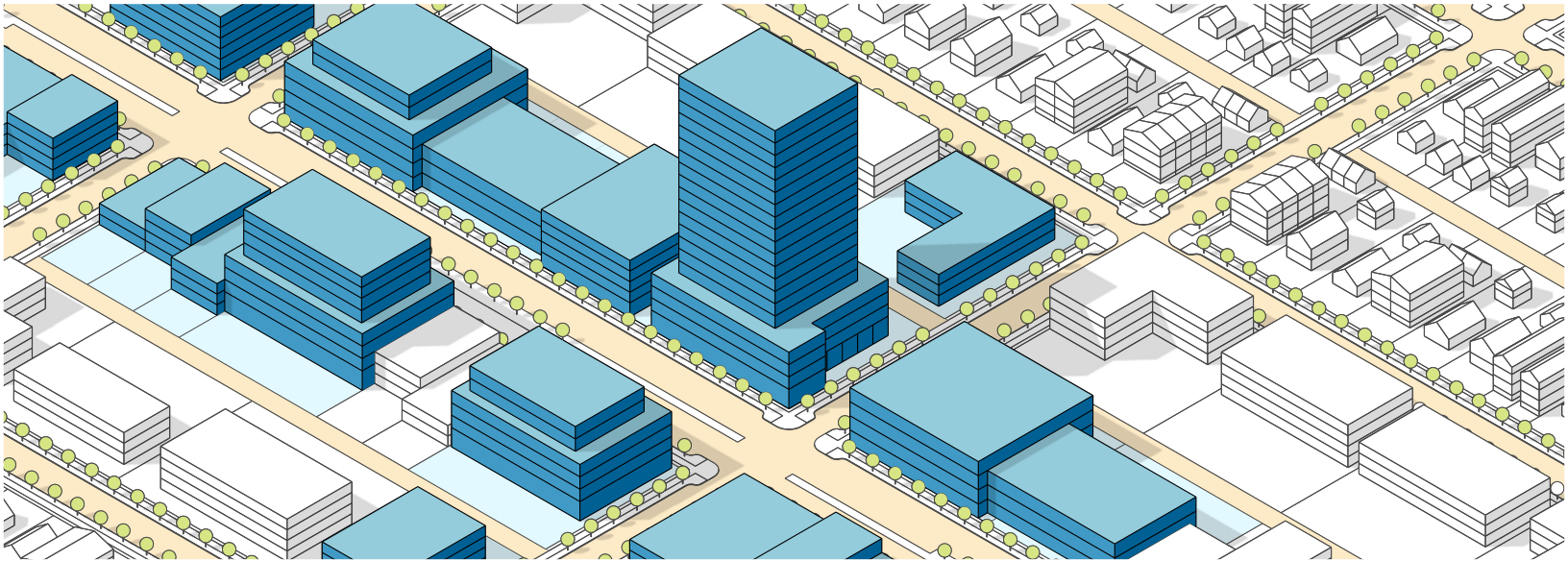


MU

Mixed Use Zone



PURPOSE

The (MU) Mixed Use Zone allows for mixed use development of varying scales—from low rise to high rise buildings—that enable the growth and development anticipated in the Nodes and Corridors network, as directed by The City Plan. The MU Zone applies to both the developing and redeveloping areas of Edmonton.

This zone enables a wide range of uses that support housing, recreation, business and employment opportunities. The MU Zone will enable development intensification within nodes and along corridors to support vibrant communities and efficient growth.

WHAT CAN BE BUILT IN THE MU ZONE?

The MU Zone allows for a range of building heights and a mix of residential and non-residential uses. The zone fosters high-density main-street development where ground floor uses form a continuous street interface of windows, entrances, and patio spaces.

The following building types are permitted in the MU Zone:

- + Street-oriented residential, community, commercial or mixed use buildings.
- + Low rise to high rise structures, depending on the Zone Modifier applied.
- + Row housing is only permitted where developed on the same site as apartment housing or non-residential uses.

OTHER ZONE HIGHLIGHTS

- + Zone Modifiers determine the maximum height, floor area ratio and ground floor commercial requirements of each site. [Zone modifiers](#) are applied through the rezoning process and must consider policy direction and site context (see the Zone Modifiers section for further explanation)
- + New Vehicle Support Services and Drive-through Services are not permitted
- + Maximum setback from the street for ground floor non-residential uses is 3.0 metres (see zone for exceptions)
- + Regulations ensure visually engaging building frontages that enhance the public realm and support pedestrian comfort

WHAT IS THE NODES AND CORRIDORS NETWORK?

The City Plan envisions nodes as centres of activity that feature a variety of land uses including diverse housing types and tenures and employment. They are places to gather that serve a broad catchment area where mobility networks converge.

Corridors are places for movement, living and commerce that are anchored by the mobility systems that connect most nodes. Corridors vary in density, length and width. They provide connections within and across districts and are destinations in themselves.

While all areas of the city will densify over time, deliberate urban intensification will be accommodated within the nodes and corridors network.