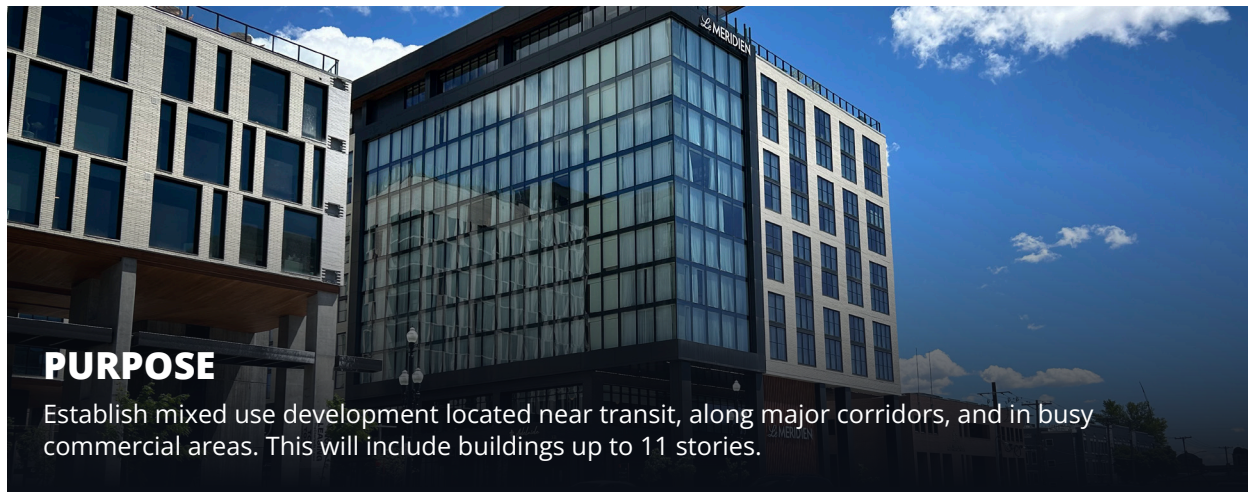




# MU-11

Scan the QR Code to visit the project webpage and learn more about the proposal.

[bit.ly/MUconsolidation](https://bit.ly/MUconsolidation)



## PURPOSE

Establish mixed use development located near transit, along major corridors, and in busy commercial areas. This will include buildings up to 11 stories.

## WHY CONSOLIDATE?



The FB-UN11, TSA-UC-C, CSHBD1, and CG zones have similar:

- Height limits
- Setbacks
- Land uses

Consolidating these zones simplifies the code by having one set of regulations for similar zoning types. Use the QR code below to access the interactive zoning map.

## HIGHLIGHTS



The MU-11 zone is designed to provide places for people to live, work, and play within a close proximity. To promote commercial development in prime locations, ground floor residential uses will be restricted in certain commercial nodes like Sugarhouse, the 300 W corridor, and 900 S.

This zone already exists in the code and is currently called FB-MU11. It will be renamed MU-11 to be consistent with the other mixed-used zones. It generally includes buildings up to 8 stories in height, with buildings up to 11 stories allowed through the design review process.

## COMPARISON CHART



Regulations	MU-11*	TSA-UC-C	CSHBD1	CG
Min Lot Size	none	2,500 SF	none	10,000 SF
Min Lot Width	none	40'	none	60'
Building Height	45' - 150' <sup>1</sup>	90'	105'	75' - 150' <sup>2</sup>
Front/Corner Side Yard	0' - 10' <sup>3</sup>	0' - 20' <sup>3</sup>	none	10'
Interior Side Yard	0' - 10' <sup>4</sup>	0' - 25' <sup>4</sup>	none	none
Rear Yard	0' - 20' <sup>4</sup>	10' <sup>4</sup>	none	10'
Parking Context	Varies <sup>5</sup>	Transit	Urban Center	General

Notes:

*\*MU-11 regulations are subject to change. For detailed requirements see the document [here](#).*

1. Determined by building form. Only buildings within the area bounded by 400 S, 700 S, 300 W, and I-15 can go up to 150'. All other areas have a maximum building height of 125'. All buildings taller than 85' required Design Review approval by the Planning commission.
2. Determined by building form. Only buildings within the area bounded by 400 S, 700 S, 300 W, and I-15 can go up to 150'. All other areas have a maximum building height of 105'. All buildings taller than 75' required Design Review approval by the Planning commission.
3. Determined by building form and the street the property is on.
4. The interior side and rear yards are determined by the building form and adjacent zoning district.
5. There are 4 parking contexts that reflect the different parking demands of the various built environments found in the city. The parking context in MU-11 will be determined by a property's distance to Trax & FrontRunner stops. Visit the project webpage for more details. [bit.ly/MUparking](https://bit.ly/MUparking)



# MU-11

## PROPOSED DESIGN STANDARDS



The MU-11 standards will focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Active ground floor uses like restaurants, retail spaces, or outdoor spaces like a pet area will be required in all buildings.

Design standards differ based on building form which are divided into two general categories: residential and stacked use. One building form from each category is highlighted below. A comprehensive list of the standards specific to each building form can be found on the project webpage.

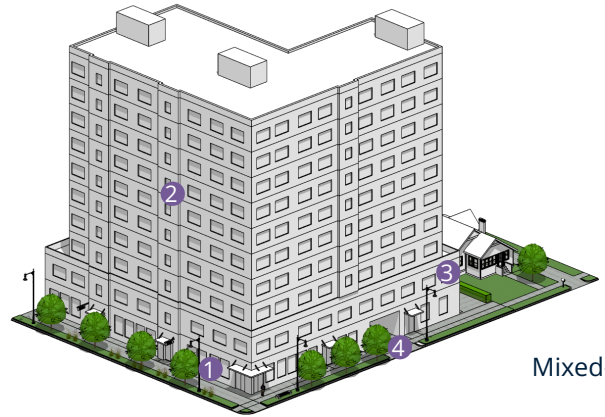
### BUILDING FORMS



#### STACKED USE



There are three types of stacked use building forms: storefront (all commercial), multi-family (all residential), & mixed-use (both). The goal is to create complete neighborhoods that promote walking & biking for everyday trips.



Mixed-Use

1 Ground floor windows & easily identifiable entrances

2 Upper level residential

3 Upper level stepback when next to single-family zones

4 Parking behind the ground floor commercial spaces

#### RESIDENTIAL



Townhomes are the only residential building form permitted in MU-11. The goal is to allow a different urban housing option than multi-family while still promoting an efficient use of space and to enhance the walkable nature of this zone.



Townhomes

1 At least 3 attached homes

2 Windows & balconies facing the street

3 Entrances oriented toward the street

4 Parking behind the building

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Comments and Questions:

For comments and questions, please contact us at [MUconsolidation@slcgov.com](mailto:MUconsolidation@slcgov.com)