

MU

Mixed Use: 2, 3, 5, 6, 8, 11

OVERVIEW

There are six proposed Mixed Use zones, including the MU-2, MU-3, MU-5, MU-6, MU-8, and MU-11 zones. The MU-2 zone is the lowest with heights of 2-3 stories, with MU-11 at the tallest at generally around 11 stories.

Each zone regulates development by **building form**, with specific setbacks, heights, and design features required for each building form type.

Please note that the standards have been condensed for space. Please see the draft code for the complete code requirements.

BUILDING FORMS



Urban House:

A residential building with up to two units, with the appearance of a single-family home.



Two-Family:

A residential building containing two units, also known as a duplex or twin-home.



Cottage Development:

Multiple single-family homes on a single site with shared common open space.



Row House:

A series of at least three attached single-family dwellings, also known as townhomes.



Vertical Mixed Use:

A multi-story building containing a mix of commercial and residential uses.



Storefront:

A commercial building that may have multiple stories, with a ground floor that looks like a storefront.



Multi-family Residential:

A multi-family residential building with at least three dwelling units and may have multiple stories.

The following sheets summarize the general zoning regulations, such as setbacks and heights, and design standards for each zone. Each sheet features building form type(s) and the regulations applicable to that form.

CONTENTS

1. Zoning and Design Standard Regulations by Form

- [Urban House, Two-Family, and Cottage Development \(p. 2-3\)](#)
- [Row House \(p. 4-5\)](#)
- [Vertical Mixed Use, Storefront, and Multi-family Residential \(p. 6-8\)](#)

2. General Provisions

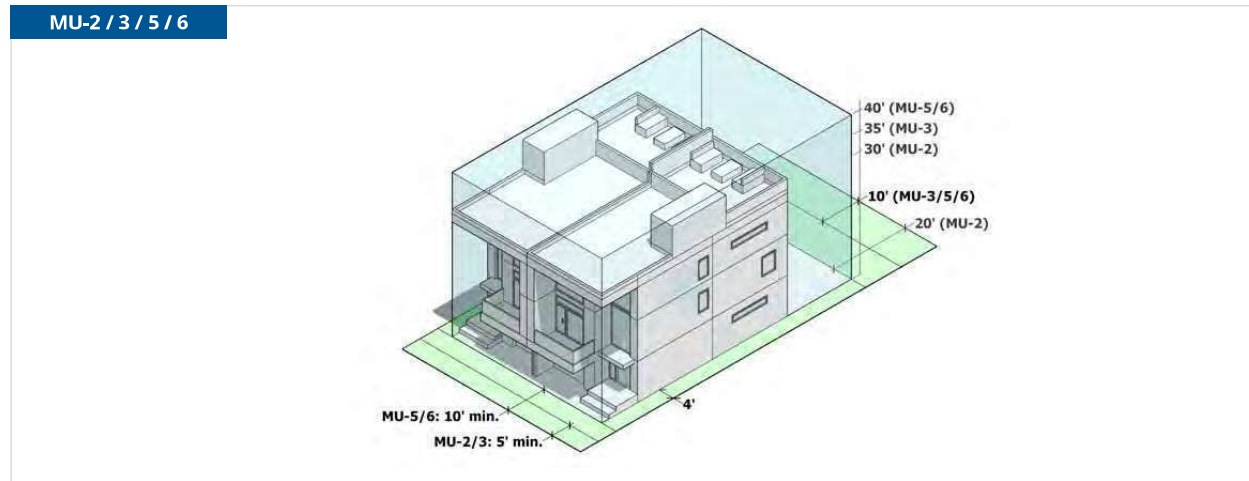
This includes general exceptions and requirements for certain zoning standards, such as setbacks, mid-block walkway, and open space standards. [\(p. 10\)](#)

Other general code sections apply but are not summarized in these information sheets, such as landscaping, allowed land uses, and parking regulations. Those regulations can be found in the City Zoning Code.

The below diagram illustrates the general standards for each MU zone for the Urban House, Two-Family, and Cottage Development building forms.

This form is not allowed in the MU-8 and MU-11 zones. A table of the associated standards follows.

Please note that the standards have been condensed for space. Please see the draft code for the complete code requirements.



Zoning Standards				
Zone	MU-2	MU-3	MU-5	MU-6
Height (Max.)	30 ft	35 ft	40 ft	40 ft
Front / Corner Side Yard (Min.)	5 ft, provided yards shall be landscape yards.		10 ft	10 ft
Interior Side Yard (Min.)	4 ft	4 ft	4 ft	4 ft
Rear Yard (Min.)	20 ft	10 ft	10 ft, except 20 ft when abutting R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone.	
Building Form Separation	Buildings must be separated by at least 6 ft, measured from exterior walls.			
Open Space Area (Min.)	20%	25%		
Midblock Walkway	-	Required if identified in an adopted City plan.		
Lot Width (Max.)	110 ft. May be modified through Design Review or Planned Development.		-	-
Building Size Limit	Buildings > 5,000 GSF on 1st floor or > 10,000 GSF overall require Design Review.*	Buildings > 7,500 GSF on 1st floor or > 15,000 GSF overall require Design Review.*	-	-

* Design Review - Additional Standards	
Roofline	The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
Compatibility	The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.

General Note: See General Provisions of draft code for setback and height exceptions, and detailed requirements for open space and mid-block walkways.

Buildings are also subject to Design Standards. These generally apply design requirements to the exterior building facade, but also include standards that require active ground floor uses within the building.

The standards are summarized and illustrated on the below page, with specific dimensions for each building type following.

Please note that the standards have been condensed for space. Please see the full draft code for the complete requirements.



Design Standards	
Ground Floor Active Use 1	75% of ground floor facade must include uses other than parking or storage; shall extend min. 10 ft depth into building for dwellings. Garages may occupy up to 50% of the facade width and are exempt from the active use requirement. See code for other exceptions.
Enhanced Ground Floor Use	In specific locations, the ground floor active use area must be an enhanced use, such as retail, restaurants, bars, etc. and have a min. 12 ft ceiling height. See page 9 for specific locations. In these areas an urban house building form is not allowed.
Facade Building Materials	Not applicable
Glass	Not applicable
Entrances 2	Min. 1 entry for each street facing facade. Ground Floor Units: Entrances required along street facade for street facing ground floor units. Entry Features: Entry feature required for each entrance, such as porch, patio, awning, etc.
Blank Wall (Max Length)	Not applicable

Design Standards	
Street Facing Facades (Max Length)	Not applicable
Upper Floor Stepbacks	Not applicable
Exterior Lighting	Shall be shielded, directed down to prevent light trespass. Shall not strobe, flash or flicker.
Parking Lot Lighting	Poles limited to 16 ft height, shall be shielded.
Equipment & Service Areas Screening	Equipment/service areas screened from public view, integrated into design, or located along side/rear yard.
Parking Structures	Not applicable
Public Improvements 3	Sidewalk, curb/gutter, & parkstrip required if deficient.

MU

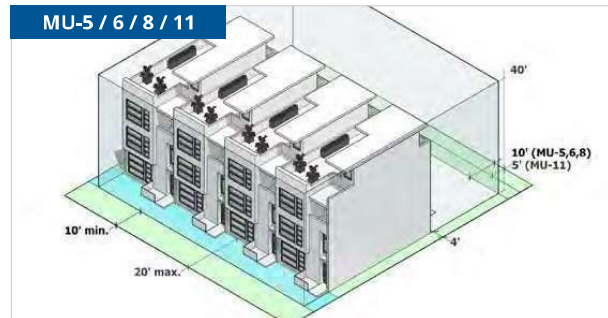
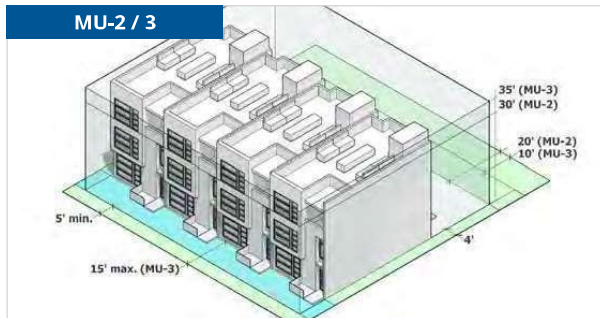
Mixed Use: 2, 3, 5, 6, 8, 11

Zoning Standards for Form: Row House

The below diagrams illustrate the general standards for each MU zone for the Row House building form.

A table of the associated standards follows.

Please note that the standards have been condensed for space. Please see the draft code for the complete code requirements.



Zoning Standards						
Zone	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Height (Max.)	30 ft	35 ft	40 ft	40 ft	40 ft	40 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.	10 ft	10 ft	10 ft	5 ft on 300 W, 400 S, 1700 S (West Temple to 1-15), 2100 S (West Temple to 1-15) 10 ft on all other streets
Front / Corner Side Yard (Max.)	-	15 ft	20 ft	20 ft	20 ft	20 ft
Interior Side Yard (Min.)	4 ft	4 ft	4 ft	4 ft	4 ft	4 ft
Rear Yard (Min.)	20 ft	10 ft	10 ft	10 ft	10 ft	5 ft
Rear Yard (Special)	-	-	20 ft when abutting R-1, R-2, FR, SR, FB-UNI, RMF-30, MU-2, or MU-3 zones.			
Uses Per Story	-	-	Residential on all stories; live/work units permitted on ground level.			
Building Form Separation	Buildings must be separated by min. 6 ft, measured from exterior walls.		-	-	-	-
Open Space Area (Min.)	20%					20%, 20% shall include vegetation.
Midblock Walkway	-		Required if identified in an adopted City plan.			
Lot Width (Max.)	110 ft. May be modified through Design Review or Planned Development.		-	-	-	-
Building Size Limit	Buildings > 5,000 GSF on 1st floor or > 10,000 GSF overall require Design Review.*	Buildings > 7,500 GSF on 1st floor or > 15,000 GSF overall require Design Review.*	-	-	-	-

* Design Review - Additional Standards

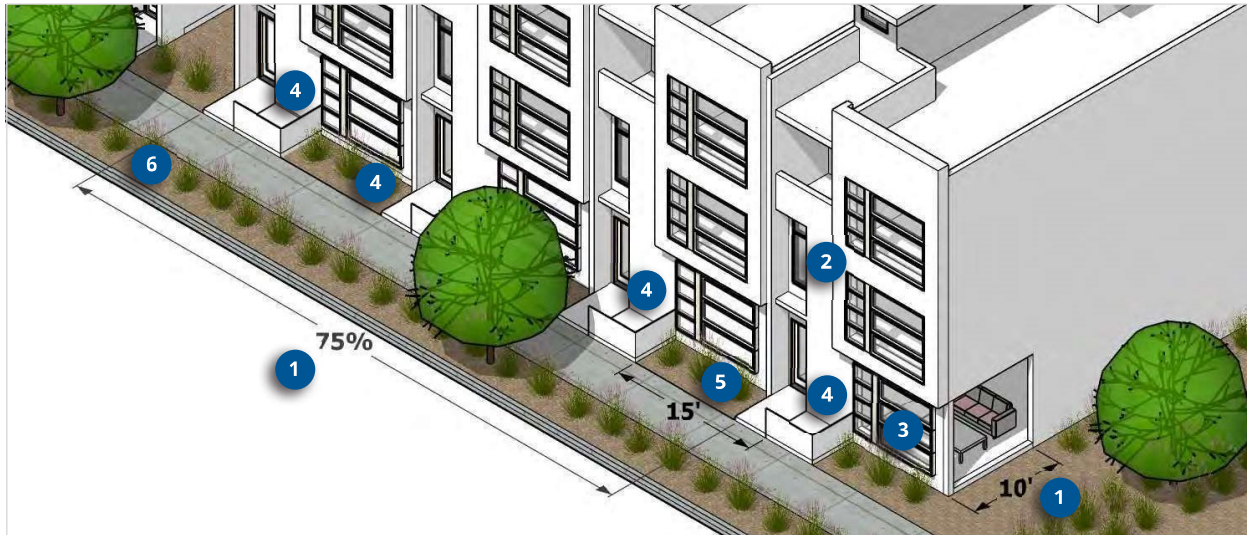
Roofline	The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
Compatibility	The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.

General Note: See General Provisions of draft code for setback and height exceptions, and detailed requirements for open space and mid-block walkways.

Buildings are also subject to Design Standards. These generally apply design requirements to the exterior building facade, but also include standards that require active ground floor uses within the building.

The standards are summarized and illustrated on the below page, with specific dimensions for each building type following.

Please note that the standards have been condensed for space. Please see the draft code for the complete code requirements.



Design Standards	
Ground Floor Active Use 1	75% of ground floor facade must include uses other than parking or storage; shall extend min. 10 ft depth into building for dwellings. See code for exceptions.
Enhanced Ground Floor Use	In specific locations, the ground floor active use area must be an enhanced use, such as retail, restaurants, bars, etc and have a min. 12 ft ceiling height. See page 9 for required locations. In these areas a rowhouse building form is not allowed.
Facade Building Materials 2	Min. % of street facing facades shall be clad in durable materials, i.e. brick, masonry, textured/patterned concrete or cut stone, etc. Ground Floor: 50% min. Upper Floors: 50% min.
Glass 3	Ground Floor: Min. 15% glass between 3 ft to 8 ft above finished floor, allowing 5 ft of visibility into building. Upper Floor: 15% min. All glass must be non-reflective.
Entrances 4	Min. 1 entry for each street facing facade. Ground Floor Units: Entrances required along street facade for street facing ground floor units. Entry Features: Entry feature required for each entrance, such as porch, patio, awning, etc.
Blank Wall (Max Length) 5	No blank walls over 15 ft long; length must be broken up by elements with min. 1 ft depth.

Design Standards	
Street Facing Facades (Max Length)	Street facing building wall length limited to max. 200 ft; 110 ft in MU-2/3.
Upper Floor Setbacks	Lower Level Side/Rear (MU-5/6/8/11): 10 ft setback or setback from required yard next to zones R-1, R-2, SR, FR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3; a public trail; or public open space.
Exterior Lighting	Shall be shielded, directed down to prevent light trespass. Shall not strobe, flash or flicker.
Parking Lot Lighting	Poles limited to 16 ft height, shall be shielded.
Equipment & Service Areas Screening	Equipment/service areas screened from public view, integrated into design, or located along side/rear yard.
Parking Structures	Not applicable.
Public Improvements 6	Sidewalk, curb/gutter, & parkstrip required if deficient.

The below table lists all of the general zoning standards for each MU zone for the Vertical Mixed Use, Storefront, and Multi-family building forms.

Diagrams of the associated standards follow on the next page.

Please note that the standards have been condensed for space. Please see the draft code for the complete code requirements.

Zoning Standards						
Zone	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Height (Max.)	30 ft	35 ft	55 ft	65 ft	90 ft	125 ft 150 ft within area bounded by 400 S to West Temple Ramp, and 300 W to I-15. ¹
Height (Design Review)	–	Additional 5 ft with Design Review.	–	–	> 75 ft requires Design Review.	> 85 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	North Temple: 5 ft 300 W, 400 S, 1700 S (West Temple to I-15), & 2100 S (West Temple to I-15): 10 ft All other streets: 0 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	20 ft
Interior Side Yard (Min.)	None	None	None, except 10 ft when abutting R-1, R-2, SR, FR, FB-UNI, RMF-30, MU-2, or MU-3 zone. Also 10 ft when abutting RMF-35 for MU-11.			
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.	10 ft, 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.		None, except 20 ft when abutting R-1, R-2, SR, FR, FB-UNI, RMF-30, RMF-35, MU-2, or MU-3 zone.	
Open Space Area (Min.)	10%				20%, 20% vegetation	10%, 20% vegetation
Midblock Walkway	N/A	Required if identified in an adopted City plan.				
Lot Width (Max.)	110 ft. May be modified through Design Review or Planned Development.		–	–	–	–
Building Size Limit	Buildings >5,000 GSF on 1st floor or >10,000 GSF overall require Design Review.*	Buildings >7,500 GSF on 1st floor or >15,000 GSF overall require Design Review.*	–	–	–	–

Footnotes:

1. Development must include (1) 10% public open space at ground level and (2) one of the following: commercial in 100% of ground floor use area, affordable Housing, or 20 ft midblock walkway.
2. Plazas, courtyards, and outdoor dining areas, with or without roof covering, may exceed the hardscape limit and encroach into the yard.

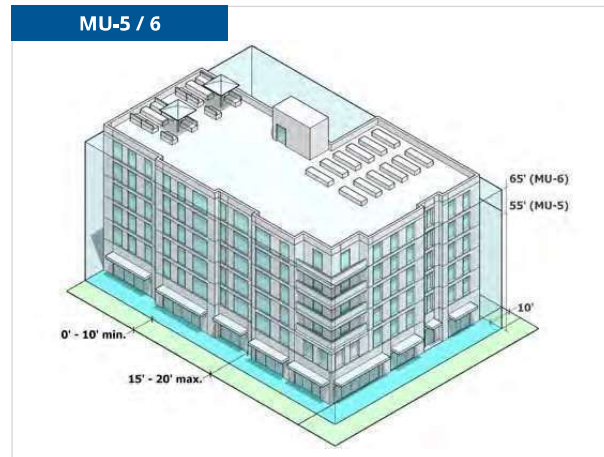
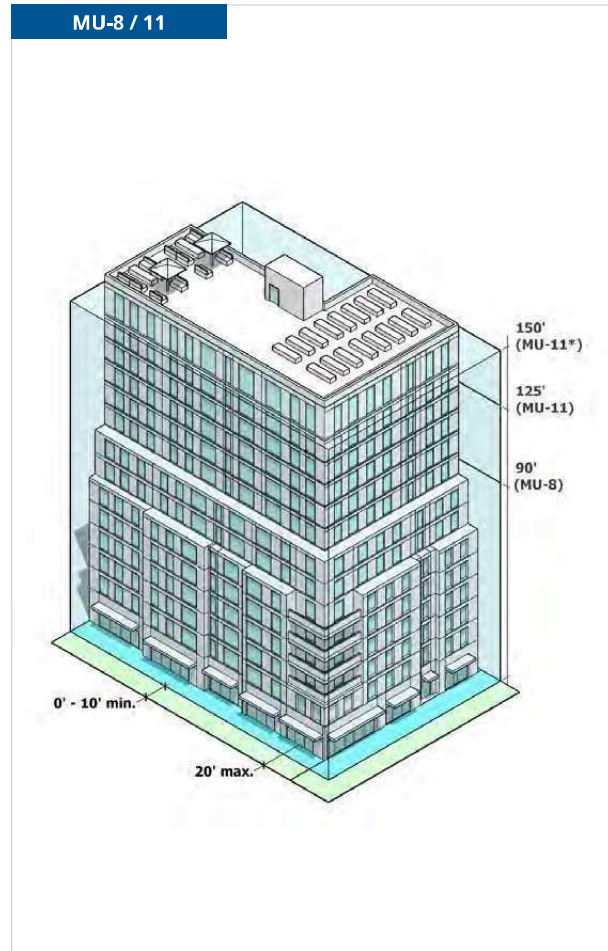
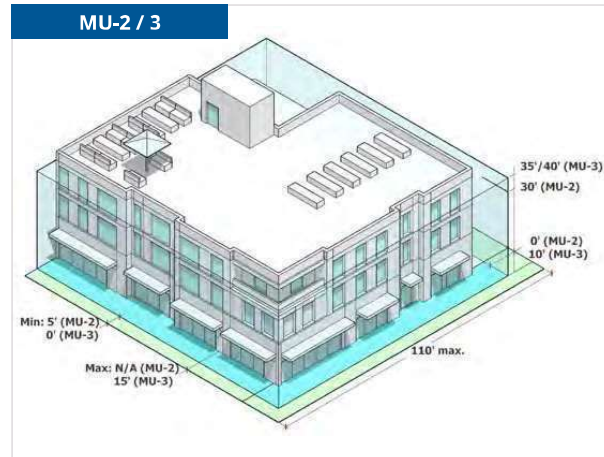
General Note: See General Provisions of draft code for setback and height exceptions, and detailed requirements for open space and mid-block walkways.

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Mixed Use:
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Zoning Standards for Forms:
Vertical Mixed Use, Storefront, and Multi-family

The below diagrams illustrate the general standards for each MU zone for the Vertical Mixed Use, Storefront, and Multi-family building forms.



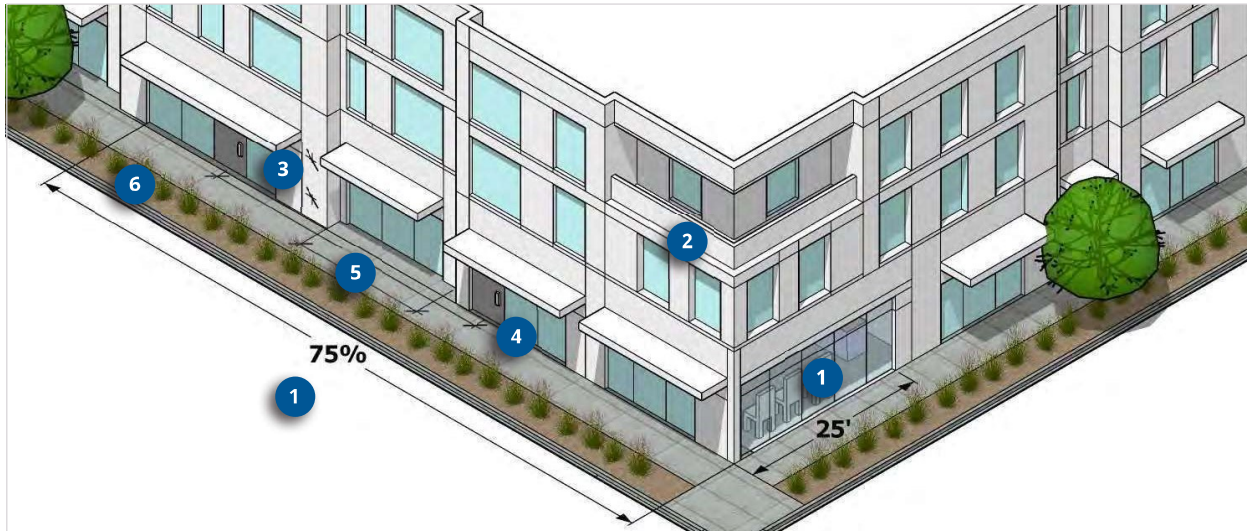
* Design Review - Additional Standards for MU-2 / 3

Roofline	The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
Compatibility	The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
Vehicle Access	New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
Facade Design	Facade treatments shall be used to break up the mass of larger buildings, so they appear to be multiple, smaller-scale buildings. Varied rooflines, varied facade planes, upper story step backs, or lower building heights for portions of buildings next to zoning districts with a maximum height of 30 ft or less may be used to reduce the apparent size of the building.
Stepbacks	When abutting single-story development or a public street, the Planning Commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

Buildings are also subject to Design Standards. These generally apply design requirements to street facing facades, but also include standards for ground floor uses, and site features, such as lighting and sidewalks.

The standards are summarized and illustrated on the below page, with specific dimensions for each building type following.

Please note that the standards have been condensed for space. Please see the draft code for the complete code requirements.



Design Standards	
Ground Floor Active Use ①	75% of ground floor facade must include uses other than parking or storage; shall extend min 25 ft into building, 10 ft for dwellings. See code for exceptions.
Enhanced Ground Floor Use	In specific locations, the ground floor active use area must be an enhanced activity ground floor use, such as retail, restaurants, bars, etc and have a min. 12 ft ceiling height. See page 9 for specific locations.
Facade Building Materials	Min. % of street facing facades shall be clad in durable materials, i.e. brick, masonry, textured/patterned concrete or cut stone, etc. ② Ground Floor: 70% min. Upper Floors: 70% min.
Glass ③	Ground Floor: Min. 40% glass between 3 ft to 8 ft above finished floor, allowing 5 ft of visibility into building. Upper Floor: 15% min. All glass must be non-reflective.
Entrances ④	Min. 1 entry for each street facing facade. Additional entries required every 40 ft for MU-5/6/8; 75 ft for MU-11. Ground Floor Units: Entrances required along street facade for street facing ground floor units. Entry Features: Entry feature required for each entrance, such as porch, patio, awning, etc.
Blank Wall (Max Length) ⑤	No blank walls over 15 ft long, 30 ft for MU-8/11; length must be broken up by elements with min. 1 ft depth.

Design Standards	
Street Facing Facades (Max Length)	Street facing building wall length limited to max. 200 ft; 110 ft in MU-2/3.
Upper Floor Stepbacks	Upper Level Street Facing (MU-8/11): 10 ft stepback after 85 ft of height. Landmark (MU-5/6/8/11): Angular 45° stepback applied from roof edge of landmark buildings less than 50 ft in height. Applies to buildings within 25 ft of abutting lot line. Lower Level Side/Rear (MU-5/6/8/11): 10 ft stepback or setback from required yard next to zones R-1, R-2, SR, FR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3; a public trail; or public open space.
Exterior Lighting	Shall be shielded, directed down to prevent light trespass. Shall not strobe, flash or flicker.
Parking Lot Lighting	Poles limited to 16 ft height, shall be shielded.
Equipment & Service Areas Screening	Equipment/service areas screened from public view, integrated into design, or located along side/rear yard.
Parking Structures	Regulates external skin, elevator/stair design, ramp location, lighting, signage, and ground level uses.
Public Improvements ⑥	Sidewalk, curb/gutter, & parkstrip required if deficient.

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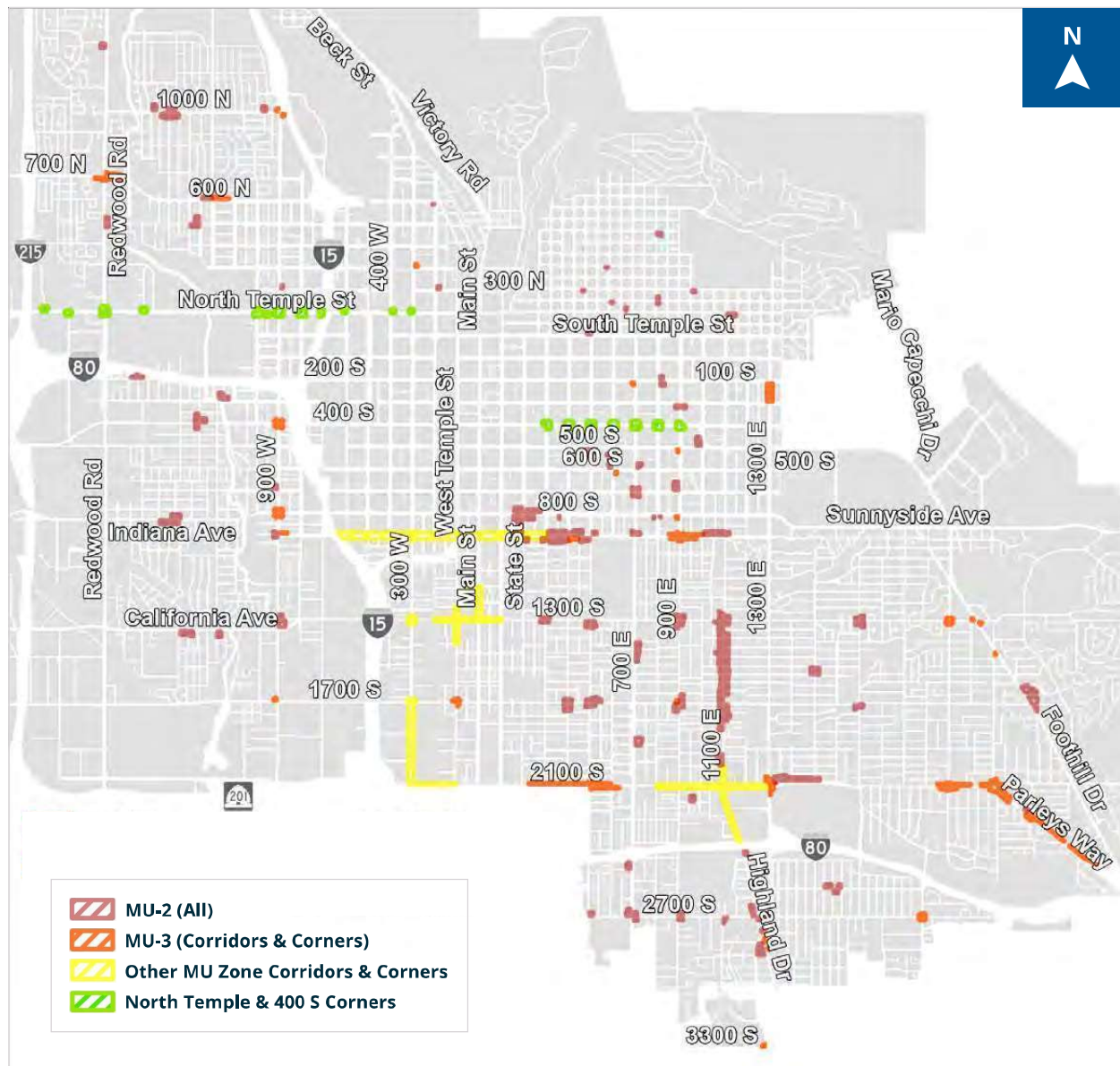
Enhanced Ground Floor Use Areas

In the MU zone, some areas are required to include an “enhanced active ground floor use.” These uses include retail, restaurants, bars, art galleries, theaters, or similar uses with a high level of visible ground floor human activity.

The requirement applies to generally all properties zoned MU-2 and to specific corridors and intersections in the other MU zones. In the MU-2 zone, existing residentially used lots are exempt from the requirement, both for reuse of the structure or if redeveloped.

A map of the applicable areas is shown below. Please see the full list of applicable areas and exceptions in the draft code.

Please see the full list of applicable areas and exceptions in the draft code.



MU

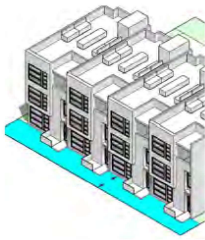
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2, 3, 5, 6, 8, 11

General Provisions

The MU zones include general provisions that provide general exceptions to the zoning standards and specific design requirements for mid-block walkways and open space.

Some of the most significant of those are highlighted here.

Please see the full list of applicable general provisions in the draft code.



Front Setbacks

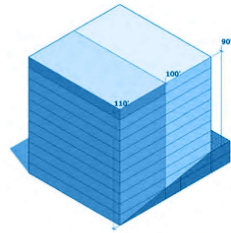
Multiple exceptions are allowed to front setback requirements:

Curb Distance: Allowance for no setbacks if the distance from the curb to the property line exceeds **30 ft**.

Utilities: Exceptions allowed to maximum setback due to utility lines in the front yard area.

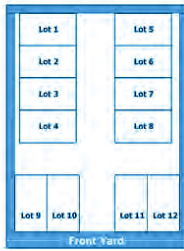
Active Outdoor Space: Exceptions allowed to the maximum setback to accommodate active outdoor spaces in the front yard.

Design Review: Other exceptions allowed if considered through the Design Review process.



Building Height

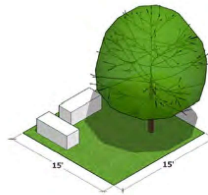
- Additional building height, up to 10% of the allowed height, is allowed when a building is on a slope.
- Additional height is also allowed for developments with an "enhanced active ground floor use," such as retail or restaurants, in order to encourage active, usable spaces. One additional foot of building height is allowed for every additional foot of ground floor ceiling height above **8 ft**.



Side and Rear Setbacks

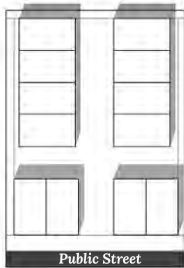
Setbacks Internal to Development: Setbacks are applied to the outermost area of a development site and not between the individual lots internal to the development. This is intended to allow and encourage common owner-occupied residential developments by-right, instead of forcing those into a discretionary Planned Development process.

Alleys: Allows alley to count toward rear or side yard requirements.



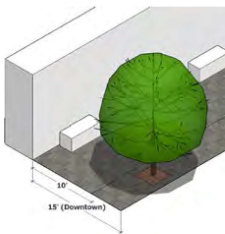
Open Space

- At least one part of the open space area required by the zone must be at least 15 ft by 15 ft to provide usable area.
- Open space areas exceeding 500 sq ft are required to include amenities, such as, benches or playing areas, or additional vegetation such as large trees.



Buildings and Lots Without Public Street Frontage

- Buildings and lots are allowed without being directly adjacent to a public street.
- This is intended to allow common owner-occupied row house development configurations, where multiple buildings or units/lots aren't directly adjacent to the street.
- At least one building in the development is required to meet the maximum front yard setback along a public street.



Mid-block Walkways

Where a mid-block walkway is required it generally must be at least **10 ft** wide, with **15 ft** required when in the Downtown Plan area.