

# MU-3



## WHY CONSOLIDATE?



# **HIGHLIGHTS**

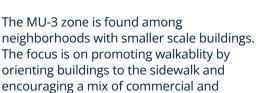


The CB and R-MU-35 zones have similar:

- 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.

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*                            | СВ                  | R-MU-35                  |
|------------------------|----------------------------------|---------------------|--------------------------|
| Min Lot Size           | none                             | none                | 0 - 5000 SF <sup>1</sup> |
| Min Lot Width          | none                             | none                | 0 - 50'2                 |
| Max Lot Width          | 110'                             | none                | none                     |
| Building Height        | 35'; 40' w/Design Review         | 30'                 | 20' - 35' 3              |
| Front/Corner Side Yard | 0' - 5' 4                        | none                | 5'5                      |
| Interior Side Yard     | 0' - 10' 6                       | none                | 0' - 10'6                |
| Rear Yard              | 0' - 20' 6                       | 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





# M-J

# 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.



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

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learn more about the proposal.

webpage and

- 1 At least 3 attached homes
- 2 Windows & balconies facing the street
- 3 Entrances oriented toward the street
- 4 Parking behind the building

Comments and Questions:

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

