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By George D. Blumh Dep. Root 832 Page 588 Ref.

Filed Taggart Chase, Recorder Salt Lake County, Utah

AN ORDINANCE TO REGULATE BY ZONES THE LOCATION, HEIGHT AND BULK OF BUILDINGS AND OTHER STRUCTURES; THE PERCENTAGE OF LOT WHICH MAY BE OCCUPIED; THE SIZE OF LOTS, COURTS, AND OTHER OPEN SPACES; THE DENSITY AND DISTRIBUTION OF POPULATION; THE LOCATION AND USE OF BUILDINGS AND STRUCTURES FOR TRADE, INDUSTRY, RESIDENCE, RECREATION, PUBLIC ACTIVITIES OR OTHER PURPOSES; AND THE USES OF LAND FOR TRADE, INDUSTRY, RECREATION, OR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SALT LAKE COUNTY, STATE OF UTAH, AS FOLLOWS:

Section 1. SINGLE TITLE.

This ordinance shall be known as the zoning ordinance of Emigration Planning District and of the Millcreek Public Improvement District of the County of Salt Lake, Utah.

Section 2. PURPOSE, INTERPRETATION, AND CONFLICT.

A. This ordinance is designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake County, including amongst other things, the lessening of congestion in the streets or roads, securing safety from fire and other dangers, providing adequate light and air, classification of land uses and distribution of land development and utilization, protection of the tax base, securing economy in governmental expenditures, fostering the County's agricultural and other industries, and the protection of both urban and non-urban development.

B. In interpreting and applying the provisions of this ordinance, the requirements contained herein are declared to be the minimum requirements for the purpose set forth.

C. This ordinance shall not nullify the more restrictive provisions of covenants, agreements, other ordinances or laws, but shall prevail notwithstanding such provisions which are less restrictive.

Section 3. DEFINITIONS.

A. For the purpose of this ordinance, certain words and terms are defined as follows: Words used in the present tense include the future; words in the singular number include the plural, and the plural the singular; words not included herein but defined in the Building Code shall be construed as defined therein.

1. Accessory use or building.

A subordinate use or building customarily incident to and located upon the same lot occupied by the main use or building.

2. Agriculture. The tilling of the soil, the raising of crops, horticulture and gardening, but not including the keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business, such as fruit packing plants, fur farms, animals hospitals or similar uses.

3. Airport approach zone. An area at each end of each airport landing strip or take-off strip, proceeding from a width of one thousand (1000) feet at the end of the strip to a width of four thousand (4000) feet at a distance of two (2) miles from the end of such strip, its center line being a continuation of the center line of the strip.

4. Airport Transition zone. An area adjacent on either side to an airport approach zone, and having the following width dimensions:

(1) For Class I and Class II airports: one thousand and fifty (1050) feet wide at the end of the landing or take-off strip, diminishing to three hundred fifty (350) feet wide at a point along the approach zone boundary two thousand (2000) feet from the end of the strip and continuing to a point of intersection with the boundary of the approach zone.

(2) For Class III and larger airports: one thousand and fifty (1050) feet wide at the end of the landing or take-off strip, diminishing to seven hundred (700) feet at a point along the approach zone boundary two thousand (2000) feet from the end of the strip, and continuing to a point of intersection with the boundary of the approach zone.

5. Airport turning zone. A some what circular area surrounding an airport, encompassing the land from the end of each landing or take-off strip of the airport to a point two (2) miles distant from the end of each such strip, but not including the area of airport transition or approach zones.

6. Apartment hotel. Any building which contains dwelling units and also satisfied the definition of a hotel, as defined in this ordinance.

7. Apartment motel. Any building or group of buildings which contains dwelling units, and also satisfies the definition of a tourist court as defined in this ordinance.

8. Apartment house. See Dwelling, multiple.

9. Alley. A public thoroughfare less than twenty-six (26) feet wide.

10. Basement. A story partly underground, having at least one-half its height above the average level of the adjoining ground.

11. Boarding house. A building where, for compensation, meals are provided for at least five (5) but not more than fifteen (15) persons.

12. Building. Any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or chattels.

13. Building, accessory. A subordinate building, customarily incident to and located upon the same lot occupied by the main building. On any lot upon which is located a dwelling, any building which is incidental to agriculture conducted on the premises shall be deemed to be an accessory building.

14. Building, main. The principal building or one of the principal buildings upon a lot, or the building or one of the principal buildings housing the principal use upon the lot.

15. Building, height of. The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to a point half way between the eaves or cornice and the ridge of a pitch or hip roof.

16. Cellar. A story having more than one-half of its height below the average level of the adjoining ground. A cellar shall be counted as a story for the purposes of height measurements if it is designed or used for living or sleeping rooms.

17. Court. An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such building or buildings. The width of a court is its least horizontal dimension, measured between opposite sides in the same general direction as the yard or lot line on which the court opens. The length of a court is its least horizontal dimension measured at right angles to its width.

18. Dairy. A commercial establishment for the manufacture or retail sale of dairy products.

19. Dwelling. Any building, or portion thereof, which is designed for use for residential purposes, except hotels, boarding houses, lodging houses and tourist cabins.

20. Dwelling, single family. A building arranged or designed to be occupied by one family, the structure having only one dwelling unit.

21. Dwelling, two-family. A building arranged or designed to be occupied by two families, the structure having only two dwelling units.

22. Dwellings, three-family. A building arranged or designed to be occupied by three families, the structure having only three dwelling units.

23. Dwelling, four-family. A building arranged or designed to be occupied by four families, the structure having only four dwelling units.

24. Dwelling, multiple-family. A building arranged or designed to be occupied by more than four (4) families.

25. Dwelling, group. One or more buildings, not more than two and one-half (2½) stories in height, containing dwelling units and arranged around two (2) or three (3) sides of a court which opens onto a street.

26. Dwelling unit. One or more rooms in a dwelling designed for or occupied by one family for living or sleeping purposes, and having one but not more than one kitchen.

27. Family food production. The keeping of not more than two cows, two sheep, twenty rabbits, fifty chickens, ten turkeys, ten geese, ten ducks, ten pheasants and twenty pigeons; provided, that an additional number of animals equal to the number listed herein and an additional number of fowl equal to five times the number listed herein may be kept for each five thousand (5000) square feet in the lot over and above eight thousand (8000) square feet; and provided further, that not more than three (3) of the above-listed kinds of animals and fowl are permitted on any lot at one time.

28. Garage, private. An accessory building designed or used for the storage of not more than four (4) automobiles owned and used by the occupants of the building to which it is accessory; provided, that on a lot occupied by a multiple dwelling, the private garage may be designed and used for the storage of one and one-half times as many automobiles as there are dwelling units in the multiple dwelling. On a lot with a dwelling, a garage shall be considered a part of the dwelling if the two structures have one or more walls in common. Where a garage is thus part of a dwelling, it shall require the same side yard and front yard as a dwelling in the same zone. Where a garage is not thus part of a dwelling, it must be provided with a front yard and side yards equal to that required for a dwelling in the same zone; otherwise, it shall be located not less than ten feet in the rear of the dwelling and not closer than fifteen (15) feet to any existing dwelling on adjacent property.

29. Garage, public. A building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling or storing motor-driven vehicles.

30. Grade.

(1) For buildings adjoining one street only, the elevation of the sidewalk at the center of that wall adjoining the street.

(2) For buildings adjoining more than one street, the average of the elevations of the sidewalk at the centers of all walls adjoining streets.

(3) For buildings having no wall adjoining the street, the average level of the ground (finished surface) adjacent to the exterior walls of the building. All walls approximately parallel to and not more than five (5) feet from a street line are to be considered as adjoining a street.

31. Guest House. A separate dwelling structure, not containing a kitchen, located on a lot with one or more main dwelling structures and used for housing of guests or servants and not for housekeeping purposes. For use by temporary guests of the occupants of the premises or by servants and not center or otherwise used as a separate dwelling.

32. Home occupation. An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display; no stock in trade; and not more than two persons employed other than members of the family residing on the premises.

33. Hotel. A building designed or occupied as the more or less temporary abiding place of fifteen (15) or more individuals who are, for compensation, lodged, with or without meals, and in which no provision is made for cooking in any individual room or suite.

34. Household pets. Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats and canaries, but not including a sufficient number of dogs to constitute a kennel as defined in this ordinance. Household pets may also include the keeping of not more than ten (10) pairs of chinchillas.

35. Junk yard. The use of any lot, portion of a lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof; provided, that this definition shall not be deemed to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

36. Kennel. Any lot or premises on which three (3) or more dogs, at least four (4) months old, are kept.

37. Lodging house. A building where lodging only is provided for compensation to five (5) or more, but not exceeding fifteen (15) persons, in contradistinction to hotels open to transients.

38. Lot. A parcel of land occupied or to be occupied by a main building or group of main buildings and accessory buildings, together with such yards, open spaces, lot width and lot area as are required by this ordinance and having frontage upon a street. More than one dwelling structure may be built on a lot only in the case of group dwellings or in cases where the lot is of such size as to provide such required lot area, yards and frontage for each dwelling structure as are required for the first dwelling structure on the lot.

39. Natural waterways. Those areas, varying in width, along streams, creeks, springs, gulleys, or washes which are natural drainage channels as determined by the Building Inspector, in which areas no buildings shall be constructed.

40. Non-conforming use. The use of any building or premises contrary to the use regulations of this ordinance for the district in which the building or premises is located.

41. Parking lot. An open area, other than a street, used for the temporary parking of more than four (4) automobiles and available for public use whether free, for compensation, or as an accommodation for clients or customers.

42. Parking space. Space within a building, lot or parking lot for the temporary parking or storage of one (1) automobile.

43. Stable, private. A detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

44. Stable, public. A stable other than a private stable.

45. Story. That portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor or ceiling next above it.

46. Story, half. A story with at least two (2) of its opposite sides situated in a sloping roof, the floor area of which does not exceed two-thirds (2/3) of the floor immediately below it.

47. Street. A public thoroughfare which affords principal means of access to abutting property and is more than twenty-six (26) feet wide.

48. Structural alterations. Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

49. Tourist court. A group of attached buildings containing individual sleeping rooms, designed for or used temporarily by automobile tourists or transients, with garage attached or parking space conveniently located to each unit, including auto courts, motels, or motor lodges.

50. Trailer, automobile. A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation.

51. Trailer camp. Any area or tract of land used or designed to accommodate two (2) or more automobile trailers or camping parties.

52. Use, accessory. A subordinate use customarily incident to and located upon the same lot occupied by the main use.

53. Yard. An open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.

54. Yard, front. An open space on the same lot with a building, between the front line of the building (exclusive of steps) and the front lot or street line and extending across the full width of the lot.

55. Yard, rear. An open, unoccupied space on the same lot with a building, between the rear line of the building (exclusive of steps) and the rear line of the lot and extending the full width of the lot.

56. Yard, side. An open, unoccupied space on the same lot with a building, between the side line of the building (exclusive of steps) and the side line of the lot and extending from the front yard to the rear yard line.

Section 4. CLASSIFICATION OF ZONES.

A. For the purpose of this ordinance, the Emigration Planning District and the Millcreek Public Improvement District are divided into thirteen (13) classes of zones, as follows:

Forestry zone	F-2
Residential zone	R-1
Residential zone	R-1L
Residential zone	R-2
Residential zone	R-2A
Residential zone	R-3
Residential zone	R-3L
Residential zone	R-4
Residential zone	R-5
Commercial zone	C-1
Commercial zone	C-1L
Commercial zone	C-2
Commercial zone	C-3

Section 5. BOUNDARIES OF DISTRICTS AND ZONES THEREIN.

A. The boundaries of each of the districts of Salt Lake County which are hereby zoned, and of the zones therein, as described herein or as shown on the map or maps entitled "Zoning Map of Salt Lake County, Emigration Planning District," or "Zoning Map of Salt Lake County, Millcreek Public Improvement District," or as hereafter amended, which map or maps is attached and all boundaries, notations and other data shown thereon are made by this reference as much a part of this ordinance as if fully described and detailed herein. The said map or maps shall be filed in the custody of the County Clerk of Salt Lake County, and may be examined by the public subject to any reasonable regulations established by the County Clerk.

B. Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

1. Wherever the zone boundary is indicated as being approximately upon the center line of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the center line of such street, alley or block or such property line, shall be construed to be the boundary of such zone.

2. Wherever such boundary line of such zone is indicated as being approximately at the line of any river, irrigation canal or other waterway or railroad right-of-way, or public park or other public land or any section line, then in such case the center of such stream, canal or waterway, or of such railroad right-of-way or the boundary line of such public land or such section line shall be deemed to be the boundary of such zone.

3. Where such zone boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.

4. Where the application of the above rules does not clarify the zone boundary location, the Board of Adjustment shall interpret the map.

Section 6. FORESTRY ZONE F-2.

A. Use regulations.

In Forestry Zone F-2, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Production of forest products.
2. Forest industries.
3. Public and private parks and recreation grounds; recreational camps and resorts; dude ranches; riding academies; public schools; public buildings; churches.
4. Grazing and pasturing of animals; agriculture; the keeping of animals and fowl for family food production; household pets.
5. Hydro-electric dams; public utilities; water pumping plants and reservoirs; airports and land fields; radio relay stations and towers; television towers.
6. Mines; quarries; gravel pits; provided that such uses meet the minimum requirements of Salt Lake County excavation ordinances.
7. Summer cottages; hunting and fishing cabins; trappers' cabins; single-family dwellings for all-year use.

8. Accessory uses customarily incidental to the above, including grocery stores, service stations, cafes, and multiple dwellings if located upon the same lot and operated primarily in connection with one of the commercial enterprises specifically permitted herein; provided, that beer shall be sold for consumption on the premises only in connection with the sale of meals.

B. Area, Frontage, Yard and Height Regulations.

None, except that no building shall be erected or located closer than ten (10) feet to any side or rear lot line or other building, or closer than fifteen (15) feet to any street.

Section 7. RESIDENTIAL ZONE R-1.

A. Use regulations.

In Residential Zone R-1, no building or land shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Single family dwellings.
2. Churches, except temporary revival tents or buildings.
3. Libraries, museums, art galleries.
4. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools; colleges, universities; fraternities and sororities; child day care or nursery.
5. Public parks, public recreational grounds and buildings; public buildings; public utilities.
6. Agriculture; nurseries and greenhouses, provided there is no retail shop operated in connection therewith.
7. Household pets.
8. One unlighted sign board not exceeding eight (8) square feet in area, appertaining to the lease or sale of the property, also a bulletin board not exceeding eight (8) square feet in area erected upon the premises of a church or other institution for the purpose of displaying the name and activities of services therein, provided that such sign board must be set within ten (10) feet of the building lines; one identification sign, not exceeding twelve (12) square feet in area, for buildings other than dwellings.
9. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work.
10. Home occupations.
11. Accessory uses and buildings customarily incident to the above.

B. Area Regulations.

The minimum lot area shall be not less than ten thousand (10,000) square feet for any main building.

C. Frontage Regulations.

The minimum width of any lot for a main building shall be eighty (80) feet, at a distance thirty (30) feet back from the front lot line.

D. Yard Regulations.

1. Side Yards.

The minimum side yard for any dwelling shall be ten (10) feet and the total width of the two required side yards shall be not less than twenty-four (24) feet. Other main buildings shall have a minimum side yard of twenty (20) feet, and the total width of the two yards shall be not less than forty (40) feet. Except as provided in the definition of private garages, accessory buildings shall have a side yard of not less than one (1) foot, and shall be located not closer than fifteen (15) feet to a dwelling on adjacent property. On corner lots, the side yard which faces on a street shall be not less than twenty (20) feet.

2. Front Yard.

The minimum setback for main buildings shall be thirty (30) feet, or the average of the existing buildings where fifty (50) per cent of the frontage is developed, but in no case less than fifteen (15) feet. The minimum set-back line for accessory buildings shall be at least ten (10) feet in the rear of the main building, except for private garages as provided in the definition thereof.

3. Rear Yard.

The minimum rear yard for any main building shall be thirty (30) feet, and for accessory buildings one (1) foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten (10) feet to such side yard.

E. Height Regulations.

No building shall be erected to a height greater than two and one-half (2½) stories or thirty-five feet, except as otherwise provided herein.

Section 8. RESIDENTIAL ZONE R-11.

A. Use Regulations.

In Residential Zone R-11, no building or land shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Any use permitted in Residential Zone R-1.

B. Area Regulations.

Same as for Residential Zone R-1.

C. Frontage Regulations.

The minimum width of any lot for a main building shall be seventy-five (75) feet, at a distance fifteen (15) feet back from the front lot line.

D. Yard Regulations.

1. Side Yards.

The minimum side yard for any dwelling shall be five (5) feet and the total width of the two required side yards shall be not less than eighteen (18) feet. Other main buildings shall have a minimum side yard of twenty (20) feet and the total width of the two side yards shall be not less than forty (40) feet. Except as provided in the definition of private garages, accessory buildings shall have a side yard of not less than one (1) foot, and shall be located not closer than fifteen (15) feet to a dwelling on adjacent property. On corner lots, the side yard which faces on a state highway shall be not less than fifteen (15) feet, and on a county road not less than five (5) feet, for both main and accessory buildings.

2. Front Yard.

The minimum depth of the front yard for main buildings shall be fifteen (15) feet, for lots facing on a State Highway and five (5) feet for lots facing on a county road. The minimum set-back line for accessory buildings shall be at least ten (10) feet in the rear of the main building, except for private garages as provided in the definition thereof.

3. Rear Yard.

The minimum rear yard for any main building shall be twenty-five (25) feet, and for accessory buildings one (1) foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten (10) feet to such side yard.

E. Height Regulations.

Same as for Residential Zone R-1.

Section 9. RESIDENTIAL ZONE R-2.

A. Use Regulations.

In Residential Zone R-2, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Any use permitted in Residential Zone R-1.

B. Area Regulations.

The minimum lot area shall be not less than eight thousand (8000) square feet for any main building.

C. Frontage Regulations.

The minimum width of any lot for a main building shall be sixt-five (65) feet, at a distance thirty (30) feet back from the front lot line.

D. Yard Regulations.

1. Side Yards.

The minimum side yard for any dwelling shall be eight (8) feet and the total width of the two required side yards shall be not less than eighteen (18) feet. Other main buildings shall have a minimum side yard of twenty (20) feet and the total width of the two yards shall be not less than forty (40) feet. Except as provided in the definition of private garages, accessory buildings shall have a side yard of not less than one (1) foot, and shall be located not closer than fifteen (15) feet to a dwelling on adjacent property. On corner lots, the side yard which faces on a street shall be not less than twenty (20) feet for both main and accessory buildings.

2. Front and Rear Yards, and Height Regulations.

Same as for Residential Zone R-1.

Section 10. RESIDENTIAL ZONE R-2A.

A. Use Regulations.

In Residential Zone R-2A, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Any use permitted in Residential Zone R-2.
2. Two-family dwellings.
3. The keeping of animals and fowl for family food production; the keeping of not more than fifty (50) pairs of chinchillas; provided that an additional one hundred (100) pairs of chinchillas may be kept for each five thousand (5000) square feet in the lot over and above eight thousand square feet; private stables for not more than four horses.
4. Accessory uses and buildings customarily incidental to the above.

B. Area, Frontage, Yard and Height Regulations.

Same as for Residential Zone R-2.

Section 11. RESIDENTIAL ZONE R-3.

A. Use regulations.

In Residential Zone R-3, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Any use permitted in Residential Zone R-2.
2. Two-family dwellings.
3. The office of a professional person when located in a dwelling, provided that the residential character of the dwelling is not changed, not more than twenty-five (25) per cent of the floor space of the dwelling is used for office space, and that no sign is used except an unlighted name plate, not more than two (2) square feet in area.

B. Area regulations.

The minimum lot area shall be not less than six thousand (6000) square feet for each one-family dwelling, or seven thousand five hundred (7500) square feet for each two-family dwelling.

C. Frontage, Area and Height Regulation.

Same as for Residential Zone R-2.

Section 12. RESIDENTIAL ZONE R-3L.

A. Use regulations.

In Residential Zone R-3L, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Any use permitted in Residential Zone R-3.
2. Guest houses.
3. Chickens, ducks, geese or other fowl totaling not more than fifty (50) fowl on any one lot; four (4) horses on one lot; provided that no horses may be kept on any lot less than one (1) acre in area; private stables.
4. Accessory uses and buildings customarily incidental to the above.

B. Special Provisions.

1. Only one (1) guest house shall be permitted on any one lot and such guest houses shall not be rented, leased or sold separate from the rental, lease or sale of the main building upon the lot, but shall be used for the housing of guests or servants or members of the family residing in the main dwelling structure.
2. No pen or coop for the keeping of fowl shall be located closer to any dwelling structure than forty (40) feet and no corral or stable for the keeping of horses shall be located closer to a

public street or to any dwelling than one hundred (100) feet.

C. Area, Frontage, Yard and Height regulations.

Same as for Residential Zone R-11.

Section 13. RESIDENTIAL ZONE R-4.

A. Use Regulations.

In Residential Zone R-4, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Any use permitted in Residential Zone R-3.
2. Three-family and four-family dwellings.
3. Accessory uses and buildings customarily

incidental to the above.

B. Area Regulations.

The minimum lot area shall be not less than six thousand (6000) square feet for each one-family dwelling, or seven thousand five hundred (7500) square feet for each two-family dwelling, with one thousand (1000) square feet additional required for each additional dwelling unit, and not less than eight thousand (8000) square feet for any main building other than dwellings.

C. Frontage and Side Yard regulations.

Same as for Residential Zone R-2.

D. Height, Front and Rear Yard regulations.

Same as for Residential Zone R-1.

Section 14. RESIDENTIAL ZONE R-5.

A. Use Regulations.

In Residential Zone R-5, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Any use permitted in Residential Zone R-3.
2. Three-family and four-family dwellings.
3. Multiple-dwellings; group dwellings.
4. Boarding houses; lodging houses.
5. Hospitals; sanitariums; clinics, except animal

hospitals and clinics.

6. Mortuaries.
7. Clubs and lodges of a private and non-profit character.

8. Hotels and apartment hotels.
9. In an apartment house designed, constructed and/or used for twenty-four (24) or more families and in a hotel designed, constructed and/or used for fifty (50) or more guest rooms, there may be conducted a business incidental thereto for the convenience of the occupants and the guests thereof; provided that there shall be no entrance to such business except from inside the building in which the same is located, and that the floor area used for business purposes shall not exceed twenty-five (25) per cent of the ground floor area of such building.

10. Advertising signs and structures; provided that such signs and structures meet the requirements of the Salt Lake County Sign Ordinance.

11. Accessory uses and buildings customarily incidental to the above.

B. Area Regulations.

The minimum lot area shall be not less than five thousand (5000) square feet for each one-family dwelling, with seven hundred fifty (750) additional square feet for each additional family unit in a dwelling structure having more than one (1) dwelling unit; for group dwellings, not less than five thousand (5000) square feet for the first separate dwelling structure, and with seven hundred fifty (750) square feet additional for each additional dwelling unit in excess of one (1) dwelling unit in each separate dwelling structure; and not less than five thousand (5000) square feet for any other main building.

C. Frontage Regulations.

The minimum width of any lot for any main building shall be fifty (50) feet.

D. Yard Regulations.

1. Side Yards.

Same as for Residential Zone R-3, except that dwelling structures over thirty-five (35) feet in height shall have one (1) foot of additional side yard on each side of the building for each two (2) feet such structure exceeds thirty-five (35) feet in height.

2. Front Yard.

The minimum setback for main buildings shall be twenty (20) feet, or the average of the existing buildings where fifty (50) per cent of the frontage is developed, but in no case less than fifteen (15) feet. The minimum set-back line for accessory buildings shall be at least ten (10) feet in the rear of the main buildings.

3. Area Limit.

Area as per schedule table one 2-3.

4. Height Limitations.

No building shall be erected to a height greater than six (6) stories or seventy-five (75) feet.

5. Coverage Limitations.

No building or part of one or more of their accessory buildings shall cover more than 75% of the area of the lot.

6. Special Provisions.

Group dwelling shall be considered as one (1) building for the purpose of front, side and rear yard setback, and entire group as a unit requiring one (1) front, one (1) rear, and two (2) side yards as specified above for dwelling structures. Each dwelling shall be not more than two and one-half (2 1/2) stories or thirty-five (35) feet in height. Each two or two and one-half (2 1/2) or three story group dwelling development shall have a minimum front setback of thirty (30) feet in length, in addition to its required side, and each one (1) story group dwelling development shall have a minimum front setback of twenty (20) feet in width, and thirty (30) feet in length, in addition to its required side yards. In a group dwelling development, no two separate dwellings or structures shall be closer to each other than the width of the street which shall be ten (10) feet.

Section 15 Commercial Use.

a. General Provisions.

In Commercial Zone-1, no residential land shall be used and no building shall be erected which is not used, intended or designed to be used for other than the purposes listed below:

1. Art shop and artists' studios.
2. Athletic club house.
3. Art studio and shop.
4. The following amusement enterprises: bowling; ice skating; miniature golf course; roller skating; swimming; sleigh riding; tobogganing.
5. Automobile service station.
6. Bakery; baby formula service; barber shop; beauty parlor; bicycle shop; book store.
7. Child care.
8. Book store.
9. Candy store; catering establishment; clothes cleaning or dyeing agency or pressing establishment; confectionery; cafe

or refreshment stand but not including the sale of beer to be consumed on the premises, or any entertainment except music; cafeteria, christmas tree sales.

10. China and silver shop.
11. Coal and fuel sales office.
12. Toy store; delicatessen; dramatic school; diaper service.
13. Florist; fruit or fruit juice store; frozen food lockers, incidental to main grocery or food business; five-and-ten-cent stores; fish store.
14. Gift shop; grocery; green house; glass and china store.
15. Hardware store, not including sale of powered vehicles using motors greater than one-half (1/2) horsepower; health food store.
16. Ice cream store; ice storage of not more than five (5) tons capacity.
17. Key department; key and lock service.
18. Laundry, automatic family self-help type; laundry agency; laundry; linen; linen service, commercial.
19. Manufacture of goods to be sold at retail on the premises.
20. Medical and dental clinics and laboratories; milk distributing station and sale of dairy products, but not including processing or bottling.
21. Newsstand; notions; nurses or baby-sitters agency.
22. Office, business or professional; optometrist or oculist.
23. Public lot; public buildings and services; public utilities; photo center or sale of photographic supplies; private schools; sewing machine; women's hat shop.
24. Radio and television service repair.
25. Stationery and greeting card sales; shoe-shine shop; shoe repair shop; barber; single-family dwellings.
26. Hair salon; tailor shop.
27. Necessary uses and buildings customarily incidental to the above.

B. Special Provisions:

The above-specified stores, shops or businesses shall be retail establishments and shall be permitted only under the following conditions:

1. Such businesses shall be conducted wholly within an enclosed building, except for the sale of gasoline and oil by service stations, the parking of automobiles, and the following outdoor amusement enterprises:
 1. Ice skating; miniature golf course; roller skating; skiing; sleigh riding; bobo-slewing.

2. All products, whether primary or incidental, shall be sold at retail on the premises.

3. Any exterior sign displayed shall pertain to a use conducted within the building or lot or shall pertain to the lease or sale of the property; such sign shall be attached flat against a wall of the building or the enclosing wall, fence or hedge, and parallel to its horizontal dimension, and shall not exceed thirty-six (36) square feet in area. No such sign, or its equal in square footage in not more than three (3) signs, shall be exhibited on each wall, fence, or hedge facing a street or parking lot. In no case shall a sign project above the height of the building.

C. Area and Frontage Restrictions.

None.

D. Yard Requirements.

1. Side Yard.

No building shall be erected or shall be built upon a lot adjacent to a residential zone boundary, except that a building is permitted provided a side yard of not less than ten (10) feet shall be maintained adjacent to the zone boundary line, and in no case shall the side yard which faces on a street shall be not less than five (5) feet.

2. Front Yard.

No building shall be erected or shall be built upon a lot adjacent to a residential zone boundary, except that a building is permitted provided a front yard of not less than ten (10) feet shall be maintained adjacent to the zone boundary line, and in no case shall the front yard which faces on a street shall be not less than five (5) feet.

3. Rear Yard.

The minimum rear yard for all buildings shall be two (2) feet; provided that on corner lots which rear upon the side yard of another lot, building shall be located closer than ten (10) feet to such side yard.

E. Height.

No building shall be erected to a height greater than two and one-half (2½) stories, or thirty-five (35) feet.

Section 16. COMMERCIAL ZONE C-II.

A. Use Regulations.

In Commercial Zone C-II, no building or land shall be used and no building shall be erected which is arranged, intended or de-

signed to be used for other than one or more of the following use:

1. Any use permitted in Commercial Zone C-1.
2. The sale of bottled beer to be consumed on the premises.

3. Special Provisions.

The same as for Commercial Zone C-1.

4. Area, Setback, Area and Height Regulations.

As set forth in Commercial Zone C-1.

Section 17. Use of Land.

General Provisions.

In Commercial Zone C-1, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for any one or more of the following uses:

1. Any use permitted in Residential Zone R-5, or Commercial Zone C-1.
2. Automobile and/or trailer sales or rental, or parts sales; art shop; and artist's supplies; athletic goods store; art needle-work shop; address rack shop; athletic club; automobile sales and repair, including only incidental body and bumper work, painting, upholstering, or welding; auto's sales and repair.
3. Barber; bank; bath and massage; bookstore; bus terminal; library; or computerizing; bird store.
4. Bleaching and dyeing establishment; clothing stores; china and silver store; decorated water sales; coal and fuel sales offices; costumes rental.
5. Department store; drapery and curtain store; drive-it-yourself agency or business; dress-making; drive-in refreshment stands, but not including sale of beer to be consumed on the premises; dry-goods store.
6. Electrical and heating appliances and fixtures; sales and repair of same; career office; employment agency; embroidery store.
7. Mountain equipment supply; fur sales, storage or repair; frozen food lockers; fix-it shop; film exchange; furniture sales and repair; flooring or floor repair.
8. Funerary; gymnasium.
9. Hardware; hobby shop; hemstitching shop; house equipment display; health club; house-cleaning and repair; hospital supplies.

- laboratories.
10. Interior decorating store; insulation sales.
11. Jewelry store.
12. Leather goods sales; luggage; linen shop;
13. Manufacture of goods to be sold at retail on
the premises; monument sales, retail; motorboat sales; millinery.
14. Nursery, plant materials, soil and lawn
service; novelty store.
15. Office supply; oil burner shop; ornamental
iron, sales or repair.
16. Painter or paint store; plumbing shop; print-
ing, lithographing or publishing; pest extermination and control; paper-
hanger or wall paper store.
17. Railway express; radio and television sales
and repair; radio station, P.M., and television stations; roofing sales.
18. Second-hand store; shoe store; sewing
machine shop; seed and feed stores; retail; sign-painting shop.
19. Tobacco shop; travel bureau; taxidermist;
towel and linen supply service; trade school; typewriter and adding machine
repairs; temporary revival churches; tire shop; theater, indoor; transfer
company, provided trucks no larger than two (2) tons' capacity are used.
20. Upholstering shop.
21. Variety store; ventilating equipment, sales.
22. Leather-stripping shop; window-washing
service.
23. Accessory uses and buildings customarily
incidental to the above.

B. Special Provisions.

The above-specified uses shall be permitted only under
the following conditions:

Same as for Commercial Zone C-1, except that the
following additional uses may be conducted outside of an enclosed building:
nurseries, plant materials; and soil and lawn service.

C. Area, Frontage and Yard Regulations.

Same as for Residential Zone R-5, for dwellings, and
same as for Commercial Zone C-1 for other buildings.

D. Height Regulations.

Same as for Residential Zone R-5.

Section 18. COMMERCIAL ZONE C-3.

A. Use Regulations.

In Commercial Zone C-3, no building or land shall be
used and no building shall be erected which is arranged, intended or
designed to be used for other than one or more of the following uses:

1. Any use permitted in Commercial Zone C-2.
2. Air-conditioning equipment, sales and repair; amusement enterprises, including billiard or pool hall, bowling alley, boxing arena, shooting gallery, outdoor theatre, swimming pool, dance hall, night club, social club, circus and other transient amusement businesses; advertising signs and structures and billboards.
3. Building materials sales, provided all sales and operations are conducted wholly within a completely enclosed building; beer taverns or sale of beer to be consumed on the premises; bottling works, soft drinks; body and fender works, provided all operations are conducted within a completely enclosed building.
4. Circus, carnival or other amusement enterprise of a similar type, transient in nature, carpenter shop, carpet and rug cleaning; candy manufacture.
5. Dairy; dog and cat hospital, provided all operations are conducted within a completely enclosed building; pet store.
6. Hatching store; hatchery, provided all operations are conducted within a completely enclosed building; honey extraction.
7. Ice cream manufacture; ice manufacture and storage.
8. Milling mills.
9. Laundry; lodges; lounge; liquor store.
10. Miniature golf; monument works, provided all operations are conducted wholly within a completely enclosed building.
11. Tire manufacture; pony ring, without stables; pawnshop.
12. Recreation center.
13. Sheet metal shop, provided all operations are conducted within a completely enclosed building; sign manufacture.
14. Transfer company, tourist court.
15. Used car lot.
16. Veterinary.
17. Warehouse, storage; wholesale business.
18. Accessory uses and buildings customarily incidental to the above.

D. Special Provisions.

The above-specified uses shall be permitted only under the following conditions:

1. All manufacturing shall be done wholly within completely enclosed buildings.
2. All uses shall be free from objection because of odor, dust, smoke, noise, vibration or other causes.

C. Area, Frontage and Yard Regulations.

Same as for Residential Zone R-5 for dwellings; none for other buildings.

D. Height Regulations.

Same as for Residential Zone R-5.

Section 19. GENERAL PROVISIONS.

The regulations hereinafter set forth in this section qualify or supplement, as the case may be, the zone regulations appearing elsewhere in this ordinance.

A. Additional Use Regulations:

1. The requirements of this ordinance as to minimum building site area shall not be construed to prevent the use for a single-family dwelling of any lot or parcel of land in the event that such lot or parcel of land is held in separate ownership at the time this ordinance becomes effective.

B. Additional Area Regulations.

1. No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this ordinance, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.

2. Every main residential building shall be located and maintained on a "lot" as defined in this ordinance. Such lot shall have the required frontage on a street which has been dedicated to the public.

C. Additional Yard Regulations.

1. On any lot under a separate ownership from adjacent lots and of record at the time of passage of this ordinance, and such lot having a smaller frontage than required for the zone in which it is located, the two required side yards for a dwelling shall total in width at least thirty (30) per cent of the lot; provided that in no case shall the smaller of the two side yards be less than five (5) feet or the larger of the two side yards less than eight (8) feet.

2. Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in a rear yard, and except for the ordinary projections of skylights, sills, belt courses, cornices and other ornamental features.

3. Open or lattice-enclosed fire escapes, fire-proof outside stairways, and balconies opening upon fire towers projecting into a yard not more than five (5) feet and the ordinary projections of chimneys and flues are permitted.

D. Additional Height Regulations.

1. Public, semi-public or public service buildings or hotels, when authorized in a zone, may be erected to a height not exceeding sixty (60) feet if the building is set back from each otherwise established building line at least one (1) foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

2. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylight, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purpose of providing additional floor space.

3. No main building shall be erected to a height less than ten (10) feet.

4. Airport Area Height Provisions.

(1) In any airport approach zone, no building or structure shall be erected which is more than one (1) foot in height for each twenty (20) feet said building or structure is distant from the end of the landing or take-off strip, for Class I and Class II airports; or one (1) foot in height for each forty (40) feet said building or structure is distant from the end of the landing or take-off strip, for Class III or larger airports; provided, that for designated instrument strips of Class III and larger airports, the ratio shall be not more than one (1) foot of height for each fifty (50) feet of distance from the end of the strip.

(2) In any airport transition zone, no building or structure shall be erected which is more than one (1) foot in height for each seven (7) feet said building or structure is distant from the adjacent airport approach zone boundary.

(3) In any airport turning zone, airport approach zone, or airport transition zone, no building or structure shall be erected to a height greater than one hundred fifty (150) feet.

5. Clear View of Intersecting Streets.

No obstruction to view in excess of two (2) feet in height, except a reasonable number of lawn trees, shall be maintained on the premises of a corner lot between the front and side street lines and the building lines, provided that such trees as are planted shall be not less than fifteen (15) feet from the front and side street lines, and are pruned high enough to permit unobstructed vision to automobile drivers.

F. Animals and Fowl.

No animals or fowl shall be kept or maintained closer than forty (40) feet from any dwelling, and no barn, coop or pen or corral shall be kept closer than forty (40) feet to any street.

G. Building Regulations.

Domestic water supply and sewage disposal shall comply with the County Board of Health requirements as represented by a certificate of approval from said Board of Health in all applications for a building permit where either an approved supply of piped water under pressure, or a sewer is not available.

H. Off-street Parking and Space Regulations.

1. Automobile Parking Space.

There shall be provided at the time of erection of any building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard-sized automobiles as follows:

(1) Parking Space for Dwellings.

In all residential districts there shall be provided in a private garage, or in an area properly located for a future garage, space for the parking of one (1) automobile for each dwelling unit in a new dwelling, or each dwelling unit added in the case of the enlargement of an existing building.

(2) For Buildings other than Dwellings.

For every building or for any enlargement or increase in a seating capacity, floor area or guest rooms of any existing main building there shall be at least one (1) permanently maintained parking space of not less than one hundred twenty-six (126) square feet net area, as follows:

a. For church, high school, college and university auditoriums and for theatres, general auditoriums, stadiums and other similar places of assembly, at least one (1) parking space for every ten (10) fixed seats provided in said building.

b. For hospitals, at least one (1) parking space for each two beds capacity, including infants' cribs and children's beds. For medical and dental clinics, at least ten (10) parking spaces provided that three (3) additional parking spaces shall be provided for each doctor or dentist having offices in each clinic in excess of three (3) doctors or dentists.

c. For tourist courts and apartments hotels, at least one (1) parking space for each individual sleeping or living unit; for hotels and apartment hotels at least one (1) parking space for each two sleeping rooms, up to and including the first twenty (20) sleeping rooms, and one (1) parking space for each three (3) sleeping rooms over twenty (20).

d. For restaurants or establishments that serve meals, lunches, or drinks to patrons either in their cars or in the building, for retail stores selling directly to the public, and for dance halls and recreational places of assembly, at least one (1) space for each hundred (100) square feet of floor space in the building.

e. For bookstores, at least thirty (30) parking spaces; for liquor stores at least (20) parking spaces.

f. For all business or industrial uses not listed above, a reasonable number of parking spaces as determined by the Planning Commission.

Parking space as required above shall be on the same lot with the main building, or, in the case of buildings other than dwellings, may be located not farther than five hundred (500) feet therefrom.

(3) Parking Lot.

Every parcel of land hereafter used as a public parking area shall be paved with an asphaltic or concrete surfacing and shall have appropriate bumper guards where needed as determined by the Building Inspector. Any lights used to illuminate said parking areas shall be so arranged as to reflect the light away from adjoining premises in any residential zone.

Section 20. BOARD OF ADJUSTMENT.

A. A board of Adjustment is hereby established, the members of which shall be appointed by the Board of County Commissioners. The Board shall consist of five (5) members, each to be appointed for a term of five (5) years and removable for cause by the appointing authority upon written charges and after public hearing, except that of the first five (5) members so appointed, one member shall be appointed to serve until July 1, 1952, one member to serve until July 1, 1953, and one to serve until July 1, 1954. In the month of June 1950, and every year thereafter, one member shall be appointed for a five-year period to take the place of the member whose term shall next expire. Any vacancy occurring on said Board by reason of death, resignation, removal, or disqualification shall be promptly filled by the Board of County Commissioners for the unexpired term of such member. Not fewer than three members of the Board of Adjustment shall be residents of the unincorporated area of Salt Lake County. One member shall be a member of the Salt Lake County Planning Commission.

B. It shall be the duty of such Board to hear all appeals taken by any persons aggrieved or by any officer, department, board, or bureau of the County affected by any decision of the officer in charge of the administration of this ordinance. Said Board shall adopt rules for the regulation of its procedure and conduct of its duties not inconsistent with the provisions of this ordinance or of the state law, and shall have the power to hear and decide appeals for variances from the terms of this ordinance in specific cases where such a variance will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in any unnecessary hardship, and for the purpose of assuring that this ordinance shall be observed in spirit and substantial justice done thereunder. Except as otherwise provided herein, such variances shall be limited to reasonable reductions in required side yards, front yards, rear yards, height regulations; reasonable reduction in requirements of lot area, frontage, off-street parking areas, and minimum court dimensions. The Board shall have authority to interpret the maps and may grant a permit for a dwelling on a lot which does not have frontage upon a public street.

C. In exercising the above-mentioned powers such Board may, in conformity with the provisions of the law, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such determination as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken, provided, that before any variance may be granted it shall be shown

that special circumstances attach to the property covered by the application, which do not generally apply to the other property in the same zone; that because of said special circumstances, property covered by application is deprived of privileges possessed by other properties in the same zone; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.

D. The Concurring vote of four (4) of the five members of the Board shall be necessary to reverse any order, requirement, or determination of any such administrative official, or to decide in favor of the applicant on any matter on which it is required to pass or to effect any such variation or special exception to this ordinance.

E. The Board of Adjustment may, after public notice and hearing, vary the application of the zone regulations herein established in harmony with their general purpose and intent as follows:

1. Where a zone boundary line divides a lot in single ownership at the time of the passage of this ordinance, permit a use authorized on either portion of such lot to extend to the entire lot, but not more than fifty (50) feet beyond the boundary line of such zone in which such use is authorized.
2. Permit a temporary building for commerce or industry in a residence zone which building is incidental to the residential development, such permit to be issued for not more than a period of one (1) year.
3. To permit the building of a dwelling upon a lot which does not have frontage on a street.
4. To interpret the zoning map.
5. To reduce the amount of off-street parking required, where acquisition of land for such use would cause exceptional hardship.

Section 21. ADMINISTRATIVE.

A. The Building Inspector, appointed under the provisions of the Building Code of Salt Lake County, is hereby designated and authorized as the officer charged with the enforcement of this ordinance, but the Board of County Commissioners, by resolution or ordinance, may from time to time entrust such administration, in whole or in part, to any other officer of Salt Lake County, without amendment to this ordinance.

B. From the time of the effective date of this ordinance, the Building Inspector shall not grant a permit for the construction or alteration of any building or structure if such construction or alteration would be in violation of any of the provisions of this ordinance; nor shall any County officer grant any permit or license for the use of any building or land if such use would be in violation of the ordinance.

C. Powers and Duties.

It shall be the duty of the Building Inspector to inspect or cause to be inspected all buildings in course of construction or repair. He shall enforce all of the provisions of this ordinance, entering

actions in the court when necessary, and his failure to do so shall not legalize any violation of such provisions. The Building Inspector shall not issue any permit unless the plans of and for the proposed erection, construction, reconstruction, alteration or use fully conform to all zoning regulations then in effect.

Section 22. BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY.

A. Building permit required.

The construction, alteration, repair, removal or occupancy of any structure or of any part thereof, as provided or as restricted in this ordinance, shall not be commenced or proceeded with except after the issuance of a written permit for the same by the County Building Inspector; provided that no permit shall be necessary where the erection, construction, reconstruction or alteration is minor in character as defined herein, or as determined by the Building Inspector.

B. Certificate of occupancy required.

No land shall be used or occupied and no building hereafter structurally altered or erected shall be used or changed in use, except for agricultural purposes, until a certificate of occupancy shall have been issued by the Building Inspector stating that the building or the proposed use thereof, or the use of the land, complies with the provisions of this ordinance. A like certificate shall be issued for the purpose of maintaining, renewing, changing, or extending a nonconforming use. A certificate of occupancy either for the whole or a part of a building, shall be applied for coincident with the application for a building permit and shall be issued within the ten (10) days after the erection or structural alteration of such building, or part, shall have been completed in conformity with the provisions of this ordinance.

Section 23. AMENDMENTS.

The Board of County Commissioners may from time to time amend the number, shape, boundaries or area of any zone, or any regulation of or within such zone, or any other provision of the zoning ordinance but any such amendment shall not be made or become effective unless the same have been proposed by or be first submitted for the approval, disapproval, or suggestions of the District Planning Commission, if the area for which the change is proposed is located within a planning district, or of the County Planning Commission if the area is not located within a planning district, and if disapproved by such commission within thirty (30) days after such submission, such amendment, to become effective, shall receive the favorable vote of not less than a majority of the entire membership of the Board of County Commissioners. Where the area for which the change is proposed is located within a planning district, the zoning ordinance shall be submitted by the District Planning Commission to the County Planning Commission for its approval, disapproval or suggestions, and both recommendations shall be made to the Board of County Commissioners.

Before finally adopting any such amendment, the Board of County Commissioners shall hold a public hearing thereon, at least thirty (30) days' notice of the time and place of which shall be given by at least one (1) publication in a newspaper of general circulation in the County.

Section 24. NON-CONFORMING USES.

A. Any lawful use of buildings or land at the time of the passage of this ordinance that does not conform to the regulations prescribed in this ordinance shall be deemed a non-conforming use and such use may be continued, but if such non-conforming use is discontinued for the period of one year or more, except for residential structures or accessory farm buildings any future use of said building or land must be in conformity with the provisions of this ordinance. A non-conforming use may be extended to more floor area throughout a building provided no structural changes are made. A non-conforming use if changed to a conforming use may not thereafter be changed back to any non-conforming use.

B. Repairs and structural alterations may be made to a non-conforming building provided that the floor space of such building is not increased.

C. A non-conforming building or structure which is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity or act of God or the public enemy, to the extent of not more than two and one-half (2½) times its assessed value at that time, may be restored and the occupancy or use of such building, structure, or part thereof, which existed at the time of such partial destruction, may be continued or resumed, provided that such restoration is started within a period of one (1) year and is diligently prosecuted to completion. In the event such damage or destruction exceeds two and one-half (2½) times the assessed value of such non-conforming building or structure no repairs or reconstruction shall be made, except in the case of dwellings or accessory farm buildings, unless every portion of such building or structure is made to conform to all regulations for new buildings in the zone in which it is located.

Section 25. LICENSING AND PENALTIES.

All departments, officials and public employees of Salt Lake County which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance and shall issue no such permit or licenses for uses, buildings, or purposes where the same would be in conflict with the provisions of this ordinance, and any such permit or licenses, if issued in conflict with the provisions of this ordinance, shall be null and void.

Any person, firm, or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of the provisions of this ordinance shall be guilty of misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than two hundred ninety-nine (\$299) dollars or by imprisonment in the County Jail of said County for a term not exceeding three (3) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed to be

deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this ordinance is committed, continued, or permitted by such person, firm or corporation, and shall be punishable as herein provided.

Section 26. VALIDITY.

Should any section, clause, or provision of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Passed by the Board of County Commissioners, Salt Lake County, the 5th day of Mar., 1957.

24th This Ordinance shall become effective at 12:01 A.M. on the day of Jan, A.L. 57

BOARD OF COUNTY COMMISSIONERS
OF SALT LAKE COUNTY

Ray P. Greenwood
By Ray P. Greenwood
Chairman

Christ Wellington
COUNTY CLERK