

1 Project Title: Prohibiting Distribution Centers on Former Northwest Quadrant Landfill Sites

2 Petition No.: PLNPCM2024-00226

3 Version: Planning Commission Draft

4 Date Prepared: April 26, 2024

5 Recommended by Planning Commission: Scheduled for May 8, 2024 PC Hearing

6 This proposed ordinance makes the following amendments:

- 7 • Adds a new definition of “Distribution Center” for facilities that distribute products directly to consumers, and adds language clarifying
- 8 that the terms “Distribution Center” and “Wholesale Distribution” do not include accessory distribution uses subordinate to a different
- 9 permitted land use.
- 10 • Adds “Distribution Center” as a permitted land use in the M-1, M-2, and BP Zoning Districts.
- 11 • Adds a new footnote to the manufacturing districts land use table prohibiting distribution centers, package delivery facilities, truck freight
- 12 terminals, warehouses, and wholesale distribution uses on the former North Temple Landfill site.
- 13 • Amends the off-street parking table by adding “Distribution Center” to the Storage and Warehousing section.

14 Red underlined text is new; ~~red text with strikethrough~~ is proposed to be deleted. If modifications are made as part of the Planning Commission

15 recommendation, those will be added and highlighted in yellow. All other text is existing with no proposed change.

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17 **Amending section 21A.33.040 by adding “Distribution center” to the land use table and adding a new footnote prohibiting distribution**

18 **centers, package delivery facilities, truck freight terminals, warehouses, and wholesale distribution uses on the former North Temple**

19 **Landfill site.**

20 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
<u>Distribution center</u>	<u>p<sup>19, 21</sup></u>	<u>p<sup>19</sup></u>
Package delivery facility	P <sup>21</sup>	P
Truck freight terminal	p <sup>12, 21</sup>	p <sup>12</sup>
Warehouse	p <sup>19, 21</sup>	p <sup>19</sup>
Wholesale distribution	p <sup>19, 21</sup>	p <sup>19</sup>

<p><b>APPROVED AS TO FORM</b> Salt Lake City Attorney’s Office</p> <p>Date: _____</p> <p>By: _____ Katherine D. Pasker, <i>Senior City Attorney</i></p>
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21 Qualifying provisions:

22 21. Prohibited on the North Temple Landfill site, as identified in the Northwest Quadrant Master Plan.

23 Amending section 21A.33.070 by adding “Distribution center” to the land use table as a permitted use in the BP Business Park District.

24 21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Use	Permitted And Conditional Uses By District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
<u>Distribution center</u>		<u>P<sup>24</sup></u>															

25 Amending table 21A.44.040-A by adding “Distribution center” to the Storage and Warehousing section of the off-street parking table.

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-UN3, FB-SC, R-MU	
<b>Storage and Warehousing</b>					
Air cargo terminals and package delivery facility	No Minimum			No Maximum	
Building materials distribution	No Minimum			No Maximum	
<u>Distribution center</u>	No Minimum			No Maximum	
Flammable liquids or gases, heating fuel distribution and storage	No Minimum			No Maximum	

Package delivery facility			
Warehouse			
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)			
Wholesale distribution			
Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office	All Contexts: 1 space for every 15 storage units
Contractor's yard/office	2 spaces per 1,000 sq. ft. of office area		All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum		No Maximum
Storage (outdoor)			
Storage and display (outdoor)			
Storage, public (outdoor)			

26 **Amending section 21A.62.040 by adding a new definition of “Distribution Center” for facilities that distribute products directly to**  
27 **consumers, and updating the definition of “Wholesale Distribution” to clarify that the term does not include accessory distribution.**

28 21A.62.040: DEFINITIONS OF TERMS:

29 DISTRIBUTION CENTER: A facility that is used for the receipt of products and the storage, separation, and distribution of those products on an  
30 individual basis to individual end-user consumers. This includes e-commerce activities. A distribution center is not a retail goods establishment.  
31 The term “distribution center” does not include accessory distribution that is subordinate and incidental to a primary land use (e.g., manufacturing,  
32 industrial assembly, or other type of primary commercial or industrial use).

33 WHOLESALE DISTRIBUTION: A business that maintains an inventory of materials, supplies and goods related to one or more industries and  
34 sells bulk quantities of materials, supplies and goods from its inventory to companies within the industry. A wholesale distributor is not a retail  
35 goods establishment. The term “wholesale distribution” does not include accessory distribution that is subordinate and incidental to a primary land  
36 use (e.g., manufacturing, industrial assembly, or other type of primary commercial or industrial use).

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