

Sec. 21-37-14. "M" Definitions.

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(10) *Mixed use, commercial and residential development* – see mixed use development.

(11) *Mixed use development* means a project that combines residential and one or more other non-residential land uses (commercial retail sales and services, office (professional and medical), institutional, or civic uses) that must be included within a building or set of buildings, which includes all of the following:

- a. part of an overall master planned development or area; and
- b. mutually supportive uses, arranged in vertical or horizontal massing of physical and functional components; and
- c. incorporates a public amenity within the overall master plan (i.e. plaza, gathering space, etc.); and
- d. promotes walkability through pedestrian connections with limited interruptions; and
- e. layout and mix of uses that reduces traffic and parking impacts; and
- f. contains sufficient size and physical improvement to protect and provide benefit to the surrounding areas, the general community, and ensures a harmonious integration into the neighborhood.

(12) *Mixed use, residential and office use* – see mixed use development.

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Sec. 21-8-2. Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts.

(a) *Matrix Explanation.* The following matrix lists all permitted uses within Sandy City commercial, office, industrial, mixed use, transit corridor, and research and development districts. The letters "P," "C," "S," or "N" shall mean "Permitted," "Conditional," "Special Use," or "Not Permitted," respectively. Refer to special use standards within this title for all land uses allowed with an "S." For those letters which are followed by a slash "/" the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan). For those land uses marked with a superscript number ⁽¹⁾, refer to Subsection (c) of this section for explanation.

(b) *Table of Uses.*

Land Use Category	CB D	CB D-P	CB D-O	CB D-A & C	CR - PU D	RC	BC	CC	C N	Cv C	C N(HS N)	HB D	LC	P O	ID	A M (D ea ler shi ps)	A M (C o m m er cia l)	M U	TC	RD
Mixed use development	p ²⁶	p ²⁶	p ²⁶	p ²⁶	N	p ²⁶	N	N	N	N	N	N	N	N	N	N	N	p ²⁶	N	N

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(c) *Explanatory Notes for Land Use Matrix.*

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26. A mixed use development is only allowed within the Cairns Master Plan Area. These developments shall be regulated by the Cairns Design Standards.