

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

Publisher's Note: This Section has been **AMENDED** by new legislation (Ord. [63-2025](#), passed 9-9-2025). The text of the amendment will be incorporated below when 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
	Permitted and Conditional Uses by District					
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Accessory use, except those that are specifically regulated elsewhere in this title	P	P	P	P	P	P
Adaptive reuse for additional uses in eligible buildings	p1	p1				
Affordable housing incentives 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
Amphitheater, informal			P	P	P	P
Animal:						
Cremation service	P	P	P	P	P	P
Kennel	C	C	C	C	C	C
Veterinary office	P	P	P	P	P	P
Antenna, Communication Tower			P	P	P	P
Antenna, Communication Tower exceeding the maximum height in the zoning district			C	C	C	C
Art gallery	P	P	P	P	P	P
Artisan food production	p ^{3, 4}	p ^{3, 4}	p ³	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
Auditorium				P	P	P
Bakery, commercial			p ⁵	p ⁵	p ⁵	p ⁵
Bed and breakfast	P	P	P	P	P	P

Bio-medical facility			p5, 6	p5, 6	p5, 6	p5, 6
Blacksmith shop						p4
Blood donation 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	p7	p7	p7	p7	p7	p7
Check cashing/payday loan business			p8			
Clinic (medical, dental)	P	P	P	P	P	P
Commercial food preparation			p5	p5	p5	p5
Community correctional facility, small						C9
Community garden	P	P	P	P	P	P
Convent/Monastery	P	P	P	P	P	P
Crematorium			P	P	P	P
Daycare center, adult	P	P	P	P	P	P
Daycare center, child	P	P	P	P	P	P
Dwelling:						
Assisted living facility (large)		P	P	P	P	P
Assisted living facility (limited capacity)	P	P	P	P	P	P
Assisted living 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
Living 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 housing	P	P	P	P	P	P
Single-family attached	P	P	P	P	P	P
Single-family (detached)	P	P	P	P		
Twin home	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			C ^{10, 11}			C ^{10, 11}
Flea market			P	P	P	P
Funeral home or mortuary			P	P	P	P
Gas station		C ^{10, 11}	C ^{10, 11}	C ^{10, 11}	C ^{10, 11}	C ^{10, 11}
Greenhouse	P	P	P	P	P	P
Home occupation	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²
Hospital, including accessory lodging facility						C
Hotel/Motel			P	P	P	P
Intermodal transit passenger hub						P
Laboratory, medical related		P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
Library	P	P	P	P	P	P
Mixed use development	P	P	P	P	P	P
Mobile business	P	P	P	P	P	P
Municipal service uses, including City utility uses and police and fire stations	C	C	C	C	C	C
Museum	P	P	P	P	P	P
Nursing care facility		P	P	P	P	P
Office	P	P	P	P	P	P
Open space	P	P	P	P	P	P
Park	P	P	P	P	P	P
Parking:						
Commercial			P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷
Off site	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷
Park and ride lot			P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷
Performing arts production facility			P	P	P	P
Pharmacy	P	P	P	P	P	P
Pharmacy with drive through use			P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Place of worship	P	P	P	P	P	P
Plaza	P	P	P	P	P	P
Radio, television station				P	P	P
Railroad passenger station				P	P	P
Reception center			P	P	P	P
Recreation (indoor, outdoor)	P	P	P	P	P	P
Research and development facility			P ⁵	P ⁵	P ⁵	P ⁵
Restaurant	P	P	P	P	P	P
Restaurant with drive-through facility			C ^{10, 11}			

Retail (goods or services)	P13	P13	P13	P13	P13	P13
Retail (goods or services) with drive-through facility			C10, 11			
School:						
K-12 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 institute	P	P	P	P	P	P
Sexually oriented business			P			P
Short term rental	P	P	P	P	P	P
Social service mission			P	P	P	P
Stadium					C	C
Store, Pawnshop			P	P		
Studio, art	P	P	P	P	P	P
Studio, motion picture				P	P	P
Technology facility		P5, 6	P5, 6	P5, 6	P5, 6	P5, 6
Theater, live performance (indoor)			P14	P14	P14	P14
Theater, live performance (outdoor)				P15	P15	P15
Theater, movie		P	P	P	P	P
Urban farm	P	P	P	P	P	P
Utility, building or structure	P	P	P	P	P	P
Vehicle:						
Automobile rental agency			C			
Automobile repair (major)			P	P		
Automobile repair (minor)	C	C	P	P	P	P
Automobile sales and service			C			
Car wash			C		C16	C16
Welding shop						P4

Qualifying provisions:

1. Subject to conformance with the provisions of Subsection 21A.52.060.A.
2. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related Establishments".
3. Shall contain retail component for on-site food sales.
4. Limited to 2,500 square feet of gross floor area or less in size.
5. Consult the water use and/ or consumption limitations of Subsection 21A.33.010.
6. Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
7. Shall include a security and operations plan in the manner provided in Subsection 21A.36.350.B.3.
8. Prohibited within ½ mile of another check cashing/ payday loan businesses.

9. Prohibited within ½ mile of any residential zoning district and subject to Section 21A.36.110.
10. Subject to conformance with the provisions in Section 21A.44.080 for drive through use regulations.
11. Use allowed on arterial and state collector streets only.
12. Subject to Section 21A.36.030.
13. Outdoor display and sales are permitted.
14. Prohibited on lots located within 1,000 feet of a single- or two-family zoning district.
15. Prohibited on lots located within 1,000 feet of residential districts (Chapter 21A.24).
16. Allowed as an accessory use.
17. Prohibited when it includes the demolition of a dwelling unit.

(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)