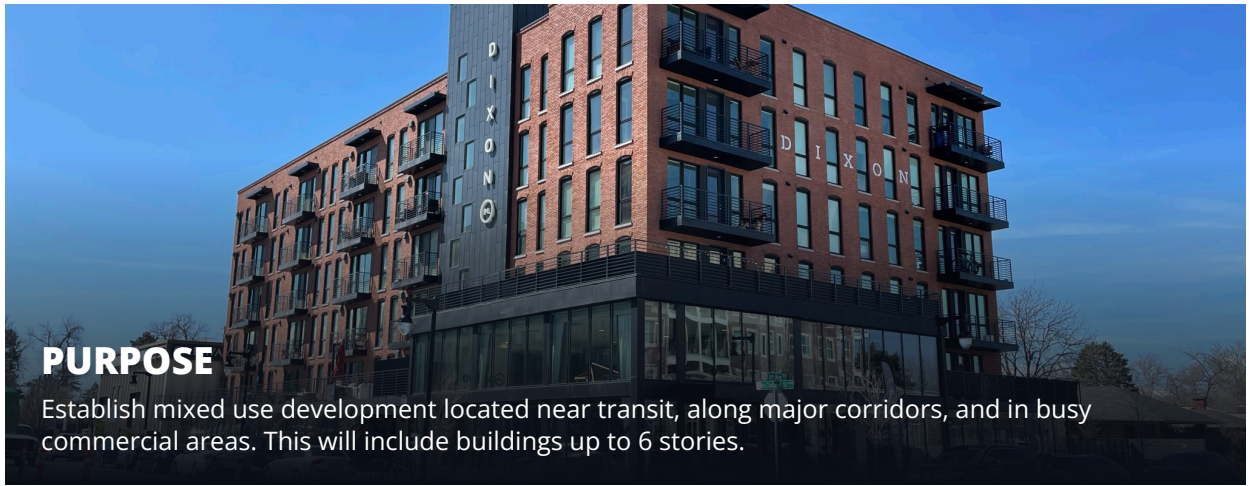




MU-6



PURPOSE

Establish mixed use development located near transit, along major corridors, and in busy commercial areas. This will include buildings up to 6 stories.

WHY CONSOLIDATE?



The FB-UN-2, FB-SC, CSHBD2, RO, TSA-UC-T, TSA-SP-T, and TSA-MUEC-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-6 zone is designed to provide places for people to live, work, and play within a close proximity. 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 are based off of the existing FB-UN2 zone.

COMPARISON CHART



Regulations	MU-6*	FB-UN-2	FB-SC	CSHBD2	RO
Min Lot Size	none	none	4,000 SF	none	0 - 20,000 SF ¹
Min Lot Width	none	none	40'	none	0' - 100' ¹
Building Height	40 - 65' ¹	65'	60'	60'	60'
Front/Corner Side Yard	0' - 10' ¹	0' - 10' ¹	5' - 25' ¹	none	25'
Interior Side Yard	0' - 10' ²	6' - 15' ²	0' - 25' ²	none	15'
Rear Yard	10' - 20' ²	10' - 25' ²	0' - 25' ²	none	25% of lot depth
Parking Context	Varies ³	Transit	Transit	Urban Center	General

Regulations	MU-6*	TSA-UC-T TSA-SP-T TSA-MUEC-T
Min Lot Size	none	4,000 SF
Min Lot Width	none	50'
Building Height	40 - 65' ¹	65'
Front/Corner Side Yard	0' - 10' ¹	0' - 25' ²
Interior Side Yard	0' - 10' ²	0' - 25' ²
Rear Yard	10' - 20' ²	0' - 25' ²
Parking Context	Varies ³	Urban Center

Notes:

* MU-6 regulations are subject to change. [For detailed requirements see the document here.](#)

1. Based on building form.
2. These yards are dependent on the adjacent use and zoning district.
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-6

PROPOSED DESIGN STANDARDS



The MU-6 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 in these areas – including townhomes and cottage developments. Townhome and cottage developments will have lower building heights that are more appropriate for the building forms and should help create a varied roofline in areas with this zoning district.

Design standards will be applied based on building form. Some of the design standards for each building form are highlighted below. A comprehensive list of standards can be found on the project webpage.

MULTI-FAMILY | MIXED USE | STOREFRONT



- 75% of the ground floor must include an active use. This can be met through a combination of uses like retail, restaurants, theaters, dwellings, or outdoor active spaces like pet area or patio with seating.
- 70% of the front facade, not including windows, must be clad in durable building materials.
- 40% of the ground floor and 15% of upper floor facades must be glass.
- The building entrance and ground floor units along the front facade must have an entrance facing the street at least every 40'. Those entrances must include an entry feature like a covered porch, awning, or something similar.
- The building must have a feature like a window, door, or architectural detail at least every 15' on the ground floor.
- No street facing facade may exceed 200' in length.
- Sidewalks at least 10' wide in the public right of way will be required.

COTTAGES | TOWNHOMES



- 50% of the front facade, not including windows, must be clad in durable building materials like brick, stone, or other similar materials.
- 15% of the ground floor and 15% of upper floor facades must be glass.
- Each unit on the ground floor must have an entrance facing the street.
- That entrance must include an entry feature like a covered porch, awning, or emphasized doorway.
- All mechanical equipment must be screened from public view. This includes things like transformers and AC units.
- Sidewalks at least 10' wide in the public right of way will be required.

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

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Comments and Questions:

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