the premises. No products are stored at or on the premises.

19.04.4880 Telephone and exchange, switching/relay or transmitting station.

A line for the transmission of telephone signals and a central office in

which telephone lines are connected to permit communication but not including a business office, storage (inside or outside) or repair yards.

19.04.4890 Temporary.

Used or lasting for only a limited period of time; not permanent.

19.04.4900 Temporary building.

Any nonresidential prefabricated structure which is not originally manufactured or constructed at its use site, required on-site installation of utilities and/or foundation.

19.04.4910 Temporary field office or construction yard or office.

A structure or shelter used in connection with a development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment. Temporary permits for one year for a specific time and location as determined may be issued by the building official and shall be subject to review and renewal for reasonable cause.

19.04.4920 Tennis court, private.

A surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for nighttime play in residential areas except as may be otherwise provided or restricted by this code.

19.04.4930 Terrain adaptive architecture

A system of architectural design where buildings step down steeply sloping sites and hillsides to create the least amount of visual impact from lower lying vantage points.

19.04.4940 Theater or playhouse (indoor).

A building or part of a building devoted to the showing of motion pictures, or for dramatic, musical or live performances.

19.04.4950 Tire dealer, no open storage.

A retail establishment engaged in the sale and/or installation of tires for vehicles, but without open storage.

19.04.4960 Tire dealer, with open storage.

A retail establishment engaged in the sale and/or installation of tires for vehicles, with open storage.

19.04.4970 Tool and machinery rental shop.

A building or a portion of a building used for the display and rental of tools, machinery and instruments.

19.04.4980 Tract.

A single individual parcel or lot.

19.04.4990 Tractor sales.

See "heavy machinery sales and storage."

19.04.5000 Trade and commercial schools.

See "*school, commercial trade.*"

19.04.5010 Trail

A system of public recreational pathways located within the city for use by the public.

19.04.5020 Trailer park or court.

See "*mobile home park.*"

19.04.5030 Trailer, hauling.

A vehicle or device which is pulled behind an automobile or truck and which is designed for hauling animals, produce, goods or commodities, including boats.

19.04.5040 Trailer home.

See "manufactured housing, mobile home."

19.04.5050 Trailer or mobile home space.

See "*mobile home space.*"

19.04.5060 Trailer rental.

The display and offering for rent of trailers designed to be towed by automobiles and light load vehicles.

19.04.5070 Trailer, travel or camping.

A portable or mobile living unit which is used for temporary human occupancy away from the users' permanent place of residence, which does not constitute the users' principal place of residence, and which is designed to be towed behind another vehicle.

19.04.5080 Transitional Housing Facility

A facility owned, operated or contracted by a governmental entity or a charitable, not for profit organization, where, for no compensation, temporary housing (usually three to 24 months, but in no event less than 30 days) is provided to homeless persons while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A transitional housing facility shall not include a shelter for the homeless, and a dwelling unit provided to a family for their exclusive use for more than 30 days as part of a transitional housing program shall not be considered to be a transitional housing facility.

19.04.5090 Transmission System

The portion of the system which is used to carry the service from points of generation or switching centers to distribution points such as electrical substations and equipment sites. In the case of electrical service, a transmission system is defined as carrying a voltage of 46 KV or more.

19.04.5100 Transportation and utility structures/facilities.

Permanent facilities and structures operated by companies engaged in providing transportation and utility services including but not limited to railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs and water pumping stations.

19.04.5110 Truck.

A light or heavy load vehicle (see "light load vehicle" and "heavy load vehicle").

19.04.5120 Truck and bus repair.

An establishment providing major and minor automotive repair services to heavy load vehicles.

19.04.5130 Truck and bus leasing.

The rental of new or used panel trucks, vans, trailers, recreational vehicles or motor-driven buses in operable condition and where no repair work or intensive cleaning operations are performed.

19.04.5140 Truck stop.

A facility for the parking, refueling and/or minor repair of heavy load tractor-trailer trucks. These facilities may also include retail sales of food and/or other items, restaurant(s), restroom/showers facilities, and/or temporary sleeping quarters.

19.04.5150 Truck terminal.

An area and building where cargo is stored and where trucks, including tractor and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.

19.04.5160 Truck sales (heavy trucks).

The display, sale or rental of new or used heavy load vehicles in operable condition.

19.04.5170 Twin Homes

See Two-Family Dwelling

19.04.5180 Twirl time

The time that it takes for static text, images and graphics on an OPEDS to change to a different text, images or graphics on a subsequent sign face.

19.04.5190 Two-family dwelling (duplex, twin home).

Two attached dwellings in one structure, each designed to be occupied by one family.

19.04.5200 UGS

The Utah Geological Survey

19.04.5210 Unpublished sources

Maps, documents, consultant's reports or other data produced by credible scientific or professionally licensed individuals or entities that have not been published in publicly or generally available formats.

19.04.5220 Usable open space.

An open area or recreational facility which is designed and intended to be used for outdoor living and/or recreation purposes. An area of usable open space shall have a slope not exceeding ten percent, shall have no dimension of less

than ten feet, and may include landscaping, walks, recreational facilities, water features and decorative objects such as art work or fountains).

19.04.5230 USGS

United States Geological Survey

19.04.5240 Use.

The purpose for which land or buildings are or may be occupied in a zoning district.

19.04.5250 Utility Company

A company regulated by the public service commission that provides a service including but not limited to electricity, telephone, or gas.

19.04.5260 Utility distribution/ transmission lines.

Facilities which serve to distribute and transmit electrical power, gas and water, including but not limited to electrical transmission lines, gas transmission lines, telephone lines and metering stations, whether operated by the city or a private utility company.

19.04.5270 Utility Stations

Any aboveground structure, except an antenna or utility pole and associated appurtenances, which a provider constructs, erects, or places on a site, and is attached or affixed to something having a permanent location on or under the ground which is used to provide its services to customers and which: (1) exceeds 32 cubic feet total volume or minimum height of four feet above grade; (2) contains any power generating equipment, regardless of size of the structure; or (3) has the potential for creating environmental impacts

19.04.5280 UDOT

Utah Department of Transportation

19.04.5290 Variance.

An adjustment in the application of the specific regulations of this title to a particular parcel of property which, because of special conditions or circumstances of hardship peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district. Only the board of adjustment may grant a variance.

19.04.5300 Vehicle

includes, but is not limited to, trailers, travel trailers, semi-trailers, road tractor, recreational vehicle, pick-up truck, motorboat, manufactured home, motor vehicle, motorcycle, off-highway vehicle, farm truck, farm tractor, commercial vehicle, camper, all-terrain type I and type II vehicles, off-highway vehicle, reconstructed vehicle, sailboat, special interest vehicle, specially constructed vehicle, all as defined in the Motor Vehicle Act, UTAH CODE ANN. § 41- 1a-101, et seq.

19.04.5310 Veterinarian clinic.

An establishment where animals and pets are admitted for examination and medical treatment (see also "kennels").

19.04.5320 Wall Mounted Facility

An antenna or series of individual antennas mounted against the vertical wall of a building or structure. Also includes associated equipment.

19.04.5330 Water Pumping Plant and Reservoir

A facility that delivers water at a designed pressure and flow rate. Includes

the required pump(s), associated power unit(s), plumbing, appurtenances, and may include on-site fuel or energy source(s), and protective structures. A reservoir associated with a water pumping plant means a pond, lake, basin, or other space, either natural or created in whole or in part by engineered walls or structures, which is used for storage, regulation, and control of water for recreation, power, flood control, or drinking.

19.04.5340 Weapon.

A weapon is (a) any firearm, including, without limitation, any barreled device, of any description, from which any shot, bullet, pellet, dart, paintball or other potentially harmful missile can be discharged, any component part of or accessory to such a firearm, including accessories designed or adapted to diminish the noise or flash caused by the firing of the firearm; (b) any knife, including, without limitation, a belt buckle knife, dirk, dagger, sword, cane sword, pen knife, lipstick knife, switchblade, butterfly knife or any other knife that has a blade longer than 2.5 inches, opens automatically, or has more than one sharp edge; (c) nunchaku; (d) metal knuckles; (e) blow guns in excess of 12” in length; (f) bows and crossbows; (g) ammunition, arrows, bolts, bullets or any explosive device.

19.04.5350 Wet stamp or seal

the official hallmark of an engineer, surveyor or other licensed professional that is reproduced, via ink or embossing, on plans, plats, studies or the like prepared by such professional or under his direction, to prove its authenticity and/or to confirm its accuracy.

19.04.5360 Wireless Telecommunications Facility

An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or wireless transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached.

19.04.5370 Wrecking yard (junkyard or auto salvage).

Any lot upon which two or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license, have been placed for the purpose of obtaining parts for recycling or resale.

19.04.5380 Yard.

An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in this title that the building or structure may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used.

19.04.5390 Yard, front.

A yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and the outside wall of the main building.

19.04.5400 Yard, rear.

The area extending across the rear of a lot measured between the lot lines and being the minimum horizontal distance between the rear lot line and the rear of the outside wall of the main building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

birds and reptiles are domiciled and displayed.

19.04.5410 Yard, side.

The area between the building and side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main building.

19.04.5420 Zero-lot-line dwelling.

A common lot line on which a wall of a structure may be constructed.

19.04.5430 Zoning district.

A classification applied to any certain land area within the city stipulating the limitations and requirements of land usage and development.

19.04.5440 Zoning map.

The official map upon which the boundaries of the various zoning districts in the city are drawn and which is an integral part of this title.

19.04.5450 Zoo (private).

A facility housing and displaying live animals, reptiles or birds, privately owned and operated for a fee or for the promotion of some other enterprise.

19.04.5460 Zoo (public).

A publicly owned zoo or similar facility owned and operated by the city, another public agency, or a nonprofit zoological society where live animals,

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