

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 22-03

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(HELIPADS AND HELICOPTER OPERATIONS, SECTIONS 13-5E-3, 13-5F-2,
13-5K-2, AND 13-19-1 THROUGH 13-19-6 INCLUSIVE)**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and

WHEREAS, the City Council of the City (“City Council”) desires to amend a certain section of the City Code, regarding and related to land use and helipads and helicopter operations in the City (“**proposed City Code amendments**”); and

WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public hearing and provided a recommendation on December 21, 2021, regarding the proposed City Code amendments, since all the proposed City Code amendments are land use regulations, including City Code Sections 13-5E-3, 13-5F-2, 13-5K-2, and 13-19-1 through 13-19-6 inclusive; and

WHEREAS, the City Council held a public meeting on January 12, 2022 and a public hearing on January 26, 2022 regarding the proposed City Code amendments; and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Amendment and Enactment of Code Provisions. City Code Sections 13-5E-3, 13-5F-2, and 13-5K-2 are amended to read as shown on Attachment 1 to this Ordinance. City Code Sections 13-19-1 through 13-19-6 inclusive are enacted to read as shown on Attachment 1 to this Ordinance.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 26TH DAY OF JANUARY 2022.

(Continued on the following page)


CITY OF WEST JORDAN

Kayleen Whitelock

By: Kayleen Whitelock (Jan 28, 2022 12:45 MST)

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick 

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Council Chair Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	~ absent ~	

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JANUARY 28, 2022

Mayor's Action: X Approve Veto

By: Dirk Burton
Mayor Dirk Burton

Jan 28, 2022
Date

ATTEST:

Tangee Sloan
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 22-03.

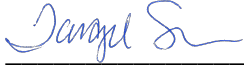
 The Mayor vetoed Ordinance No. 22-03 on _____ and the
City Council timely overrode the veto of the Mayor by a vote of to .

 Ordinance No. 22-03 became effective by operation of law without the
Mayor's approval or disapproval.

Tangee Sloan
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 31st day of January 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.



Tangee Sloan
City Recorder

(Attachment on the following page)

Attachment 1

[Attachment to ORDINANCE NO. 22-03

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (HELIPADS AND HELICOPTER OPERATIONS, SECTIONS 13-5E-3, 13-5F-2, 13-5K-2, AND 13-19-1 THROUGH 13-19-6 INCLUSIVE)]

Legislative Version:

CHAPTER 19

HELIPADS AND HELICOPTER OPERATIONS

13-19-1 PURPOSE:

The city adopts this chapter under its authority to regulate land use and to protect the health and safety of city residents through these land use regulations. The city recognizes that all air space regulations are preempted by federal law.

13-19-2 APPLICABILITY:

- A. This chapter applies to all helipads in the city, including all public use helipads and helipads requiring prior permission, except as set forth in subsection B of this section. Helipad has the meaning set forth in the definition in subsection 13-19-3A.
- B. This chapter does not apply to any helipad operated by a hospital, any helipad established within the boundaries of the South Valley Regional Airport, or any helipad classified as an emergency helicopter landing facility, pursuant to the definition in subsection 13-19-3B.

13-19-3 DEFINITIONS:

- A. Helipad means heliports, helistops, or helicopter landing facilities.
- B. Emergency helicopter landing facilities are:

1. Rooftop sites. Rooftop sites are for emergency use and are approved in the building inspection process under requirements established by the building code and any additional requirements established by the city's fire department based on National Fire Protection Association references. These sites are painted as "emergency only"; and

2. Medical Emergency Sites. Medical emergency sites are clear and level areas near the scene of an accident or incident that the local emergency response team designates as the place where the helicopter air ambulance is directed to land to transport an injured person to a hospital. The city's emergency planning personnel may pre-designate a medical emergency in the city. Pre-designating sites provides the opportunity to inspect potential sites in advance and to select sites that have adequate clear approach/departure airspace and adequate clear ground space.

13-19-4 LOCATION AND OPERATIONS:

- A. Helipads are prohibited in any zone in which they are not specifically allowed by conditional use.

B. Helipads are a conditional use in any commercial, manufacturing, or airport special purpose zone, pursuant to sections 13-5E-3, 13-5F-2, and 13-5K-2. See section 13-19-6 for further guidelines regarding conditional uses for helipads.

C. Helipads shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

D. Helipads shall only operate between the hours of 7:00 am and 8:00 pm.

13-19-5 SITE DEVELOPMENT STANDARDS:

A. Approach and departure paths 65 feet wide shall be free of obstruction for a minimum distance of 400 feet.

B. Setbacks from property lines shall be as follows:

1. Takeoff and landing area: 50 feet;
2. Helicopter maintenance facilities: 25 feet; and
3. Administrative or operations building: 15 feet.

C. Any lighting used for nighttime operations shall be directed away from adjacent properties and public rights-of-way.

13-19-6 CONDITIONAL USE:

A. In the allowed zones identified in section 13-19-4B, conditional uses may be approved for the construction and operation of a helipad if the helipad conforms to this chapter and subject to other reasonable conditions to prevent any adverse impacts on surrounding properties.

B. To aid in developing any appropriate conditions, the conditional use application shall include the following:

1. Description of the proposed operations, including the type of use, names and descriptions of helicopters expected to use the facility, and the anticipated number and timing of daily flights;
2. A copy of the FAA Part 157 noticing requirement form (FAA Form 7480-1 or successor form);
3. A copy of the heliport layout plan provided to the FAA as part of the noticing requirements;
4. A copy of the completed FAA aeronautical study; and
5. Identification of any hazards to private facilities that do not have an approved FAA-approved instrument approach and how the hazards will be mitigated.

ARTICLE 13-5E -- COMMERCIAL ZONES

13-5E-3 PERMITTED AND CONDITIONAL USES:

13-5E-3: PERMITTED AND CONDITIONAL USES:

Uses allowed in commercial zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided, that they comply with all other requirements of this article, and all other applicable requirements of this title. Uses identified as "conditional" (C) must

be approved by the Planning Commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code, and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in commercial zones.

PERMITTED AND CONDITIONAL USES IN COMMERCIAL ZONES

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:

P=Permitted use

C=Conditional use

AC=Administrative conditional use

Use	C-G	C-M	SC-1	SC-2	SC-3
Adult daycare, general	C	C	C	C	C
Adult daycare, limited	C		C		
Agricultural sales and service		P			
Animal husbandry services		C			
Auditorium or stadium		C			P
Automated car wash	P	P	C	P	P
Bail bonds and pawnbrokers	C				
Bank or financial institution	P		P	P	P
Building moved from another site (see section 13-8-12 of this title)	C	C	C	C	C
Business service	P	P		P	P
Car wash	P	P		P	P
Check cashing credit services	C			C	
Construction sales and service		AC			
Cultural service	C				P
Daycare, general	AC	C	AC	C	C
Daycare, limited	AC		AC		

Farmers' market				P	P
Funeral home	C			C	
Gasoline and fuel storage and sales	C	C		C	C
Gasoline service station	P	P	P	P	P
Government service			P	P	P
Health and fitness facility	P	P	P	P	P
Helipads ¹	C	C	C	C	C
Hotel or motel	C			C	C
Large scale public utilities	C	C	C	C	C
Laundry and dry cleaning, limited	P		P	P	P
Laundry service		C			
Manufacturing, general		P			
Manufacturing, limited		P			
Mass transit railway system	P	P	P	P	P
Massage therapy	P	P	P	P	P
Media service	P	P	C	P	P
Medical service (excluding blood banks)	P		P	P	P
Motor vehicle sales and service, new	C			C	P
Motor vehicle sales and service, used	C			C	C
Office	P	P	P	P	P
Parking, commercial		P		P	P
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Pet groomer	P	P	AC	P	P
Post Office substation			P	P	P
Preschool	AC	C	AC	C	C
Printing and copying, limited	P		P	P	P
Printing, general	P	P			
Protective service	P		P	P	P

Public park	P			P	
Recreation and entertainment, indoor	C	P	C	C	C
Recreation and entertainment, outdoor		C			C
Repair service, general		P			
Repair service, limited	P		P	P	P
Research service		P			
Restaurant, fast food (general)	AC	AC	AC	AC	AC
Restaurant, fast food (limited)	AC	AC	AC	AC	AC
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
School, K - 12	C	C	C	C	C
School, vocational	P			P	
Secondhand store	C	P		C	
Small equipment rental	P	P	P	P	P
Tattoo and body engraving service					C
Temporary office	P	P	P	P	P
Transportation service	C	P			
Utility, major	C	C	C	C	C
Utility, minor	P	P	P	P	P
Vehicle and equipment repair, general		C			
Vehicle and equipment repair, limited	P	P		C	AC
Veterinary service (small animals only)	C	C		C	

(2001 Code §89-3-603; amd. 2009 Code; Ord. 09-29, 9-22-2009; Ord. 10-09, 2-24-2010; Ord. 10-20, 7-28-2010; Ord. 11-32, 10-12-2011; Ord. 11-35, 11-22-2011; Ord. 12-14, 6-13-2012; Ord. 13-17, 4-24-2013; Ord. 14-09, 5-14-2014; Ord. 15-20, 8-12-2015; Ord. 16-13, 3-9-2016; Ord. 17-34, 6-28-2017; Ord. 18-15, 5-9-2018; Ord. 18-26, 7-11-2018; Ord. 20-18, 7-29-2020; Ord. 21-05, 2-24-2021; Ord. 21-24, 7-28-2021; Ord. 21-31, 8-25-2021)

Note:

1. See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

ARTICLE 13-5F -- MANUFACTURING ZONES
13-5F-2 PERMITTED AND CONDITIONAL USES:

13-5F-2: PERMITTED AND CONDITIONAL USES:

Uses allowed in Manufacturing Zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided, that they comply with all other requirements of this article, and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the Planning Commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code, and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in Manufacturing Zones.

PERMITTED AND CONDITIONAL USES IN MANUFACTURING ZONES

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:

- P = Permitted use
- C = Conditional use
- AC = Administrative conditional use

Use	M- P	M- 1	M- 2
Agricultural sales and service		P	P
Animal crematorium		P	
Animal crematorium located within 100 feet of any Residential Zone or structure		C	
Basic industry (nonhazardous or offensive)		P	
Building moved from another site (see section 13-8-12 of this title)	C	C	C
Business, equipment rental and supplies		P	P
Business service	P	P	P
Cannabis production establishments:			P2

Church or place of worship	AC	AC	
College or university	P	P	P
Construction sales and rental		P	P
Data center		P	
Freight terminal		P	P
Gasoline and fuel storage sales		P	P
Gasoline service station		P	P
Government service	P	P	P
Helipads ³	C	C	C
Junk or salvage yard		C	C
Large scale public utilities	C	C	C
Laundry service		P	
Manufacturing, general	P	P	P
Manufacturing, limited	P	P	P
Mass transit railway system	P	P	P
Massage therapy	P	P	P
Media service	P	P	P
Medical or dental laboratory	P	P	
Military facility		C	
Motor vehicle sales and service, new and used		AC	
Office	P	P	P
Parking, commercial		P	
Parking, commercial (no fee)	P	P	
Personal care service	P	P	P
Personal instruction service	AC	C	
Printing, general:	P	P	P
Public park:	P	P	P
Recreation and entertainment, indoor:	C		
Recycling collection station:	C	C	C
Recycling facility:	C	C	C
Repair services, general:		P	P

Repair services, limited:		P	P
Research service:	P	P	P
Restaurant, fast food (general):		AC	AC
Restaurant, fast food (limited):		AC	AC
Schools, K-12:	C	C	C
Schools, vocational:	P	P	P
Sexually oriented business:			C1
Small equipment rental:	P	P	P
Temporary office:	P	P	P
Transportation service:		P	P
Transportation service (office only):		P	P
Utility, major:	C	C	C
Utility, major (office only):	P	P	P
Vehicle and equipment repair, general:		P	P
Vehicle and equipment repair, limited:		P	P
Warehouse, self-service storage:		C	
Wholesale and warehousing, general:		P	P
Wholesale and warehousing, limited:	P	P	P

Notes:

1. See also section 4-2I-6 of this Code.
2. A cannabis production establishment may not be located:
 - (a) Within 1,000 feet of a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground, or a public park; or (b) in a district, or within 600 feet of a district that is zoned as primarily residential.

The proximity requirements shall be measured from the nearest entrance to the cannabis production establishment by following the shortest route of ordinary pedestrian travel to the property boundary of the community location or residential area.
(2001 Code § 89-3-703; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord. 11-35, 11-22-2011; Ord. 12-05, 2-22-2012; Ord. 14-09, 5-14-2014; Ord. 16-31, 7-13-2016; Ord. 17-25, 6-28-2017; Ord. 19-18, 5-1-2019; Ord. 19-35, 11-13-2019; Ord. 21-31, 8-25-2021)
3. See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

**ARTICLE 13-5K -- AIRPORT SPECIAL PURPOSE ZONE
13-5K-2 PERMITTED AND CONDITIONAL USES:**

13-5K-2: PERMITTED AND CONDITIONAL USES:

Legend:

P=Permitted use

C=Conditional use

AC=Administrative conditional use
Use

Agriculture	C
Airport	P
Auditorium or stadium	C
Auto rental	P
Aviation repair and service	P
College or university	C
Communications infrastructure	C
Education (professional and vocational)	AC
Freight terminal	P
Fuel storage and sales	C
Helipad	C
Hotel/motel	C
Light industrial	P
Medical facility	AC
Military facility	C
Office	P
Open space	P
Outdoor storage	C
Parking lots, bus/rail stations, taxi stands	P
Public buildings (safety, police, fire, governmental)	P
Residential (related to function of the airport)	AC
Retail/commercial sales	P
Service	P
Solar array	C
Utility, major	C
Utility, minor	C

Warehouse	P
Wind energy	C

(Ord. 14-32, 10-22-2014)

Note:

1. See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

Clean Version:

**CHAPTER 19
HELIPADS AND HELICOPTER OPERATIONS**

13-19-1 PURPOSE:

The city adopts this chapter under its authority to regulate land use and to protect the health and safety of city residents through these land use regulations. The city recognizes that all air space regulations are preempted by federal law.

13-19-2 APPLICABILITY:

- C. This chapter applies to all helipads in the city, including all public use helipads and helipads requiring prior permission, except as set forth in subsection B of this section. Helipad has the meaning set forth in the definition in subsection 13-19-3A.
- D. This chapter does not apply to any helipad operated by a hospital, any helipad established within the boundaries of the South Valley Regional Airport, or any helipad classified as an emergency helicopter landing facility, pursuant to the definition in subsection 13-19-3B.

13-19-4 DEFINITIONS:

- A. Helipad means heliports, helistops, or helicopter landing facilities.
- B. Emergency helicopter landing facilities are:
 - 1. Rooftop sites. Rooftop sites are for emergency use and are approved in the building inspection process under requirements established by the building code and any additional requirements established by the city’s fire department based on National Fire Protection Association references. These sites are painted as “emergency only”; and
 - 2. Medical Emergency Sites. Medical emergency sites are clear and level areas near the scene of an accident or incident that the local emergency response team designates as the place where the helicopter air ambulance is directed to land to transport an injured person to a hospital. The city’s emergency planning personnel may pre-designate a medical emergency in the city. Pre-designating sites provides the

opportunity to inspect potential sites in advance and to select sites that have adequate clear approach/departure airspace and adequate clear ground space.

13-19-4 LOCATION AND OPERATIONS:

- A. Helipads are prohibited in any zone in which they are not specifically allowed by conditional use.
- B. Helipads are a conditional use in any commercial, manufacturing, or airport special purpose zone, pursuant to sections 13-5E-3, 13-5F-2, and 13-5K-2. See section 13-19-6 for further guidelines regarding conditional uses for helipads.
- C. Helipads shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.
- D. Helipads shall only operate between the hours of 7:00 am and 8:00 pm.

13-19-5 SITE DEVELOPMENT STANDARDS:

- A. Approach and departure paths 65 feet wide shall be free of obstruction for a minimum distance of 400 feet.
- B. Setbacks from property lines shall be as follows:
 - 1. Takeoff and landing area: 50 feet;
 - 2. Helicopter maintenance facilities: 25 feet; and
 - 3. Administrative or operations building: 15 feet.
- C. Any lighting used for nighttime operations shall be directed away from adjacent properties and public rights-of-way.

13-19-6 CONDITIONAL USE:

- A. In the allowed zones identified in section 13-19-4B, conditional uses may be approved for the construction and operation of a helipad if the helipad conforms to this chapter and subject to other reasonable conditions to prevent any adverse impacts on surrounding properties.
- B. To aid in developing any appropriate conditions, the conditional use application shall include the following:
 - 6. Description of the proposed operations, including the type of use, names and descriptions of helicopters expected to use the facility, and the anticipated number and timing of daily flights;
 - 7. A copy of the FAA Part 157 noticing requirement form (FAA Form 7480-1 or successor form);
 - 8. A copy of the heliport layout plan provided to the FAA as part of the noticing requirements;
 - 9. A copy of the completed FAA aeronautical study; and
 - 10. Identification of any hazards to private facilities that do not have an approved FAA-approved instrument approach and how the hazards will be mitigated.

ARTICLE 13-5E -- COMMERCIAL ZONES

13-5E-3 PERMITTED AND CONDITIONAL USES:

13-5E-3: PERMITTED AND CONDITIONAL USES:

Uses allowed in commercial zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided, that they comply with all other requirements of this article, and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the Planning Commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code, and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in commercial zones.

PERMITTED AND CONDITIONAL USES IN COMMERCIAL ZONES

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:

P=Permitted use

C=Conditional use

AC=Administrative conditional use

Use	C-G	C-M	SC-1	SC-2	SC-3
Adult daycare, general	C	C	C	C	C
Adult daycare, limited	C		C		
Agricultural sales and service		P			
Animal husbandry services		C			
Auditorium or stadium		C			P
Automated car wash	P	P	C	P	P
Bail bonds and pawnbrokers	C				
Bank or financial institution	P		P	P	P
Building moved from another site (see section 13-8-12 of this title)	C	C	C	C	C
Business service	P	P		P	P
Car wash	P	P		P	P
Check cashing credit services	C			C	

Construction sales and service		AC			
Cultural service	C				P
Daycare, general	AC	C	AC	C	C
Daycare, limited	AC		AC		
Farmers' market				P	P
Funeral home	C			C	
Gasoline and fuel storage and sales	C	C		C	C
Gasoline service station	P	P	P	P	P
Government service			P	P	P
Health and fitness facility	P	P	P	P	P
Helipads ¹	C	C	C	C	C
Hotel or motel	C			C	C
Large scale public utilities	C	C	C	C	C
Laundry and dry cleaning, limited	P		P	P	P
Laundry service		C			
Manufacturing, general		P			
Manufacturing, limited		P			
Mass transit railway system	P	P	P	P	P
Massage therapy	P	P	P	P	P
Media service	P	P	C	P	P
Medical service (excluding blood banks)	P		P	P	P
Motor vehicle sales and service, new	C			C	P
Motor vehicle sales and service, used	C			C	C
Office	P	P	P	P	P
Parking, commercial		P		P	P
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Pet groomer	P	P	AC	P	P
Post Office substation			P	P	P

Preschool	AC	C	AC	C	C
Printing and copying, limited	P		P	P	P
Printing, general	P	P			
Protective service	P		P	P	P
Public park	P			P	
Recreation and entertainment, indoor	C	P	C	C	C
Recreation and entertainment, outdoor		C			C
Repair service, general		P			
Repair service, limited	P		P	P	P
Research service		P			
Restaurant, fast food (general)	AC	AC	AC	AC	AC
Restaurant, fast food (limited)	AC	AC	AC	AC	AC
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
School, K - 12	C	C	C	C	C
School, vocational	P			P	
Secondhand store	C	P		C	
Small equipment rental	P	P	P	P	P
Tattoo and body engraving service					C
Temporary office	P	P	P	P	P
Transportation service	C	P			
Utility, major	C	C	C	C	C
Utility, minor	P	P	P	P	P
Vehicle and equipment repair, general		C			
Vehicle and equipment repair, limited	P	P		C	AC
Veterinary service (small animals only)	C	C		C	

(2001 Code §89-3-603; amd. 2009 Code; Ord. 09-29, 9-22-2009; Ord. 10-09, 2-24-2010; Ord. 10-20, 7-28-2010; Ord. 11-32, 10-12-2011; Ord. 11-35, 11-22-2011; Ord. 12-14, 6-13-2012; Ord. 13-17, 4-24-2013; Ord. 14-09, 5-14-2014; Ord. 15-20, 8-12-2015; Ord. 16-13, 3-9-2016; Ord. 17-34,

6-28-2017; Ord. 18-15, 5-9-2018; Ord. 18-26, 7-11-2018; Ord. 20-18, 7-29-2020; Ord. 21-05, 2-24-2021; Ord. 21-24, 7-28-2021; Ord. 21-31, 8-25-2021)

Note:

1. See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

ARTICLE 13-5F -- MANUFACTURING ZONES

13-5F-2 PERMITTED AND CONDITIONAL USES:

13-5F-2: PERMITTED AND CONDITIONAL USES:

Uses allowed in Manufacturing Zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided, that they comply with all other requirements of this article, and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the Planning Commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code, and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in Manufacturing Zones.

PERMITTED AND CONDITIONAL USES IN MANUFACTURING ZONES

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:

- P = Permitted use
- C = Conditional use
- AC = Administrative conditional use

Use	M-P	M-1	M-2
Agricultural sales and service		P	P
Animal crematorium		P	
Animal crematorium located within 100 feet of any Residential Zone or structure		C	
Basic industry (nonhazardous or offensive)		P	
Building moved from another site (see section 13-8-12 of this title)	C	C	C

Business, equipment rental and supplies		P	P
Business service	P	P	P
Cannabis production establishments:			P2
Church or place of worship	AC	AC	
College or university	P	P	P
Construction sales and rental		P	P
Data center		P	
Freight terminal		P	P
Gasoline and fuel storage sales		P	P
Gasoline service station		P	P
Government service	P	P	P
Helipads ³	C	C	C
Junk or salvage yard		C	C
Large scale public utilities	C	C	C
Laundry service		P	
Manufacturing, general	P	P	P
Manufacturing, limited	P	P	P
Mass transit railway system	P	P	P
Massage therapy	P	P	P
Media service	P	P	P
Medical or dental laboratory	P	P	
Military facility		C	
Motor vehicle sales and service, new and used		AC	
Office	P	P	P
Parking, commercial		P	
Parking, commercial (no fee)	P	P	
Personal care service	P	P	P
Personal instruction service	AC	C	
Printing, general:	P	P	P
Public park:	P	P	P
Recreation and entertainment, indoor:	C		

Recycling collection station:	C	C	C
Recycling facility:	C	C	C
Repair services, general:		P	P
Repair services, limited:		P	P
Research service:	P	P	P
Restaurant, fast food (general):		AC	AC
Restaurant, fast food (limited):		AC	AC
Schools, K-12:	C	C	C
Schools, vocational:	P	P	P
Sexually oriented business:			C1
Small equipment rental:	P	P	P
Temporary office:	P	P	P
Transportation service:		P	P
Transportation service (office only):		P	P
Utility, major:	C	C	C
Utility, major (office only):	P	P	P
Vehicle and equipment repair, general:		P	P
Vehicle and equipment repair, limited:		P	P
Warehouse, self-service storage:		C	
Wholesale and warehousing, general:		P	P
Wholesale and warehousing, limited:	P	P	P

Notes:

1. See also section 4-2I-6 of this Code.
2. A cannabis production establishment may not be located:
 - (a) Within 1,000 feet of a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground, or a public park; or (b) in a district, or within 600 feet of a district that is zoned as primarily residential.

The proximity requirements shall be measured from the nearest entrance to the cannabis production establishment by following the shortest route of ordinary pedestrian travel to the property boundary of the community location or residential area.
(2001 Code § 89-3-703; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord. 11-35, 11-22-2011; Ord. 12-05, 2-22-2012; Ord. 14-09, 5-14-2014; Ord. 16-31, 7-13-2016; Ord. 17-25, 6-28-2017; Ord. 19-18, 5-1-2019; Ord. 19-35, 11-13-2019; Ord. 21-31, 8-25-2021)
3. See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

**ARTICLE 13-5K -- AIRPORT SPECIAL PURPOSE ZONE
13-5K-2 PERMITTED AND CONDITIONAL USES:**

13-5K-2: PERMITTED AND CONDITIONAL USES:

Legend:

P=Permitted use

C=Conditional use

AC=Administrative conditional use

Use

Agriculture	C
Airport	P
Auditorium or stadium	C
Auto rental	P
Aviation repair and service	P
College or university	C
Communications infrastructure	C
Education (professional and vocational)	AC
Freight terminal	P
Fuel storage and sales	C
Helipad ¹	C
Hotel/motel	C
Light industrial	P
Medical facility	AC
Military facility	C
Office	P
Open space	P
Outdoor storage	C
Parking lots, bus/rail stations, taxi stands	P
Public buildings (safety, police, fire, governmental)	P
Residential (related to function of the airport)	AC
Retail/commercial sales	P
Service	P

Solar array	C
Utility, major	C
Utility, minor	C
Warehouse	P
Wind energy	C

(Ord. 14-32, 10-22-2014)

Note:

1. See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.











Ordinance No. 22-03 Helipad - Helicopter Operations


Final Audit Report

2022-01-31


Created:	2022-01-28
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_e5GKHnYnFbKpNzrDIAaZJfv7KwdSwCh

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