



MU ZONING DISTRICT CONSOLIDATION

City Council – April 8, 2025

Salt Lake City // Planning Division

www.slcc.gov/planning

STRAW POLLS

3. ROW HOUSE HEIGHT

- Increase height from 40' to 45' in MU-5/6/8/11

4. ROW HOUSE VERTICAL STACKED UNITS

- Clarify that vertically stacked rowhomes are allowed

5. PITCHED ROOF REQUIREMENT MU-2/3 ZONES

- Larger structures are required to match the roof type of the surrounding block face (i.e. pitched or flat)
- Propose removing this requirement from both zones

STRAW POLLS

6. STANDARDIZE REQUIREMENTS ACROSS ZONES

All Building Forms

- Open Space: Make consistent min. 10% of lot area, with min. 20% vegetation

Row House

- Front/Corner Side:
- MU-2/3: Merge to 5' with same exceptions
- MU-2/3: Eliminate maximum
- Rear Yard:
- MU-11: Make consistent with 5/6/8, by increasing to 10 feet

Zone	MU-2	MU-3
Height (Max.)	30 ft	35 ft
Front / Corner Side Yard (Min.)	5 ft, provided yards shall be landscape yards.	5 ft, shall be landscape yard, but may exceed hardscape limits for plazas, outdoor dining, or similar areas.
Front / Corner Side Yard (Max.)		15 ft

Zone	MU-5	MU-6	MU-8	MU-11
Height (Max.)	40 ft	40 ft	40 ft	40 ft
Front / Corner Side Yard (Min.)	10 ft	10 ft	10 ft	10 ft on 300 W, 400 S, 1700 S (West Temple to I-15), 2100 S (West Temple to I-15)
Front / Corner Side Yard (Max.)	20 ft	20 ft	20 ft	5 ft on all other streets
Interior Side Yard (Min.)	4 ft	4 ft	4 ft	4 ft
Rear Yard (Min.)	10 ft	10 ft	10 ft	5 ft

- # STRAW POLLS
- ## STANDARDIZE REQUIREMENTS ACROSS ZONES
- ### Vertical Mixed Use/Storefront/Multi-family
- Front/Corner Side (Min.):
 - MU-2/3: Merge to 5' (instead of 0'/5'), with same exceptions
 - MU-5/6/8: Apply same variable 0' to 10' setback to all three zones, with the same exceptions
 - Front/Corner Side (Max.):
 - MU-2/3: Eliminate max.
 - MU-5/6/8: Apply same variable max to all three zones, with same exceptions
 - Rear Yard
 - MU-2/3: Merge to require 0', with 20' next to low scale residential zones

Zone	Zoning Standards				
	MU-2	MU-3	MU-5	MU-6	MU-8
Height (Max.)	30 ft	35 ft	55 ft	65 ft	90 ft
Height (Design Review)	-	Additional 5 ft with Design Review.	-	-	> 75 ft requires Design Review.
Front / Corner Side Yard (Min.)	5 ft, provided shall be a landscape yard ²	0 ft	Ground Floor Residential: 10 ft Ground Floor Non-Residential: 0 ft, except 5 ft on North Temple and 10 ft on 400 S.		10 ft
Front / Corner Side Yard (Max.)	-	15 ft	Ground Floor Residential: 20 ft Ground Floor Non-Residential: 10 ft, except 15 ft on North Temple and 20 ft on 400 S.		20 ft
Interior Side Yard (Min.)	None	None	None, except 10 ft when abutting R-1, R-2, SR, FR, FB-UNI, RMF-35 for MU-3 zone. Also 10 ft when abutting RMF-35 for MU-11.		None, except 20 ft when abutting R-1, R-2, SR, FR, FB-UNI, RMF-30, MU-2, or MU-3 zone. Also 20 ft when abutting RMF-35 for MU-6.
Rear Yard (Min.)	None, except 20 ft when abutting residential district.	10 ft, except 20 ft when abutting R-1, R-2, FR, SR, or FB-UNI zone.			None, except 20 ft when abutting R-1, R-2, SR, FR, FB-UNI, MU-2, or MU-3 zone.

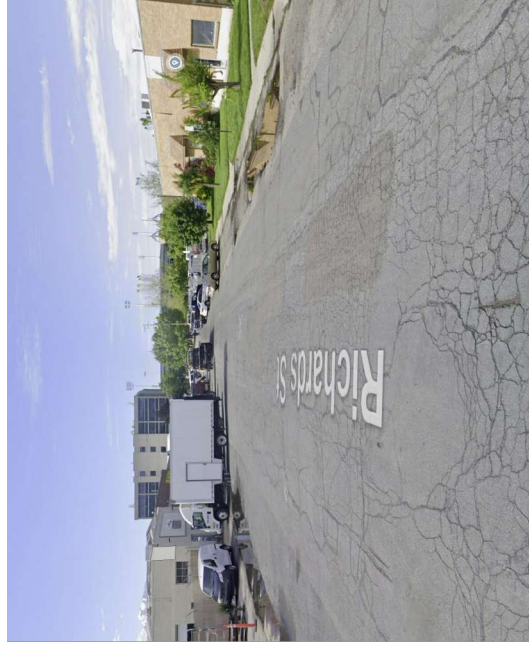
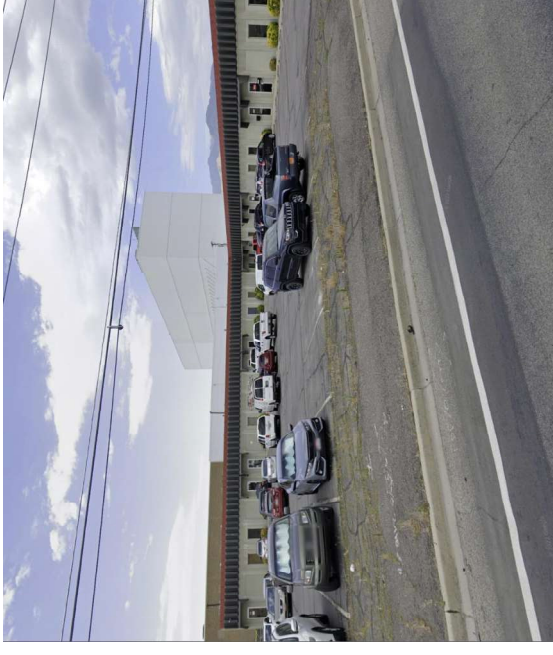
STRAW POLLS

7. TRANSITIONAL OVERLAY

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

8. ENHANCED ACTIVE USE STREET

- Recommend removing Richard Street from required enhanced active ground floor use list
- Recommend removing 400 South, from 500 West (rail overpass) to I-15, due to poor viability



STRAW POLLS

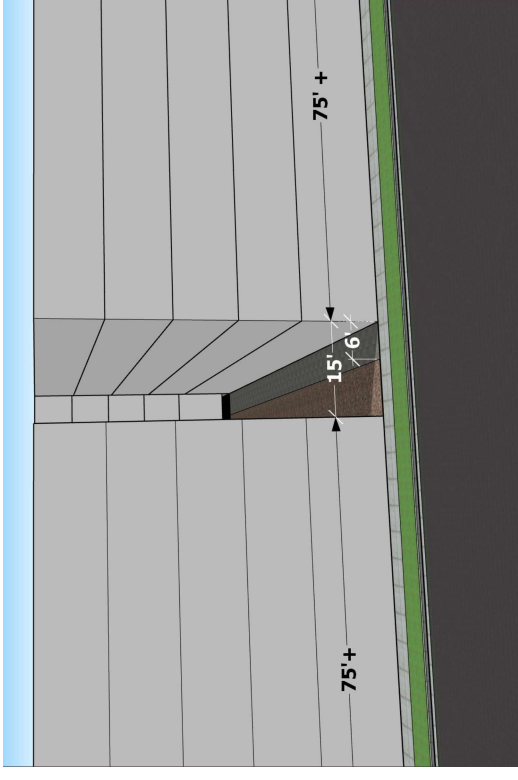
9. BUILDING LENGTH

- 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

10. 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 the same req. to MU-8 and 11, with exception if design follows an adopted plan

Salt Lake City // Planning Division



STRAW POLLS

11. NEW ZONING TRANSITION PERIOD

- Recommend a transition period of 3 months

12. PRIVATE DIRECTIONAL SIGNS

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



STRAW POLLS - MAP

13.1 EXPANDING MU-8 TO 90' RO AREAS

- Mostly East Downtown/Central Community area
- Existing 90' areas mistakenly MU-6, fix with MU-8 (yellow hatch)
- Square up areas for consistent heights on block face (white hatch)



13.2 FB-UN2 65' HEIGHT AREAS (MU-6)

- Central 9th area
- 65' allowed an inconsistent distance from corners
- Proposing a minimum of ~1/4 block face from corners, 165' for consistency (yellow)
- Leave any additional 65' areas outside of that intact (not downzoning)



STRAW POLLS - MAP

13.3 GREEN STREET/2100 SOUTH

- Currently FB-UN1 (low scale residential) applied to part of shopping center
- Makes uses nonconforming
- Staff initially proposed MU-6
- Recommend leaving as FB-UN1, relatively recent downzoning decision, could request rezone separately



13.4 USPS FACILITY AT REDWOOD/2100 SOUTH

- Recommend removing altogether, leave as Public Lands



STRAW POLLS

14. MODIFICATIONS TO PUBLIC NOTICE CODE

- Additional tweaks to align with 2025 State Code changes

15. ON-STREET PARKING IMPACTS

- Recommend studying this separately from MU

STRAW POLLS – PUBLIC REQUESTS

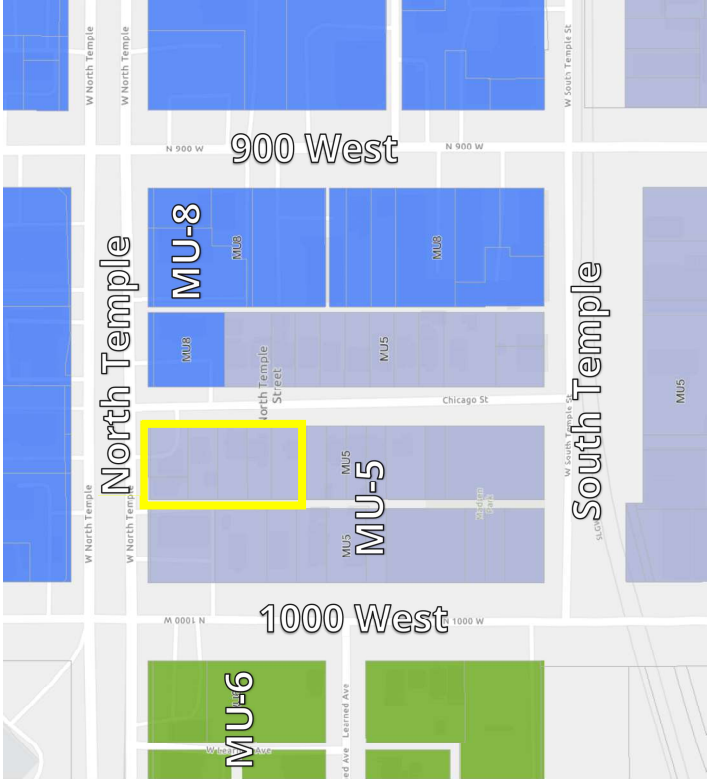
16. 955 W NORTH TEMPLE/CHICAGO ST

- Property owner requests MU-8 instead of MU-5
- Recommend not changing as part of the consolidation
- Could request rezone separately

17. KENNEL USES

- Potential noise impacts
- Recommend adding as Conditional to other zones (MU-2/3/5) if preferred

Use		MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Kennel					C	C	C



STRAW POLLS

LEGISLATIVE ACTIONS

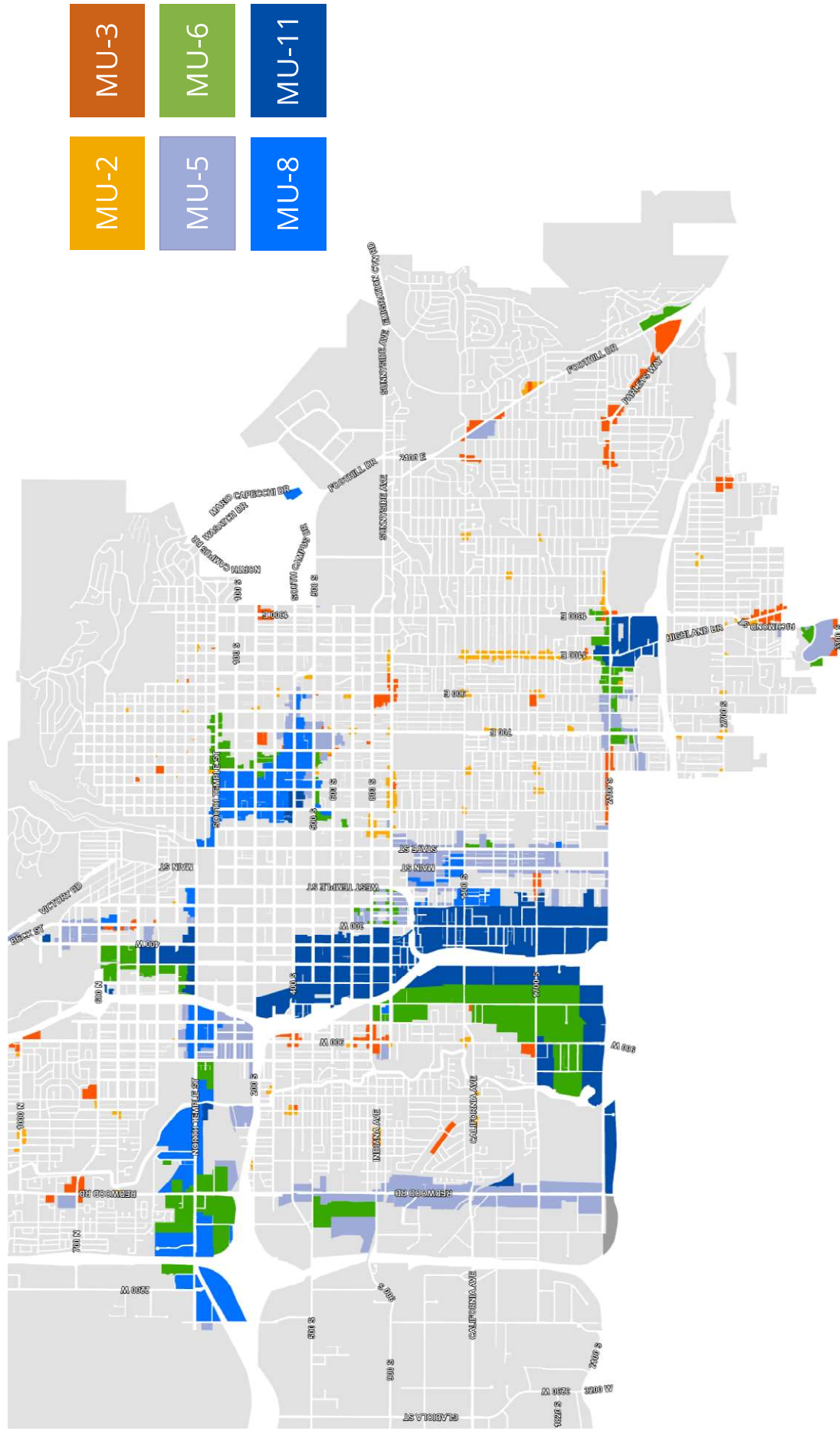
- 18a. Request the administration review **interior blocks** that were studied as part of the zoning consolidation, with narrow streets and single-family structures, and consider proposing a downzone for these properties.
- 18b. Request the Administration to analyze, review and update parts of the Central City Community Plan related to the **State Street corridor** with the goal of rezoning parcels to a higher density MU zoning district.



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



Krissy Gilmore
Kelsey Lindquist
Daniel Echeverria



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*	RB	SNB	CN
Min Lot Size	none	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*	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 ¹	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 ¹	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

