MU-2



PURPOSE

Integrate small scale mixed-use development within established neighborhoods. Includes buildings less than 3 stories.

WHY CONSOLIDATE?

The RB, SNB, and CN 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 to access the interactive zoning map.

HIGHLIGHTS

The MU-2 zone is most often found adjacent to or within residential neighborhoods with smaller scaled buildings. The focus is on promoting walkablity by orienting buildings to the sidewalk and encouraging a mix of commercial and residential building types.

The proposed regulations should help preserve existing neighborhood commercial spaces while also prioritize new commercial and mixed-use development over new exclusively residential buildings.

COMPARISON CHART

Regulations	MU-2*	RB	SNB	CN
Min Lot Size	none	5,000 - 8,000 SF[1]	5,000 - 8,000 SF[1]	none
Max Lot Size	none	none	none[2]	16,500 SF[2]
Min Lot Width	none	50'[3]	50'[3]	none
Max Lot Width	110'	none	none	none
Building Height	30'	30'	25'	25'
Front/Corner Side Yard	5'	Typ. 25'/10'	Typ. 25'	15'
Interior Side Yard	0' - 10'[4]	6'/10'	Typ. 4'/10'	0'
Rear Yard	0' - 20'[4]	Typ. 30'	Typ. 30'	10'
Lot Coverage	NA	50%	NA	NA
Parking Context	Neighborhood[6]	Neighborhood	Neighborhood	Neighborhood

* MU-2 regulations are subject to change. *For detailed requirements see the document here.*

Notes:

1. The minimum lot size is based on use, 8,000 sq. ft. minimum is for duplexes.
2. District includes a maximum district size. In the SNB zone max district size is 16,500 sq. ft. In the CN zone the max district size is 90,000 square feet.
3. The minimum lot width is based on use. Most land uses require a minimum lot width of 50' in the RB and SNB zone.
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. Properties in MU-2 will stay in the Neighborhood Center Parking Context. Visit the project webpage for more details. bit.ly/MUparking

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

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MU-2

PROPOSED STANDARDS SUMMARY

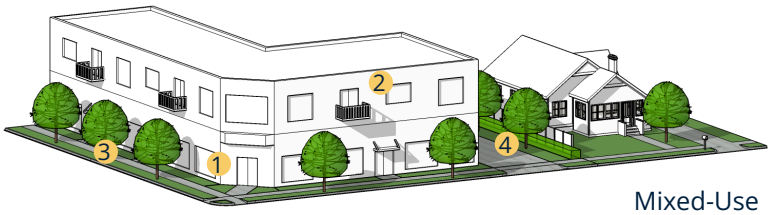
The MU-2 standards require an active ground floor use in all new buildings. New residential building forms like urban houses, cottages, townhomes, multi-family buildings, etc. will only be permitted when replacing an existing residential building.

Design standards will 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 3 types of stacked use building forms: storefront (all commercial), multi-family (all residential), & mixed-use (both). The goal is to encourage commercial development that does not overwhelm the neighborhoods they serve.

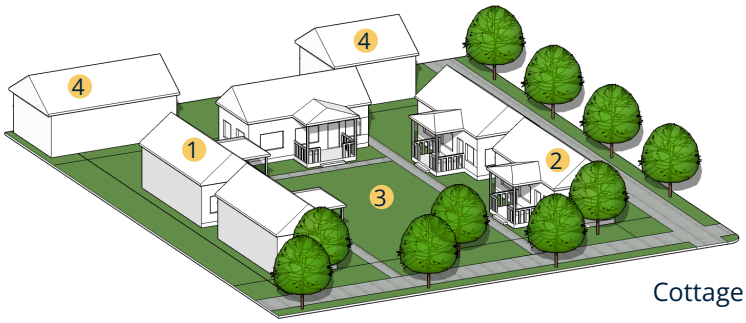


Mixed-Use

1. Ground floor windows & easily identifiable entrances
2. 2nd level residential with windows & street-facing balconies
3. Building set close to the sidewalk
4. Parking behind the building

RESIDENTIAL

Several residential building forms are permitted in MU-2; i.e. urban house, duplex, townhome, & cottage development. The goal of these forms is to promote the efficient use of space and utilities while providing a variety of housing options.



Cottage

1. Small starter homes
2. Multiple homes per lot
3. Entrances oriented toward open space
4. Detached parking

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Comments and Questions:

For comments and questions, please contact us at MUconsolidation@slcgov.com