



# MU-3



## PURPOSE

Establish and preserve moderately scaled mixed use development adjacent to established neighborhoods. This will include buildings up to 3 stories.

## WHY CONSOLIDATE?



The CB and R-MU-35 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-3 zone is found among neighborhoods with smaller scale buildings. The focus is on promoting walkability 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-3*	CB	R-MU-35
Min Lot Size	none	none	0 - 5000 SF <sup>1</sup>
Min Lot Width	none	none	0 - 50' <sup>2</sup>
Max Lot Width	110'	none	none
Building Height	35'; 40' w/Design Review	30'	20' - 35' <sup>3</sup>
Front/Corner Side Yard	0' - 5' <sup>4</sup>	none	5' <sup>5</sup>
Interior Side Yard	0' - 10' <sup>6</sup>	none	0' - 10' <sup>6</sup>
Rear Yard	0' - 20' <sup>6</sup>	10'	25% of lot depth
Parking Context	Neighborhood Center <sup>7</sup>	Neighborhood Center	Neighborhood Center

\* MU-3 regulations are subject to change. [For detailed requirements see the document here.](#)

Notes:

1. The minimum lot size is based on use, 5,000 sq. ft. minimum is for multi-family.
2. The minimum lot width is based on use. Most land uses require a minimum lot width of 25' or 50'.
3. The maximum building height is determined by the building form.
4. Front and corner side yards are determined by the building form.
5. All building forms have a maximum yard of 10' - 15'.
6. The interior side and rear yards are determined by the building form and adjacent zoning district.
7. There are 4 parking contexts that reflect the different parking demands of the various built environments found in the city. Properties in MU-3 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.  
[bit.ly/MUconsolidation](https://bit.ly/MUconsolidation)





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## PROPOSED STANDARDS SUMMARY



The MU-3 standards require an active ground floor commercial use whenever a new building is replacing an existing commercial building. Active ground floor uses are also required along certain streets and intersections. In all other areas, other ground floor uses, including residential uses, are allowed.

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 Upper level residential with windows & balconies

3 Building set close to the sidewalk

4 Parking behind the building

#### RESIDENTIAL



Several residential building forms are permitted in MU-3; 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.



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)