



CONSOLIDATING COMMERCIAL AND MIXED USE ZONING DISTRICTS

City Council Briefing – August 27, 2024

WHY: SUPPORT BUSINESSES AND NEIGHBORHOOD BUSINESS DISTRICTS

- More user friendly
- Reduce the number of regulations
- Clarifies standards
- Align with city goals
 - Plan Salt Lake
 - Housing SLC

WHAT ARE WE DOING?

- Consolidating 27 zoning districts
- Ensuring right mix uses & neighborhood amenities
- Enhancing walkability and placemaking
- Updating Building Design Standards - some are new!

PROJECT SUMMARY

6 NEW MU DISTRICTS	27 EXISTING DISTRICTS (SUBJECT TO CHANGE)	NOTES
MU2	RB, CN, SNB	NEW ZONE
MU3	CB, RMU-35	NEW ZONE
MU5	RMU-45, CC, CS, TSA-UN-T, MU, FB-UN2, FB-SE	USES EXISTING FB-UN2 ZONE W SMALL CHANGES
MU6	FB-UN2 (65' HEIGHT AREAS), FB-SC,TSA-UC-T, TSA-SP-T, TSA-MUEC-T, CSHBD2, RO	USES FB-UN2 ZONE (65' HEIGHT AREAS)
MU8	TSA-MUEC-C, TSA-SP-C, TSA-UN-C, RMU	USES MU-8 (adopted)
MU11	FB-UN11, CG, TSA-UC-C, CSHBD1	USES FB-UN11 (ADOPTED FOR FLEET BLOCK)



KEYS TO SUCCESS

- 1. Maintain existing property rights as much as possible.
- 2. Minimize new nonconforming uses/noncomplying buildings
- 3. Keep regulations that work

Zone	RB	SNB	CN	MU-2 No net decrease in property right
Height	30	25	25	30
Front Setback	25	20	15	5' on corner, average of the bock face for interior lots
Interior Setback	8	7	0	Only when buffer yard required
Rear Setback	25	20	15	20' when next to residential
Lot coverage	50%	0	0	Determined by setbacks

MODIFICATIONS

CHAPTER	Description
5.04.070 Enhanced services	Changes references
14.36 News racks	Changes references
14.38.010 street artists	Changes references, Clarifies/updates outdated regulations Expands locations
21A.10 Application, Public Engagement, and Public Noticing Procedures	Noticing for TSA zone Clarifying noticing for text amendments
21A.22 Zoning Districts	Updating list of districts
21A.24 Residential Districts	Deleting RMU-35, RMU-45, RMU, RB, RO zones; moving FB-UN1 to this chapter
21A.25 Mixed Use Districts	Adding MU-2 & MU-3, Moving FB-UN2, changing to MU-5 & MU-6; Moving FB-UN11 as MU-11
21A.26 Commercial Districts	Deleting chapter
21A.27 Form Based Districts	Deleting, moving design standards to design standards section, Building type definitions to definitions chapter
21A.32 Special Purpose Districts	Deleting MU district
21A.33 Land Use Tables	New land use table for mixed use districts Deleting columns from residential land use tables Deleting Commercial district table Deleting TSA table Updating some land use names and uses in other tables

MODIFICATIONS

CHAPTER	Description
21A.33 Land Use Tables	New land use table for mixed use districts Deleting columns from residential land use tables Deleting Commercial district table Deleting TSA table Updating some land use names and uses in other tables
21A.34.030 Transitional Overlay District	Deleting, outdated overlay
21A.34.090 South State Street Overlay	Deleting, no longer needed with design standards in MU zones
21A.34.100 M1H Overlay	The single regulation regarding height in the M1 zone is being moved to the M1 zone and this overlay will be deleted
21A.34.110 Downtown Main Street Overlay	Deleted, overlay regulations are addressed in base zoning district
21A.36 General Provisions	Updating references Deleting subchapters with no regulations Deleting some outdated provisions that apply to some commercial districts
21A.37 Design Standards	Clarifying definition of design standards Reorganizing tables of required design standards Adding new MU district design standards
21A.38 Nonconforming uses and noncomplying buildings	Updating references to base districts Updating standard for expansion of nonconforming use
21A.40 Accessory Uses	Updating references, mostly to cell tower regulations to include all zoning districts and types

MODIFICATIONS

CHAPTER	Description
21A.42 Temporary Uses	Updating references
21A.44 Parking	Updating references to zoning districts Converting parking contexts to distance based for MU zones Deleting parking in yards (addressed in landscape chapter)
21A.46 Signs	Adding new tables for MU zones Deleting tables for zoning districts that are being removed Updating general provisions that duplicate other regulations
21A.48 Landscaping	Updating references Relocating landscaping related design standards to this chapter
21A.52 Zoning Incentives	Updating references
21A.55 Planned Developments	Updating references Clarifying provisions related to subdivisions associated with a PD
21A.59 Design Review	Deleting references to TSA zone
21A.62 Definitions	Updating some definitions for specific land uses Relocating building type definitions to this chapter

FORM BASED CODE

BUILDING-TYPE FOCUSED

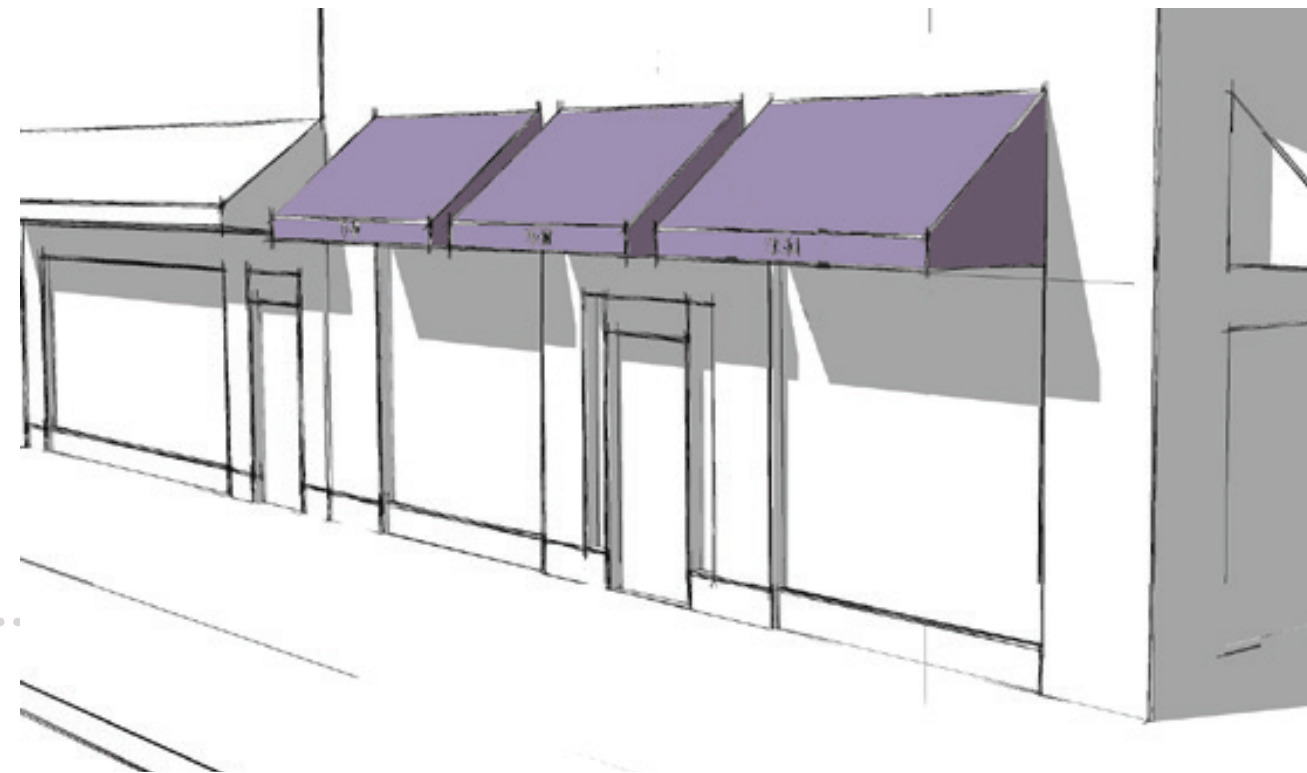
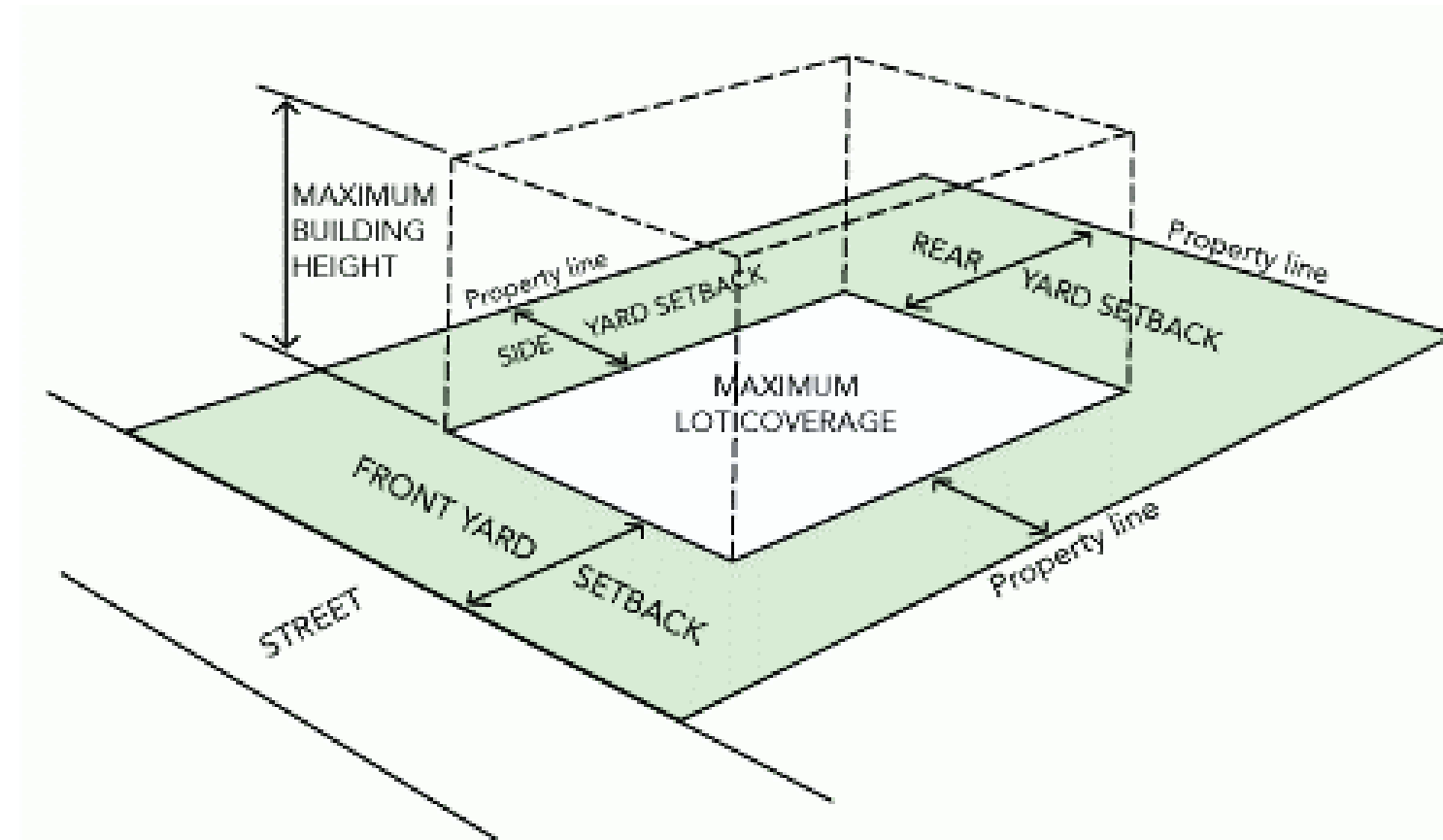
- Commercial/Mixed-use Storefronts
- Vertical Multi-family
- Rowhouses
- Cottage Courts
- Single- & two-family residential

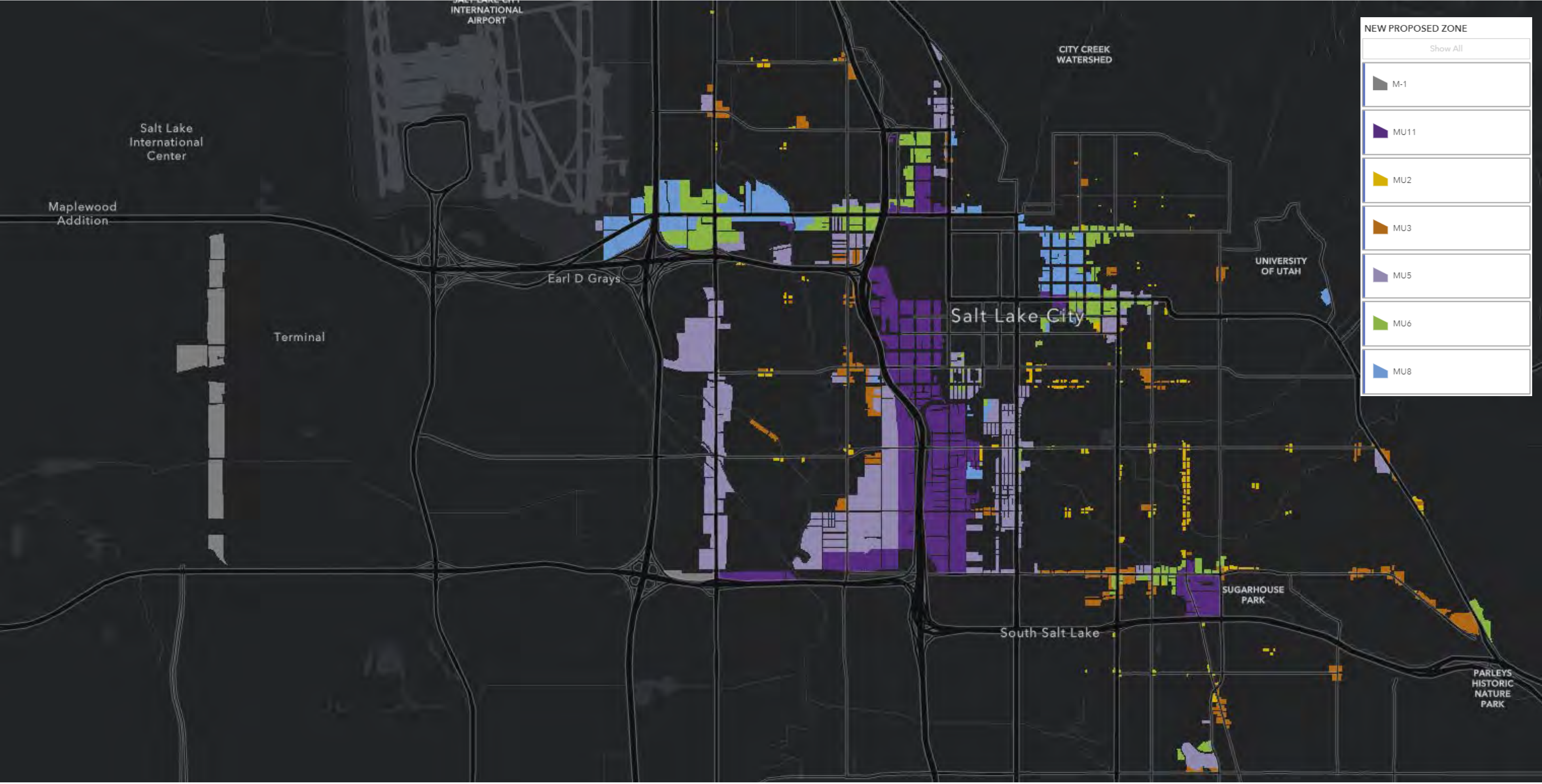


FORM BASED CODE

ELEMENTS

- Placement
- Dimensions
- Components
- Connectivity





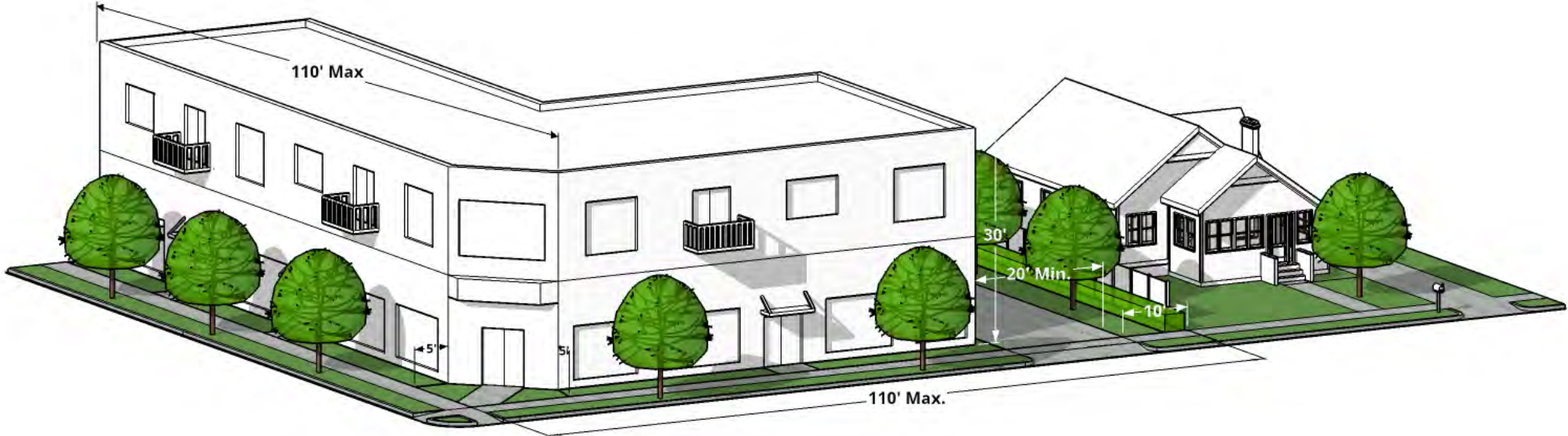
MU-2 DISTRICT

Regulations	MU-2*	RB	SNB	CN
Min Lot Size	none	0 - 8,000 SF ¹	0 - 8,000 SF ¹	none
Max Lot Size	none	none	none ²	16,000 SF ²
Min Lot Width	none	0' - 50' ³	0' - 50' ³	none
Max Lot Width	110'	none	none	none
Building Height	30'	30'	25'	25'
Front/Corner Side Yard ⁴	5'	15'	20'	25' / 10'
Interior Side Yard	0' - 10' ⁵	8'	7'	0'
Rear Yard	20'	30'	25'	10'
Lot Coverage ⁶	NA	50%	NA	NA
Parking Context ⁷	Neighborhood	Neighborhood	Neighborhood	Neighborhood

WHY CONSOLIDATE?

Similar:

- Height limits
- Setbacks
- Land Uses



MU-3 DISTRICT

Regulations	MU-3 [*]	CB	R-MU-35
Min Lot Size	none	none	0 - 5000 SF ¹
Min Lot Width	none	none	0' - 50' ²
Max Lot Width	110'	none	none
Building Height	30' - 35' ³	35'	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	10' - 20' ⁶	10' ⁶	25% of lot depth
Parking Context ⁷	Neighborhood	Neighborhood	Neighborhood

WHY CONSOLIDATE?

Similar:

- Height limits
- Setbacks
- Land Uses



MU-5 DISTRICT

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	50'	50'	50'	45'	45'
Front/Corner Side Yard	0' - 10' ¹	0' - 10' ¹	0' - 25' ¹	15'	30'
Interior Side Yard	6' - 15' ²	6' - 15' ²	0' - 25' ²	none	15'
Rear Yard	10' - 20' ²	10' - 20' ²	0' - 25' ²	10'	30'
Parking Context ³	Urban Center	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	50'	55'	45'	50'
Front/Corner Side Yard	0' - 10' ¹	5'	10'	0' - 10' ¹
Interior Side Yard	6' - 15' 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 ³	Urban Center	Neighborhood	Urban Center	Urban Center



MU-6 DISTRICT

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	65'	65'	60'	60'	60'
Front/Corner Side Yard	0' - 10' ¹	0' - 10' ¹	5' - 25' ¹	none	25'
Interior Side Yard	6' - 15' ²	6' - 15' ²	0' - 25' ²	none	15'
Rear Yard	10' - 30' ²	10' - 25' ²	0' - 25' ²	none	25% of lot depth
Parking Context	Urban Center	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	65'	65'
Front/Corner Side Yard	0' - 10' ¹	0' - 25' ²
Interior Side Yard	6' - 15' ²	0' - 25' ²
Rear Yard	10' - 20' ²	0' - 25' ²
Parking Context	Urban Center	Urban Center



MU-8 DISTRICT

Regulations	MU-8 ¹	R-MU	TSA-UN-C TSA-SP-C TSA-MUEC-C
Min Lot Size	none	0 - 5,000 SF ¹	2,500 SF
Min Lot Width	none	0' - 50' ¹	40'
Building Height	40' - 90' ²	75'	75'
Front/Corner Side Yard	10'	15' ³	0' - 20' ⁴
Interior Side Yard	0' - 5' ²	4' - 10' ³	0' - 25' ⁵
Rear Yard	0' - 20' ²	25' ³	0' - 25' ⁵
Parking Context ⁶	Transit	Transit	Transit

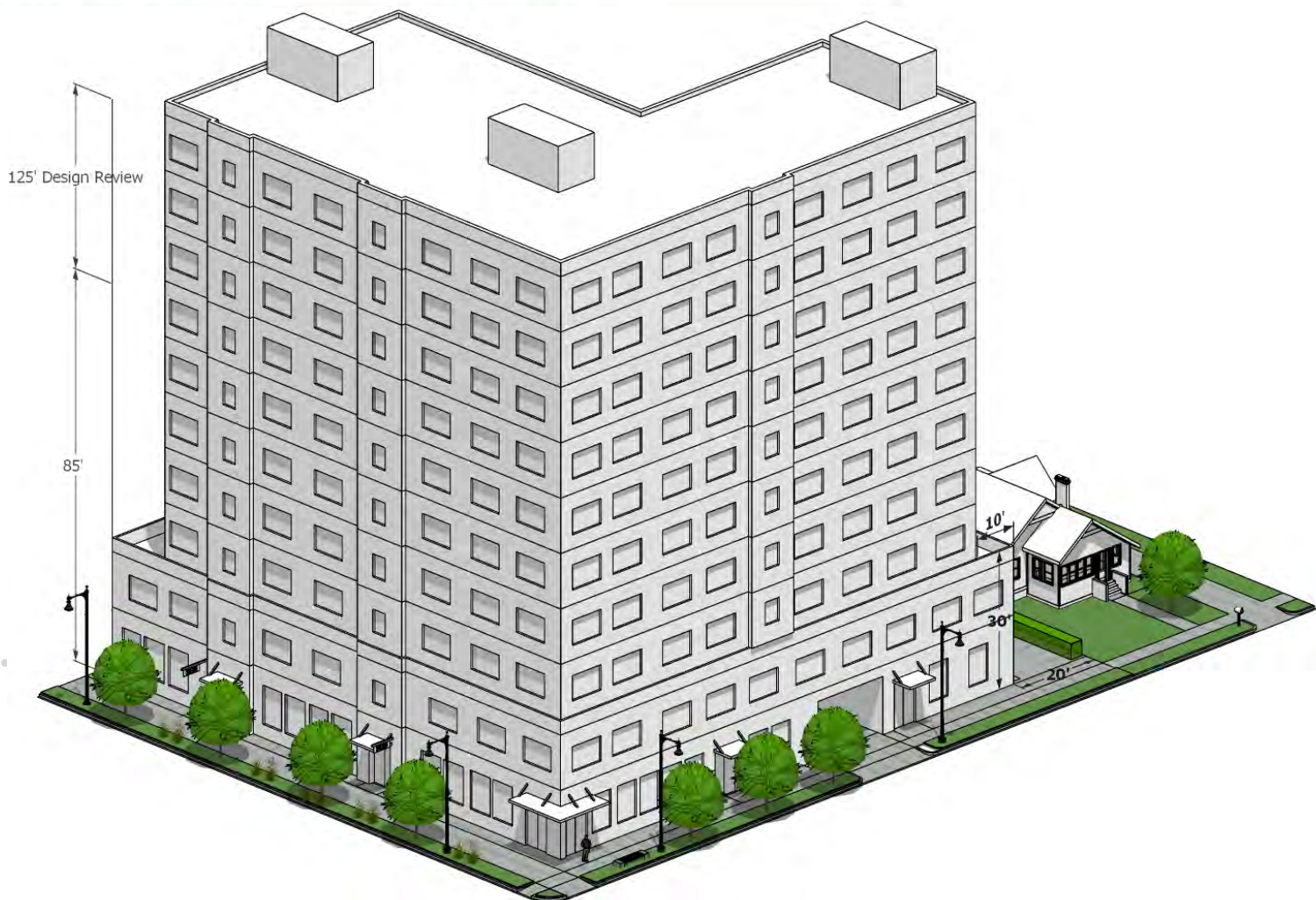


MU-11 DISTRICT

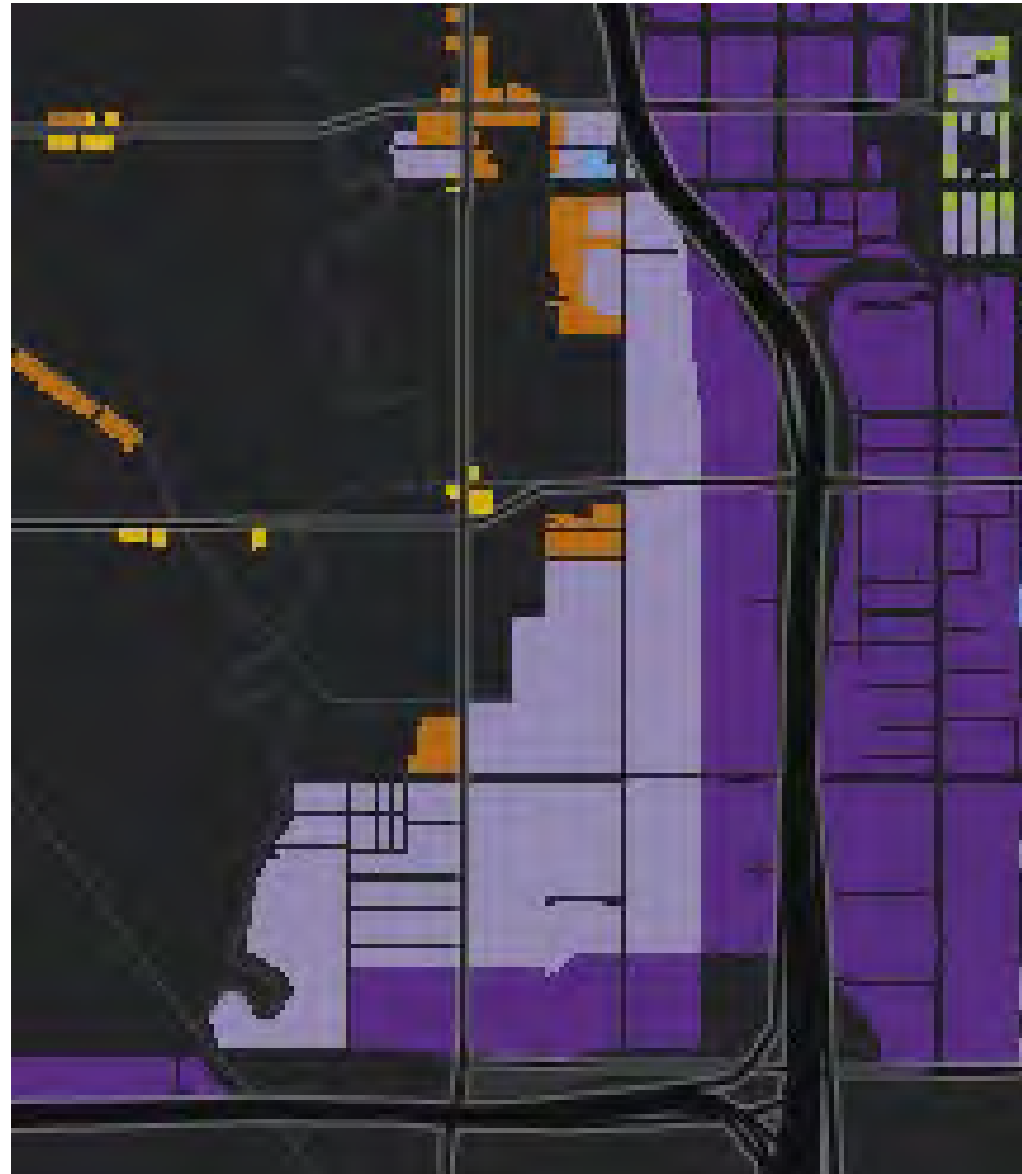
Regulations	MU-11*	TSA-UC-C	CSHBD1	CG
Min Lot Size	none	2,500 SF	none	10,000 SF
Min Lot Width	none	40'	none	60'
Building Height	40' - 125' ¹	90'	105'	75' - 150'
Front/Corner Side Yard	0' - 5' ²	0' - 20' ³	none	10'
Interior Side Yard	0' - 10' ⁴	0' - 25' ⁴	none	none
Rear Yard	0' - 20' ⁴	10' ⁴	none	10'
Parking Context ⁵	Transit	Transit	Urban Center	General

WHY 125 FEET HEIGHT LIMIT?

- Encourage use of affordable housing incentives
 - 2-3 additional stories in current zones
 - 3 stories in MU-11 proposed
 - Results in about 155' in building height



M-1 TO MU-3 AND MU-5



NEW PROPOSED ZONE

Show All

M-1

MU11

MU2

MU3

MU5

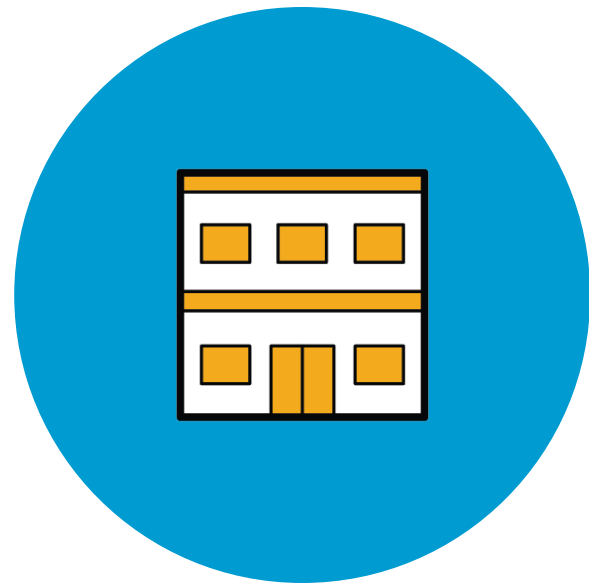
MU6

MU8

IMPLEMENTING WESTSIDE PLAN

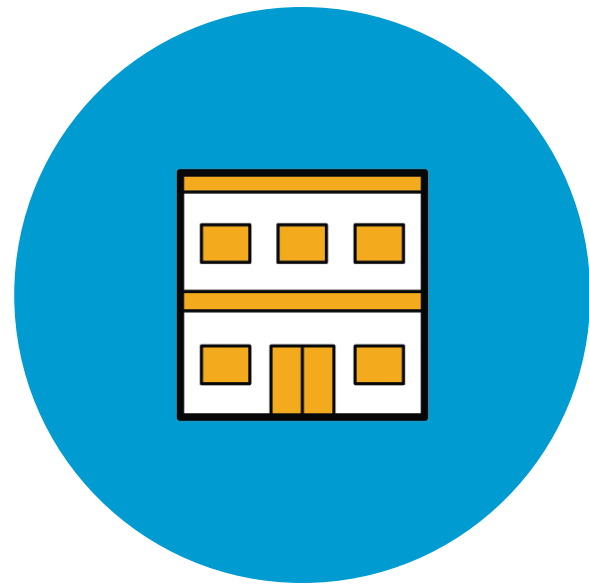
- Rezones 700 West industrial corridor
- Expands opportunity for mixed use development
 - 310 acres of land
 - Anchored by Glendale Regional Park
 - New housing opportunities without rezoning existing residential uses

ADDITIONAL REGULATIONS



- Midblock walkways required
- Provisions for buildings without street frontage
- Ground floor use requirements on certain streets
- Parking location/access requirements
- Sidewalk width requirements

MAJOR DESIGN STANDARDS



- Ground floor: height, glass, entrances, materials
- Durable materials
- Street facing building length
- Upper level (materials and glass)
- Parking garage requirements

LAND USE TABLES

Little consistency between similar zones

18 different types of retail

A lot of qualifying provisions

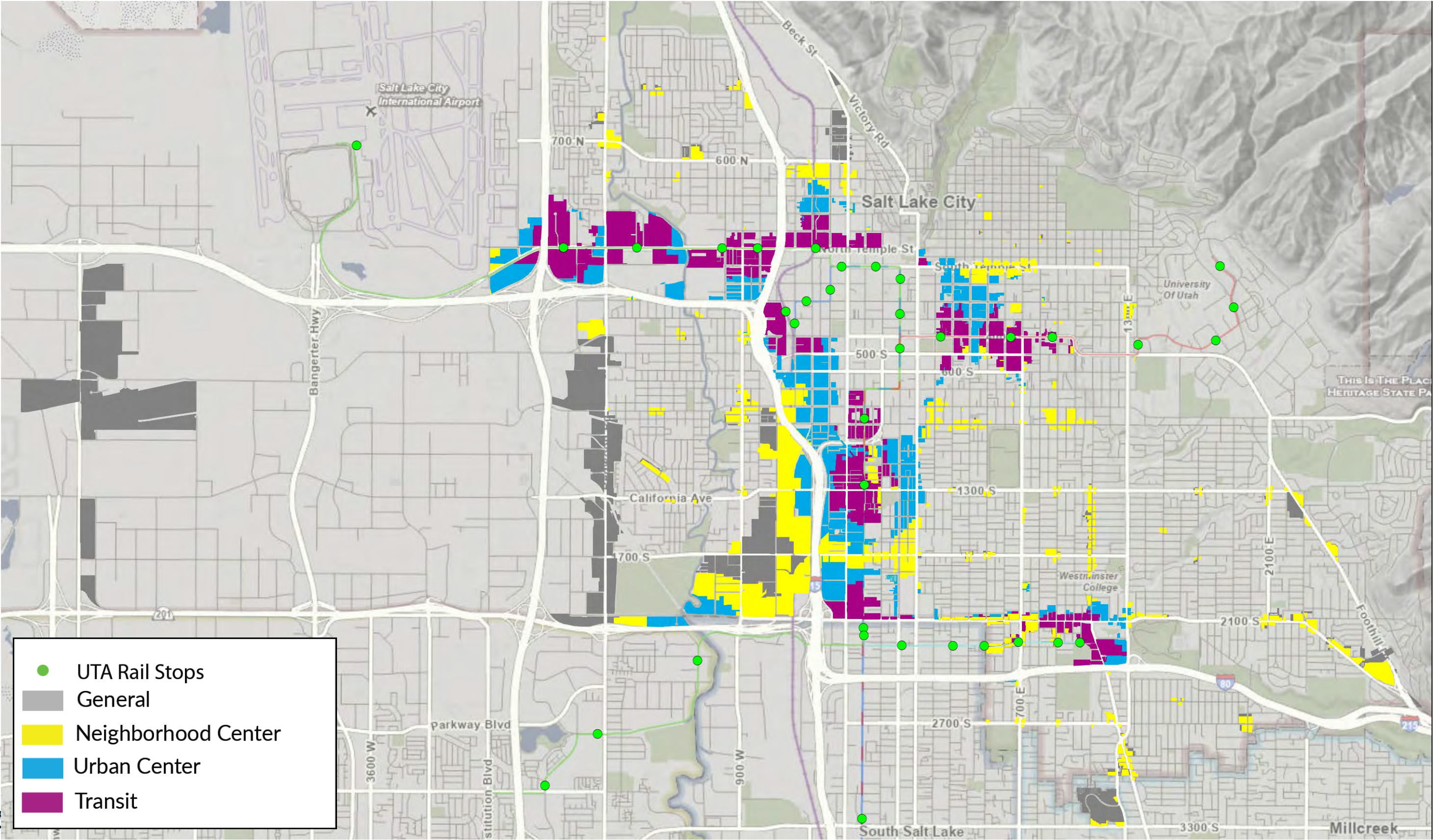
- Indoor/outdoor; size restrictions, proximity limitations

PARKING

- MU2 and MU3: No change
- MU5 – MU11, parking will depend on distance to a fixed rail station.
- Considers the varying parking needs across different areas of the city, some of which are near transit while others are not.

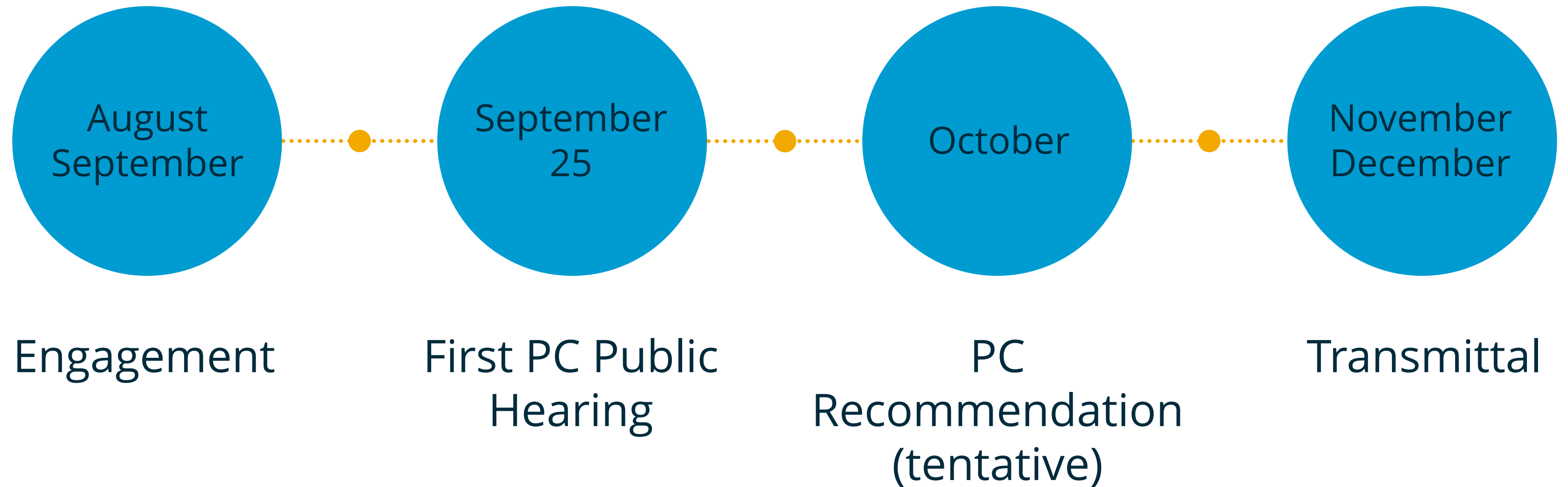
General	Neighborhood	Urban	Transit
Current			
CC, CG, CS, RO	CB, CN, FB-SE, RB, R-MU-35, R-MU-45, SNB, SSSC Overlay	CSHBD1, CSHBD2, MU, TSA-T,	FB-UN2 FB-SC, MU-8, MU-11, R-MU, TSA-C
Proposed			
MU-5, MU-6, MU-8, MU-11 <i>Located more than ¾ mile from fixed-rail transit.</i>	MU-5, MU-6, MU-8, MU-11 <i>Located between ½ mile and ¾ mile from fixed-rail transit;</i> MU-2, MU-3	MU-5, MU-6, MU-8, MU-11 <i>Located between ½ mile and ¼ mile from fixed- rail transit.</i>	MU-5, MU-6, MU-8, MU-11 <i>Located within ¼ mile of fixed-rail transit.</i>

PARKING



Salt Lake City

NEXT STEPS



ENGAGEMENT CALENDAR

OPEN HOUSES

Date	Time	Location
August 21, 2024 (Wednesday)	4:30 - 6:30 PM	Sorenson Unity Center 1383 S 900 W. Salt Lake City, UT 84104
September 4, 2024 (Wednesday)	4:30 - 6:30 PM	Sorenson Unity Center 1383 S 900 W. Salt Lake City, UT 84104

WALKING TOURS

Dates & Time	Tour Location & Topic	Meeting Location
August 5, 2024 at 6 PM	400 - 800 N 300 W MU3 and MU5	400 N 300 W (Outside of Blue Copper Coffee)
August 6, 2024 at 6 PM	Maven on 9th (Edison to 400 East) MU2, MU3, and MU5	300 E 900 S (Northeast corner of intersection)
August 12, 2024 at 6 PM	900 S 900 W MU3, MU5 and MU8	900 S 900 W (Southeast corner)
August 19, 2024 at 6 PM	1700 S Richards / Main / State MU3, MU5, MU6 and MU11	Jefferson's Rectangle Park (approx. 1700 S 140 W)
August 20, 2024 at 6 PM	Central City/East Downtown MU2, MU6 and MU8	550 S 600 E (Western Gardens)
August 26, 2024 at 6 PM	Central 9th MU5 and MU6	179 W 900 S (Outside of Blue Copper Coffee)
September 9, 2024 at 6 PM	2100 S Highland / McClelland / Sugarmont MU3, MU5, MU6 and MU11	Sugar House Park (Sego Lily Tunnel)
September 12, 2024 at 6 PM	800 W - 1000 W North Temple and Euclid MU5	TBD

Visit [SLC.gov/Planning](https://slc.gov/planning) for more information!