

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/13/2024

Application: TEXT AMENDMENT OF CITY CODE §§ 10.24.010. AND
17.18.030.010 (MODIFYING COMMERCIAL VEHICLE
STANDARDS)

Ordinance No.: 2024-19

Applicant: Rena Vanzo

Submitted By: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend to the City Council to deny Ordinance No. 2024-19 amending Sections 10.24.010 and 17.18.030.010 of the South Jordan City Municipal Code modifying commercial vehicle standards.

BACKGROUND:

The applicant, Rena Vanzo, runs a mobile small business called The Boob Bus that offers breast imaging (including mammograms), injectables such as Botox and Dysport, and genetic testing. The business is operated out of a modified full-size motorhome that is converted to a commercial style vehicle to perform such services. The vehicle is 40 feet long, eight feet wide, 13 feet high, and is painted with logos and advertisements for the business. The vehicle weighs a little under 33,000 lbs. When not in use, the vehicle is parked at the applicant's residence at 10927 S. Wood Stone Cir. According to the applicant, the vehicle is parked at her residence for safety, accessibility to process testing results and convenience. The applicant says the vehicle is out in the field (not parked at her residence) for approximately three to four days a week. When not in the field, the vehicle also functions as a "home office" where the applicant transfers files from the vehicle to her home computer. The business is fully licensed to perform these healthcare services by both the Food and Drug Administration (FDA) and the Utah Department of Health and Human Services (UDHHS).

In April 2024 a City code compliance officer noticed the vehicle parked at applicant's residence and issued a notice of violation to the applicant informing her City Code prohibits commercial vehicles of a certain weight from being parked or stored on residential properties. To resolve this notice of violation, the applicant contacted the Planning Department to understand the process to change the City Code. She then submitted an application to change City Code to exempt healthcare providers from the commercial vehicle parking restrictions.

City Code Requirements:

City Code § 17.18.030.010 prohibits commercial vehicles that exceed 8,000 pounds curb weight from being "parked or stored on a residential lot or parcel for any length of time," with a few exceptions where there is a construction project or active loading or unloading. (The full text of City Code § 17.18.030.010 is attached to this report as Exhibit A to Ordinance 2024-19.) City

Code § 10.24.010 contains similar restrictions, but since that is not a land use code, the Planning Commission will only review and provide a recommendation on City Code § 17.18.030.010. Changes to City Code § 10.24.010 will be presented to the City Council only.

Purpose of Current City Code Requirements:

One of the purposes for restricting heavy commercial vehicles from being parked or stored in residential zones is to protect the City's investment in its streets. Residential streets are not designed or constructed to handle frequent use by heavy vehicles. Although the City expects that heavy commercial vehicles must occasionally access residential streets for a variety of reasons, to avoid damage to its streets the City has restricted regular truck traffic to designated truck routes (*see* City Code § 10.24.020, Truck Routes), which are on streets that have been designed and constructed to handle heavier and more frequent vehicles. While it is true that a resident can park their personal large and heavy motor home on their residential property, these motor homes generally do not leave and come back to the property daily or even several times per week.

Another purpose of the commercial vehicle parking restrictions is to preserve the residential nature of the City's residential zones. Although each lot and situation is different, and the ability to properly store vehicles and equipment is different for each lot. Therefore the general prohibition against parking commercial vehicles of a certain weight on residential properties is a straightforward way to avoid commercial use of residential properties beyond what would be expected with a home occupation (*see* City Code § 5.38, Home Occupations).

Neighboring Community Requirements:

In past code amendment discussions the Planning Commission and City Council have asked Planning staff to review and summarize neighboring community regulations. Planning staff surveyed 12 communities and found that nine of them prohibit parking or storage of commercial vehicles similar to South Jordan's restrictions. Sandy and Millcreek have some commercial vehicle parking restrictions in residential zones but have more exceptions than South Jordan. Salt Lake City's restrictions were unclear. Interestingly no communities of those surveyed made exceptions to commercial vehicle parking in residential zones based on the type of commercial use with which the vehicle is associated. All restrictions or requirements Planning staff reviewed are based on the vehicle size, weight, or axle classification.

Code Compliance Cases:

Since 2016 the City has opened approximately 100 code cases involving commercial vehicles parked in residential zones (on residential streets or properties). Of those 100 code cases, 69 were initiated by a resident complaint to the City and 31 were initiated by a City code compliance officer. Additionally, since 2016 the City has opened approximately 258 cases for recreational vehicle parking violations in residential zones. Violations include storage and parking in the street, front yard and unfenced area. Resident complaints initiated 128 of those violations, and 130 were initiated by a City code compliance officer.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See Utah Code § 10-9a-501 et seq.*)
- Allowing heavy commercial vehicles to park in residential zones is likely to have more of an impact on the stability and longevity of the City's residential street pavement. Although large personal RVs and motorhomes may be parked in residential zones under certain circumstances, they generally do not have the same impact on the City's residential streets. Personal RVs and motorhomes are not driven as frequently as commercial vehicles and are not used as often throughout the year.
- The majority of the surveyed municipalities have restrictions on commercial vehicles in residential zones similar to South Jordan's restrictions. Adopting an exception based on the type of commercial use—healthcare—would be a unique exception when compared to neighboring community restrictions.
- The proposed exception would require code compliance officers to distinguish between healthcare and non-healthcare commercial vehicles. While in some cases that may be obvious, in others it may not making enforcement more difficult.
- Based on the number of complaints the City has received regarding large vehicles in residential areas, City staff believes that many residents would be concerned with the City broadening the types of vehicles that may be parked or stored on residential lots.
- While the applicant's neighbors may not be opposed to the applicant's vehicle being parked in their neighborhood, and the impact on the roads in applicant's neighborhood may be minimal, this exception would apply City-wide if adopted. That said, City staff is unaware of other heavy commercial vehicles associated with healthcare uses being parked in residential zones that would utilize this exception. This exception for healthcare vehicles is narrow and is unlikely to effect other neighborhoods or roads.
- Because land use rights "run with the land"¹ City staff is cautious when considering changes to the City's land use regulations based on one complaint, request or unique situation, even a sympathetic one.

Conclusion:

- Based on the findings above, and because one exception for a particular use may create a precedent for other commercial businesses to seek exception to the commercial vehicle parking restriction, City staff believes it is better to not create an exception to the commercial parking restriction on residential lots (City Code § 17.18 030.010.D).

¹ "Run with the land" refers to property rights—i.e. the ability to park a commercial vehicle on residential property—that once established remain with the property even after the property is sold, or regulations change as long as a legal nonconforming use can be shown to exist (*see City Code § 17.04.270, Nonconforming Uses and Structures*).

Recommendation:

- City staff recommends that the Planning Commission recommend to the City Council that it deny Ordinance No. 2024-19 amending Section 17.18.030.010 of the South Jordan City Municipal Code.

ALTERNATIVES:

- Recommend approval of Ordinance No. 2024-19 with changes.
- Recommend denial of Ordinance No. 2024-19.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

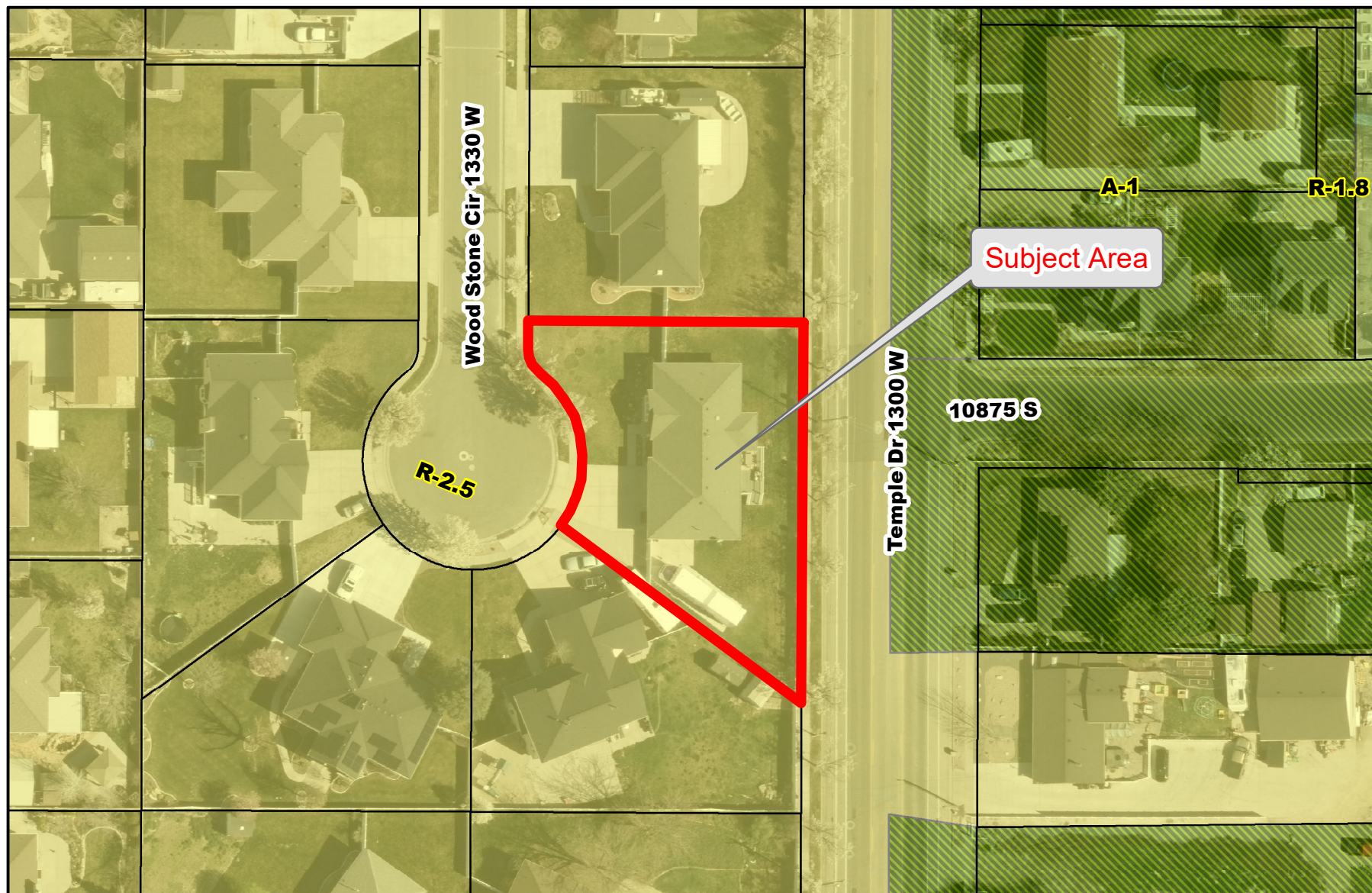
- Aerial Map
- Zoning Map
- Applicant's Letter
- FDA Certificate
- UDHHS Certificate
- Trailer Dimensions and Size
- Standards for Commercial Vehicles in Adjoining Municipalities
- Ordinance No. 2024-19
 - Exhibit A – Proposed Text Amendment




Damir Drozdek, AICP
Planner III, Planning Department



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 20 40 80 120 160 Feet</p> <p>Aerial Imagery 2024</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 20 40 80 120 160 Feet</p> <p>Aerial Imagery 2024</p> 
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June 25, 2024

Re: Revisions for Case No. PLZTA202400081:

17.18.030.010: GENERAL USE REGULATIONS - Part D Amendment - Request City Code Text Amendment

Dear Mr. Drozdek,

Thank you for the opportunity to respond to the questions posed below. My answers are in italics, and I have also uploaded relevant attachments in the city portal. I am pleased to answer any additional questions via the portal or telephone and would also be honored to host a tour of the bus for you or any other South Jordan staff/personnel. Also, please accept my apologies for the delayed response and thank you in advance for your consideration!

Sincerely,

Rena Vanzo, MS, LCGC, MBA

Cell: 217-313-0746

Email: renajvanzo@gmail.com or rena@theboobbus.com

1. Please provide information regarding the mobile bus. What is its height, length and width? What is the vehicle weight? I will need all this information to be able to compare it to regulations as found in other places.

I am enclosing the blueprint dimensions of the bus from our partner manufacturer (Assured Imaging Women's Wellness, Tucson, AZ). In short, the bus is just over 40 feet in length, 13 feet 2 inches at the tallest point, and 8 feet 3 inches at the widest point (wheel base) . The gross weight is just under 33,000 pounds (enclosed weight from official freight scale), but I estimate another 100 pounds now that consumable supplies are onboard (ultrasound membranes, genetic test kits, paper, printer ink, washcloths, robes, etc.).



2. How often is this vehicle used? How often is it parked at the property? Please give us an estimate as to how many days it is on the road and how many days it sits on the property on average per week.

The bus is in the field approximately 3-4 days a week and is at the property the remainder of the time (this is for a 7-day week as we also operate on weekends). When we are in the field, we are anywhere from Ogden to Central Utah. We have a partnership with the Utah Breast and Cervical Cancer Screening Program (<https://cancer.utah.gov/>) to help improve mammography rates around the state.

Importantly, when the bus is on the property, it acts as a type of "home office". There is a complex process of transferring radiology files from the bus to my home computer which then upload to the board-certified and breast-fellowship trained radiologist for interpretation. The IT team at Assured Imaging Women's Wellness has set this up so each specific computer performs a specific function and is as streamlined as possible. It would be a detriment to my business operations if I did not have ready access to the bus during non-clinical days. Additionally, I am co-founder and majority business owner, and I also personally drive the bus to our clinic locations, for which I have obtained a Class B Commercial Drivers License. If I were not able to park the bus at my home, it would pose further challenges to the business operations.

3. What is the vehicle exactly used for? I know that you mention in your narrative that you provide breast imaging (mammograms?) but, what other services do you provide, if any?

The vehicle has three total rooms in the coach, including a reception/waiting room area, a small changing/dressing room, and the breast imaging suite. The reception/waiting area includes a reception desk with associated equipment (computer, scanner, printer), a small changing room for women to change into their medical gown, and a breast imaging suite that contains the 3D mammogram and 3D breast ultrasound instrumentation manufactured by GE Healthcare. The cab of the bus is completely separate from the medical/clinical portion. Our unit has been approved by the FDA as part of the Mammography Quality Standards Act (see enclosed certificate) and is licensed by the State of Utah (see enclosed license). In addition to breast imaging, our business provides saliva genetic testing kits that help assess for risk of hereditary breast and ovarian cancer, among other conditions, as well as cosmetic injectables.

Requested Change 1, submitted to City View Portal on 6/11/24

17.18.030.010: GENERAL USE REGULATIONS

D. Commercial vehicles or earthmoving or material handling equipment, such as semitrailer trucks and trailers, trucks and trailers exceeding eight thousand (8,000) pounds curb weight, "truck" as defined in section 10.04.020 of this code, delivery vehicles, dump trucks, backhoes, graders, loaders, cement trucks, bulldozers, belly dumps and scrapers, forklifts or other similar vehicle or equipment, may not be parked or stored on a residential lot or parcel for any length of time or on a nonresidential lot or parcel for not longer than forty eight (48) hours, except as the following applies:

1. In conjunction with and required for an active and approved development or construction project.
2. While loading or unloading said vehicle.
3. When commonly associated with an approved use on a nonresidential lot or parcel and in an area designated for parking or storage on an approved site plan or stored completely within an approved enclosed building or opaque fence enclosure.
4. This excludes commercial vehicles solely used for healthcare purposes and in compliance with residential parking regulations.

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Requested Change 2, uploaded to City View Portal on 7/25/24

**10.04.020: DEFINITIONS**

For purposes of this title, the following words shall have the meaning described below:

TRUCK: A privately owned motor vehicle licensed for more than eighteen thousand (18,000) pounds gross weight or with a rated capacity of two (2) tons or more, or having a total length in excess of twenty four feet (24'). "Truck" also means any vehicle carrying more than one hundred (100) gallons of flammable liquid or more than five (5) pounds of dynamite or other explosive of comparable blasting power, or more than fifty (50) gallons or fifty (50) pounds of highly corrosive freight. In determining the total gross weight or total length set forth in this definition, the length shall be measured from the most forward point of the vehicle or its load, and the length or weight of a trailer connected or attached to or in tandem with the motor vehicle shall be included.

**10.24.010: TRUCK PARKING**

General Prohibition: No truck shall be parked or stored anywhere within the city, except as permitted by this section or by exceptions outlined in section 17.18.030.010 part D of this code.

Residential Zone and P-C Zone Parking: No truck shall be parked within any residential zone and within a P-C Zone (as set forth in title 17 of this code), except while actually loading or unloading cargo on or in said vehicle.

Nonresidential Zone Parking: No truck shall be parked along any collector or arterial street within the jurisdiction of the city, as designated on the city transportation master plan, except while actually loading or unloading cargo on or in said vehicle. A truck may park on private property in a nonresidential zone (as set forth in title 17 of this code), or on a public street that is not a collector or arterial street in such a zone, for up to a maximum of forty eight (48)

hours, unless a truck parked on a public street is parked within thirty feet (30') of an intersection with any public or private road, street, alley, driveway, or other site of vehicular access to the public street on which it is parked.

Emergency: A truck may be parked so as not to create a safety hazard or obstruct the flow of traffic if such truck is unable to travel or travel safely because of unforeseen circumstances beyond the driver's control, such as inclement weather or unanticipated equipment failure.

27 Feb 2024 12:00:07 PM  
10867 S Temple Dr  
Salt Lake County





27 Feb 2024 12:02:37 PM  
1273-1299 10875 S  
Salt Lake County





**U.S. Department of Health and Human Services**  
**Food and Drug Administration**

**CERTIFIED MAMMOGRAPHY FACILITY**

This certifies that

*Vanzo-Koch Enterprises, LLC d/b/a The Boob Bus*

has complied with the requirements of the Mammography Quality Standards Act of 1992 and is hereby authorized to perform mammography examinations, pursuant to 42 U.S.C. 263b.

Facility ID Number: 249193

Expiration Date: August 14, 2024

Patients may report comments/complaints to:

*American College of Radiology  
Mammography Accreditation Program  
1891 Preston White Drive  
Reston, Virginia 20191*

*Robert M. Califf*

Robert M. Califf, M.D.  
Commissioner of Food and Drugs

*David D. Lee, MD*

David D. Lee, M.D.  
Director  
Division of Mammography Quality Standards  
Office of Radiological Health  
Center for Devices and Radiological Health



**U.S. FOOD & DRUG  
ADMINISTRATION**

10674194



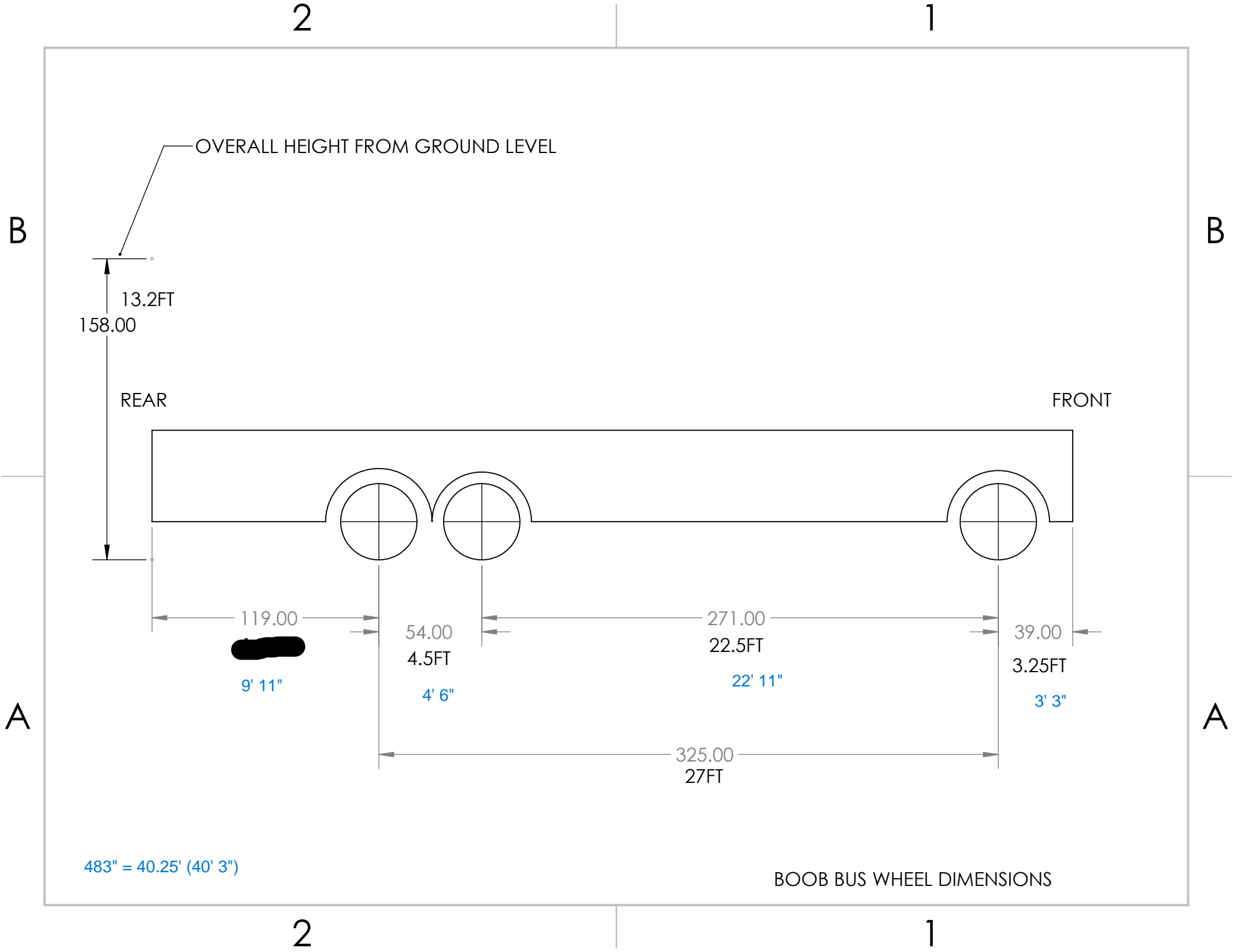
## CERTIFICATE FOR MAMMOGRAPHY FACILITY

**Name of Facility:** The Boob Bus  
**Address:** 10927 South Wood Stone Circle , South Jordan, UT 84095  
**Supervising Physician:** Dr Kenneth Fox  
**Owner/Licensee:** Vanzo-Koch Enterprises, LLC  
**Number of Units:** Mobile  
**Date Issued:** February 15, 2024 **Date of Expiration:** February 28, 2026  
**License No:** 2023-MAMMO-F24-110357  
**Variance Granted:** No

  
Simon Bolivar  
Office of Licensing  
Director

***Our Vision:*** Quality health and safety services for People in Utah!







1060224039251  
TICKET NUMBER



**CERTIFIED  
AUTOMATED  
TRUCK  
SCALE**

CAT SCALE COMPANY  
P.O. BOX 630  
WALCOTT, IA 52773  
(877) 228-7225  
www.catscale.com

PUBLIC WEIGHTMASTERS'  
CERTIFICATE OF  
WEIGHT & MEASURE

09:28

SCALE: 602  
LOCATION: PILOT TRAVEL CENTER  
I-10 EXIT 208

ELOY AZ

|                |          |
|----------------|----------|
| STEER AXLE     | 10880 lb |
| DRIVE AXLE     | 22080 lb |
| TRAILER AXLE   | 00 lb    |
| * GROSS WEIGHT | 32960 lb |

This is to certify that the following described merchandise was weighed, counted, or measured by a public or deputy weighmaster, and when properly signed and sealed shall be prima facie evidence of the accuracy of the weight shown as prescribed by law.

TRACTOR LICENSE: 3522 AZ TRAILER LICENSE: 00 AZ

LIVESTOCK, PRODUCE, PROPERTY, COMMODITY, OR ARTICLES WEIGHED

COMPANY ASSUREO IMAGING TRACTOR # 1 TRAILER # 00

WEIGHMASTER OR  
WEIGHER SIGNATURE

FEE \$13.50

GILBERT AVILA- 10

FULL WEIGH  
TICKET #  
(IF REWEIGH)

- IF YOU SHOULD GET AN OVERWEIGHT FINE, YOU SHOULD DO THE FOLLOWING TO GET THE PROBLEM RESOLVED:
- 1) Post bond and request a court date.
  - 2) Call CAT Scale Company direct 24 hours a day at 1-877-CAT-SCALE, ext. 7 (Toll Free) or visit [www.catscaleguarantee.com](http://www.catscaleguarantee.com) for instructions.
  - 3) IMMEDIATELY send a copy of the citation, CAT Scale Ticket, your name, company, address, and phone number to CAT Scale Company Attn: Guarantee Department.

\* The four weights shown below are separate weights. The GROSS WEIGHT is the CERTIFIED WEIGHT and was weighed on a full length platform scale. All weights are guaranteed by CAT Scale.

**THE CAT SCALE GUARANTEE**  
The CAT Scale Company guarantees that our scales will give an accurate weight. What makes us different from other scale companies is that we back up our guarantee with cash.®  
**WEIGH WHAT WE SAY OR WE PAY®**  
If you get an overweight fine from the state **AFTER** one of our CAT Scales showed a legal weight, we will immediately check our scale and we will:  
(1) Reimburse you for the cost of the overweight fine if our scale is wrong, **OR**  
(2) A representative of CAT Scale Company will appear in court **WITH** the driver as an expert witness if we believe our scale was correct.

**WEIGH  
FASTER  
WITH OUR APP.  
FIND OUT MORE AT  
[WEIGHMYTRUCK.COM](http://WEIGHMYTRUCK.COM)**



1060224039251  
TICKET NUMBER



# CERTIFIED AUTOMATED TRUCK SCALE

CAT SCALE COMPANY  
P.O. BOX 630  
WALCOTT, IA 52773  
(877) 228-7225  
www.catscale.com

**THE CAT SCALE GUARANTEE**  
The CAT Scale Company guarantees that our scales will give an accurate weight. What makes us different from other scale companies is that we back up our guarantee with cash.®

## WEIGH WHAT WE SAY OR WE PAY®

If you get an overweight fine from the state **AFTER** one of our CAT Scales showed a legal weight, we will immediately check our scale and we will:

- (1) Reimburse you for the cost of the overweight fine if our scale is wrong, **OR**
- (2) A representative of CAT Scale Company will appear in court **WITH** the driver as an expert witness if we believe our scale was correct.

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- 3) **IMMEDIATELY** send a copy of the citation, CAT Scale Ticket, your name, company, address, and phone number to CAT Scale Company Attn: Guarantee Department.

\* The four weights shown below are separate weights. The GROSS WEIGHT is the CERTIFIED WEIGHT and was weighed on a full length platform scale. All weights are guaranteed by CAT Scale.

DATE: 2-08-24

SCALE: 602

LOCATION: PILOT TRAVEL CENTER

I-10 EXIT 208

ELOY AZ

STEER AXLE 10880 lb

DRIVE AXLE 22080 lb

TRAILER AXLE 00 lb

\* GROSS WEIGHT 32960 lb

PUBLIC WEIGHMASTER'S  
CERTIFICATE OF  
WEIGHT & MEASURE

This is to certify that the following described merchandise was weighed, counted, or measured by a public or deputy weighmaster, and when properly signed and sealed shall be prima facie evidence of the accuracy of the weight shown as prescribed by law.

TRACTOR LICENSE: 3522 AZ

TRAILER LICENSE: 00 AZ

LIVESTOCK, PRODUCE, PROPERTY, COMMODITY, OR ARTICLES WEIGHED FREIGHT ALL KINDS

COMPANY ASSUREO IMAGING

TRACTOR # 1

TRAILER # 00

WEIGH NUMBER

9251

FEE

\$13.50

WEIGHMASTER OR  
WEIGHER SIGNATURE

GILBERT AVILA- 10

FULL WEIGH  
TICKET #  
(IF REWEIGH)

WEIGH  
FASTER  
WITH OUR APP.  
FIND OUT MORE AT  
[WEIGHMYTRUCK.COM](http://WEIGHMYTRUCK.COM)

## Standards for Commercial Vehicles

### **West Jordan**

#### **13-8-14: STORAGE OF COMMERCIAL VEHICLES IN RESIDENTIAL ZONE:**

No trucks, motor vehicles or commercial trailers which exceed the rated capacity of one and one-half (1<sup>1/2</sup>) tons or having a gross vehicle weight exceeding twelve thousand (12,000) pounds shall be stored or parked on any lot or parcel within any residential zone. No construction and/or earthmoving equipment shall be stored or parked on any lot or parcel in a residential zone. Notwithstanding the foregoing provisions, the tractor portion of a semitruck may be parked or stored on a lot in a residential zone occupied by the driver, provided the vehicle is parked or stored entirely within the boundaries of such lot and does not obstruct the public sidewalk. (2001 Code §89-6-116; amd. 2009 Code)

### **West Valley City**

#### **7-2-115.STORAGE OF VEHICLES – AGRICULTURAL AND RESIDENTIAL ZONES.**



(1) No commercial vehicles shall be stored or parked on any Lot or parcel within any Agricultural or Residential Zone, except while actually loading or unloading merchandise, nor shall any contracting and/or earth-moving equipment be stored or parked on any Lot or parcel in an Agricultural or Residential Zone, except during actual construction.

a. Commercial vehicles include any motor vehicle, trailer, or combination of motor vehicle and trailer with a manufacturer's gross vehicle weight rating or gross combination weight rating of 14,000 pounds or more.

b. Commercial vehicles do not include:

i. Recreational vehicles that are driven solely as family or personal conveyances for noncommercial purposes.

ii. Vehicles owned by the state or local government.

iii. Firefighting and emergency vehicles, operated by emergency personnel, not including commercial tow trucks.

iv. Vehicles with a manufacturer's gross vehicle weight rating of 19,500 or less with factory-installed truck bed.

### **Sandy City**

#### **Sec. 21-24-4. - Residential Parking Requirements and Restrictions**

(f) Parking of Commercial Vehicles.

(1) Parking Location Restrictions. Commercial vehicles parked or stored at a residence must be located within the rear or side yard of the home. Such vehicles may only park within the front yard of a home if

it is physically impossible due to natural topography or property boundaries to locate a commercial vehicle within the rear or side yard of the home.

(2) Restricted Parking Area. No commercial vehicle shall park or extend within the restricted parking area. The restricted parking area is defined as follows:

a. Interior Lots (Non-Corner Lots).

1. Any area in which parking or storing of the commercial vehicle would create a traffic visibility hazard.

2. Commercial vehicles less than 24 feet in length and less than eight feet in height may not be closer than ten feet from the back edge of the sidewalk (edge closest to the home) or the public right-of-way.

3. Commercial vehicles between eight feet and ten feet in height and less than 30 feet in length shall be parked in the side yard or rear yard.

4. Commercial vehicles over ten feet in height or more than 30 feet in length shall not be parked on a residential lot.

5. Semi-tractors, trailers, or trucks shall not be parked on a residential lot.

b. Corner Lots. Both frontages shall comply with those standards outlined for parking or storage of commercial vehicles on interior lots and nothing shall intrude into the corner site visibility triangle as defined by this title.

c. Prohibited Parking Locations. Commercial vehicles shall not be parked or stored within the street right-of-way.

d. Number of Commercial Vehicles Permitted. Only one such vehicle may be parked on a residential lot. A commercial vehicle parked or stored on a residential lot must be owned or apportioned by an occupant who resides at the residence.

e. Storage of Commercial Vehicles. The storage of any commercial vehicles for a period exceeding 72 hours is prohibited except for a bona fide temporary absence of the owner.

## **CHAPTER 21-37. – DEFINITIONS**

### **Sec. 21-37-4. - "C" Definitions.**

(25) Commercial vehicle means a vehicle designed and/or used for business, transportation of commodities, merchandise, produce, freight, animals, passengers or other transports including tow trucks or trailers used for the movement of equipment regardless of length. The term "commercial vehicle" also includes construction vehicles such as a bulldozer, backhoe, and similar vehicles.

## **Holladay City**

### **11.20.060: PARKING OF TRUCKS AND COMMERCIAL VEHICLES:**

A. Definitions: As used in this section:



COMMERCIAL VEHICLE: A vehicle in excess of one ton capacity of whatever make or type used for commercial or agricultural purposes. The term "commercial vehicle" includes, without limitation, all so called "semi" truck tractors and "semi" truck trailers.

RECREATIONAL VEHICLE: A vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational or vacation use, which is either self-propelled or pulled by another vehicle. Recreational vehicle also includes a boat, a snowmobile, a personal watercraft, an all-terrain vehicle, a travel trailer, a camping trailer, a motor home, and a fifth wheel trailer.

TRAILER: Any truck trailer or other trailer designed or adapted primarily for the transportation of materials, debris or property of whatever kind, including, without limitation, boats, personal watercraft, snowmobiles, all-terrain vehicles or motorcycles.

TRAVEL TRAILER, CAMPING TRAILER OR FIFTH WHEEL TRAILER: A portable vehicle without motive power, designed as a temporary dwelling for travel, recreational or vacation use that does not require a special highway movement permit when drawn by a self-propelled motor vehicle.

TRUCK: Any truck tractor, tractor trailers, panel truck, pickup or other truck in excess of three-fourth ( $\frac{3}{4}$ ) ton capacity.

B. Restriction: No person shall park any:

1. Commercial vehicle, agricultural vehicle, recreational vehicle, occupied or empty trailer, or truck on any public street adjacent to a lot or parcel containing a residential dwelling, or on any public street within a residential zone of the City for a period of time longer than two (2) hours within any twenty four (24) hour period;

2. Agricultural vehicle, recreational vehicle, occupied or empty trailer, or truck within the front yard area of any residential zone of the City; or

3. Commercial vehicle on any lot or parcel within any residential zone of the City.

C. Exception: The prohibitions in this section shall not apply to vehicles actively being used in the servicing of adjacent properties or streets. (1999 Code)

### **Draper City**

#### **9-25-050: PARKING LOCATION:**

G. Parking Of Recreational Vehicles And Trailers In Residential Zones: Personal recreational vehicles, including, but not limited to, trailers, travel trailers, boats, watercraft, utility trailers, and motor homes parked in residential zones shall be parked behind the front wall plane of the primary structure on the same property and conform to the design and construction requirements of subsection [9-25-080](#). Where residential developments contain approved off-street recreational vehicle parking areas, parking of recreational vehicles shall be allowed only within those designated areas.

H. Heavy Vehicle Parking:



1. Fifteen Thousand Pounds Or Less: Vehicles with a gross vehicle weight rating or gross vehicle weight of fifteen thousand (15,000) pounds or less may be parked in any zone according to the terms of this code.

2. More Than Fifteen Thousand But Less Than Twenty Six Thousand: Vehicles, other than recreational vehicles, with a gross vehicle weight rating or gross vehicle weight of more than fifteen thousand (15,000) pounds and twenty six thousand (26,000) pounds or less may be parked in residential zones when said vehicles are parked within an enclosed building or:

- a. Are operable;
- b. Maintain proper and current licensure and registration;
- c. Are located on a property containing an occupied primary structure;
- d. Are parked on a hard surfaced area of the property;
- e. Are parked behind the front wall plane of the primary structure on the property; and
- f. Are parked behind a site obscuring fence at least six feet (6') in height.

3. Commercial Vehicle Parking: Commercial vehicles, commercial trailers, and semitrailers shall not be parked in any residential zone, on any public right of way in any zone, or along any collector or arterial street in any zone, except while actually loading or unloading cargo on or in said vehicle.

a. An owner of residential property may park a truck-tractor on their property in any residential zone when it is detached from any trailer and parked subject to the provisions of subsection H(2) of this section.

b. An owner of residential property desiring to locate up to three (3) commercial vehicles, other than truck-tractors, on property they own may apply and be approved for a conditional use permit when the planning commission finds:

- (1) The property is located within the RA1 or RA2 zone;
- (2) Commercial vehicles to be parked on the property remain operable and licensed at all times;
- (3) The property is of sufficient size to accommodate the number of commercial vehicles requested;
- (4) The commercial vehicles will be parked on the property in accordance with subsection H(2) of this section; and
- (5) The allowed commercial vehicles will not be in addition to any approved equipment vehicles allowed under the terms of subsection H(4) of this section or commercial trailers allowed under the terms of subsection H(5) of this section.

#### **9-3-040: DEFINITIONS:**

##### **COMMERCIAL VEHICLE:**

A motor vehicle or combination of motor vehicles used in commerce to transport passengers or property if the motor vehicle:

- A. Has a gross vehicle weight rating or gross vehicle weight of twenty six thousand one (26,001) pounds or more, whichever is greater;
- B. Is designed to transport sixteen (16) or more passengers, including the driver; or
- C. Is of any size and is used in the transportation of hazardous materials as defined in 49 USC 5103 and is required to be placarded under subpart F of 49 CFR part 172 or any quantity of a material listed as a select agent or toxin in 42 CFR part 73.

## **Riverton City**

### **10.10.010 Definitions.**

(1) Definitions. As used in this title:

- (a) "Commercial vehicle" means a vehicle in excess of one-ton capacity of whatever make or type used for commercial or agricultural purposes. The term "commercial vehicle" includes, without limitation, all so called "semi" truck tractors and "semi" truck trailers.
- (b) "Trailer" means any truck trailer or other trailer designed or adapted primarily for the transportation of materials, debris or property of whatever kind, including, without limitation, boats, personal watercraft, snowmobiles, all-terrain vehicles or motorcycles.
- (c) "Truck" means any truck tractor, tractor trailers, panel truck, pickup or other truck in excess of three-fourths ton capacity. [Ord. 24-02 § 2.]

### **10.10.020 Unlawful parking.**

(6) Parking Prohibited.

(d) No person shall park any:

- (i) Commercial vehicle, agricultural vehicle, occupied or empty trailer, or truck on any public street adjacent to a lot or parcel containing a residential dwelling, or on any public street within a residential zone of the city for a period of time longer than two hours within any 24-hour period;
- (ii) Agricultural vehicle, occupied or empty trailer, or truck within the front yard area of any residential zone of the city; or
- (iii) Commercial vehicle on any lot or parcel within any residential zone of the city.

Exception: the prohibitions in this section shall not apply to vehicles actively being used in the servicing of adjacent properties or streets.

## **Millcreek City**

### **19.04.005 Definitions And Interpretation Of Language**

#### **Vehicle, Commercial**

1. "Commercial vehicle" means any motorized vehicle or trailer used for or intended for business use - including but not limited to the transportation of commercial equipment, merchandise,

produce, freight, commodities, passengers, or animals - and which is characterized by any of the following:

1. Heavy equipment, such as earth movers, backhoes, cranes, forklifts, bulldozers, and the like, which are commonly used for construction, excavation, demolition, or lifting; vehicles used to haul equipment or materials, such as dump trucks, tanker trucks, semi-tractors, semi-trailers, concrete ready mix trucks, or other similar vehicle.
  2. Pickup trucks over one ton with a commercial modification, such as a flat bed, a dumping mechanism, mechanical lifts or arms for loading and unloading materials/equipment, aerial buckets or platforms, or other similar feature.
  3. Vehicles with more than two axles.
  4. Vehicles that exceed eight feet in height.
2. "Trailer" means any truck trailer or other trailer designed or adapted primarily for the transportation of property of whatever kind used for or intended for business use.
  3. "Truck" means any truck-tractor, panel truck, pickup or other truck in excess of one-ton capacity.

#### **19.80.020 Vehicle Parking Requirements**

##### **B. Design Specifications for Residential Uses with Four or Fewer Units**

8. Commercial vehicles. Commercial vehicles shall not be parked or stored on residential property, except in the following circumstances:

1. Commercial vehicles may be parked on a property in conjunction with lawfully permitted construction, maintenance, or site development activities so long as said activities are diligently pursued.
2. One commercial vehicle may be parked behind the front line of the dwelling and, screened from view from public streets or neighboring properties an opaque fence or opaque gate that is at least six feet (6') tall.
3. One commercial vehicle may be parked in the front yard or side yard of a dwelling, in any R-1 or R-2 zone upon issuance of a permit by the city, provided that all of the following criteria are met:
  1. No other commercial vehicle is parked or stored on the property.
  2. The operator of the vehicle is required to be on call twenty four (24) hours a day to use the vehicle in response to an emergency;
  3. The commercial vehicle is parked on a paved surface in compliance with this Chapter; and
  4. The commercial vehicle is parked entirely on private property, not parked on or over the street or sidewalk; and

5. The commercial vehicle does not exceed Class 5 (two-axle, six tire single unit trucks) in Federal Highway Administration vehicle classification.

### **Murray City**

#### CHAPTER 17.76

#### SUPPLEMENTARY DEVELOPMENT STANDARDS

##### **17.76.150: STORAGE OF COMMERCIAL VEHICLES; RESIDENTIAL ZONE:**

No trucks, motor vehicles or commercial trailers having a gross vehicle weight rating of more than twelve thousand (12,000) pounds shall be stored or parked on any lot or parcel within any residential zone or within thirty five feet (35') of any residential zone, nor shall any contracting and/or earthmoving equipment be stored or parked on any lot or parcel in a residential zone or within thirty five feet (35') of any residential zone. (Ord. 08-04 § 2)

### **Orem City**

Article 22-6.

Residential Zones 22-6-10.

Miscellaneous Regulations for Residential Zones. A. Parking and Storage of Trucks, Trailers and Recreational Vehicles. 1. No truck, motor vehicle or commercial trailer which exceeds the rated capacity of one and one-half (1 1/2) tons shall be stored or parked on any lot or parcel within any residential zone, nor shall any construction, contracting or earth moving equipment, which is not being used for construction within the immediate area, be stored or parked on any lot or parcel in a residential zone. The provisions of this subsection shall not apply, however to recreational vehicles nor accessory vehicles to permitted agricultural uses.

### **Salt Lake City**

- Nothing from Planning and Zoning
- Check with Transportation

### **Cedar City**

#### **[Section 26-IV-1 General Regulations](#)**

G. Storage of Commercial Vehicles in Residential Zone Prohibited: The commercial storage of automobiles and the storage of construction equipment such as bulldozers, graders, cement mixers, compressors, dump trucks, etc. shall not be permitted on any lot in any Residential Zone, provided that construction equipment may be stored on a lot during construction of a building thereon, but not to exceed one year.

### **Vernal City**

Section 16.24.130 Storage of Commercial Vehicles in Residential Zones

A. The storage and parking of trucks having a gross vehicle weight rating higher than 24,000 pounds or having more than 2 axles shall not be permitted in any residential zone except:

1. Construction equipment may be stored on a lot when:
  1. An active building permit is issued for the lot upon which the equipment is stored, and the equipment being stored is being used specifically for the construction activity on said lot.
  2. The equipment is being used for an active infrastructure construction project in the vicinity of the lot.
2. The storage of motor homes shall be regulated in accordance with the other requirements of this title. (PZSC § 03-11-013)

**ORDINANCE NO. 2024-19**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTIONS 10.24.010 (TRUCK PARKING) AND 17.18.030.010 (GENERAL USE REGULATIONS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE, TO MODIFY COMMERCIAL VEHICLE PARKING STANDARDS IN RESIDENTIAL ZONES AND ON RESIDENTIAL PROPERTIES.**

**WHEREAS**, Utah Code Section 10-9a-102 grants the City Council of the City of South Jordan (the “City Council”) authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the “City”), including the City’s aesthetics; and

**WHEREAS**, the City Council has adopted Title 10 (City Traffic Code) and Title 17 (Planning and Zoning Code) of the City of South Jordan Municipal Code (“City Code”); and

**WHEREAS**, the City Council desires to amend City Code Sections 10.24.010 (Truck Parking) and 17.18.030.010 (General Use Regulations), to modify commercial vehicle parking standards in residential zones and on residential properties; and

**WHEREAS**, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the proposed amendment of Section 17.17.030.010; 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, and will promote the goals of the General Plan.

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

**SECTION 1. Amendment.** City Code Sections 10.24.010. (Truck Parking) and 17.18.030.010 (General Use Regulations) are amended as shown in Exhibit A to this Ordinance.

**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 and posting as required by law.

[SIGNATURE PAGE FOLLOWS]

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE FOLLOWING VOTE:**

|                | YES   | NO    | ABSTAIN | ABSENT |
|----------------|-------|-------|---------|--------|
| Patrick Harris | _____ | _____ | _____   | _____  |
| Kathie Johnson | _____ | _____ | _____   | _____  |
| Donald Shelton | _____ | _____ | _____   | _____  |
| Tamara Zander  | _____ | _____ | _____   | _____  |
| Jason McGuire  | _____ | _____ | _____   | _____  |

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
Office of the City Attorney

## Exhibit A

(Deletions in ~~striketrough~~, new language in **bold underline**)

### CHAPTER 10.24.010 TRUCK PARKING

#### **10.24.010: TRUCK PARKING**

1. General Prohibition: No truck shall be parked or stored anywhere within the city, except as permitted by this section: **or by exceptions outlined in section 17.18.030.010.D of this code.**
2. Residential Zone and P-C Zone Parking: No truck shall be parked within any residential zone and within a P-C Zone (as set forth in title 17 of this code), except while actually loading or unloading cargo on or in said vehicle.
3. Nonresidential Zone Parking: No truck shall be parked along any collector or arterial street within the jurisdiction of the city, as designated on the city transportation master plan, except while actually loading or unloading cargo on or in said vehicle. A truck may park on private property in a nonresidential zone (as set forth in title 17 of this code), or on a public street that is not a collector or arterial street in such a zone, for up to a maximum of forty eight (48) hours, unless a truck parked on a public street is parked within thirty feet (30') of an intersection with any public or private road, street, alley, driveway, or other site of vehicular access to the public street on which it is parked.
4. Emergency: A truck may be parked so as not to create a safety hazard or obstruct the flow of traffic if such truck is unable to travel or travel safely because of unforeseen circumstances beyond the driver's control, such as inclement weather or unanticipated equipment failure.

### CHAPTER 17.18.030.010 GENERAL USE REGULATIONS

#### **17.18.030.010: GENERAL USE REGULATIONS**

D. Commercial vehicles or earthmoving or material handling equipment, such as semitrailer trucks and trailers, trucks and trailers exceeding eight thousand (8,000) pounds curb weight, "truck" as defined in section 10.04.020 of this code, delivery vehicles, dump trucks, backhoes, graders, loaders, cement trucks, bulldozers, belly dumps and scrapers, forklifts or other similar vehicle or equipment, may not be parked or stored on a residential lot or parcel for any length of time or on a nonresidential lot or parcel for not longer than forty eight (48) hours, except as the following applies:

1. In conjunction with and required for an active and approved development or construction project.
2. While loading or unloading said vehicle.
3. When commonly associated with an approved use on a nonresidential lot or parcel and in an area designated for parking or storage on an approved site plan or stored completely within an approved enclosed building or opaque fence enclosure.
4. **This excludes commercial vehicles solely used for healthcare purposes and in compliance with residential parking regulations.**