

WEST VALLEY CITY, UTAH

ORDINANCE NO. 26-09

Date Adopted: 03/10/2026

Date Effective: 03/11/2026

**AN ORDINANCE AMENDING SECTION 7-6-301 AND
PART 7-14-200P OF THE ZONING ORDINANCE TO
UPDATE THE JORDAN RIVER OVERLAY ZONE TO BE
CONSISTENT WITH THE REST OF THE ZONING
ORDINANCE.**

WHEREAS, the City desires to amend Section 7-6-301 and Part 7-14-200P of Title 7 of the West Valley City Municipal Code to update the Jordan River Overlay Zone to be consistent with the rest of the Zoning Ordinance; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Section 7-6-301 and Part 7-14-200P of Title 7 of the West Valley City Municipal Code to reflect these changes.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Sections 7-6-301 and 7-14-201 through 7-14-206 of Title 7 of the West Valley City Municipal Code are hereby amended and/or repealed to read as follows:

7-6-301. COMMERCIAL AND MANUFACTURING USE TABLE.

The following table indicates the permitted (P), conditional (C), and prohibited (X) Uses within the Commercial, Manufacturing, and overlay Zones of the City. (PC) means a Use is permitted when not adjacent to a residential Use, Residential Zone, or Agricultural Zone and conditional

when adjacent to a residential Use, Residential Zone, or Agricultural Zone. Certain Uses may have additional restrictions or requirements as set forth in this Title. Where Uses are marked with an asterisk, additional regulations can be found elsewhere in this Title. It is the express intent of the City Council that any Use not listed in this table is prohibited in the Commercial and Manufacturing Zones of the City. Applications to include new or unlisted uses may be made pursuant to Section 7-2-128.

Uses – (Uses with an asterisk (*) include use-specific regulations.)	Zones – (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Agricultural Business or Industry*	X	X	X	X	X	X	X	C	X	X	X
Agriculture	P	P	P	P	P	P	P	P			
Alternative Financial Service Provider*	X	X	X	X	P	P	X	P	X	X	X
Artist Studio	P	P*	P*	P	P	P	P	P			
Assisted Living Facility	X	P*	P*	P	P	P	X	X			
Automobile Parts Store	X	P*	X	P	P	P	X	P			X*
Automobile Sales, New	X	X	X	X	P	P	P	P	X		X*
Automobile Sales, Used	X	X	X	X	P	P	X	P	X	X	X*

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Automobile Service*	X	X	X	X	PC	PC	P*	PC	X	X	X*
Bail Bonds Dealer	X	X	X	X	X	X	X	P	X	X	X
Blood Plasma Center*	X	X	X	X	P	P	X	X	X	X	X
Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*	P	X	P	X	P	P	X	P			
Bus Terminal*	X	X	X	X	X	PC	P	PC			
Cannabis Production Establishment*	X	X	X	X	X	X	X	P	X	X	X
Caretaker's Dwelling	P	P	P	P	P	P	P	P			
Cargo Container*	P	X	X	X	P	P	P	P	X	X	X
Commercial Raising, Rental, Stabling, Training and Grazing of Animals*	X	X	X	X	X	X	X	PC			
Commissary	X	X	X	X	X	X	X	PC			
Community Use	P	P*	P	P	P	P	P	P			
Convenience Store	X	P*	X	PC	PC	PC	P*	PC	X	*	

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Day Care/Preschool Center	P	P*	P*	P	P	P	P	P			
Detention Facility/Jail*	X	X	X	X	X	X	X	C		X	X
Equestrian School	X	X	X	X	X	X	X	PC			
Equity Club*, Fraternal Club*, Social Club*, or Other Establishment Requiring a Club License	X	X	X	X	C	C	X	PC			
Event Center, Indoor*	P	P*	X	X	PC	PC	P	PC			
Event Center, Outdoor*	X	X	X	X	X	X	C	C			
Fast Food Establishment with Drive-Up Window*	P	P*	X	X	P	P	X	P	X	*	*
Fast Food Establishment with No Drive-Up Window	P	P*	P*	P	P	P	X	P	<u>(asterisk deleted)</u>	*	
Financial Institution	P	P*	P*	P	P	P	X	P			

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Fitness Center	P	P*	X	P	P	P	P	P			
Food Vending Unit* and Mobile Food Vending Vehicle*	P	X	P*	X	P	P	X	P			
Fuel Sales Including Gasoline, Diesel, Propane and Other Similar Fuels	X	P*	X	PC	PC	PC	P	PC	X	*	
Furniture Store	X	P	X	P	P	P	X	P			
Garden Center* or Garden Center* with an Indoor Event Center* as an Accessory Use	X	P	X	C	P	P	X	P			
Grocery Store	X	P*	X	PC	PC	PC	X	PC			
Gun Range, Indoor	P	P	X	X	P	P	P	P			
Hardware Store	X	P*	X	P	P	P	X	P	X		
Heavy Equipment Sales and Service	X	X	X	X	X	X	X	PC		X	X*
Heavy Truck and Trailer Sales, New	X	X	X	X	X	X	P	PC			X*

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Heavy Truck and Trailer Sales, Used	X	X	X	X	X	X	X	PC		X	X*
Heavy Truck and Trailer Service	X	X	X	X	X	X	C*	PC		X	X*
Home Improvement Center*	X	P*	X	X	PC	PC	X	PC	X		
Home Occupation*	X	P	P	X	X	X	X	X			
Hospital	X	X	P*	X	PC	X	X	X			
Incinerator	X	X	X	X	X	X	X	X			
Industrial, Light	P*	X	X	X	X	C	P	PC			
Industrial, Heavy	X	X	X	X	X	X	X	C		X	X
Inland Port Use	X	X	X	X	X	X	PC	PC			
Instructional Facility	P	P*	X	P	P	PC	P	PC			
Kennel, Indoor*	P	P*	P*	PC	PC	PC	P	PC			
Kennel, Outdoor*	X	X	X	X	X	X	X	C			
Laundromat	X	P	X	P	P	P	X	P			
Lingerie Store	X	P	X	X	P	P	X	P	X	X	X

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Lodging Facility*	P	P*	P*	X	PC	PC	P	PC			
Manufacturer of Alcoholic Products	X	X	X	X	X	X	C	C			
Massage Establishment	X	X	X	X	P	P	X	P			
Medical Cannabis Pharmacy*	P	P	P	P	P	P	P	P			
Mortuary	X	P	X	P	P	P	X	P			
Movie Theater	X	P*	X	X	P	P	X	P			
Moving Truck Rental Business	X	X	X	X	C	C	X	PC			X*
Neighborhood Grocery	X	P*	X	P	P	P	X	P			
Neighborhood Service Establishment	X	P*	P*	P	P	P	X	P			
Noncommercial Raising, Training and Grazing of Animals	X	X	X	X	X	X	X	P			
Nursing Home/Convalescent Center	X	P*	P*	P	P	P	X	X			

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Off-Premises Beer Retailer	X	P*	P	P	P	P	C*	P			
Office, Medical and Dental	P	P*	P*	P	P	P	X	P*			
Office, Professional	P	P*	P	P	P	P	P	P			
Outdoor Waste Management Facility	X	X	X	X	X	X	X	X			
Outside Display of Merchandise*	X	X	P*	X	P	P	X	P			
Outside Storage*	X	X	X	X	X	X	X	C		*	
Parking Lot, Commercial	P	P	X	X	P	P	P	P			
Parking Structure	P	P*	P*	X	P	P	P	P			
Permanent Cosmetic Establishment*	X	P*	P*	P	P	P	X	P			
Public Utility Installation (except lines and rights-of-way)	P	C*	P	C	C	C	P	PC			
Radio and Television Transmission	X	X	X	X	X	X	P	P			

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Antennas, Transmitting Stations and Related Facilities*											
Recreation, Indoor	X	P*	X	P	P	P	P	P			
Recreation, Outdoor*	X	P*	X	X	PC	PC	X	PC			
Recreational Facility Beer Retailer*	X	P	X	X	P	P	P	P			
Recreational Vehicle, Motorized Outdoor Recreation Equipment and Mobile Home Sales	X	X	X	X	PC	PC	P	PC	X		
Rental Store	X	X	X	X	P	P	X	P			
Residential	X	P*	P*	X	X	X	X	X			
Restaurant*, Restaurant On-Premises Beer Retailer*, Restaurant Liquor Retailer	P	P*	P*	P	P	P	X	P			
Retail Department or Specialty Store	X	P*	P*	P	P	P	X	P			

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Retail Tobacco Specialty Business*	X	X	X	X	P	P	X	P			
Sanitary Landfill	X	X	X	X	X	X	X	X			
Secondhand Precious Metal Dealer/Processor and/or Precious Gem Dealer	X	P*	X	P	P	P	X	P			
Secondhand Store	X	P*	X	P	P	P	X	P			
Self-Storage Facility*	X	X	X	X	X	X	X	PC	X	X	X
Sexually Oriented Business*	X	X	X	X	X	X	X	P	X	X	X
Shopping Center*	X	P*	P*	C	C	C	X	C			
State Store/Package Agency*	X	X	X	X	P	P	X	P			
Swap Meet, Indoor	X	X	X	X	X	X	X	X			
Swap Meet, Outdoor	X	X	X	X	X	X	X	X			
Tobacco Oriented Business*	X	X	X	X	X	X	X	P			

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Tattoo Establishment	P	P	P	P	P	P	P	P	X	X	X
Tavern*		X	X	X	X	X	X	X			
Taxicab Business	X	X	X	X	P	P	P	P			
Temporary Nonresidential Building	P	P	X	P	P	P	P	P			
Temporary Land Use	P	P	X	P	P	P	P	P			
Towing and Impound Yard*	X	X	X	X	X	X	X	PC		X	X
Truck Transfer Company	X	X	X	X	X	X	C	C			
Turf Farm Equipment Manufacturing*	X	X	X	X	X	X	X	PC			
Uses Customarily Accessory to a Listed Conditional Use	P	P	P	P	P	P	P	P			
Uses Customarily Accessory to a Listed Permitted Use	P	P	P	P	P	P	P	P			
Vehicle Recycling Facility*	X	X	X	X	X	X	X	PC		X	X

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Vehicle Storage Yard*	X	X	X	X	X	X	X	C		X	X
Veterinary Hospital*	P	P*	P*	P	P	P	P	P			
Warehouse	P*	X	X	X	C*	C	P	PC	X		

X: Use is prohibited in the zone.

X*: Use is prohibited in portions of the applicable overlay zone.

C: Use is conditional.

C*: Use is conditional and includes zone-specific regulations.

P: Use is permitted.

P*: Use is permitted and includes zone-specific regulations.

PC: Use is permitted when not adjacent to a residential Use, Residential Zone, or Agricultural Zone. Use is conditional when adjacent to a residential Use, Residential Zone, or Agricultural Zone.

***:** Use includes overlay zone-specific regulations.

7-14-200P

PART 2 – JORDAN RIVER OVERLAY ZONE

~~7-14-201. PURPOSE.~~

~~The Jordan River Overlay Zone (JROZ) is intended to encourage office, Restaurant, and quality mixed use residential in a planned, aesthetically pleasing setting which will be compatible and complementary with adjacent Uses. Small scale retail and service Uses are also promoted when complementary and accessory to a Primary Use. The Jordan River Overlay Zone promotes a high level of architectural and Landscaping excellence. Enhancements of the architectural quality and~~

~~Streetscape/landscape themes are required. The Jordan River area is considered a gateway to West Valley City that should emphasize cultural, historical, and recreation themes. Street side, first floor retail is encouraged. Mixed use residential is encouraged. Quality materials and design excellence is the foundation of this zone.~~

7-14-2021. CONDITIONAL USE REVIEW.

~~The West Valley City Planning Commission shall review and approve all Development in the Jordan River Overlay Zone as a Conditional Use. The Planning Commission shall utilize the underlying zone requirements and overlay zone Development standards, and may attach reasonable conditions to assure compatibility within the Overlay Zone.~~

7-14-203. EFFECT ON UNDERLYING ZONE.

~~The Jordan River Overlay Zone may add to or limit the Uses provided for by the underlying zone. In the case of the "C-2" Zone, certain Uses are not permitted, while in the "A" Zone, standard agricultural Uses are augmented by the Uses provided for in the Jordan River Overlay Zone. Existing businesses within the Jordan River Overlay Zone may continue and can expand with approval by the Planning Commission. Implementation of the standards in Section 7-14-204 shall be considered in all proposed future expansions of existing businesses. The Jordan River Overlay Zone encourages office, Restaurant, mixed use residential, and small scale retail/services Uses.~~

7-14-2042. ARCHITECTURAL, LANDSCAPING, AND SITE PLAN DEVELOPMENT STANDARDS.

~~Development within the Jordan River Overlay Zone shall be evaluated based on the following criteria and information comply with the following standards:~~

- ~~(1) Site Plan drawn to scale of 1"=20', showing the parcel intended for Development and the surrounding existing Development within 200 feet of the site. Site Plans should generally conform to the information outlined in Chapter 7-11 of the West Valley City Land Use Development and Management Act.~~
- ~~(2) Architectural renderings and elevations of proposed Buildings. Relationships to surrounding Uses shall be considered in respect to the scale and massing of the proposed~~

~~Uses. Building design shall provide equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the Structure and neglecting or downgrading the aesthetic appeal of the side elevations of the Structure. Visual variety, creativity, and the use of premier materials with compatible color schemes are required. Uses shall incorporate within their plans Street side windows and pedestrian leisure spaces. (1) Architecture. All Building elevations shall be designed such that there is equal emphasis on all sides of the Building. No Building side shall appear neglected or downgraded from the other Building sides regardless of visibility.~~

~~(3) Landscaping. Spatially accurate conceptual Landscaping plans showing plant type and size shall be required. The ability of the landscape to enhance the project through interest and variety will be evaluated.~~

~~(4) Vertical elements. Multi-Story Buildings are encouraged.~~

~~(5) Design of parking areas shall attempt to minimize the large uninterrupted hard surfaced areas with Landscaping islands. Pedestrian pathways within parking areas are required. Access control will be evaluated as per West Valley City standards (Chapter 7-9). Street side Parking Lots are discouraged.~~

~~(6) Service and loading areas shall be screened with materials compatible to the Building and from adjacent Uses/roadways. Coordinated maneuvering and loading docks are encouraged between businesses. (2) Screening. Service and loading areas shall be screened from the adjacent Arterial Streets.~~

~~(7) Pedestrian/bicycle accommodation, including trails, Sidewalks, Street furniture, and appropriate plantings, shall be required. Sidewalks shall be constructed of concrete, with stamped concrete at driveway intersections, and weave through the Front Yard Landscaping adjacent to the public Street. Trail materials are not specified, but should be evaluated by the Planning Commission. Bus shelters are permitted if they complement the architectural quality of the Buildings.~~

~~(8) Noise sources shall be identified from all sources such as parking areas, trash dumpsters, mechanical equipment, and loading/service docks. Screen walls and Landscaping shall be employed which screen these areas from the main Streets and adjacent residential neighborhoods.~~

~~(9) Site and security lighting shall be designed to enhance the architectural quality of the Development. Screening of lights from residential areas and glare from traffic areas shall be minimized. Lighting consistency utilizing a design approved for the entire area shall be required in the Parking Lots. Pedestrian scale lighting along walkways is required.~~

~~(10) Sign design themes shall also be included for review by the Planning Commission. The Planning Commission shall not approve a Development proposal without a sign plan. Architectural themes shall be carried into the sign plans. No Billboards or pole signs are allowed.~~ (3) Signage. No billboards or pole signs shall be allowed.

~~(11) *Building setbacks.* Generally, Front Yard setbacks for one and two Story Buildings should be 30 feet, provided the area is landscaped and the parking located to the rear of the Buildings. Three Story Buildings shall be set back a minimum of 40 feet, four Story Buildings a minimum of 50 feet, and five Story Buildings a minimum of 60 feet. Additional heights shall maintain a 60 foot setback as a minimum. Parking areas are to maintain a 30 foot minimum setback from the public/private roadways.~~

~~(12) *Special site amenities.* Emphasis should be placed on providing site Amenities to include courtyards, plazas, fountains, pedestrian sections, monuments, sculpture, and art.~~

7-14-2053. USE LIMITATIONS.

~~Use limitations will be imposed which limit the full range of Uses permitted in the underlying zone. It is recognized that some of the Uses within the underlying zones may not be compatible with the City's image for gateway and Special District areas, and compliance with architectural guidelines would not be practical. The following Uses are not permitted in the Jordan River Overlay Zone: The Use limitations outlined in Section 7-6-301 shall be imposed to limit the full range of Uses permitted in the underlying zone.~~

~~(1) Automobile sales and service.~~

~~(2) Convenience Stores.~~

~~(3) Fast Food Establishments with drive-up windows (Fast Food Establishments permitted as an Accessory Use, not Primary Use).~~

~~(4) Motor fuel sales.~~

~~(5) Recreational vehicle sales.~~

~~(6) Billboards, pole signs.~~

- ~~(7) Self-storage facilities.~~
- ~~(8) Hardware Stores.~~
- ~~(9) Office Warehouses.~~
- ~~(10) Bail bonds.~~
- ~~(11) Pawn shops.~~
- ~~(12) Check Cashing, payday loans and Car Title Loans.~~
- ~~(13) Tattoo Establishments.~~
- ~~(14) Sexually-oriented businesses.~~

~~7-14 206. — APPEAL PROCEDURE.~~

~~Appeal may be made to the City Council by any Person aggrieved by a final decision, determination, or requirement of the Planning Commission regarding the architectural conditions imposed by this Section pursuant to the standards governing appeals.~~

Section 3. 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 4. Effective Date. This Ordinance shall take effect immediately upon posting.

PASSED and APPROVED this 10th day of March, 2026.



WEST VALLEY CITY

A handwritten signature in blue ink that reads "Karen Lang". The signature is written over a horizontal line.

MAYOR

ATTEST:

A handwritten signature in blue ink that reads "Nirbhale Comar". The signature is written over a horizontal line.

CITY RECORDER