



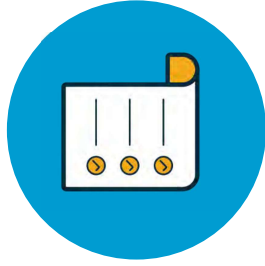
MU ZONING DISTRICT CONSOLIDATION

City Council – February 4, 2025

Salt Lake City // Planning Division

www.slcc.gov/planning

GOALS



- Reduce number of mixed-use and commercial zones (26)
- Create new mixed use areas and support walkability
- Keep regulations that work, eliminate conflicting/outdated regulations
- Minimum reduction in existing property rights
- Minimize creation of nonconforming uses
- Support more by-right development



PUBLIC PROCESS

- Webpage launched end of July
- Open houses
- Tabling community events
- 8 walking tours
- >20k mailed notices
- One-on-ones
- 10 PC briefings
- 2 PC public hearings

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Collection

Commercial & Mixed-Use Zoning District Consolidation

Salt Lake City is proposing a zoning amendment to simplify commercial and mixed-use zoning districts and their regulations.

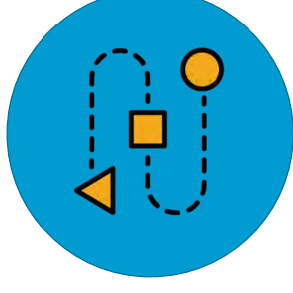
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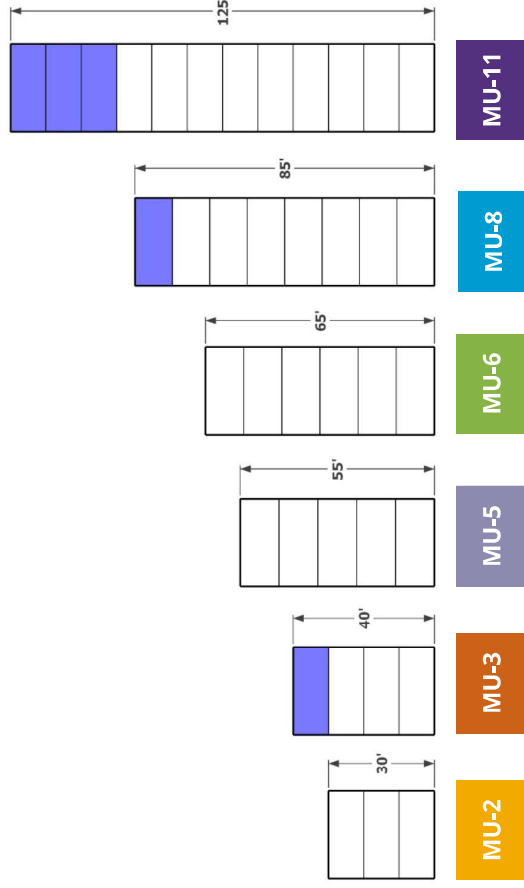
OVERVIEW

- Consolidated and proposed zones
- Forms and general standards
- Zone locations
- Zoning setbacks and heights
- Design standards
- Other code sections
- CG/M-1 Transitional Overlay
- Questions for City Council



ZONES

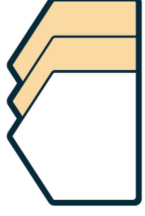
MU-2	Consolidated Districts: CN, RB, SNB	MU-3	Consolidated Districts: CB, RMU-35	MU-5	Consolidated Districts: CC, CS, FB-SE, FB-UN2*, MU, RMU-45, TSA-UN-T * 50 ft height areas.
MU-6	Consolidated Districts: CSHBD2, FB-UN2*, FB-SC, RO, TSA-MUEC-T, TSA-SP-T, TSA-UC-T * 65 ft height areas. (Some M-1)	MU-8	Consolidated Districts: R-MU, TSA-MUEC-C, TSA-SP-C, TSA-UN-C	MU-11	Consolidated Districts: CG, CSHBD-1, FB-MU11, TSA-UC-C



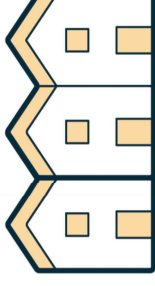
BUILDING FORMS

Each zone organized by building form:

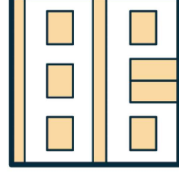
1. Cottage Development, Urban House, and Two-Family
 - Not allowed in MU-8/11
2. Row House (townhomes)
3. Storefront (commercial buildings), Vertical Mixed Use (com/res), and Multifamily Residential



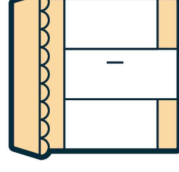
Cottage, Urban House, Two-Family



Row House



Vertical Mixed-use, Multi-family



Store Front

GENERAL BULK & MASSING

Limited front setbacks

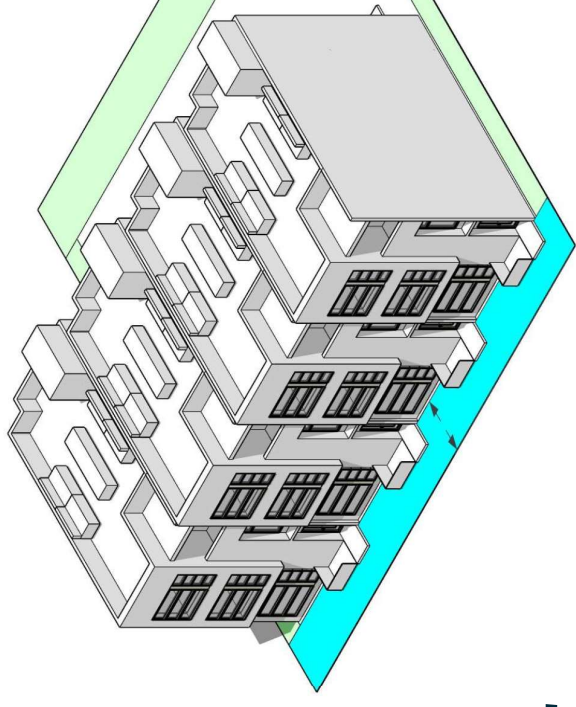
- Low for commercial, higher allowed for residential (privacy/security)

Limited rear/side setbacks

- Except higher next to low-scale residential zones for compatibility

Heights

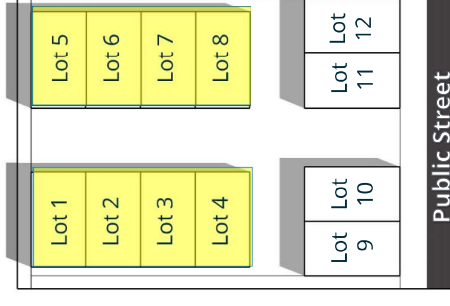
- Generally, remain the same
- Small increases (5' to 10')
- Ex: MU-2, 25'/30' to 30'; MU-3, 30'/35' to 40'



GENERAL STANDARDS

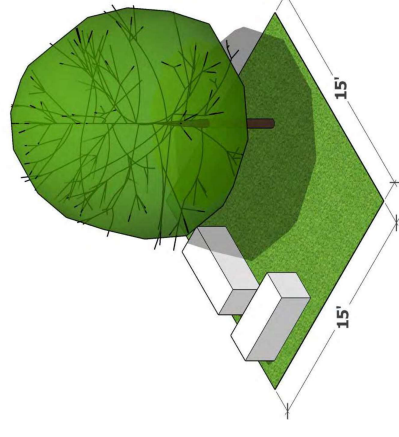
Lots/homes without street frontage

- Common rowhouse configuration
- Current PC process is a housing barrier
- MU zone allows these by-right



Open space

- Setting basic open space requirements
- 10% to 20%, with 10% to 20% vegetation
- Minimum usable dimension



MU-2

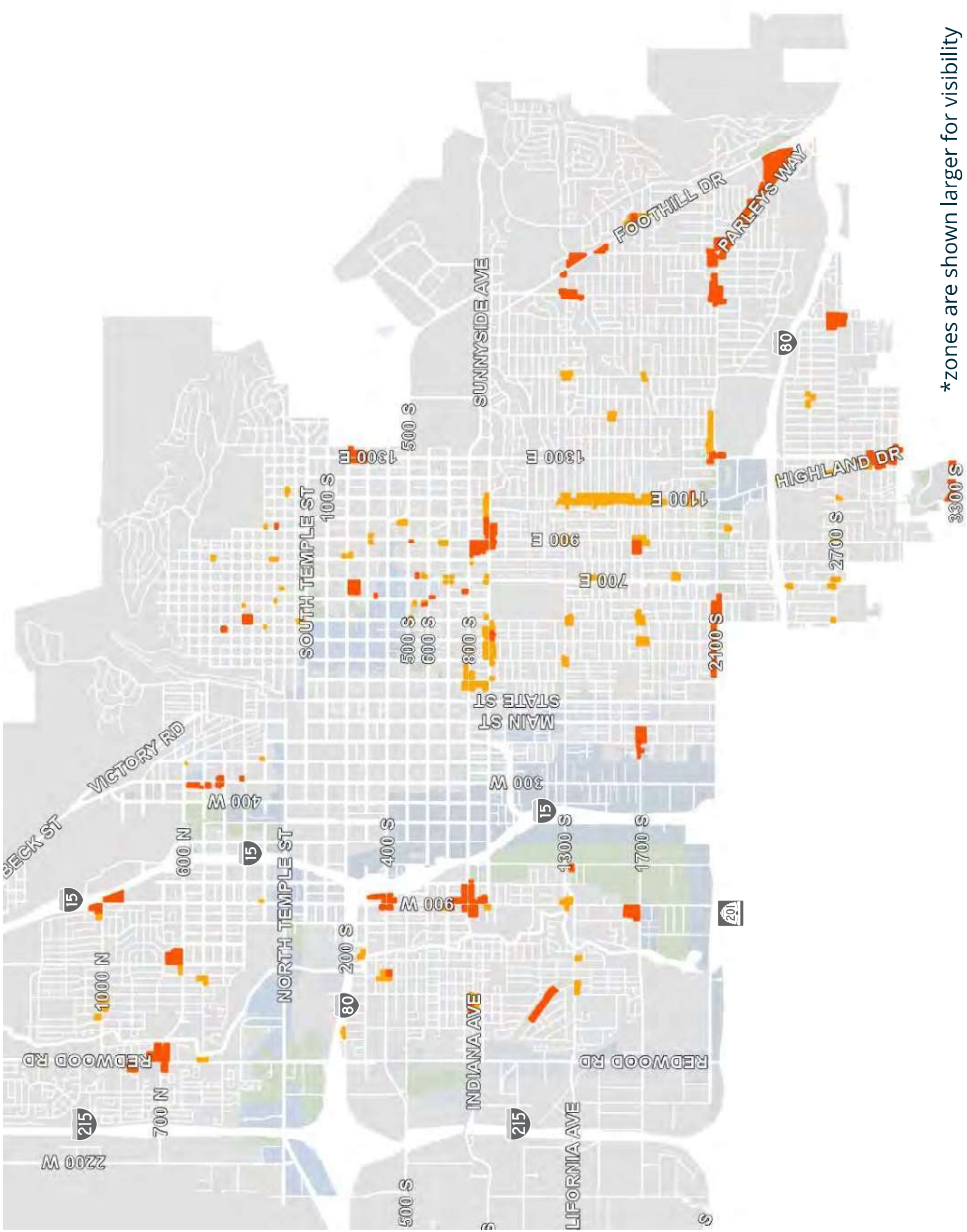
Consolidated Districts:
SNB, RB, CN

MU-3

Consolidated Districts:
R-MU-35, CB

**Neighborhood scale
corridors and intersections**

- 900 South
- 1100 East
- Parleys Way
- Foothill Drive
- 900 W & 800 S
- 9th & 9th
- 15th & 15th

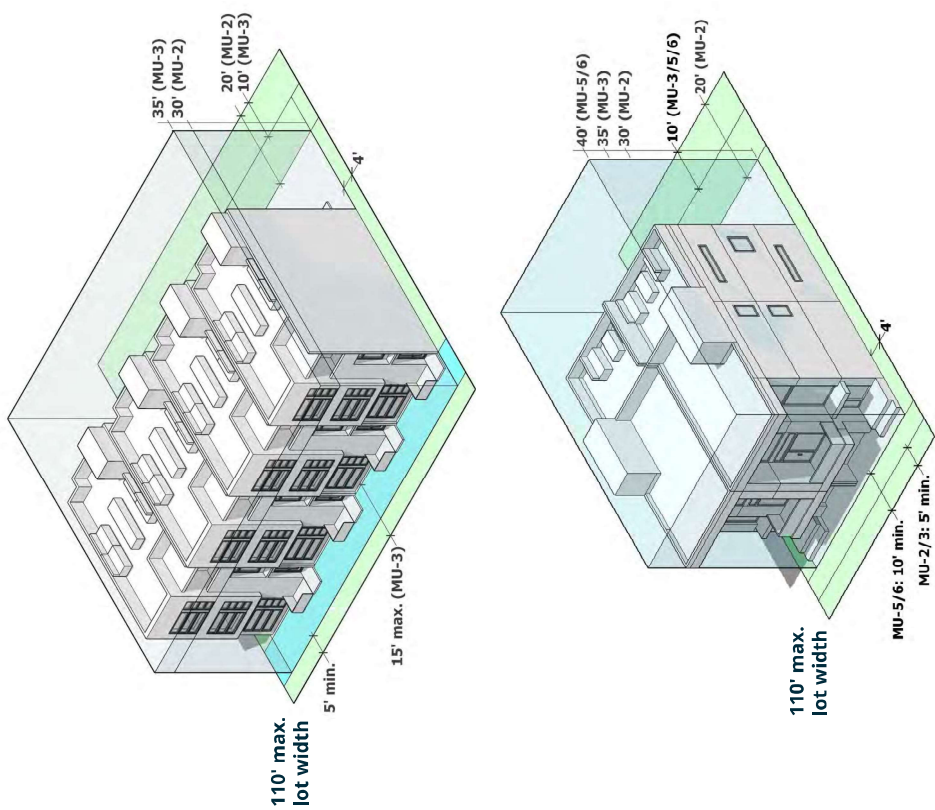
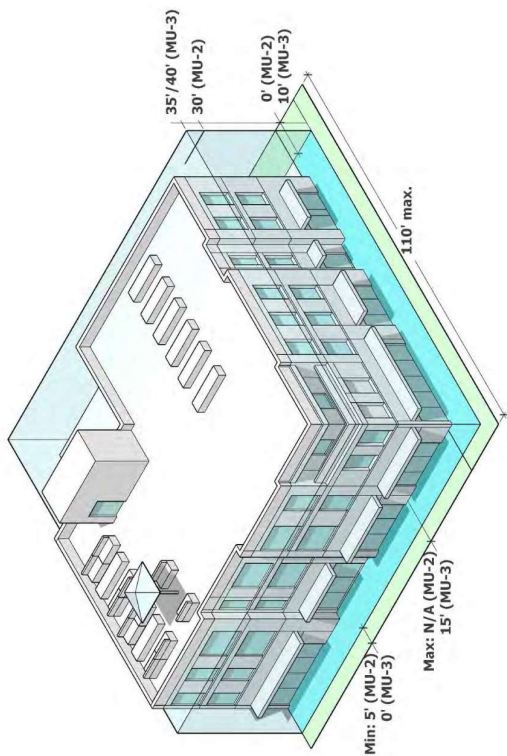


*zones are shown larger for visibility

MU-2

MU-3

Design Review Thresholds
MU-2: >5k 1st floor, 10k overall
MU-3: >7.5k 1st floor, 15k overall
>35' in height



MU-5

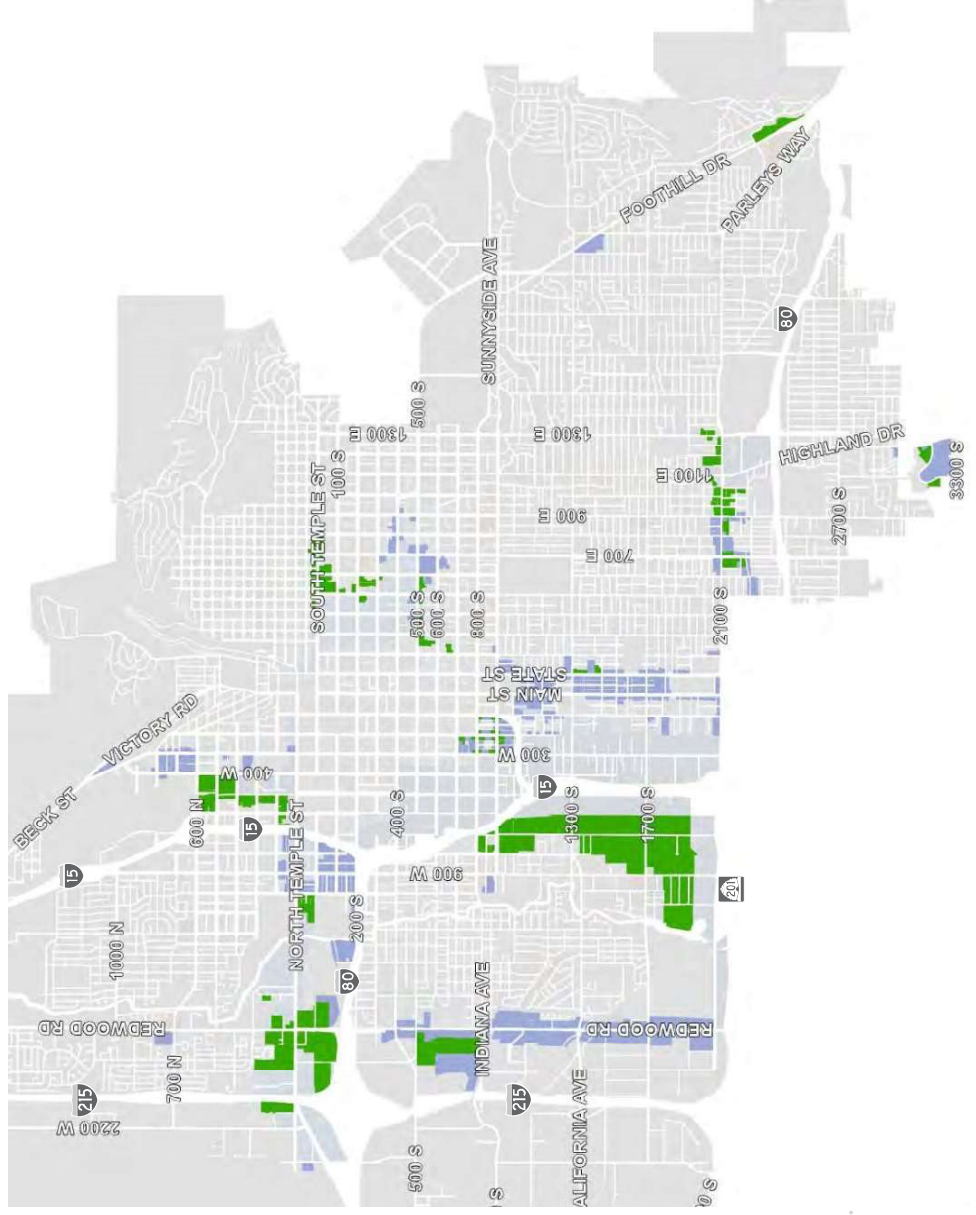
Consolidated Districts:
CC, CS,
FB-SE,
FB-JUN2 (50'),
MU,
R-MU-45,
TSA-UN-T

MU-6

Consolidated Districts:
CSHBD-2,
FB-UN2 (65'),
FB-SC, RO,
TSA-MUEC-T,
TSA-SP-T,
TSA-UC-T

Major Corridors

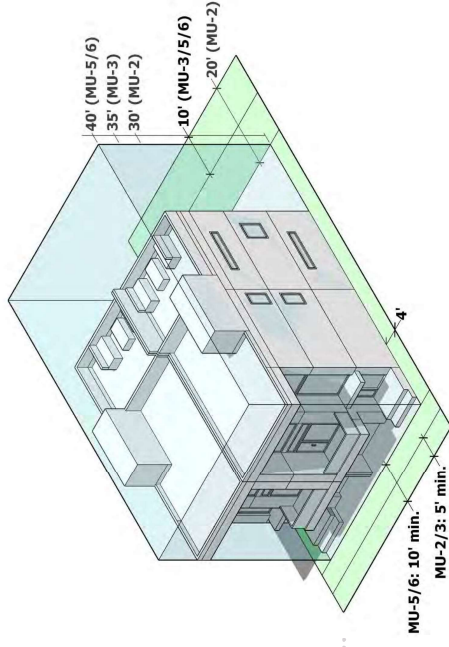
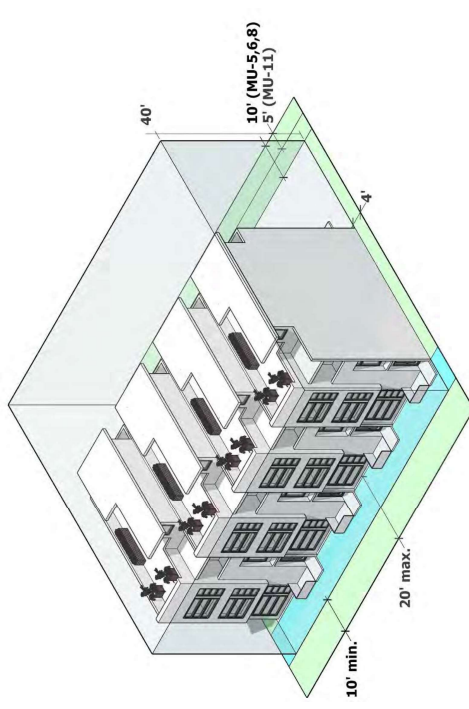
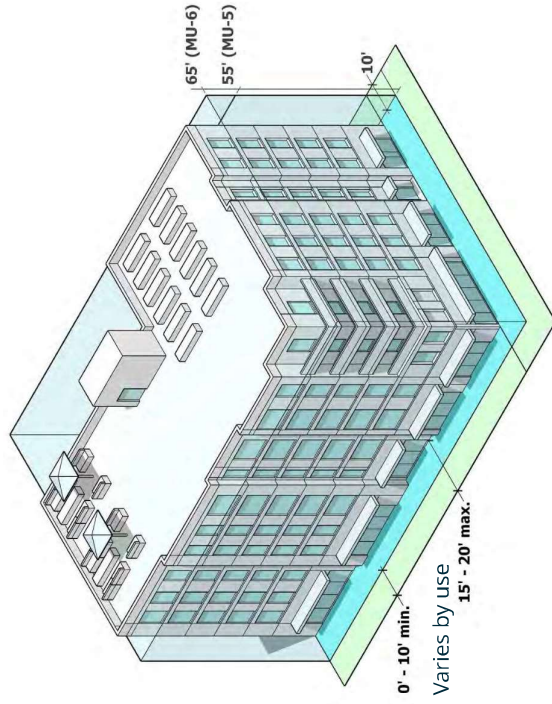
- State Street
- 400 South
- North Temple
- Redwood Rd
- 2100 S
- 700 W
- West Capitol Hill
- Brickyard



MU-5

MU-6

Design Review Thresholds
N/A



MU-8

Consolidated Districts:
RMU,
TSA-MUEC-C,
TSA-SP-C,
TSA-UN-C

MU-11

Consolidated Districts:
CG, CSHBD-1,
FB-MU11,
TSA-UC-C

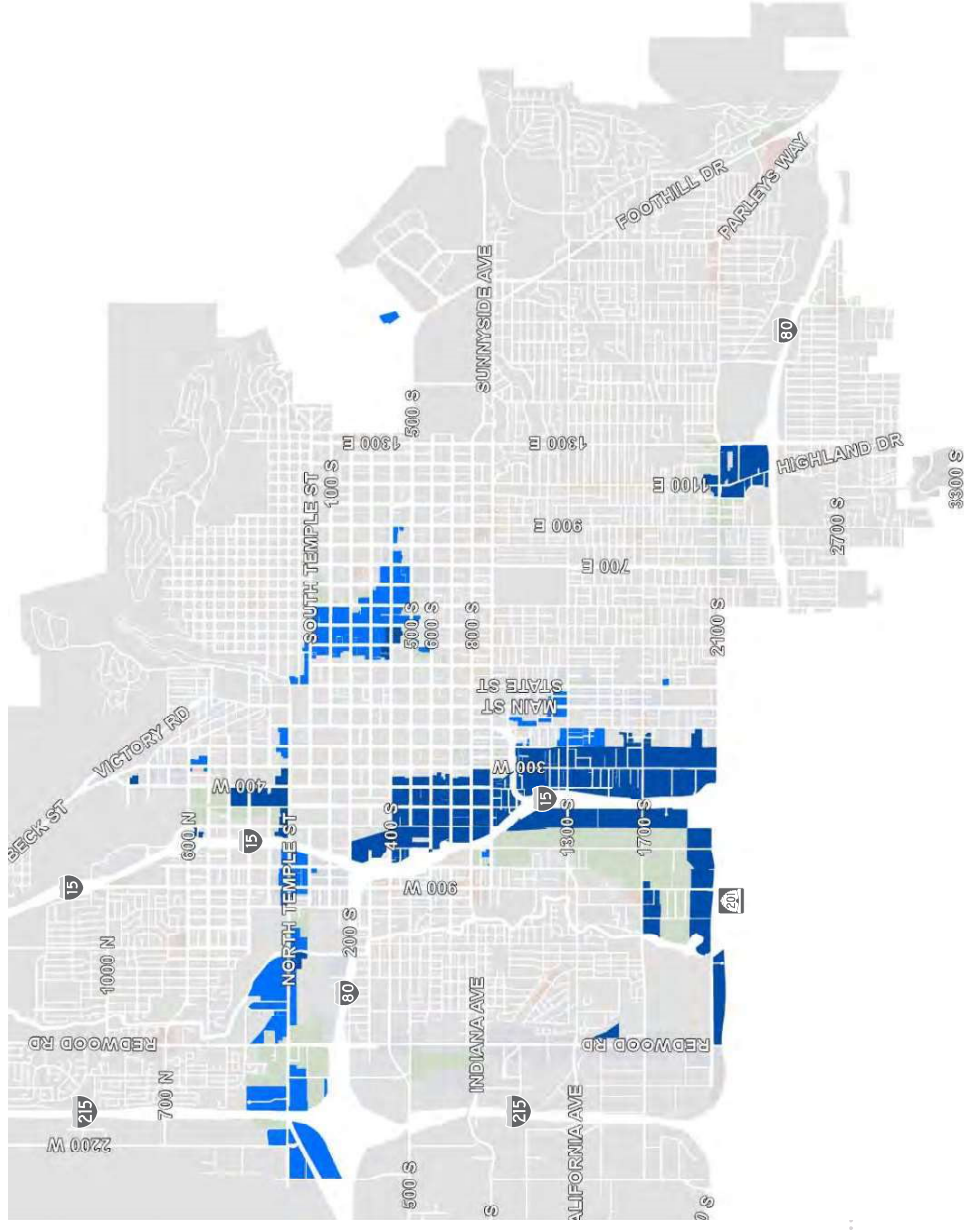
Corridors and urban neighborhoods

MU-8:

- East Downtown
- Ballpark
- North Temple
- 400 South

MU-11:

- West Downtown/Granary
- 300 West
- 500 West
- Sugar House Business District Core Area

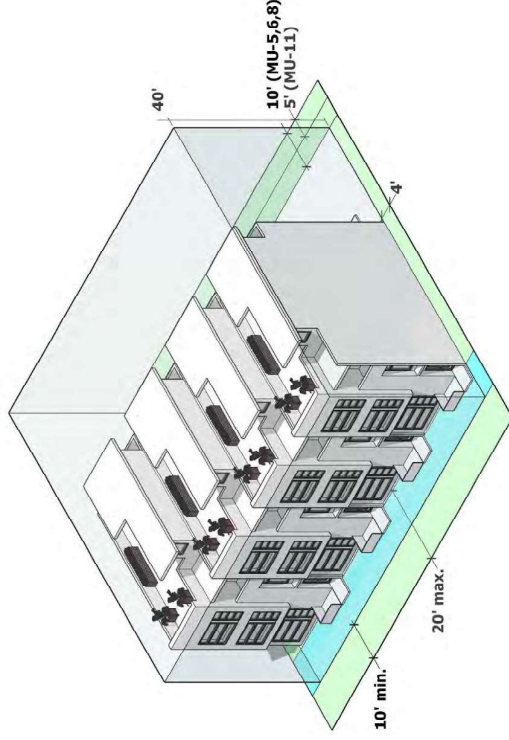
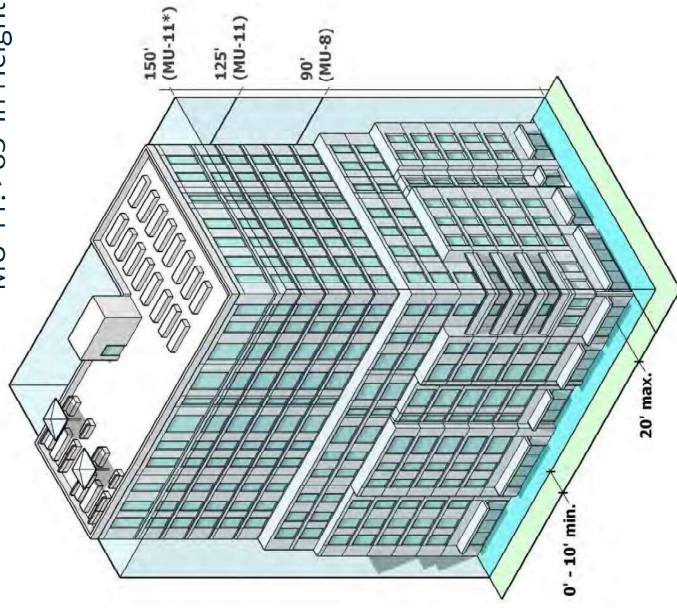


MU-8

MU-11

Design Review Thresholds

MU-8: >75' in Height
 MU-11: >85' in Height



COMPATIBILITY – SPECIAL SETBACKS/STEPBACKS

MU-5+ next to lower scale <35' zones

- **Rear:** 20' setback + 10' step after 30' height
- **Side:** 10' setback + 10' step after 30' height

MU-2 & 3

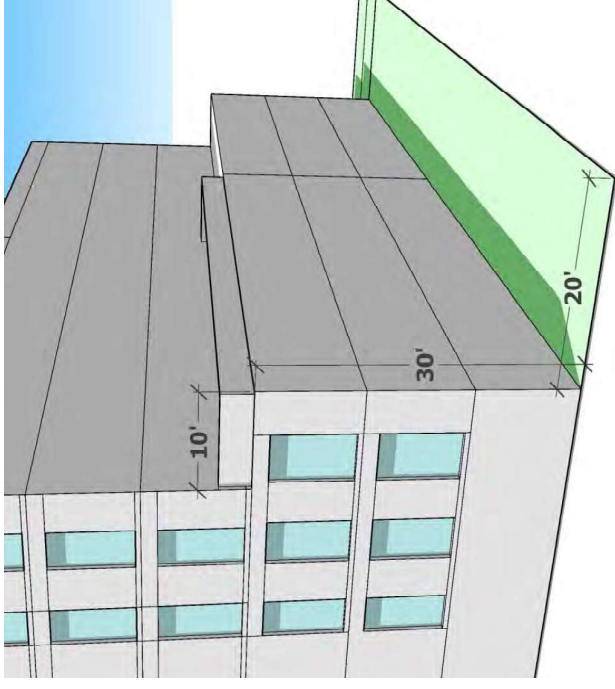
- **Rear:** 20' setback next to residential zones
- **Side:** 10' next to residential zones

All the above also include:

- 10' landscape buffer, trees, shrubs, 6' fence

Landmark Sites

- Special setback next to landmarks



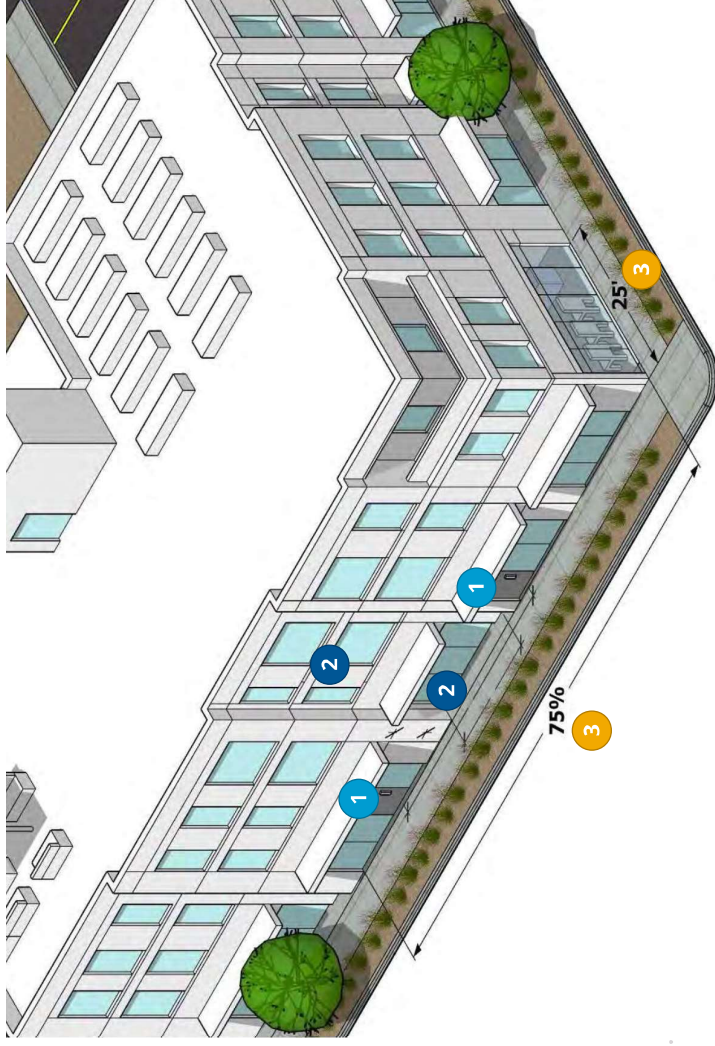
DESIGN STANDARDS

- Similar to existing TSA and Sugar House design standards, mostly façade requirements
- Expands to multiple zones that previously had few
- Similar standards across the board, except for urban house/two-family/cottage



DESIGN STANDARDS EXAMPLES

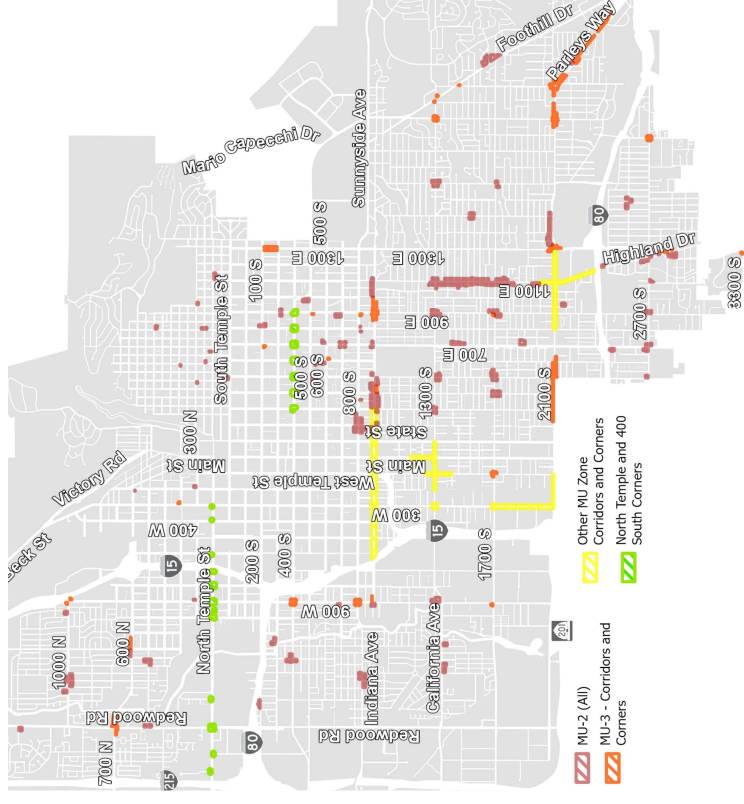
- Entries, every # ft 1
- Windows, % of façade 2
- Durable exterior materials, % of façade
- Ground floor active uses (not parking/storage), % of façade length 3
- Max. façade length (110'/200')
- Equipment/service area screening



ENHANCED GROUND FLOOR USE

Some areas require “enhanced” active use – stores, restaurants, etc.

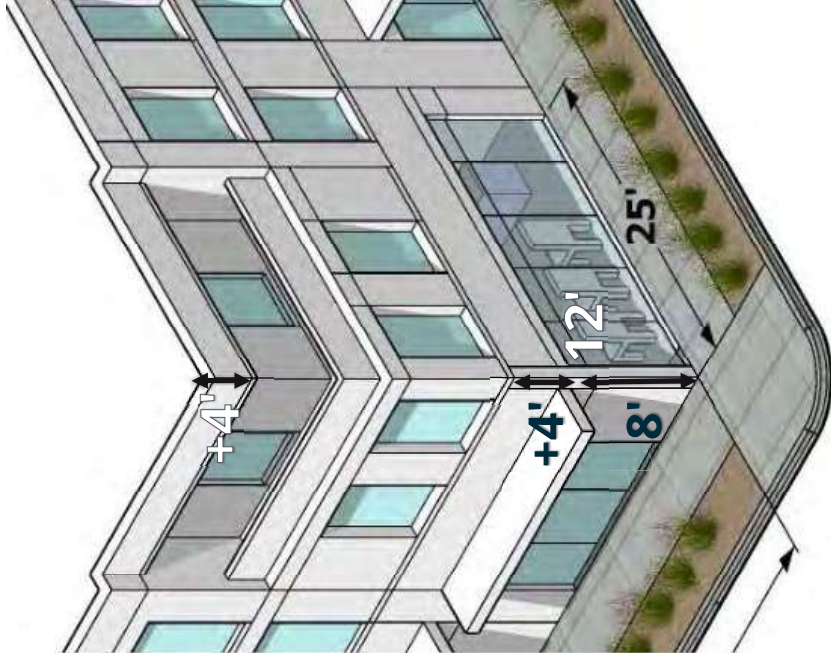
- **MU-2**
 - Required, except for existing residential
 - Preserve neighborhood commercial
- **MU-3**
 - Arterial/collector intersection corners and some corridors
- **MU-3 to MU-11: Corridors**
 - 900 S, 2100 S, 1100 E, 300 West
 - 400 S and North Temple (100' of corners)



ENHANCED GROUND FLOOR USE

Ceiling Height Bonus

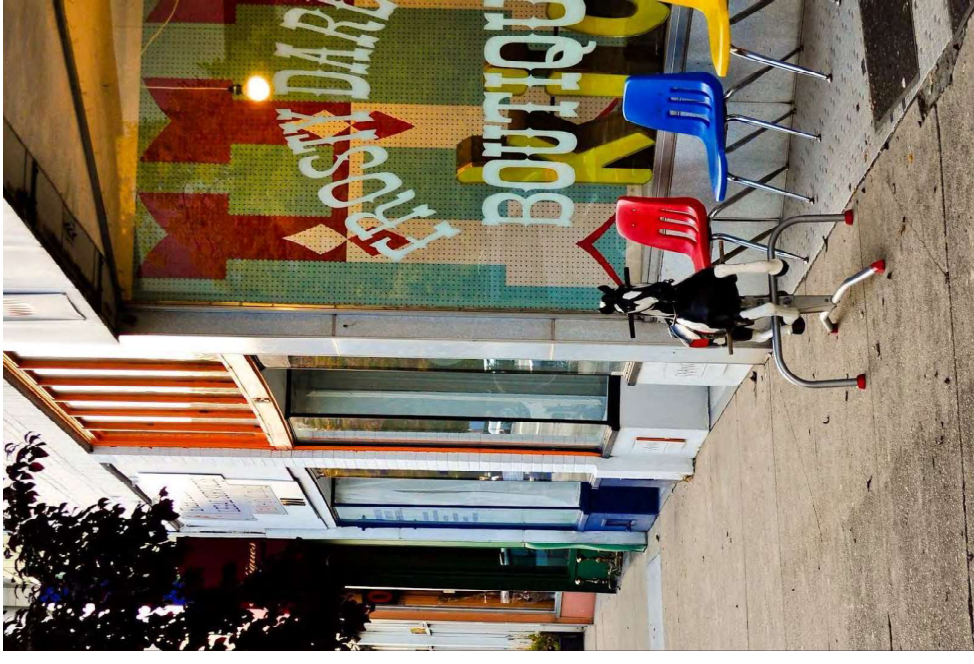
- +1' of building height per +1' of extra ceiling space over 8'
- Incentive flexible, comfortable commercial spaces
- Allowed for enhanced active ground floor uses
- 12' required if “enhanced”, bonus still applies



ALLOWED LAND USES

- Generally similar, small number removed
- CC and CG most impacted by reduction in allowed uses - higher intensity uses
- Auto-oriented use areas reduced
- Higher intensity uses removed – light manufacturing, major auto repair, etc.
- Retail uses simplified to “retail”; removed “specialty,” “department,” etc.

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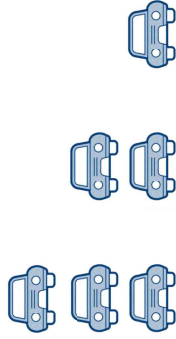
PARKING & SIGNS




Parking – Based on distance to TRAX station

- **General** – ¾ mile or more
- **Neighborhood** –within ¾ mile
- **Urban Center** – within ½ mile
- **Transit** – within ¼ mile
- Will increase/decrease requirements

Signs – Similar to existing, cleaned up

- Added Pylon sign – similar to pole/monument



Land Use	Parking Context			Max. Parking
	General	Neighborhood	Urban	
 Multi-family	Studio and 1 bedroom: 1 space per DU 2+ bedrooms: 1.25 space per DU	Minimum Parking Required Studio and 1+ bedrooms: 1 space per DU 1 bedroom: 0.5 space per DU 2+ bedrooms: 1 space per DU	Studio: No Min. 1 bedroom: 0.5 space per DU 2+ bedrooms: 1 space per DU	All Contexts: Studio & 1 Bedroom: 2 spaces per DU 2+ bedrooms: 3 spaces per DU
	2 spaces per 1,000 sq. ft. of seating area			Neighborhood, Urban, and Transit: 5 spaces per 1,000 sq. ft. seating area General: 7 spaces per 1,000 sq. ft. seating area
 Restaurant / Tavern / Brewery				All Contexts - Outdoor Seating Area: 4 spaces per 1,000 sq. ft. General: 4 spaces per 1,000 sq. ft.
 Office <small>excludes medical and dental clinic and office</small>	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	General: 4 spaces per 1,000 sq. ft. Neighborhood: 3 spaces per 1,000 sq. ft. Urban & Transit: 2 spaces per 1,000 sq. ft.

DU= dwelling unit | sq. ft.= square feet

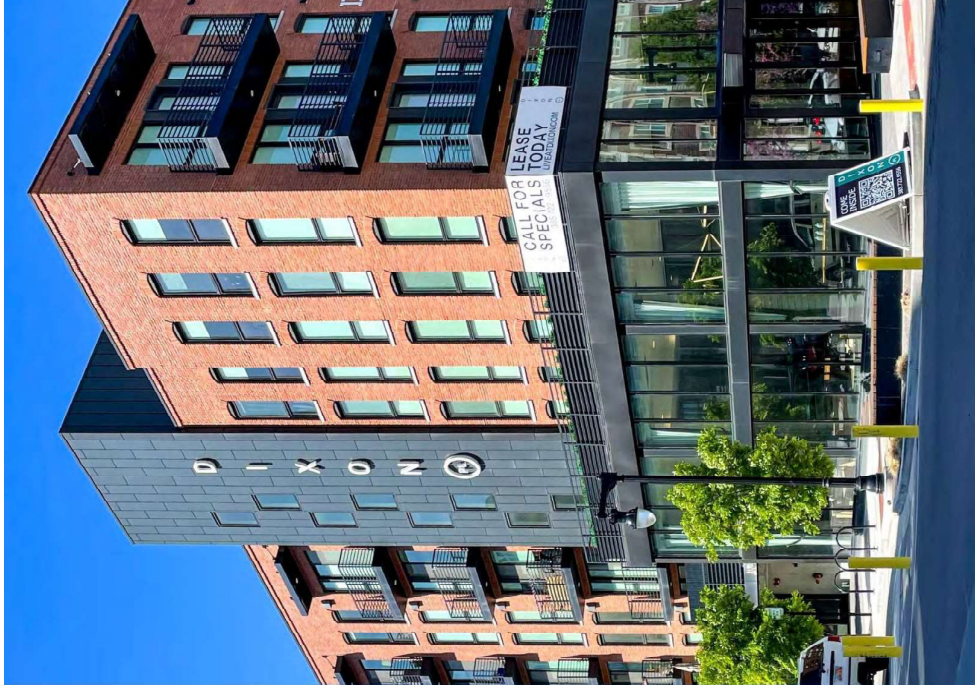
IMPACTED PROCESSES

Sugar House Business District

- Most development over 30' currently reviewed by PC (Design Review)
- Threshold increasing to 85'

TSA Zones (400 S/North Temple)

- Most subject to staff level point system review
- Changing to by-right unless over height thresholds

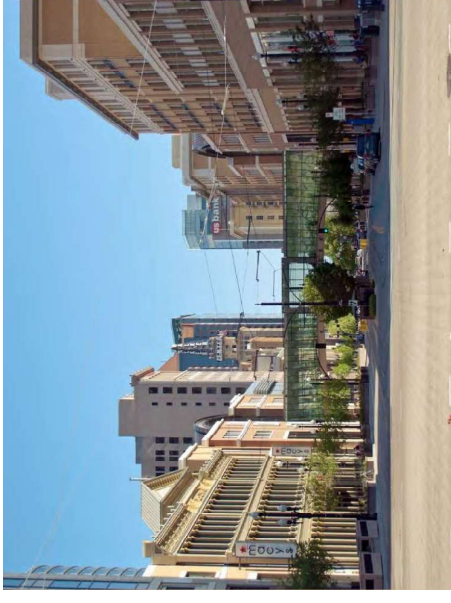


OVERLAY REMOVALS

Multiple overlays being removed or integrated into base zones

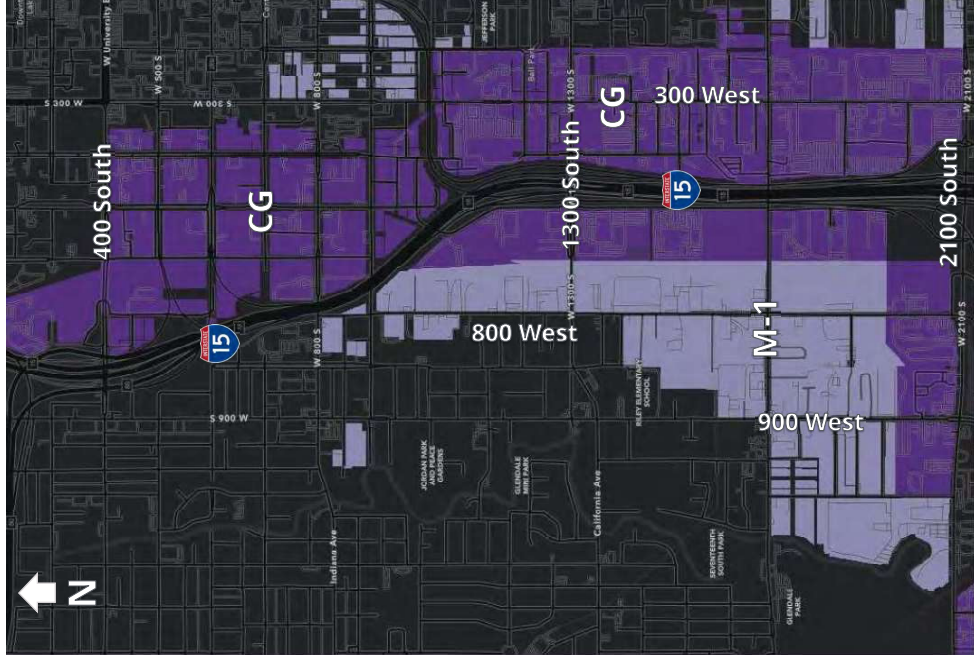
- South State Street Corridor
 - Setbacks integrated into MU zones
- Downtown Main Street Core
 - Restrictions on location of “fashion oriented department” stores no longer needed
- Light Manufacturing (M-1) Height
 - Additional height integrated into M-1
- Transitional Overlay (existing)
 - Handful of properties, not needed for their uses

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CG AND M-1 REZONES

- Large area of M-1 and all of CG being rezoned to MU-6
- Extending from ~400 S to 2100 South
- Currently allow for higher intensity uses, like warehousing and light manufacturing
- Westside Plan supports moving to mixed use



TRANSITIONAL OVERLAY

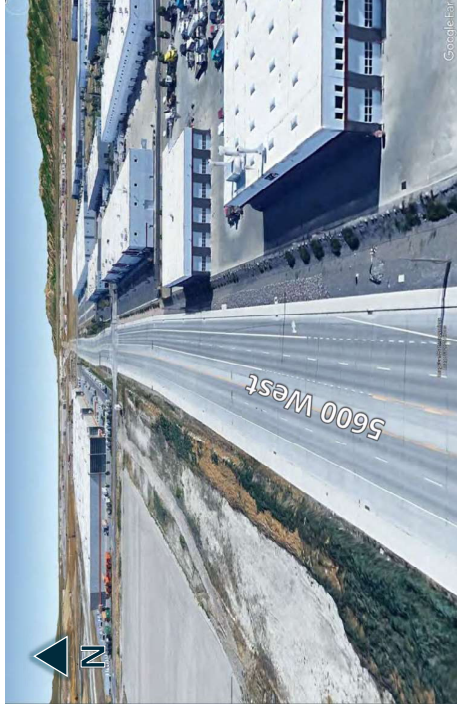
- MU zones don't allow some higher intensity uses, ex: *industrial assembly, light manufacturing*
- New **Transitional Overlay** proposed for all CG/M-1 areas
- Expanded higher intensity use list
- Relaxed design standards for those uses
- Extra landscape setbacks required
- Also allows for large retail store expansions



CG TO M-1 AREAS

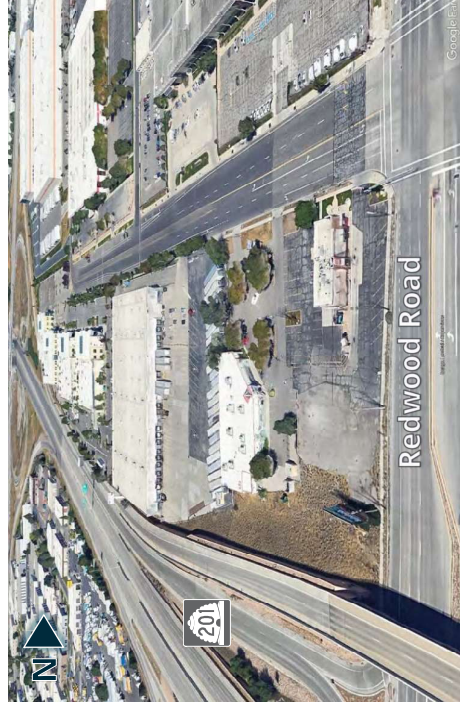
5600 West, SR-201 to I-80

- CG, not a good place for residential
- No services, surrounded by M-1



2100 South, west of Redwood Road

- Surrounded by M-1 and freeway



MAP UPDATES

EXPANDING MU-8 TO 90' RO AREAS

- 90' areas missed initially, fix (yellow)
- Square up areas for consistent heights on block face (white)



FB-UN2 HEIGHT AREAS

- Inconsistent distances from corner
- Make uniform ~1/4 block face from corner, 165'



MAP UPDATES

GREEN STREET/2100 SOUTH

- Currently FB-UN1 (low scale residential) applied to part of shopping center
- Makes uses nonconforming
- Staff initially proposed MU6
- **Recommend** leaving as FB-UN1, relatively recent downzoning decision



USPS FACILITY REDWOOD

- Remove altogether, leave as Public Lands



QUESTIONS

TRANSITIONAL OVERLAY

- **Recommend** adding “Contractor’s Yard/Office (Indoor)” as allowed use

ENHANCED ACTIVE USE STREET

- **Recommend** removing Richard Street from required enhanced active ground floor use list

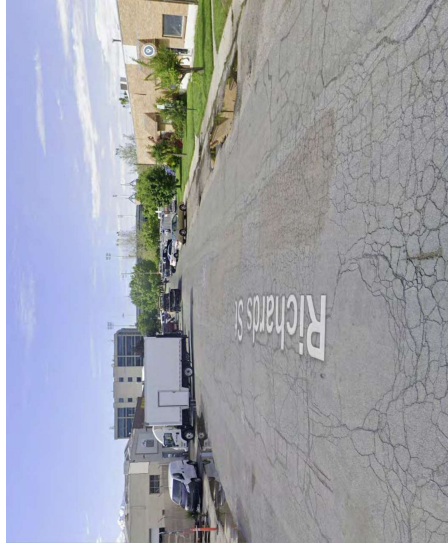
PRIVATE DIRECTIONAL SIGNS

- **Recommend** increasing height to 8' from 4' so that private parking signs can be at eye level

TRANSITION PERIOD

- **Recommend** delayed effective date of 3-6 months

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QUESTIONS

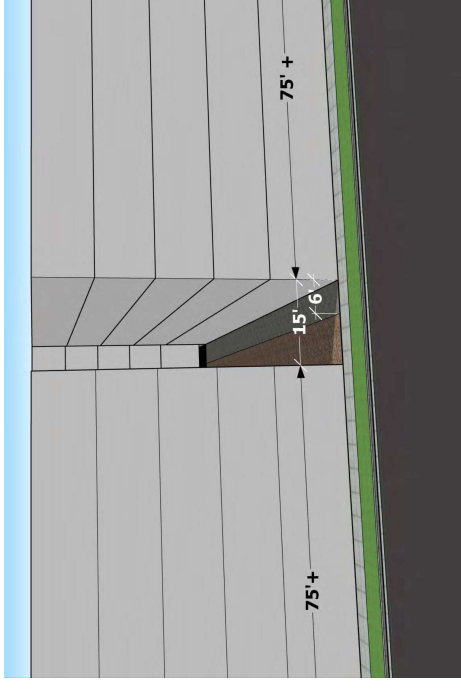
BUILDING LENGTH

- Code requires a 15' break between buildings that are over 75' (typically at max. 200') in length on a single site
- Requires 6' walkway in break, leads to nowhere
- **Recommend** removing requirement

PARK STRIP VEGETATION

- Ground vegetation can be substituted with tree canopy coverage in most of the City
- Exception Downtown and Gateway – tree canopy doesn't count – *additional vegetation required*
- **Recommend** adding same req. to MU-8 and 11 with exception if design follows an adopted plan

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For additional information on
the MU consolidation project,
please visit:
www.bit.ly/MUconsolidation



Daniel Echeverria
Krissy Gilmore
Kelsey Lindquist

MU-3

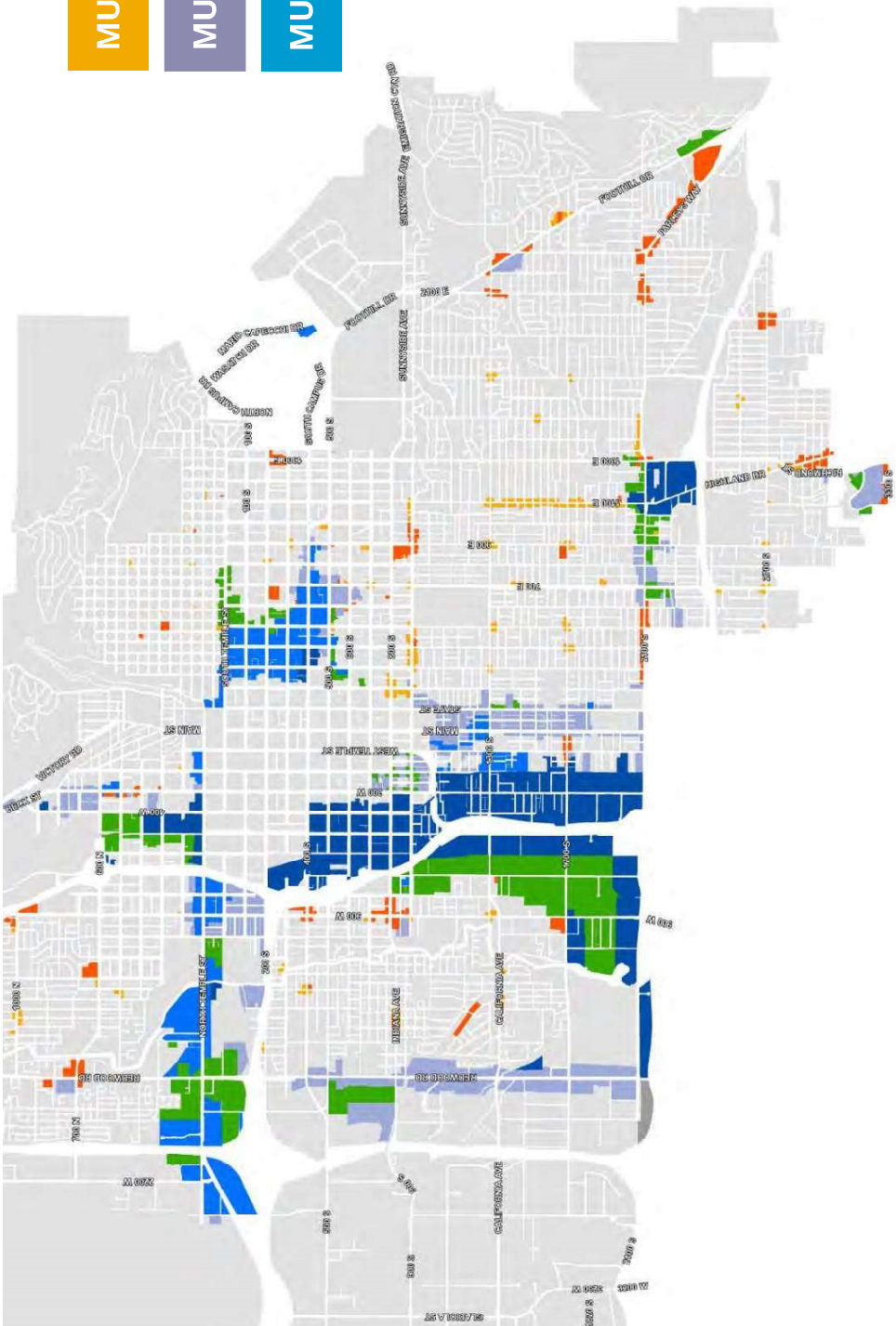
MU-6

MU-11

MU-2

MU-5

MU-8



MU-2

MU-3

Design Review Thresholds

MU-2: >5k 1st floor, 10k overall

MU-3: >7.5k 1st floor, 15k overall

>35' in height

Regulations	MU-2 ¹	RB	SNB	CN
Min Lot Size	none	5,000 - 8,000 SF ¹	5,000 - 8,000 SF ¹	none
Max Lot Size	none	none	none ²	16,500 SF ²
Min Lot Width	none	50' ³	50' ³	none
Max Lot Width	110'	none	none	none
Building Height	30'	30'	25'	25'
Front/Corner Side Yard	5'	Typ. 25'/10'	Typ. 25'	15'
Interior Side Yard	0' - 10' ⁴	6'/10'	Typ. 4'/10'	0'
Rear Yard	0' - 20' ⁴	Typ. 30'	Typ. 30'	10'
Lot Coverage	NA	50%	NA	NA
Parking Context	Neighborhood ⁶	Neighborhood	Neighborhood	Neighborhood

Regulations	MU-3 ¹	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	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	10' - 20' ⁶	10' ⁶	25% of lot depth
Parking Context	Neighborhood Center ⁷	Neighborhood Center	Neighborhood Center

MU-5

MU-6

Design Review Thresholds

N/A

Regulations	MU-5*	FB-UN-2	FB-SE	CC	CS	R-MU-45	MU	TSA-UN-T
Min Lot Size	none	none	4,000 SF	10,000 SF	60,000 SF	5,000 SF	6,000 SF	2,500 SF
Min Lot Width	none	none	50'	75'	150'	50'	50'	40'
Building Height	40' - 55' ¹	50'	50'	45'	45'	55'	45'	50'
Front/Corner Side Yard	0' - 10' ²	0' - 10' ²	0' - 25' ²	15'	30'	5'	10'	0' - 10' ²
Interior Side Yard	0' - 10' ²	6' - 15' ²	0' - 25' ²	none	15'	0' - 10' ²	none	0' - 25' ²
Rear Yard	10' - 20' ²	10' - 20' ²	0' - 25' ²	10'	30'	25% of lot depth	25% of lot depth	0' - 25' ²
Parking Context	Varies ³	Transit	Neighborhood	General	General	Neighborhood	Urban Center	Urban Center

Regulations	MU-6*	FB-UN-2	FB-SC	CSHBD2	RO	TSA-UC-T TSA-SP-T TSA-MUEC-T		
Min Lot Size	none	none	4,000 SF	none	0 - 20,000 SF ¹	4,000 SF		
Min Lot Width	none	none	40'	none	0' - 100' ¹	50'		
Building Height	40 - 65' ¹	65'	60'	60'	60'	65'		
Front/Corner Side Yard	0' - 10' ¹	0' - 10' ¹	5' - 25' ¹	none	25'	0' - 25' ²		
Interior Side Yard	0' - 10' ²	6' - 15' ²	0' - 25' ²	none	15'	0' - 25' ²		
Rear Yard	10' - 20' ²	10' - 25' ²	0' - 25' ²	none	25% of lot depth	0' - 25' ²		
Parking Context	Varies	Transit	Transit	Urban Center	General	Urban Center		

M-1 Height: 65'



MU-8

MU-11

Design Review Thresholds

MU-8: >75' in Height
MU-11: >85' in Height

Regulations	MU-8*	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	0 - 10'	15' ³	0' - 20' ⁴
Interior Side Yard	0' - 10' ⁵	4' - 10' ³	0' - 25' ⁵
Rear Yard	0' - 20' ⁵	25' ³	0' - 25' ⁵
Parking Context	Varies ⁶	Transit	Transit

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' - 150' ¹	90'	105'	75' - 150' ²
Front/Corner Side Yard	0' - 10' ³	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	Varies ⁵	Transit	Urban Center	General

