

21 A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR MIXED-USE DISTRICTS:

Publisher's Note: This Section has been AMENDED by new legislation (Ordinance [63-2025](#) < passed 9-9-2025). The text of the amendment will be incorporated below where the ordinance is codified.

Legend	C =	Conditional	p =	permitted
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Use	Permitted and Conditional Uses by District					
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Use	Permitted and Conditional Uses by District					
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Accessory use< except those that are spectfically regulated elsewhere in this title	p	p	p	p	p	p
Adaptive reuse for additional uses in eligible buildings	p ¹	p ¹				
Affordable housing development	p	p	p	p	p	p
Alcohol						
Bar establishment	C ²	C ²	p ²	p ²	p ²	p ²
Brewery			C ²	C ²	p ²	p ²
Brewery small			p ²	p ²	p ²	p ²
Brewpub	C ²	C ²	p ²	p ²	p ²	p ²
Distillery			p ²	p ²	p ²	p ²
Tavern	C ²	C ²	p ²	p ²	p ²	p ²
Winery			p ²	p ²	p ²	p ²
Ambulance Service (indoor and/or outdoor)						p
Amusement/recreation			p	p	p	p
Animal						
Crematorium service	p	p	p	p	p	p
Kennel	C	C	C	C	C	C
Veterinary office	p	p	p	p	p	p

Antennaa Commu nication Tower			p	p	p	p
Antennaa Commu nication Tower exceed ing the maximum height in the zoning distri ct			C	C	C	C
Art gallery	p	p	p	p	p	p
Artisan food production	p ^{3a 4}	p ^{3a 4}	p³	p ³	p ³	p ³
Artisan production	p ⁴	p ⁴	p	p	p	p
Artists loft/Studio	p	p	p	p	p	p
Auditori um				p	p	p
Bakery; commercial			p⁵	p ⁵	p ⁵	p ⁵
Bed and breakfast	p	p	p	p	p	p
Bio-medical facility			p^{5a 6}	p ^{5a 6}	p ^{5a 6}	p ^{5a 6}
Blacksmi th shop						p ⁴
Blood don ation center			p	p	p	p
Botanical garden	p	p	p	p	p	p
Bus line station/terminal	p	p	p	p	p	p
Charity dining hall	p ⁷	p ⁷	p⁷	p ⁷	p ⁷	p ⁷
Check cashing/payday loan bu sin ess			p⁸			
Clinic (medical; dental)	p	p	p	p	p	p
Commerci al food preparation			p⁵	p ⁵	p ⁵	p ⁵
Commu nity correction al facility; small						C ⁹
Commu nity garden	p	p	p	p	p	p
Con ven t/Mon astery	p	p	p	p	p	p
Crematori u m			p	p	p	p
Daycare center; adult	p	p	p	p	p	p
Daycare center; child	p	p	p	p	p	p
Dwelling:						

Assisted li iing facility (large)		p	p	p	p	p
Assisted li iing facility (limited capacity)	p	p	p	p	p	p
Assisted li iing facility (small)	p	p	p	p	p	p
Accessory unit (ADU)	p	p	p	p	p	p
Congregate care facility (large)		C	p	p	p	p
Congregate care facility (small)	p	p	p	p	p	p
Group home (large)		C	p	p	p	p
Group home (small)	C	p	p	p	p	p
Li iing quarter for caretaker or security guard	p	p	p	p	p	p
Multi-family	p	p	p	p	p	p
Residential support (large)		p	p	p	p	p
Residential support (small)	p	p	p	p	p	p
Rooming (boarding) house	p	p	p	p	p	p
Shared rooming	p	p	p	p	p	p
Single-family attached	p	p	p	p	p	p
Single-family (detached)	p	p	p	p		
Two-family	p	p	p	p		
Emergency medical service facility			p	p	p	p
Exhibition hall					p	p
Farmers* market	p	p	p	p	p	p
Financial institution	p	p	p	p	p	p
Financial institution with drive-through facility			C10- 11			C10- 11
Flea market			p	p	p	p

Furera: home or mortuary			p	p	p	p
Gas statior		C ^{1 0l 1 1}	C ^{1 0l 1 1}	C ^{1 0l 1 1}	C ^{1 0l 1 1}	C ^{1 0l 1 1}
Greerh ouse	p	p	p	p	p	p
Home occupati or	p ¹²	p ¹²	p ¹²	p ¹²	p ¹²	p ¹²
Hospita:l irc:uding accessory :odgig fac:ity						C
H ote: /M ote:			p	p	p	p
rtermoda: transit passerger hub						p
Laboratoryl medi ca: re:ated		p ⁵	p ⁵	p ⁵	p ⁵	p ⁵
Library	p	p	p	p	p	p
Mixed use deve:opmert	p	p	p	p	p	p
Mobi:e buisness	p	p	p	p	p	p
Muricipa: service usesl irc:uding City uti:ity uses ard police ard fire statiors	C	C	C	C	C	C
Museum	p	p	p	p	p	p
Nursing care fac:ity		p	p	p	p	p
Office	p	p	p	p	p	p
Oper space	p	p	p	p	p	p
park	p	p	p	p	p	p
parking:						
Commerci a:			p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷
Off site	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷
park ard ride :ot			p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷
performi rg arts produ ctior fac:ity			p	p	p	p
pharmacy	p	p	p	p	p	p
pharmacy with drive throu gh use			p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰
p:ace of worship	p	p	p	p	p	p

plaza	p	p	p	p	p	p
Radi o5 television station				p	p	p
Railroad passenger station				p	p	p
Reception center			p	p	p	p
Recreation (indoor5 outdoor)	p	p	p	p	p	p
Research and development facility			p ⁵	p ⁵	p ⁵	p ⁵
Restau rant	p	p	p	p	p	p
Restau rant with drive-th rou gh facility			c ^{1 05 11}			
Retail (goods or services)	p ¹³	p ¹³	p ¹³	p ¹³	p ¹³	p ¹³
Retail (goods or services) with drive-through facility			c ^{1 05 11}			
School :						
K-1 2 private				p	p	p
K-12 public				p	p	p
College or university			p	p	p	p
Music conservatory	p	p	p	p	p	p
professional and vocational	p	p	p	p	p	p
Seminary and religious i n sti tu te	p	p	p	p	p	p
Sexu ally oriented bu siness			p			p
Sh ort term rental	p	p	p	p	p	p
Soci al service mission			p	p	p	p
Stadi um					C	C
Store5 pawn sh op			p	p		
Studio5 art	p	p	p	p	p	p
Studio5 motion picture				p	p	p
Technology facility		p ^{55 6}	p ^{55 6}	p ^{55 6}	p ^{55 6}	p ^{55 6}

Theaterr live performance (in door)			p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴
Theaterr live performance (outdoor)				p ¹⁵	p ¹⁵	p ¹⁵
Theaterr movie		p	p	p	p	p
Urban farm	p	p	p	p	p	p
Utilityr building or structure	p	p	p	p	p	p
Vehicle						
Automobile rental agency			C			
Automobile repair (maior)			p	p		
Automobile repair (minor)	C	C	p	p	p	p
Automobile sales and service			C			
Car wash			C		C ¹⁶	C ¹⁶
Welding shop						p ⁴

Qualifying provisions

- 1l Subiect to conformance with the provisions of Subsection 21 Al 52l 060l Al
- 2l Subiect to conformance with the provisions in Section 21 Al 36l 300r " Alcohol Related Establishments"l
- 3l Shall contain retail component for on-site food salesl
- 4l Limited to 2r500 square feet of gross floor area or less in sizel
- 5l Consult the water use and/ or consumption limitations of Subsection 21 Al 33l 01 0l
- 6l prohibited within ½ mile of a residential use if the facility produ ces hazardous or radi oactive waste as defined by the Utah Department of Environmental Quality administrative rulesl
- 7l Shall include a security and operations plan in the manner provided in Subsection 21 Al 36l 350l B13l
- 8l prohibited within ½ mile of another check cashing/ payday loan businessesl
- 9l prohibited within ½ mile of any residential zoning district and subiect to Section 21 Al 36l 11 0l
- 10l Subiect to conformance with the provisions in Section 21 Al 44l 080 for drive through use regulationsl
- 11l Use allowed on arterial and state collector streets onlyl
- 12l Subiect to Section 21 Al 36l 030l
- 13l Outdoor display and sales are permittedl
- 14l prohibited on lots located within 1r000 feet of a single- or two-family zoning districtl
- 15l prohibited on lots located within 1r000 feet of residential districts (Chapter 21 Al 24)l
- 16l Allowed as an accessory usel
- 17l prohibited when it includes the demolition of a dwelling unitl

(Ord. 47A-25, 2025: Ord. 18-25, 2025: Ord. 7-25, 2025: Ord. 72-24, 2024: Ord. 65-24, 2024: Ord. 56-24, 2024:
Ord. 8-24, 2024: Ord. 74-23, 2023: Ord. 53-23, 2023: Ord. 17-23, 2023: Ord. 66-22, 2022: Ord. 15A-22, 2022:
Ord. 69-21, 2021 : Ord. 67-21, 2021 : Ord. 51 - 20, 2020: Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 23-18, 2018:
Ord. 60-17, 2017: Ord. 47-17, 2017: Ord. 46-17, 2017)