

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTIONS 17.18.020 (USES) AND 17.54.100 (MIXED USE-RESEARCH AND DEVELOPMENT ZONE) OF THE CITY OF SOUTH JORDAN MUNICIPAL CODE TO ALLOW PERSONAL SERVICES AND PROFESSIONAL SERVICES AS PERMITTED USES.

WHEREAS, Utah code section 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the updated zoning code will enable the City to more effectively administer the development code; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A**, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the proposed text amendment; and

WHEREAS, the City Council finds that the proposed text amendment will enhance the public health, safety and welfare in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. Sections 17.18.020 and 17.54.100 of the South Jordan Municipal Code, as set forth in the attached **Exhibit A**, are hereby amended.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 7 DAY OF April, 2026 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<u>X</u>	_____	_____	_____
Kathie Johnson	<u>X</u>	_____	_____	_____
Donald Shelton	<u>X</u>	_____	_____	_____
Tamara Zander	<u>X</u>	_____	_____	_____
Jason McGuire	<u>X</u>	_____	_____	_____

Mayor: *Dawn R. Ramsey*
Dawn R. Ramsey

Attest: *Anna Crookston*
Anna Crookston, City Recorder

Approved as to form:

Ran. Jose
Office of the City Attorney



(Proposed Amendment)

C = Conditional

Exhibit A to Ordinance 2026-05
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	Neighborhood residential facility	P									P	P	P							
	Single-family, attached											P	P	C*						
	Single-family, detached	P									P	P	P	P	C*					
Public:																				
Civic and community	Cemetery																			
	Community services	C	C	C	P	P	C	P	C	C	C	C	C	C		C	C	C	C	C
	Public safety	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C
	Religious assembly and worship	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C
Educational	Elementary/secondary education	C	C	C	C				P	C	C	C	C	C		C	C	C	C	
	University/college		C	C	C			C	P	C				C		C	C	C	C	
	Vocational/professional		C	C	C			C	P	C				C		C	C	C	C	
Open space	Natural open space													C		C	C	C	C	C
	Park open space		C						C					C		C	C	C	C	C
Utility and communication	Energy conversion	C				C	C													
	Telecommunication facility	C		C	C	C	C	C		C	C	C	C	C						
	Utility services	P		P	P	P	P	P		P	P	P	P	C						
Commercial:																				
Services	Animal services			C	C	C	C													
	Business support		P	C	P	P		P	P	P			C		P	C		C		
	Daycare	P	P	P	P		P	P	P	C	P	P	P	C	C	C		C	C	C
	Financial institution		P	P	P		C	P	P	P					C			C		

	Hospital		C	C					C										
	Light service and repair		C	C	C	P	C	P						C					
	Lodging		P	C	P		C	P	P	C				C	P*		C		
	Medical/dental office or clinic		P	P	P		P	P	P	P			C	P					
	Mortuary/funeral home			C						P									
	Office		P	P	P		P	P	P	P			C	P	P	C	P	P	P
	Personal services		P	P	P		P	P	P	P			<u>P*</u>	P		C	P		
	Professional services			P	P		P	P	P	P			C	<u>P</u>	P	C	P	P	P
	Restaurant		P	P	P		P	P	P	P				C	P			P	
	Self-storage			C	C	C				C				C*				C*	
	Vehicle repair					C		C						C*				C*	
	Vehicle services		C	C	C	P		P	C					C*				C*	
Recreation and assembly	Arts and recreation		P	P	P	P		P	P	P				C	C	P	C		
	Convention/reception center			C	C			C	C	C									
	Instruction and training			P	C	P	P	P		C				C				C	
	Outdoor recreation		C	C	C			C						C				C	
	Stadium/ theater/ auditorium		C	C	C			C	C					C				C	
Retail	Gas station		C	C	C	C	C	C	C					C					
	General retail		P	P	P	P	P	P	P					P	P	P	P		
	Kiosk, freestanding		P	C	C					P				C					
	Shopping center/department store		P	C	C			C	P					P		P	P		
	Vehicle sales and rental		C		C			C											
Industrial:																			
Manufacturing	Assembly					P		P											
	Fabrication					C		C											

and product ion	Manufacturing					C	C												
	Mining																		
Sales and service	Commercial service and repair					C	C												
	Food and drink preparation					C	C												
	Heavy equipment sales and rental					C	C												
	Office /warehouse flexible space					P	P						C						
	Research and development					P	P		C				P						
	Storage yards					C													
	Wholesale and warehouse					P	P												
Transpo rtation	Aircraft transp ortation																		
	Parking facility								C										
	Passenger terminal/statio n			C	C	C		C	C	C									
	Railroad facility					C													
Waste	Refuse																		
	Salvage					C	C												

*See zoning district for limitations on use

17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R And D) ZONE

1. Purpose: The Mixed Use-Research and Development Zone (MU-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the City for business and research facilities which promotes the use, open space and architectural standards of the community.
2. Single-family residential uses must comply with the following:
 1. Attached dwellings may not be stacked.
 2. Maximum density of five (5) units per acre.
 3. Minimum development size of twenty (20) acres.
3. **Personal services that include massage therapy and tattoo parlors are not permitted in the MU-R&D zone.**