

ARTICLE IV. MIXED USE, BUSINESS, INDUSTRIAL, AND PARK DISTRICTS

Sec. 36-101. Applicability.

- (a) The provisions of this article deal with the city's non-neighborhood districts including the appropriate uses of land and the forms of structures for business, residential, and other compatible uses.

Sec. 36-102. District purpose statements.

The following statements specify the purposes of each base district established to regulate the areas of the city considered appropriate for mixed use, business, industrial and park uses:

- (a) MU-1 neighborhood mixed use district. The MU-1 neighborhood mixed use district is consistent with the mixed use land use category in the comprehensive plan. This district is intended to:
 - (1) Promote investment and infill development within the district by allowing flexibility of uses and a mix of uses including limited-scale residential, commercial and light industrial;
 - (2) Integrate new development with its surroundings by encouraging connections for pedestrians, bicyclists, and motor vehicles;
 - (3) Integrate new development with its surroundings by considering compatible use, scale and operational transitions to neighborhood uses;
 - (4) Promote flexibility in parking requirements, including shared parking and optimization of existing parking areas; and
 - (5) Promote high quality architectural design and materials and innovative site design.
- (b) MU-2 community mixed use district. The MU-2 community mixed use district is consistent with the mixed use land use category in the comprehensive plan. This district is intended to:
 - (1) Provide appropriate areas for and facilitate quality development of a mix of small- and medium-scale commercial and residential uses in activity centers that serve the broader community;
 - (2) Support a variety of medium density residential housing types to assure activity, support a mix of uses and enhance the housing choices of city residents;
 - (3) Integrate new development with its surroundings by encouraging connections for pedestrians, bicyclists, and motor vehicles;
 - (4) Further integrate new development with its surroundings by assuring compatible use, scale and operational transitions to neighborhood uses;
 - (5) Promote high quality architectural design, materials, and innovative site design that minimizes surface parking and retains open space.

- (c) MU-3 transit oriented development mixed use district. The MU-3 transit oriented development mixed use district is consistent with the transit-oriented development and office land use categories in the comprehensive plan. This district is intended to:
 - (1) Facilitate quality development of a mix of medium- and large-scale commercial and residential uses in and around transit corridors;
 - (2) Support a variety of medium and high-density residential housing types to assure activity, support a mix of uses and enhance the housing choices of city residents;
 - (3) Integrate new development with its surroundings by encouraging connections for pedestrians, bicyclists and motor vehicles;
 - (4) Further integrate new development with its surroundings by assuring compatible uses, scale and operational transitions to neighborhood uses;
 - (5) Promote high quality architectural design, materials and innovative site design that minimizes surface parking.
- (d) B-1 general business district. The B-1 general business district is consistent with the commercial land use category in the comprehensive plan. This district is intended to:
 - (1) Provide appropriate areas for a concentration of general commercial development, including auto-oriented and large-scale commercial uses;
 - (2) Provide adequate space to meet the needs of larger-scale commercial development, including off-street parking and truck loading areas; and
 - (3) Carefully regulate the intensity of commercial development as it refers to both internal site factors and external impacts.
- (e) I-1 light industrial district. The I-1 light industrial district is consistent with the industrial land use category in the comprehensive plan. This district is intended to:
 - (1) Encourage the creation of significant employment centers that accommodate a diverse mix of office and light industrial uses and jobs;
 - (2) Provide locations for industrial enterprises of various scales which are not typically associated with high levels of noise, soot, odors and other potential nuisance impacts;
 - (3) Promote and support the redevelopment or rehabilitation of physically and economically obsolete or underutilized buildings and sites;
 - (4) Integrate new development with its surroundings by creating strong multi-modal connections to adjacent public streets and spaces, natural features, transit and other community amenities;
 - (5) Promote high quality architectural design, materials, and innovative site design that enhances compatibility with the surrounding neighborhood and promotes flexibility in parking requirements to allow for multi-modal use of available transit and regional trail facilities.
- (f) I-2 general industrial district. The I-2 general industrial district is consistent with the industrial land use category in the comprehensive plan. This district is intended to:

- (1) Provide locations for large- and small-scale industrial enterprises engaged in such activities as manufacturing, processing, assembly, outdoor storage and warehousing;
 - (2) Promote and support the redevelopment or rehabilitation of physically and economically obsolete or underutilized buildings and sites;
 - (3) Integrate new development with its surroundings by creating strong multi-modal connections to adjacent public streets and spaces, natural features, transit and other community amenities;
 - (4) Promote high quality architectural design, materials, and innovative site design that enhances compatibility with the surrounding neighborhood and promotes flexibility in parking requirements to allow for multi-modal use of available transit and regional trail facilities.
- (g) P-1 park and open space district. The P-1 park and open space district is consistent with the parks and open space land use category in the comprehensive plan. This district is intended to identify and preserve city-owned parks, undevelopable land and areas with valuable environmental qualities serving as open space to ensure the continued health, safety and welfare of the community and to provide a location for recreational activities. This district recognizes existing parks and protects those locations for local park use and related public facilities and uses intended to serve the community.

Sec. 36-103. Principal uses

- (a) Table 36-103(a) lists land uses and indicates whether they are permitted, permitted with standards, conditional or prohibited (see section 36-44).
- (b) Mixed use. All regulations applicable to each use in a mixed-use development or a property with multiple uses shall be applicable, except for parking for mixed-use development within the HWL Historic Walker Lake overlay district (see section 36-363(a)(3)).

Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Use Types	MU-1	MU-2	MU-3	B-1	I-1	I-2	P-1	
Residential Uses								
Household Living								
Dwelling, apartment (low-rise)	PS	PS						See Article VII; Division 2
Dwelling, townhouse (large)		PS						See Article VII; Division 2

Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Dwelling, apartment mixed use (low-rise)	PS	PS		PS				See Article VII; Division 2
Dwelling, apartment mixed use (mid-rise)		PS	PS	PS				See Article VII; Division 2
Dwelling, apartment mixed use (high-rise)			C	PS				See Article VII; Division 2
Dwelling, live/work unit	PS	PS	PS	PS				See Article VII; Division 2
Manufactured home park	C	C	C	C				See Article VII; Division 2
Group Living								
State-licensed residential facility	PS	PS	PS	PS				See Article VII; Division 2
Nursing home	PS	PS	PS					See Article VII; Division 2
Lodging								
Hotel/motel	PS	PS	PS	PS				See Article VII; Division 2
Public, Social, & Institutional Uses								
Business/trade school/college	PS	PS	PS	PS	P			See Article VII; Division 3
Educational facility	PS	PS	PS	PS				See Article VII; Division 3
Hospital			C					See Article VII; Division 3
Medical/dental clinic or office	P	P	P	P				
Municipal, county, state, or federal administrative or service facility	P	P	P	P	P	P	P	
Place of assembly	PS	PS	PS	PS	PS		PS	See Article VII; Division 3
Religious institution	PS	PS	PS	PS	PS		PS	See Article VII; Division 3
Commercial Uses								

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	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Personal Services and Businesses								
Adult day care	PS	PS	PS	PS	PS			See Article VII; Division 4
Animal handling	PS	PS	PS	PS	PS	PS		See Article VII; Division 4
Animal handling, limited	PS	PS	PS	PS				See Article VII; Division 4
Appliance, small engine and bicycle repair	PS	PS	PS	PS	PS	PS		See Article VII; Division 4
Autobody/painting						PS		See Article VII; Division 4
Bank	PS	PS	PS	P				See Article VII; Division 4
Cannabis retailer		PS	PS	PS				See Article VII; Division 4
Car wash				C				See Article VII; Division 4
Catering	PS	PS	PS	PS	PS	PS		See Article VII; Division 4
Coffee shop	P	P	P	P				
Dry cleaning or laundering facility	PS	PS	PS	PS				See Article VII; Division 4
Food service	P	P	P	P				
Funeral home	P			P				
Grocery store	PS	PS	PS	PS				See Article VII; Division 4
Group day care/nursery school	PS	PS	PS	PS				See Article VII; Division 4
Liquor store		PS	PS	PS				See Article VII; Division 4
Lower potency hemp edible retailer	PS	PS	PS	PS				See Article VII; Division 4
Motor fuel station	C			C				See Article VII; Division 4

Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
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	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Motor vehicle sales				C				See Article VII; Division 4
Motor vehicle service and repair				C		PS		See Article VII; Division 4
Parcel delivery service					P	P		
Pawnshop				C				See Article VII; Division 4
Payday loan agency and currency exchange				C				See Article VII; Division 4
Restaurant	P	PS	PS	PS	PS			See Article VII; Division 4
Retail or service establishment	P	P	P	P				
Self-storage facility					PS	PS		See Article VII; Division 4
Sexually-oriented business, high impact						PS		See Article VII; Division 4
Sexually-oriented business, limited impact		PS	PS	PS				See Article VII; Division 4
Shopping center, neighborhood	PS	PS	PS	PS				See Article VII; Division 4
Shopping center, community		C	C	C				See Article VII; Division 4
Showroom	PS	PS	PS	PS	P	P		See Article VII; Division 4
Studio	PS	PS	PS	PS	PS	P		See Article VII; Division 4
Vendor market	PS	PS	PS	PS				See Article VII; Division 4
Professional								
Office	P	P	P	P	P	PS		See Article VII; Division 4
Research and development	P	P	P	P	P	P		
Recreation								

Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
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	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Commercial entertainment, outdoor				P			P	
Country club							P	
Golf course							P	
Park/open space	P	P	P	P	P	P	P	
Indoor entertainment	PS	PS	PS	PS	PS		PS	See Article VII; Division 5
Park/recreation	PS	PS	PS	PS	P	P	P	See Article VII; Division 5
Industrial Uses								
Anaerobic digester						C		See Article VII; Division 6
Cannabis operation						PS		See Article VII; Division 6
Composting operation						PS		See Article VII; Division 6
Hemp processor						PS		See Article VII; Division 6
Manufacturing/processing					PS	PS		See Article VII; Division 6
Manufacturing/processing, light	PS				P	P		See Article VII; Division 6
Microbrewery or microdistillery	PS	PS	PS	PS	PS	P		See Article VII; Division 6
Outdoor storage						PS		See Article VII; Division 6
Printing facility	PS	PS	PS	PS				See Article VII; Division 6
Printing facility, industrial					P	P		
Recycling operation						P		
Warehouse/storage					PS	PS		See Article VII; Division 6
Transportation and Utilities Uses								
Communication tower, less than 45 feet in height	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 7

Table 36-103(a). Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Communication tower, 45-70 feet in height	C	C	C	PS	PS	PS	C	See Article VII; Division 7
Communication tower, 71-110 feet in height				PS	PS	PS		See Article VII; Division 7
Communication tower, 111-170 feet in height				C	C	C		See Article VII; Division 7
Communication tower, 171-199 feet in height					C	C		See Article VII; Division 7
Communication tower, in a wetland, public waters wetland, Wetland Conservation Act (WCA) wetland, flood fringe district or general floodplain district	C	C	C	C	C	C	C	See Article VII; Division 7
Freight terminal						P		
Parking ramp		PS	PS	PS	PS	PS		See Article VII; Division 7
Public service structure	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 7
Transit station	P	P	P	P	P	P	P	
Utility substation	PS	PS	PS	PS	PS	PS	P	See Article VII; Division 7
Wireless telecommunication facility	P	P	P	P	P	P	P	

Sec. 36-104. Accessory uses

- (a) Table 36-104(a) lists accessory land uses and indicates whether they are permitted, permitted with standards, conditional, or prohibited (see section 36-44).
- (1) Mixed use. All regulations applicable to each use in a mixed-use development shall be applicable, except for parking for mixed-use development within the HWL Historic Walker Lake overlay district (see section 36-363(a)(3)).

Table 36-103(a). Accessory Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Use Types	MU-1	MU-2	MU-3	B-1	I-1	I-2	P-1	
Accessory Uses								
Accessory office	P	P	P	P	P	P	P	
Accessory retail sales					PS	PS	P	See Article VII; Division 8
Adult day care in a religious institution, community center, or nursing home	PS	PS	PS	PS			PS	See Article VII; Division 8
Auto body/painting				PS		PS		See Article VII; Division 4
Bar	PS	PS	PS	PS				See Article VII; Division 8
Boarders or roomers	P	P	P	P				
Cannabis retailer						C		See Article VII; Division 8
Catering	PS	PS	PS	PS				See Article VII; Division 8
Communication antenna	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 7
Community garden	PS	PS	PS	PS	PS	PS	P	See Article VII; Division 8
Food service	P	P	P	P	PS	PS	P	See Article VII; Division 8
Gardening and other horticultural uses	P	P	P	P	P	P	P	
Group day care/nursery school in a religious institution, community center, or educational facility	PS	PS	PS	PS	PS		PS	See Article VII; Division 8
Home occupation	PS	PS	PS	PS				See Article VII; Division 8
Incidental repair or processing which is	PS	PS	PS	PS	PS	PS		See Article VII; Division 8

Table 36-103(a). Accessory Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Use Types	MU-1	MU-2	MU-3	B-1	I-1	I-2	P-1	
necessary to conduct a permitted principal use								
In-vehicle sale or service		C	C	C				See Article VII; Division 8
Mikvah pool	PS	PS	PS	PS				See Article VII; Division 8
Motor fuel station						PS		See Article VII; Division 8
Motor vehicle service and repair	PS			PS				See Article VII; Division 8
Off-street parking area	P	P	P	P	P	P	P	
Outdoor sales (display)		PS		PS				See Article VII; Division 8
Outdoor seating and service of food and beverages	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 8
Outdoor storage					PS	PS		See Article VII; Division 8
Parking ramp	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 7
Property management or rental office	P	P	P	P				
Parks service facility							P	
Public service structure	P	P	P	P	P	P	P	
Public transit stop/shelter	P	P	P	P	P	P	P	
Railroad spur					P	P		
Residential swimming pool, whirlpool, or sport court	PS	PS	PS	PS				See Article VII; Division 8
Service and retail facilities, private	P	P	P	P				
Showroom					PS	PS		See Article VII; Division 8

Table 36-103(a). Accessory Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Use Types	MU-1	MU-2	MU-3	B-1	I-1	I-2	P-1	
Solar energy system	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 8
Temporary use	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 8
Utility substation	P	P	P	P	P	P	P	
Visitor lodging associated with residential or institutional facilities	P	P	P	P				
Warehouse/storage	PS	PS	PS	PS				See Article VII; Division 8
Wind energy conversion system (WECS)	PS	PS	PS	PS	PS	PS	PS	See Article VII; Division 8
Wireless telecommunication facility	P	P	P	P	P	P	P	

Sec. 36-105. Lot size and density standards

- (a) Table 36-105(a) establishes the required lot width, lot area, and residential density standards for the MU, B, I and P districts.
- (b) Some districts have both a permitted maximum residential density and a density bonus maximum residential density as identified in Table 36-105(a).
- (c) Density bonus program: A density bonus shall be requested as a conditional use permit. The higher residential density is allowed if the proposed development achieves both of the following density bonus requirements.
 - (1) Inclusionary housing. Provide affordable housing at the levels required in the city's Inclusionary Housing Policy, as amended from time to time.
 - (2) Green building. Meet the requirements of the city's Green Building Policy as amended from time to time.
- (d) For any developments which include residential uses, the acreage of the entire development site shall be included in the calculation, including portions of the development site which feature only non-residential uses.

Table 36-105(a). Lot Size and Density Requirements in Mixed Use, Business, Industrial and Park Districts

District	Lot width minimum (ft)	Net lot area minimum (sq ft)	Density minimum (dwelling units per acre)	Density maximum (dwelling units per acre)	<u>Density bonus</u> maximum (dwelling units per acre)
MU-1	None	None	None	30	None
MU-2			20	50	75 (C)
MU-3			50	75	125 (C)
B-1			None	30	50 (C)
I-1			N/A	N/A	N/A
I-2			N/A	N/A	N/A
P-1			N/A	N/A	N/A

Sec. 36-106. Building placement standards

- (a) Table 36-106(a) establishes the required building placement standards for the MU, B, I and P districts.

Table 36-106(a). Building Placement Standards for the Mixed Use, Business, Industrial and Park Districts.

District	Front yard min. (feet)	Front yard max. (feet)	Lot line frontage min. (%)	Side yard abutting street min. (feet)	Side yard abutting street max. (feet)	Side yard interior min. (feet)	Rear yard min. (feet)	Distance between buildings, min. (feet)	Perimeter yard min. (feet)
MU-1	5	15	Primary frontage: 80% Secondary frontage: 50%	5	20	None	20 feet except where an alley exists it can be reduced to ten feet	Townhouses; 15 feet; Apartments: 1/2 the building height	10 feet for side interior property lines adjacent to N-1 or N-2 zoned and used districts

Table 36-106(a). Building Placement Standards for the Mixed Use, Business, Industrial and Park Districts.

District	Front yard min. (feet)	Front yard max. (feet)	Lot line frontage min. (%)	Side yard abutting street min. (feet)	Side yard abutting street max. (feet)	Side yard interior min. (feet)	Rear yard min. (feet)	Distance between buildings, min. (feet)	Perimeter yard min. (feet)
MU-2	5	15	Primary frontage: 80% Secondary frontage: 50%	10	20	None		Townhouses; 15 feet; Apartments: 1/2 the building height	15 feet for side interior and rear property lines adjacent to N-1 or N-2 zoned and used districts
MU-3	5	15	Primary frontage: 80% Secondary frontage: 50%	10	20	None		Apartments: 1/2 the building height	15 feet for side interior and rear property lines adjacent to N-1 or N-2 zoned and used districts
B-1	10	20	None	5	None	None		Townhouses; 15 feet; Apartments: 1/2 the building height	15 feet for side interior and rear property lines adjacent to N-1 or N-2 zoned and used districts

Table 36-106(a). Building Placement Standards for the Mixed Use, Business, Industrial and Park Districts.

District	Front yard min. (feet)	Front yard max. (feet)	Lot line frontage min. (%)	Side yard abutting street min. (feet)	Side yard abutting street max. (feet)	Side yard interior min. (feet)	Rear yard min. (feet)	Distance between buildings, min. (feet)	Perimeter yard min. (feet)
I-1	10	20	None	20	None	20 ft.; no yard required for railroad loading facility if abutting railroad trackage		None	50 feet for side interior and rear property lines adjacent to non-industrial zoned and used districts
I-2	10	20	None	20	None	10 ft.; no yard required for railroad loading facility if abutting railroad trackage		None	100 feet for side interior and rear property lines adjacent to non-industrial zoned and used districts
P-1	Each standard shall match the requirement for the adjacent properties. If the adjacent properties are in two or more zoning districts, then the most restrictive requirement applies.								

Sec. 36-107. Building size and coverage standards

- (a) Table 36-107(a) establishes the required building size and coverage standards for the MU, B, I, and P districts.
- (b) Some districts have both a permitted maximum building height and a density bonus maximum building height as identified in Table 36-107(a).
- (c) Building height bonus program. A building height bonus shall be requested as a conditional use permit. The higher building height is allowed if the proposed development achieves both of the following building height bonus requirements.

- (1) Inclusionary housing. Provide affordable housing at the levels required in the city's Inclusionary Housing Policy, as amended from time to time.
- (2) Green building. Meet the requirements of the city's Green Building Policy as amended from time to time.

Table 36-107(a). Building Size and Coverage Standards
(C = permitted with CUP)

District	Building height, minimum	Building height, maximum	Building height bonus, maximum	Ground story height (feet)	Upper stories height (feet)	Building length, maximum (feet)	Impervious surface coverage, maximum (%)
MU-1	None	3 stories or 40 feet, whichever is less		12 feet minimum; 20 feet maximum	10 feet minimum; 15 feet maximum	200	80%
MU-2	2 stories or 20 feet, whichever is less	6 stories or 75 feet, whichever is less	9 stories or 115 feet, whichever is less (C)	12 feet minimum; 20 feet maximum	10 feet minimum; 15 feet maximum	200	80%
MU-3	4 stories or 50 feet, whichever is less	6 stories or 75 feet, whichever is less	12 stories or 150 feet, whichever is less (C)	12 feet minimum; 20 feet maximum	10 feet minimum; 15 feet maximum	200	80%
B-1	None	6 stories or 75 feet, whichever is less	9 stories or 115 feet, whichever is less (C)	None	None	None	85%
I-1	None	6 stories or 75 feet whichever is less		N/A	N/A	None	75%
I-2	None	6 stories or 75 feet whichever is less		N/A	N/A	None	75%

Table 36-107(a). Building Size and Coverage Standards
(C = permitted with CUP)

District	Building height, minimum	Building height, maximum	Building height bonus, maximum	Ground story height (feet)	Upper stories height (feet)	Building length, maximum (feet)	Impervious surface coverage, maximum (%)
P-1	Each standard shall match the requirement for the adjacent properties. If the adjacent properties are in two or more zoning districts, then the most restrictive requirement applies.						

Secs. 36-108 to 36-129 reserved.