



# TRANSITIONAL OVERLAY

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## TRANSITIONAL OVERLAY ZONE

Allows more intensive commercial uses where mapped over MU zones.

### OVERLAY SUMMARY



Large areas zoned General Commercial (CG) and Light Manufacturing (M-1) are proposed to be rezoned to the MU-6 and MU-11 zones. These areas are generally located along the I-15 corridor, extending from 400 South to 2100 South. They also include areas along 2100 South from I-15 to Redwood Road, property at Redwood Road and 500 South, property on 600 North near 600 West, and property on 900 North at 400 West. [An interactive map of the affected properties is available on the project webpage.](#)

The proposed MU-6 and MU-11 zones generally don't allow for the more intense commercial and light industrial uses that are currently allowed in the CG and M-1 zones. Due to this, the City is proposing the "Transitional Overlay" over these properties to allow a selection of more intensive commercial uses to occur in these areas.

Some of the additional uses would be subject to a Conditional Use process. The overlay would require additional landscape buffering standards

to the uses but would also allow for reduced zoning requirements on facade design elements, such as windows, entrances, and ground floor street-facing active uses.

#### Existing Businesses

Some businesses may become nonconforming uses if the MU and Transitional Overlay zones are adopted, but could continue operating and change to other similar or lower intensity businesses in the future through the nonconforming use process. New buildings and building expansions over 1,000 square feet would generally be subject to the Transitional Overlay and other MU zone standards.

#### Change of Nonconforming Use Process

A nonconforming use may change to another nonconforming use, provided it is permitted in the MU-2 zone, or the new use has similar or less adverse impacts than the existing use.

### PROPOSED ADDITIONAL USES



The below table lists the proposed additional allowed uses and whether they will be permitted (P) or conditional (C). Those uses listed with a C would be subject to a Conditional Use process.

USE	P/C
Ambulance service	C
Blacksmith shop	C
Bus line yard and repair	C
Equipment rental (indoor)	P
Industrial Assembly	C
Limousine service	P
Sign painting/fabrication	C
Taxicab facility	C

USE	P/C
Vehicle, automobile rental agency	P
Vehicle, automobile repair (major)	C
Vehicle, automobile sales and service	P
Warehouse	C
Welding shop	C
Wholesale distribution	C
Woodworking mill	C



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## ADDITIONAL ZONING AND DESIGN STANDARDS



The below diagram illustrates the additional standards proposed to apply to the additional uses in the overlay. All other aspects would be subject to the MU zoning standards applicable to the Storefront building form.. The standards below are condensed for space, [see the project webpage for the full draft text.](#)

Zoning Standards	
<b>MAX. SETBACK WAIVER ①</b>	
Max. front/corner side yard setback waived <b>if landscape yard provided between building and prop. line:</b>	
	1. 10' minimum depth
	2. 1 tree every 200 sq ft
	3. 33% vegetation, with 50% having mature height $\geq 3'$
	4. Vegetation shall include 5 different plants.
<b>FRONT YARD PARKING ②</b>	
Allowed if min. 25' from front property line.	
<b>LANDSCAPE BUFFERS ③</b>	
Min. 10' side and rear yards. Shall be landscaped, including shade trees, shrubs, and 6' fence.	



The additional allowed uses may utilize the below Design Standards if they comply with the maximum setback waiver landscape yard standards noted above.

Design Standards	
<b>GROUND FLOOR ACTIVE USES<sup>2</sup></b>	20% of ground floor facade must include uses other than parking or storage; shall extend min 25' into building.
<b>FACADE BUILDING MATERIALS</b>	Min. % of street facing facades shall be clad in durable materials, i.e. brick, masonry, textured/patterned concrete or cut stone, etc.  Ground Floor: <b>70% min.</b> Upper Floors: <b>70% min.</b>
<b>GROUND FLOOR GLASS</b>	25% glass, allows 5' of visibility into building;
<b>ENTRANCES<sup>2</sup></b>	Min 1 entry for each street facing facade.
<b>MAXIMUM LENGTH OF BLANK WALLS</b>	No blank walls over 30' long; must be broken up by element with min. 1' depth.

Design Standards	
<b>MAXIMUM LENGTH OF STREET FACING FACADES<sup>1</sup></b>	No street facing building wall may be longer than 250'.
<b>EQUIPMENT &amp; SERVICE AREAS SCREENING</b>	Screened from public view, integrated into design, located along side/rear yard.
<b>PARKING LOT LIGHTING</b>	Poles limited to 16' height, shielded.
<b>EXTERIOR LIGHTING</b>	Shall be shielded, directed down to prevent light trespass. Shall not strobe, flash or flicker.
<b>PARKING STRUCTURES</b>	Regulates external skin, elevator/stair design, ramp location, lighting, signage, and ground level uses.
<b>PUBLIC IMPROVEMENTS</b>	Sidewalk, curb/gutter, parkstrip required if deficient.

### Footnotes:

- Existing retail uses over 100,000 square feet in size are exempt from this standard.
- For corner buildings, the standard only applies to one facade.

### Enlargement of Existing Large Scale Retail

For existing retail stores over 100,000 square feet in size, the zone allows for additions that extend a street-facing facade to utilize the Design and Zoning standards above.

**Comments and Questions:** please contact us at [MUconsolidation@slcgov.com](mailto:MUconsolidation@slcgov.com)



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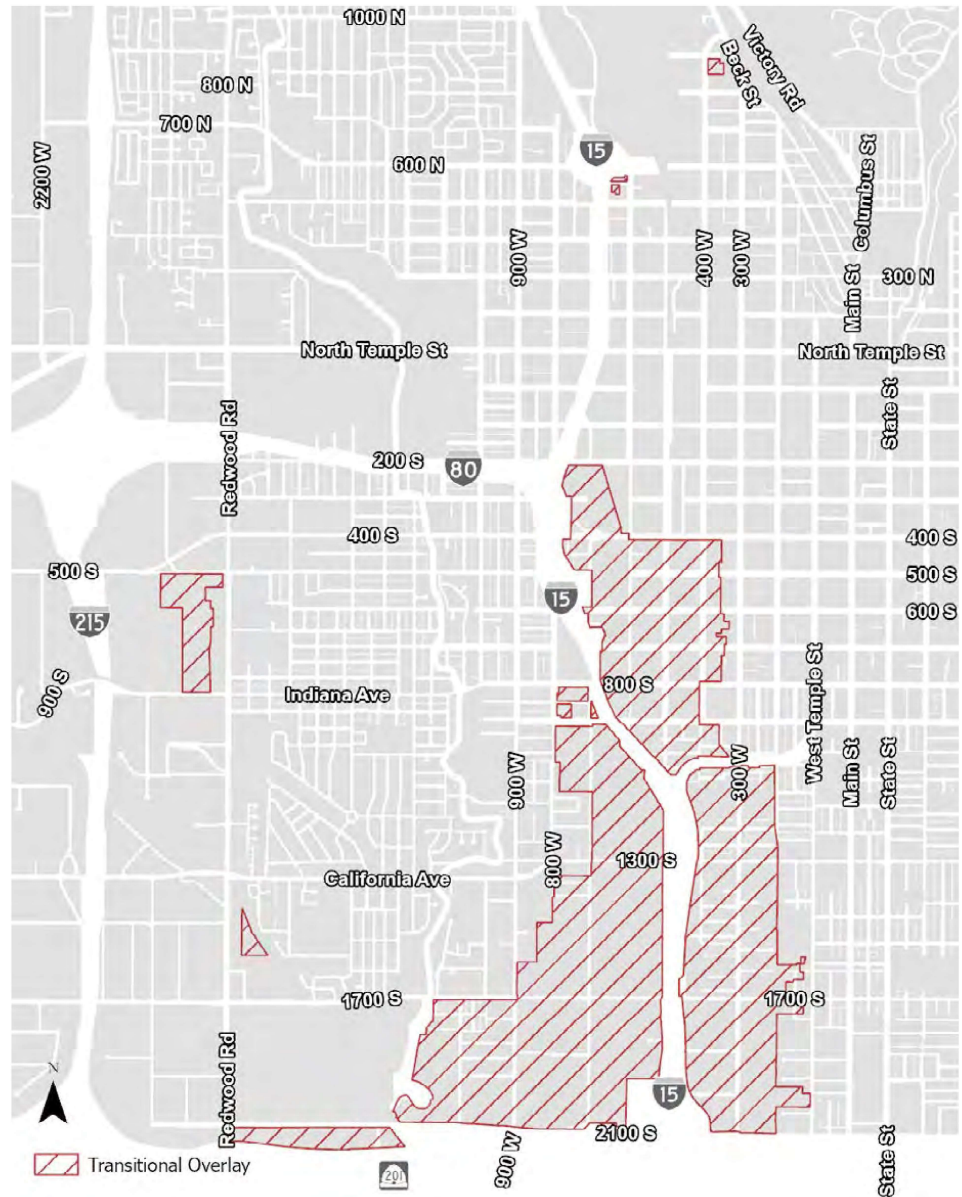
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## OVERLAY LOCATION



The overlay is proposed to be mapped over the areas shown below. [An interactive map of the affected properties is available on the project webpage.](#)



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