



Zoning Uses: Article 54 - MUN (MIXED-USE NEIGHBORHOOD) District

54.2 - USE REGULATIONS.

A. Permitted Uses.

1. Allowed Land Uses. Table 54-1 indicates the uses permitted (P), permitted with a conditional use permit (C), permitted as an accessory use (A), and not permitted (-) in the Mixed-Use Neighborhood Zoning District. Any use not specifically indicated in Table 54-1 (Allowed Uses for Mixed-Use Neighborhood Zoning District) as a permitted use, accessory use, or conditional use shall be prohibited unless they are deemed by the Planning Manager to be similar and compatible uses which meet the purpose and intent of the Mixed-Use Neighborhood Zoning District. All uses, unless stated otherwise, shall be conducted entirely within a building.

2. Applicable Regulations. Where the last column in the table (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

Table 54-1 Allowed Uses for Mixed-Use Neighborhood Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Entertainment		
Bar/Cocktail Lounge	C	
Entertainment Establishment	C	
Nightclub	—	
Lodging		
Bed and Breakfast Inn	P	
Hotel	P	Hotels in MUN shall be limited to 40 guest rooms/suites. See also Article 31.5.
Long-Term Hotel (Extended Stay)	P	Hotels in MUN shall be limited to 40 guest rooms/suites. See also Article 31.5.
Motel	—	
Office		
Office - Business, Government, Professional	P	
Office - Medical	C	
Research and Development, Office Type	C	
Personal & Business Services		
Personal Services, General	P	
Personal Services, Studio	P	
Check Cashing	C	
Child Care Center 1 In conjunction with adjoining business	A	Article 39
Child Care Center 1 Not in conjunction with adjoining business	P	Article 39
Health/Fitness Club Small - 5,000 square feet or less	P	
Health/Fitness Club Large - Over 5,000 square feet	C	
Financial Institution and Related Service	P	



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Maintenance and Repair Services	C	
Recreation, Education, and Public Assembly Uses		
Assembly/Meeting Facilities 1	C	Located above first floor only.
Cultural Institutions	C	
Schools - Public and Private 1	C	
Residential Uses		
Home Occupation	A	
Live/Work	C	Section 54.2.B.4
Multiple-Unit Dwelling	P	Section 54.2.B.2
Rooming House	C	Section 54.2.B.2
Residential Care Uses		
Family Child Care Home, Large	P	Article 39 (Child Care)
Family Child Care Home, Small	P	Article 39
Low-Barrier Navigation Center	P	
Residential Care Facility, Small	P	
Residential Care Facility, Senior 1	C	
Restaurants, Eating and Drinking		
Alcohol Sales - On Sale Outlet	C	
Restaurant, Accessory Food Service	A	
Restaurant, Drive-Through	—	
Restaurant, Fast Food	P	
Restaurant, Sit-Down	P	
Restaurant, Take-Out Service	P	
Retail		
Alcohol Sales - Off Sale Outlet	C	
Business, Wholesale	—	
Liquor Store	C	
Retail Sales, Bulk Merchandise	—	
Retail Sales, General	P	
Retail Sales, Second Hand Store	C	
Tasting Lounge	A	
Vehicle Rental, Sale, and Service Uses		
Vehicle/Equipment Repair, Major	A	As an accessory use to automobile sales only. See also Section 54.2.B.5
Vehicle/Equipment Service and Repair, Minor	P	Section 54.2.B.5
Vehicle/Equipment Sales and Leasing	P	Outdoor storage/display of vehicles prohibited
Vehicle Service Station	C	Article 35
Vehicle Parts - Retail Sales and Repair	C	
Installation of retail auto accessories (such as alarm, stereo, tires, batteries)	A	Installations shall be performed by employees; no installation by customer allowed on-site.