

A. Purpose: The purpose of the MU-5 Mixed Use 5 District is to implement the city's general plan in areas that identify mid-rise buildings, generally five (5) stories or less in height, that contain a mix of land uses.

B. Ground Floor Use: The following regulations apply to the ground floor use area required by Table 21A.37.060. Enhanced active use, as indicated in Subsection 21A.37.050.A.2, is required when located along the following streets:

1. 400 South, within one hundred feet (100') of a block corner.
2. 900 South, from 300 West to 300 East.
3. 2100 South, from 800 East to 1300 East.
4. 2100 South, from West Temple to 300 West.
5. North Temple, from 600 West to I-215 when located within one hundred feet (100') of a block corner.

C. Building Form Standards:

1. Urban House, Two-Family Dwelling, and Cottage Development Form Standards:

TABLE 21A.25.040.C.1

Building Regulation	Regulation for Building Form: Urban House, Two-Family Dwelling, and Cottage Development
Building Regulation	Regulation for Building Form: Urban House, Two-Family Dwelling, and Cottage Development
Height	Maximum: 40 feet.
Front and Corner Side Yard	Minimum: 10 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone the minimum is 20 feet.
Building Form Separation	When multiple building forms are located on a single lot, each building form must be separated by at least 6 feet, measured from exterior walls.
Open Space Area	As required in Subsection 21A.25.010 .D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of Subsection 21A.25.010 .E "Midblock Walkways."

2. Row House Building Form Standards:

TABLE 21A.25.040.C.2

Building Regulation	Regulation for Building Form: Row House
Building Regulation	Regulation for Building Form: Row House
Height	Maximum: 45 feet.
Front and Corner Side Yard	Minimum: 10 feet. Maximum: 20 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Uses Per Story	Residential on all stories; live/work units permitted on ground level.
Open Space Area	As required in Subsection 21A.25.010 .D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of Subsection 21A.25.010 .E "Midblock Walkways."

3. Multi-family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A. 25.040.C.3

Building Regulation	Regulation for Building Form: Multi-family Residential/Storefront/Vertical Mixed-Use
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Height	Maximum: 55 feet.
Front and Corner Side Yard	1. Ground Floor Occupied by Residential Uses: a. Minimum: 10 feet. b. Maximum: 20 feet. 2. Ground Floor Occupied by Non-Residential Uses: a. Minimum: None, except 5 feet on North Temple and 10 feet on 400 South. b. Maximum: 10 feet, except 15 feet on North Temple and 20 feet on 400 South.
Interior Side Yard	Minimum: None. When the interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone, the minimum is 10 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Open Space Area	As required in Subsection 21A.25.010 .D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of Subsection 21A.25.010 .E "Midblock Walkways."

D. Additional Regulations: See the general provisions section in Section 21A.25.010 for additional applicable regulations. (Ord. 47A-25, 2025)