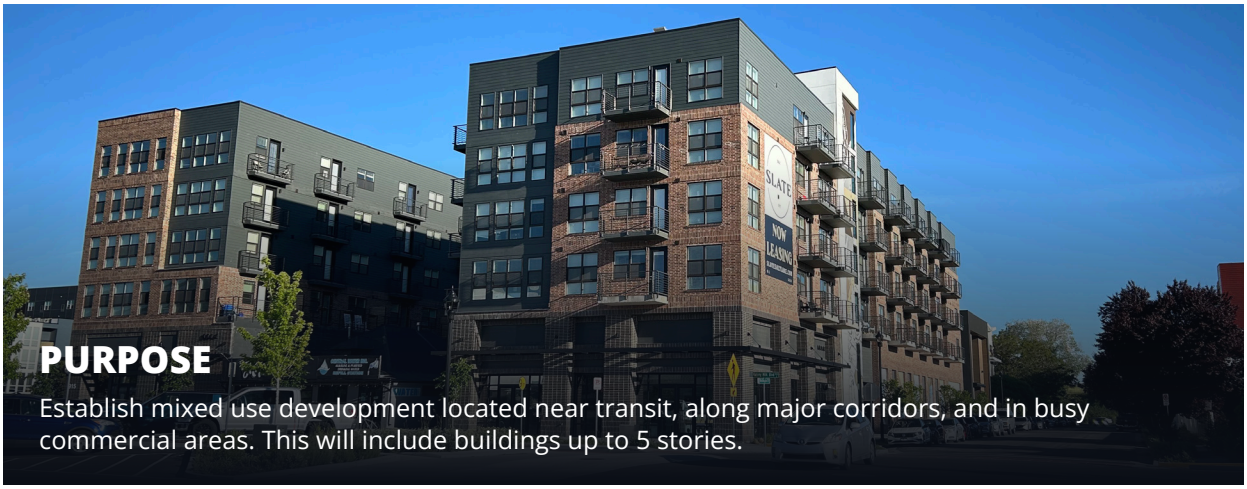
# MU-5



## PURPOSE

Establish mixed use development located near transit, along major corridors, and in busy commercial areas. This will include buildings up to 5 stories.

## WHY CONSOLIDATE?

The FB-UN-2, FB-SE, CC, CS, R-MU-45, MU, and TSA-UN-T zones have similar:

- Height limits
- Setbacks

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-5 zone is designed to provide places for people to live, work, and play within a close proximity. 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 are based off of the existing FB-UN2 zone.

## COMPARISON CHART

| Regulations | MU-5* | FB-UN-2 | FB-SE | CC | CS |
|---|---|---|---|---|---|
| Min Lot Size | none | none | 4,000 SF | 10,000 SF | 60,000 SF |
| Min Lot Width | none | none | 50′ | 75′ | 150′ |
| Building Height | 40′ - 55′[1] | 50′ | 50′ | 45′ | 45′ |
| Front/Corner Side Yard | 0′ - 10′[2] | 0′ - 10′[2] | 0′ - 25′[2] | 15′ | 30′ |
| Interior Side Yard | 0′ - 10′[2] | 6′ - 15′[2] | 0′ - 25′[2] | none | 15′ |
| Rear Yard | 10′ - 20′[2] | 10′ - 20′[2] | 0′ - 25′[2] | 10′ | 30′ |
| Parking Context | Varies[3] | Transit | Neighborhood | General | General |

| Regulations | MU-5* | R-MU-45 | MU | TSA-UN-T |
|---|---|---|---|---|
| Min Lot Size | none | 5,000 SF | 6,000 SF | 2,500 SF |
| Min Lot Width | none | 50′ | 50′ | 40′ |
| Building Height | 40′ - 55′[1] | 55′ | 45′ | 50′ |
| Front/Corner Side Yard | 0′ - 10′[2] | 5′ | 10′ | 0′ - 10′[2] |
| Interior Side Yard | 0′ - 10′[2] | 0′ - 10′[2] | none | 0′ - 25′[2] |
| Rear Yard | 10′ - 20′[2] | 25% of lot depth | 25% of lot depth | 0′ - 25′[2] |
| Parking Context | Varies[3] | Neighborhood | Urban Center | Urban Center |

Notes:

* MU-5 regulations are subject to change. *For detailed requirements see the document here.*

1. Determined by building form.
2. All yards are determined by building form, adjacent zoning district, or both. Front/corner vary based on use.
3. 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-5 will be determined by a property's distance to Trax & FrontRunner stops. 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

MU-5

# PROPOSED DESIGN STANDARDS

The MU-5 standards will focus on the scale and form of development, orientation towards public spaces, and interaction of uses within the city. The proposed zone will allow more residential building forms than currently permitted in these areas – including townhomes and cottage developments. Residential uses on the ground floor won't be permitted within 50' of specific intersections throughout the city in order to promote the development of commercial uses at key locations.

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 with windows & balconies

3 Upper level stepback when next to single-family zones

4 Parking behind the building

### RESIDENTIAL

Several residential building forms are permitted in MU-5; 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 urban 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

Comments and Questions:

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

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

bit.ly/MUconsolidation