



PLANNING DIVISION -
COMMUNITY &
NEIGHBORHOODS

Work Session Memorandum

To: Salt Lake City Historic Landmark Commission

From: Lauren Parisi, Principal Planner

Date: May 2nd, 2019

Re: Text Amendments - RMF-30: Low Density Multi-Family Zoning District Update

PROPOSAL: Salt Lake City's Planning Division is considering amendments to update the City's four Multi-Family Residential (RMF) zoning districts, *starting with the RMF-30: Low-Density Multi-Family Residential district*, with the intent of implementing the recently adopted *Growing SLC: A Five Year Housing Plan* (2018-2022). This plan outlines solutions for reaching a point where **all residents of Salt Lake City, current and prospective, regardless of race, age, economic status, or physical ability can find a place to call home**. To achieve this goal, the plan specifically calls for the removal of local zoning barriers to housing development such density limitations and ineffective lot dimensional requirements (lot width, oversized setbacks, etc.).

Planning staff identified zoning standards in the RMF zoning districts that are restrictive and can impede creative housing development. Therefore, multiple updates are being proposed to the RMF-30 district as summarized below:

- Introducing design standards for all new development
- Allowing the construction of new building types including side oriented row houses, cottage developments, and tiny houses
- Removing lot width requirements
- Reducing lot size requirements
- Allowing more than one building on a lot without planned development approval
- Allowing the creation of lots without street frontage per administrative review
- Granting a unit bonus for the retention of a structure on a lot
- Introducing a maximum lot width for newly created lots

ACTION: Planning Staff is asking the Historic Landmark Commission to review the proposed text amendments to the RMF-30 chapter and provide initial feedback. This feedback, along with feedback collected from the community, will be considered before the text amendments are fine-tuned and brought back to the Planning Commission for a public hearing. The proposed updates will then go to City Council for final decision.

ATTACHMENTS:

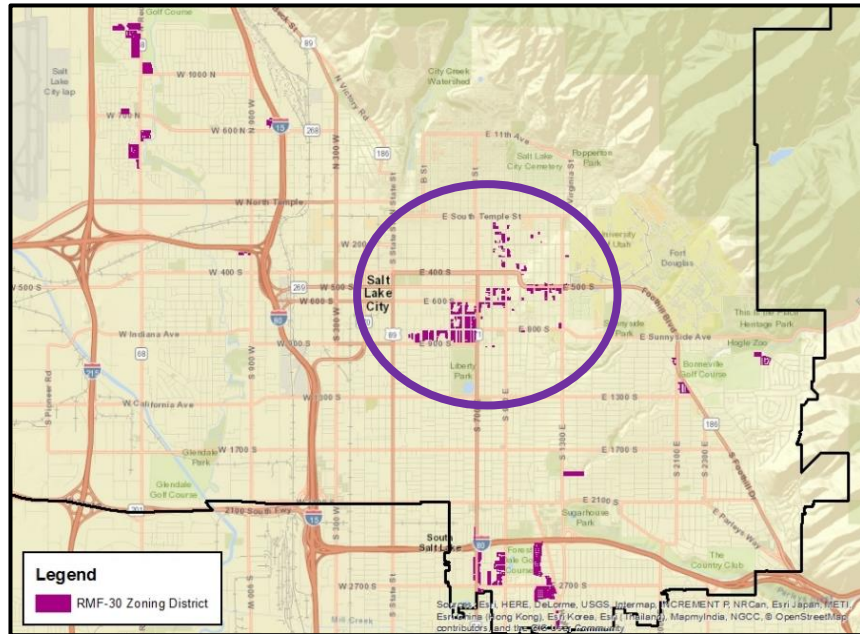
- A. [Proposed RMF-30 Updates](#)
- B. [Existing Form Based Design Standards](#)
- C. [Informational Maps](#)

PROJECT INFORMATION:

A Closer Look at RMF-30. The majority of Salt Lake City's RMF-30 districts are scattered throughout the northern center of the City – north of Liberty Park, east of the Downtown and west of the University of Utah. There is also a large concentration of RMF-30 just south of I-80 off of 700 East. City data indicates there are approximately:

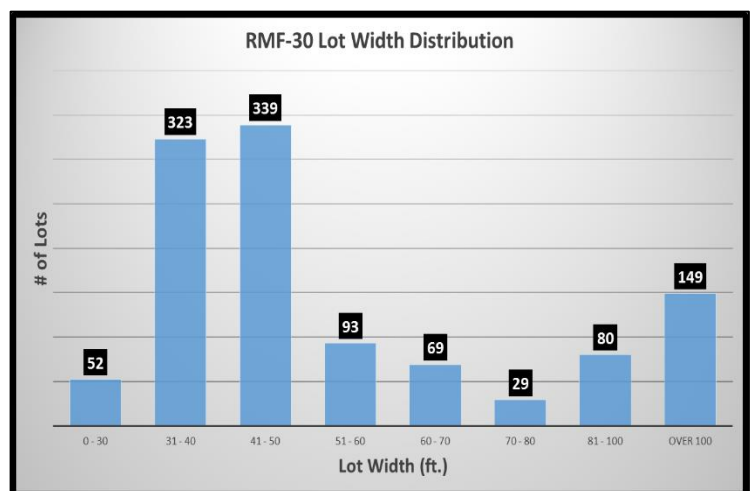
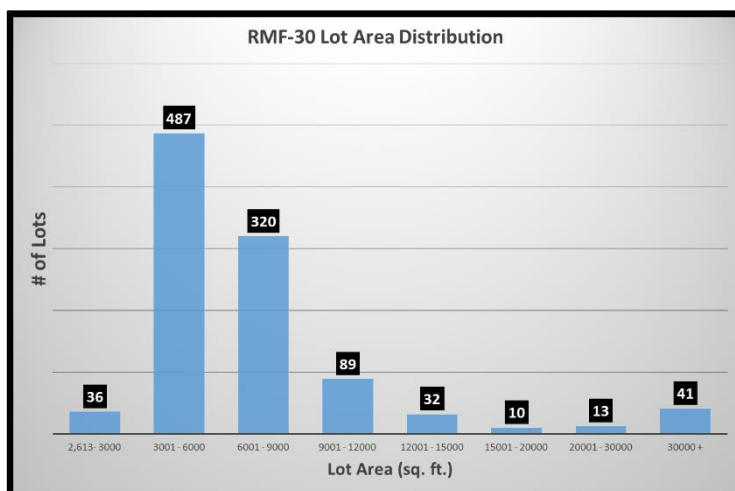
- 1,027 RMF-30 parcels .06 acres (2,613 square feet) or greater
- 331 RMF-30 are located in a local historic district where the demolition of historic structures must be approved by the Historic Landmark Commission
- 3,212 RMF parcels .06 acres or greater *total* (RMF-30, -35, -45 and -75)

*Larger maps of all of the RMF zoning districts and the RMF-30 lots located within a local historic district can be found in *Attachment C*.



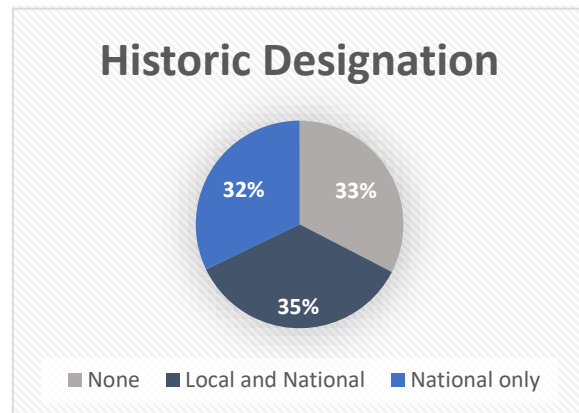
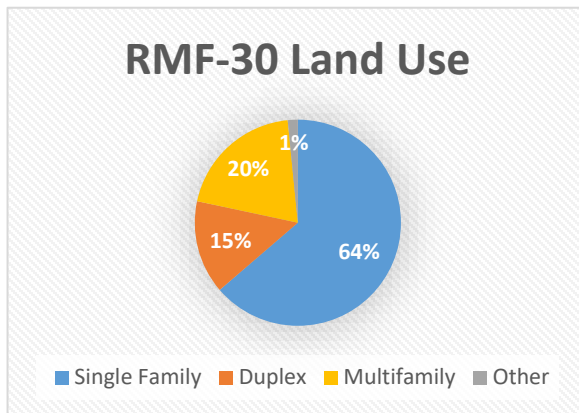
The average lot size in the RMF-30 zone without the 66 larger outliers over 14,000 square feet is 6,114 square feet; however, as illustrated by the distribution graph below, close to half of the lots (487 of 1,028) fall between 3,000 – 6,000 square feet in size. By current standards, the average lot couldn't accommodate anything more than a single-family home, which requires 5,000 square feet per unit. Three quarters of the lots (783) couldn't accommodate a duplex or twin-home, which requires 8,000 square feet per unit. There is no special process in place to request additional units on a lot if it does not meet these minimum area requirements.

A similar pattern can be seen with existing lot *widths* in the City. The average lot width without the 42 outliers less than 25 feet and greater than 250 feet is 58 feet wide; however, 662 of the lots fall between 31 and 50 feet wide – well under the 80-foot lot width requirement to accommodate a multi-family development or 3+ units without special approval. In fact, more than half of the lots are under 50 feet wide, and do not have the width to accommodate a single-family home. Required lot width can be modified through planned development approval.



To note – the total number of lot width measurements is greater than the total number of lots in the RMF-30 district as it accounts for the two sides on every corner lot.

Looking at existing land use on the 1,027 parcels in the RMF-30 district, Salt Lake County tax assessor classifies: 565 as single-family homes, 130 as duplexes, 178 as multi-family buildings (3+ units), and 14 as a combination of residential uses and the rest vary in use (vacant, commercial, planned development, etc.). Of those 887 residential properties, 35% or 313 are located in a local historic district where the demolition of historic structures must be reviewed and approved by the City's Historic Landmark Commission.



Existing Density in the RMF-30 – To get a more general understanding of what existing density looks like in this zone, the following city blocks with RMF-30 lots highlighted in purple were selected to analyze at random. For reference, on the future land use map within the Central Community Master Plan, the “low-medium density” land use designation (equivalent to the existing RMF-30 zone) calls for 10-20 dwellings units/acre = 2,178-4,356 sq. ft./unit.

1. “Blair Block”



1. Blair Block. The first block chosen is located just northwest of Liberty Park between 8th and 9th South and 3rd and 4th East. The land use on these lots are primarily single-family residences (47 of the 57 RMF-30 lots). There are approximately 57 units on 6.74 acres of land, which equates to 5,150 sq. ft./unit or 8.5 units/acre – well under the density that the master plan calls for. The average lot size is .12 acres or 5,227 square feet, just meeting current 5,000 square-foot requirement for a single-family home. However, under half of the parcels (33/59) are under this 5,000 square-foot requirement.

2. “Windsor Block”



2. Windsor Block. The second block is located in the Central City neighborhood between 1st and 2nd South and 8th and 9th East. This block has a more diverse mix of land uses with approximately 14 single-family homes, a few multi-family buildings, mixed-use and office buildings. There are approximately 86 units on 4.11 acres of land, which equates to 2,081 sq. ft./unit or 21 units/acre – just over the density that the master plan calls for. The largest multi-family building, the Devereaux Apartment Complex at 130 S. 900 East (pictured to the side), has 30 units on 16,117 square feet or 537 sq. ft./unit – well under the 3,000 square feet currently required per unit. It was built in 1974. The neighboring property to the south at 134 S. 900 East has 6 units on 10,890 square feet or 1,815 sq.



ft./unit. This property also has two separate units on one lot, which is not permitted per current zoning standards. It was built in 1930. And finally, the property to the south of that building at 144 S. 900 East, has 11 units on 9,583 square feet or 871 sq. ft./unit. It was built in 1964. While all of these properties exceed current density requirements, none appear extremely out of scale from the street.

Looking at these two blocks, it appears that current development patterns are either well over or well under current density standards and a better balance, focused on good form, needs to be reached.

Missing Middle Housing. With the proposed RMF-30 updates, the City hopes to encourage the development of missing middle housing in particular. Missing middle housing is a: *“Range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and [cottage developments], to support walkable communities, locally-serving retail, and public transportation options. Missing Middle Housing provides a solution to the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability”* (Congress for the New Urbanism).



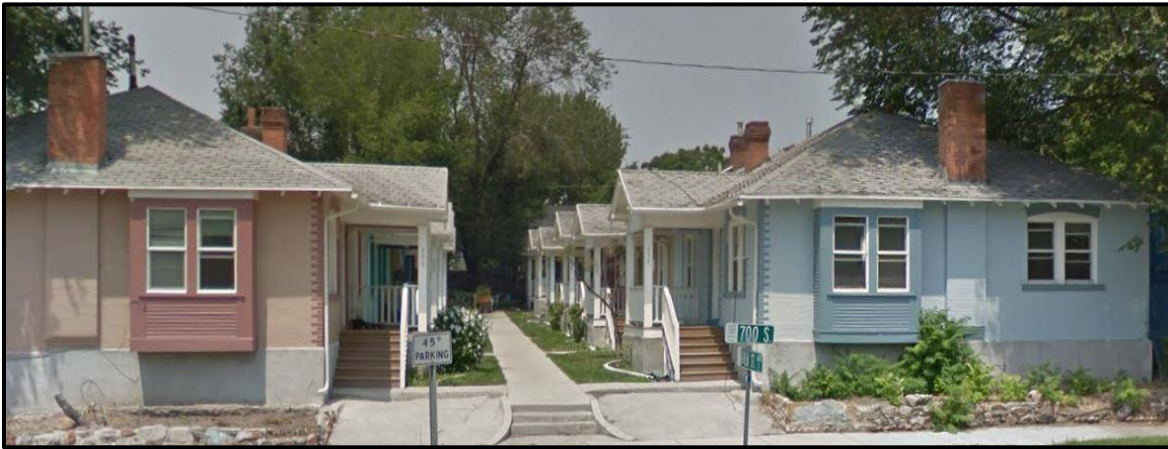
Diagram of Missing Middle Housing Types. **Source:** [Opticos Design, Inc.](#)

Missing middle housing is not a new type of housing. It's housing that exists in Salt Lake City today. Again, think – duplexes, triplexes, fourplex buildings, townhouses, small-scale apartment buildings, etc. However, more often than not, these housing types are difficult to build because they do not meeting current zoning standards, especially in areas where they're best suited near the city's downtown, universities and, of course, public transit. Below are some examples of existing missing middle housing types that “fit in” with their surroundings while providing higher unit counts. Note the number of units that exist on the lot, the number of units that are allowed per current RMF-30 standards.



682-688 E. 700 South – 16 units on
8,429 sq. ft. =
527 sq. ft. per unit

Current Allowance – 2 units



661 S. Green St. – 10 units on 27,234 sq. ft. = 2,723 sq. ft. per unit
Current Allowance 9 units (separate structures on single lot also not permitted)



852 S. 800 East – 12 units on 17,424 sq. ft. = 1,452 sq. ft. per unit
Current Allowance 5 units (separate structures on single lot also not permitted)



620 S. Park St. – 12 units on 17,877 sq. ft. = 1,490 sq. ft. per unit
Current Allowance 5 units

Proposed RMF-30 Updates. The following section of this report goes into more detail regarding each of the specific updates being proposed to the RMF-30 zoning standards. By updating these standards, the City hopes to remove some of the zoning barriers that limit new housing development, while encouraging compatible design and maintaining existing housing stock. With this in mind, Planning Staff is recommending implementing what could be described as “hybrid” form based standards, pulling some of the new standards from the City’s existing Form Based zoning districts.

Form based codes focus on the regulation of what buildings look like in terms of their compatibility with existing buildings in a neighborhood as well as their relationship with the street or what is referred to as the “public realm.” This differs from traditional zoning approaches, which emphasize the separation of land uses – single-family here, multi-family over there, on this amount of land, etc. With this hybrid approach, the proposed updates work to facilitate the development of slightly denser, “missing-middle” housing types that fit in with existing development patterns in the RMF-30 districts, while continuing to regulate lot area and lot width.

1. Design Standards – Design standards for new construction are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the city, and implementing the city's master plans. Specific design standards have already been put in place in many of the city's commercial and mixed-use districts, but not in any of the RMF districts. The community has also requested that design standards be put in place for the RMF districts in particular to encourage more interesting, pedestrian-oriented design. Therefore, it is being proposed that the existing Form Based design standards be applied in the RMF-30 district. A complete list of these standards can be found in *Attachment B*, but will require *some* of the following:

- **Entry Feature** – A minimum of one main entry with an entry feature facing a public street or walkway. Entry feature may take the form of a porch and fence, terrace and lightwell, forecourt, stoop, shopfront or gallery depending on the type of building form.
- **Glass** – For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.
- **Ground Floor Transparency** – Minimum of twenty percent (20%) of street facing facade, located between two feet (2') and eight feet (8') above the grade of the sidewalk, shall be transparent glass for a single-family dwelling, two-family dwelling, cottage development and row house.
- **Building Materials** – A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingled or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.
- **Building Fenestration** – No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12").



Example of side oriented row house featuring some of the proposed design features

2. New Building Forms in RMF-30 – In addition to single-family homes, duplexes, triplexes, apartment buildings, etc., the City would like to encourage three new specific housing types or forms in the RMF-30 zoning district that may allow for slightly higher unit counts, but are also compatible with existing development in the area. These three types include cottage developments, side orientated row houses and tiny houses that typically wouldn't be allowed in RMF districts without special approval.

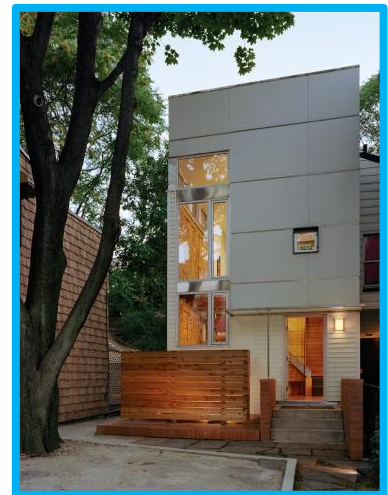
Cottage Developments are currently allowed in the City's existing Form Based districts and are defined as, “a unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one lot.” Cottage structures have relatively small footprints and are grouped in a communal fashion on a lot. The specific design standards for cottage developments that are currently applied in Form Based zones include the following:



- i. Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.
- ii. Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.
- iii. Building Entrance: All building entrances shall face a public street or a common open space.
- iv. Open Space: A minimum of two hundred fifty (250) square feet of common, open space is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

Side Oriented Row Houses where the fronts of single-family attached units face an interior property line as opposed all fronting a public street – are difficult to build in any zoning district because each unit is typically on its own lot and; therefore, only the front-most unit has street frontage. Code currently does not allow the creation of lots without public street frontage. Even if the units are condominiumized and on a single lot, the longer, narrower lots that are ideal for these types of developments usually do not meet the 80-foot lot width requirement for multi-family uses. Side oriented row houses are frequently reviewed by the Planning Commission, and just as frequently approved provided that the front-most unit is completely oriented to the street and adequate buffers are maintained around the property. Therefore, it is being proposed that side oriented row houses be allowed by right, per the additional design standards below: (keep in mind that these standards will be applied in conjunction with the existing Form Based design standards listed in *Attachment B*)

- i. Front Yard Setback (F): The front yard setback requirement shall only apply to the front unit(s) of the structure adjacent to a public street.
- ii. Interior Yard Setback (S): The interior yard setbacks shall always be ten (10) feet.
- iii. Front Building Entry: The front-most unit(s) adjacent to a public street shall have their primary entrance oriented towards the public street per the design standards in Section 21A.27.030.C of this Chapter.
- iv. Glass: For all floors or levels above the ground floor, a minimum of twenty percent (20%) of all street facing facades must be glass.
- v. Interior Façade Glass: Interior building facades shall of a minimum of twenty-five (20%) glass.
- vi. Garage Entry: Street-facing garage doors are prohibited on the front-most unit(s) of a row house closest to the public street.
- vii. Delineation: Each row house unit shall be delineated as its own individual unit through the use of differentiated materials, articulation, framing, and/or other design elements.
- viii. When side oriented row house design standards conflict with historic new construction standards, the historic standards shall prevail.



Tiny Houses are limited by building code to 400 square feet in area excluding lofted space. A tiny home differs from a detached Accessory Dwelling Unit (ADU) as they are more limited in size and would *not* have to be owner occupied or associated with a single-family home. These structures would also have a permanent foundation and could not be on wheels. Tiny houses can be built today, but are treated the same as a single-family home and require 5,000 square feet of land area to build. This amount of land is not necessary for a 400 square-foot structure. Therefore, standards are being proposed to allow these structures on smaller lots with reduced setbacks, building height, etc. To note, the public has expressed a lot of interest in building these types of structures, which is another reason why this form is being proposed.



3. Lot Area – In most residential zoning districts in the city, the Zoning Ordinance regulates the number of units per square footage of land area – otherwise known as density requirements. Currently, the RMF-30 zone permits one multi-family unit per every 3,000 square feet of land (must have at least 3 units to have a multi-family building or 9,000 square feet of land). Considering that about half of existing lots in the RMF-30 zone fall between 3,000 and 6,000 square feet, these lots couldn't accommodate anything more than a single-family home, which requires 5,000 square feet. For additional perspective, the existing historic developments on pages 4 and 5 of this report have between 530 to 1,500 square feet of land per unit. The Central Community Master Plan's future land use designation for these areas also calls for up to 20 units per acre or 2,178 square feet per unit.

It is clear that these existing lot area requirements do not promote multi-family housing, which is why this proposal includes reducing the lot area requirements to 2,500 square feet per unit for traditional multi-family units (apartment building and condo buildings) and to 1,500 square feet for row houses, cottage developments and tiny house or building forms that can accommodate more units while remaining compatible with lower density development. This proposal also tends to align with lot area requirements in other urban areas of the country, which generally range from 1,500 to 2,900 square feet per unit. Denver, for example, that utilizes a form based code, allows 10 units maximum on a minimum of 6,000 square feet in similar-type zoning districts. This equates to 600 square feet per unit. This example is not to say that lot area requirements should be reduced even further, but acknowledge that this proposal is relatively moderate. It is also not to say that Salt Lake City should be requiring exactly what other similar cities require, but looking at these numbers does give a jumping off point. Current and proposed lot area requirements have been listed in the table below.

LAND USE	CURRENT AREA REQUIREMENT	PROPOSED AREA REQUIRED
Single-Family	5,000	2,500
Two-Family	8,000	5,000
Multi-Family (Must have at least 3 units)	3,000 (9,000 for first 3)	2,500 (7,500 for first 3)
Single-Family Attached/Row House (Must have at least 3 units)	3,000 (9,000 for first 3)	1,500 (4,500 for first 3)
Cottage Development (New Form)	n/a	1,500
Tiny House (New Form)	n/a	1,500

With these changes to lot area, approximately 39% or 345 of the 887 residential RMF-30 properties would become eligible to add at least one more unit *in addition* to the existing units(s) on the property (excluding the addition of tiny houses). The eligibility maps in *Attachment C* highlight these eligible parcels in green. Keep in mind that other factors may limit whether or not additional units can be added on a lot including accommodating required setbacks, lot coverage, building and fire code regulations, etc. Additionally, smaller lot size requirements should also promote smaller and more affordable housing units. The City does acknowledge that smaller lot sizes may put additional development pressure on lots with single-family homes, which is why some mechanisms to limit demolition are being introduced as detailed in the changes below.

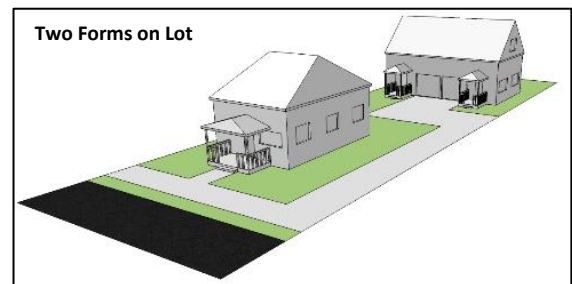
4. Removal of Required Lot Width – In addition to required lot *area*, Salt Lake City’s Zoning Ordinance also requires that lots be a certain *width* for different land uses. Currently, lots are required to be at least 80-100 feet wide in the City’s Multi-Family Residential (RMF) zoning districts to accommodate a new multi-family use (3 or more housing units). The City has found that these current requirements do not reflect the established lot width patterns in the RMF zoning districts as discussed in the *Closer Look at RMF-30* section of this report and can, ultimately, impede housing development. For example, the vacant lot pictured above could not be developed with more than three units as it does not have 80 feet of lot width even though it meets the minimum lot size requirements.



Many other standards are in place that encourage adequate lot widths and spacing between buildings including required side yard setbacks, driveway widths and building code standards. Therefore, per the proposed updates, minimum lot width requirements would be removed.

5. More Than One Principal Structure On A Lot –

Constructing more than one principal structure on a lot is currently not permitted in RMF districts, *unless* both structures have public street frontage. The idea behind this is partly to discourage new buildings with poor access and little visibility for general safety purposes. However, Salt Lake City’s longer lots tend to have a significant amount of underutilized land towards their rear and can have more than adequate access and visibility (see building arrangement map attached). Other zoning, building code, and fire regulations besides this limitation on multiple structures on a lot also work together to ensure adequate access and visibility. Constructing more than one building on a lot has been done historically and tends to encourage more creative housing developments. Currently, planned development approval is required for multiple structures on a lot. Therefore, provided that the additional structures meet all other zoning/city department standards, it is being proposed that more than one principal structure be permitted on all lots in the RMF-30 zoning district. Additional standards and setback clarification will be applied for multiple buildings on a lot as noted in the proposed RMF-30 updates under *Attachment A*.



6. Creating Lots Without Street Frontage – Along the same lines, creating lots without direct public street frontage is not currently permitted in the city to discourage landlocked parcels that lack visibility, pedestrian and vehicular access and create other complications for developers and property owners alike. However, as seen with many of the planned development projects previously approved by the Planning Commission, lots without street frontage can be created with adequate visibility and allow access for vehicles and utilities when appropriate easements are put in place. Additionally, attached units without street frontage that are condominiumized (which is currently allowed by the City) have the same impact as attached units without street frontage on their own lots. It can also be easier for buyers to secure funding for units that are on their own lots as opposed to condominiumized units. Therefore, it is being proposed that the creation of lots without street frontage be permitted by an administrative review process as opposed to planned development approval, where easements, the maintenance of common space and other City standards will be reviewed as noted in the proposed RMF updates under *Attachment A*.

Below are two examples of housing projects the RMF-30 zoning district that required planned development approval primarily due to having multiple buildings on a lot and/or the creation of lots without street frontage. Per the RMF-30 zoning updates, these projects would no longer required planned development approval, but would be subject to some form of an administrative review and more detailed design standards.

2594 S. 800 East – 5 units/17,624 square feet
12 units/acre



2593 S. 700 East – 4 units/12,079 square feet
14 units/acre



7. Mechanisms to Limit Demolition

- Unit Bonus for the Maintenance of Existing Structures** – In an effort to maintain existing and/or affordable housing stock in the RMF-30 zone while allowing for some new development, a unit bonus is being proposed to apply when housing is retained. Because the updates to lot area requirements may allow additional units to be added on a lot, this unit bonus will apply when a building permit is applied for to add an additional housing unit(s) to an existing structure – internal or external – that meets lot area requirements *and* the existing structure on the lot is retained. The idea is that this unit bonus would encourage units to be added onto or within existing structures (single-family homes in particular) as opposed to demolishing the existing structure and rebuilding fewer units than what could be achieved with the bonus. One bonus unit will be granted for the retention of a single-family home or duplex and two bonus units will be granted for the retention of multi-family buildings (3 or more units).
- Lot Width Maximum** – In an effort to minimize of collection of multiple parcels or “land banking” to accommodate large developments, a lot with maximum is being proposed that would limit the widths of new lots to 110 feet wide or less. The maximum would be applied to the development as a whole as opposed to individual lots within a development. Based on average lots widths in the RMF-30 district, this would typically prevent the consolidation of more than two parcels, or three at the very most.

Key Considerations for the Historic Landmark Commission. While the HLC does not need to make a formal recommendation on the text amendments at hand, Planning Staff would like to gain more general feedback from the perspective of preservationists. With the proposed changes, the HLC may see more projects involving:

- The renovation of existing historic structures to accommodate additional units
- Additions being added on to historic structures to accommodate additional units
- New detached structures being proposed towards the rear of historic sites
- Row house, cottage development and tiny house projects
- Special exception requests for lot and bulk modifications to accommodate more creative development

Other questions for the HLC's consideration and discussion may include:

Proposed design standards – Will the proposed design standards promote more interesting design? Are there other design standards that should be considered for new construction outside of local historic districts? Are there some standards that may be too restrictive and/or cost-prohibitive? (Keep in mind that concerns have been raised regarding the cost of requiring certain amounts of glass, durable building materials, etc.)

New Building Forms/Configurations – Are the proposed new building forms including side oriented row houses, cottage development and tiny houses compatible with historic development? Should additional design standards be applied to these forms in particular outside of local historic districts? Are there other building forms/configurations that could be encouraged within the city's multi-family districts?

Mechanisms to Limit Demolition – Do the proposed mechanisms (unit bonus and lot width maximum) seem realistic from a preservation perspective? Are there other zoning incentives that should be considered to limit demolition outside of local historic districts?

NEXT STEPS:

1. Planning Staff will consider the feedback received from the Historic Landmark Commission and update the proposed RMF-30 text amendments accordingly.
2. Proposal will be brought back to the Planning Commission for a public hearing and to obtain a recommendation for the City Council
3. Proposal will be brought to the City Council for final decision.

ATTACHMENT A: Proposed RMF-30 Updates

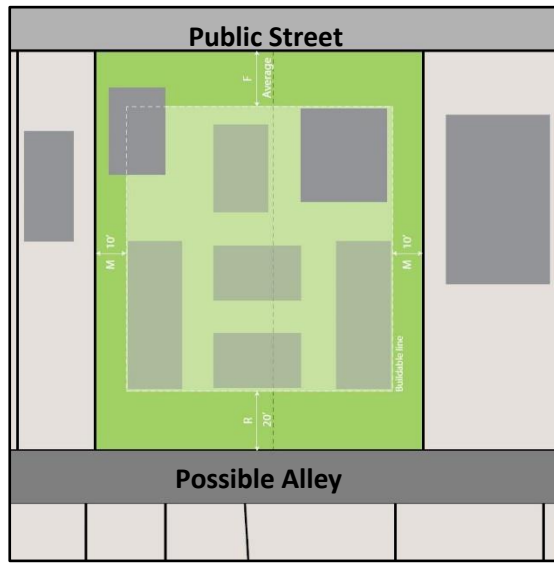
RMF-30: Low Density Multi-Family Residential Zoning Updates

(General Language to be Added to the RMF Chapter)

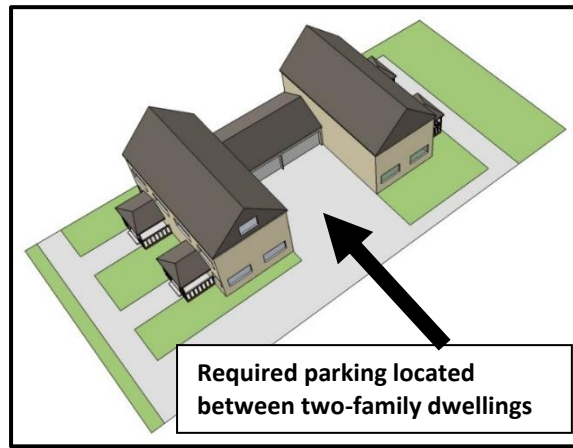
Multiple Buildings on One Lot – More than one principal building may be located on the same lot provided that all other zoning requirements are met. Where there is an existing building on the lot, additional buildings constructed must be a permitted building form dependent on the existing land use as depicted by *Reference Table 1*. Additionally;

- Setbacks – Where more than one new principal structure is developed on a single lot, setbacks shall be applied to the development as a whole regardless of potential property lines as depicted by *Reference Illustration 1*. The front/corner yard setback applies to the unit(s) adjacent to a public street (F) or (C), the rear yard setback applies to the unit(s) adjacent to a rear property line (R) and the interior setbacks shall always be 10 feet (M – multiple buildings).
- Design Standards – New buildings without direct public street frontage shall be subject to all applicable Form Based design standards listed in Section 21A.27.030 of this Chapter. Any standards applicable to street facing facades shall be applied to the façade where the primary entrance is located.
- Parking – Required parking, including parking structures, may be located between two primary structures provided that required all setbacks are met as depicted by *Reference Illustration 2*.
- Unit Bonus – When a building permit is applied for to add an additional housing unit(s) internal or external of an existing structure that meets lot area requirements AND the existing structure on the lot is retained, bonus housing units may be granted per the same permit in addition to what the lot size can accommodate per lot area requirements. Any additional buildings constructed on a lot must meet all other applicable zoning requirements and be a permitted building form dependent on existing land use as depicted by *Reference Table 1*. Bonus units will be granted proportionally as follows: 1 bonus unit for retaining a single or two-family building; 2 bonus units for retaining a multi-family building.

Reference Illustration 1



Reference Illustration 2



Reference Table 1

Existing use of the property	Forms that may be added
Single-Family Detached	Tiny House Single-Family Dwelling Cottage Development Two-Family Dwelling
Twin or Two-Family Dwelling	Tiny House Single-Family Dwelling Cottage Development Two-Family Dwelling Row House
Single-Family Attached	Single-Family Dwelling Cottage Development Two-Family Dwelling Row House Multi-family Residential
Multi-Family Residential	Single-Family Dwelling Cottage Development Two-Family Dwelling Row House Multi-family Residential

Lots Without Public Street Frontage – Lots may be created without direct public street frontage subject to the additional special exception OR conditional building and site design standards within this Chapter. Lots in the RMF-30 zoning district shall not be subject to the flag lot standards listed in Section 21A.24.010.G of this Chapter.

(New Special Exception)

- The creation of a new lot without direct public street frontage must be associated with the construction of a new building(s).
- The creation of lots that do not have adequate access to a public street through access easements or a shared driveway shall not be permitted.
- City Departments including Engineering, Fire, Public Utilities, and Transportation must review the proposed lot configuration as a part of the special exception or conditional building and site design process. They may deem the creation of lots inadvisable.
- A discloser of private infrastructure costs for any common area associated with the new lot(s) must be submitted with the special exception or conditional building and site design application per Section 21A.55.110 of this Chapter.
- New buildings on lots without street frontage shall be subject to applicable Form Based design standards listed in Section 21A.27.030 of this Chapter. Any standards applicable to street facing facades shall be applied to the façade where the primary entrance is located.
- A final plat shall be required as a condition of the special exception or conditional building and site design approval.

Lot Width Maximum – No newly created lot containing land zoned RMF-30 shall have a lot width greater than 110 feet. If more than one lot is created to accommodate a single development, this maximum shall be applied to the development as a whole as opposed to the individual lots that make up the development.

RMF Building Types and Forms –

1. **Single-Family Dwelling** (Add to Form Based Chapter) – A detached residential structure that contains one (1) dwelling unit. The structure has a single entry facing the street, a front porch or stoop, and a small front yard.
2. **Two-Family Dwelling** (Existing Definition) – A residential structure that contains two (2) dwelling units in a single building. The units may be arranged side by side, up and down, or front and back. Each unit has its own separate entry directly to the outside. Dwellings may be located on separate lots or grouped on one lot. A third unit may also be located along an alley as a stand alone unit or as a dwelling unit located in an accessory building, but may not be located on a separate lot.
3. **Cottage Development** (Existing Definition) – A unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one lot.
 - a. Additional Development Standards for Cottage Building Forms
 - i. Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.
 - ii. Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.
 - iii. Building Entrance: All building entrances shall face a public street or a common open space.
 - iv. Open Space: A minimum of two hundred fifty (250) square feet of common, open space is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.
4. **Row House** (Existing Definition) – A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.

Side Oriented Row House (Add to Form Based Chapter) –

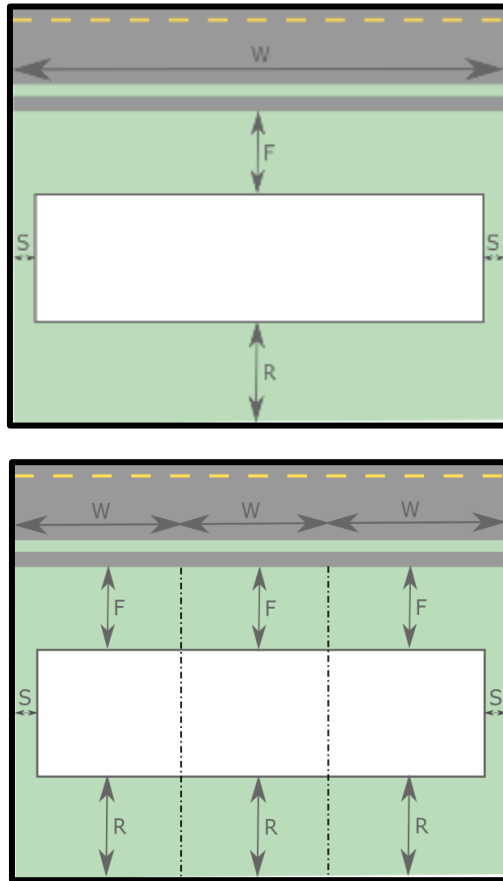
- a. Additional Development Standards for Row House Building Forms with Entrances Oriented Towards the Side/Interior of a Lot
 - i. Front Yard Setback (F): The front yard setback requirement shall only apply to the front unit(s) of the structure adjacent to a public street.
 - ii. Interior Yard Setback (S): The interior yard setbacks shall always be ten (10) feet as depicted by *Reference Illustration 4*.
 - iii. Front Building Entry: The front-most unit(s) adjacent to a public street shall have their primary entrance oriented towards the public street per the design standards in Section 21A.27.030.C of this Chapter.
 - iv. Glass: For all floors or levels above the ground floor, a minimum of twenty percent (20%) of all street facing facades must be glass.
 - v. Interior Façade Glass: Interior building facades shall of a minimum of twenty-five (20%) glass.
 - vi. Garage Entry: Street-facing garage doors are prohibited on the front-most unit(s) of a row house closest to the public street.
 - vii. Delineation: Each row house unit shall be delineated as its own individual unit through the use of differentiated materials, articulation, framing, and/or other design elements.
 - viii. When side oriented row house design standards conflict with historic new construction standards, the historic standards shall prevail.

Side Oriented Row House



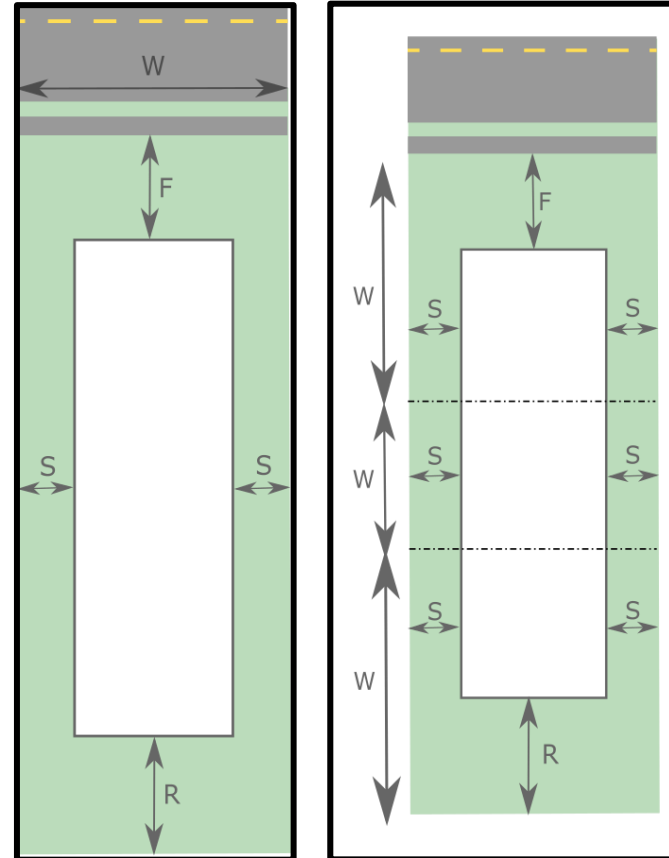
Street (Normal) Orientation

Referece Illustration 3



Side Orientation

Reference Illustration 4



5. **Multi-Family Residential** (Existing Definition) – A multi-family residential structure containing three (3) or more dwelling units that may be arranged in a number of configurations.
6. **Tiny House** (Add to Form Based Chapter) – A detached residential structure that contains one (1) dwelling unit with a permanent foundation that is 400 square feet or less in floor area excluding lofts. The structure has a single entry facing the street, an alley or open space on a lot, but shall not face an interior property line.
- a. Additional Development Standards for Tiny House Forms:
 - i. Balconies and Decks: Balconies and decks shall not exceed eighty (80) square feet in size when located above the ground level of the buildings and shall be located a minimum of ten feet (10') from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley.
 - ii. Rooftop Decks: Rooftop decks on tiny homes are prohibited.
7. **Non-Residential Building** (Add to Form Based Chapter) – A building that houses a non-residential use either permitted or permitted as a conditional use in the underlying zoning district including, but not limited to, schools, government buildings and places of worship that are 2-3 stories in height with a main entrance oriented towards a public street.

(Amendments to Form Based Design Standards – Chapter 21A.27.030 of this title)

Add new RMF building forms to Table 21A.27.030B Entry Feature Standards

6. Ground Floor Transparency: Where required, the ground floor transparency standards apply:

a. Minimum of sixty percent (60%) of street facing facade, located between two feet (2') and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: **single-family**, urban house, two-family, cottage, row house and **tiny house**.

10. Residential Balconies: All street facing residential units above the ground floor or level shall contain a usable balcony that is a minimum of four feet (4') in depth. Balconies may overhang any required yard. **This requirement does not apply to buildings in the RMF: Multi-Family Residential districts.**

Proposed Zoning Standards –

= Indicates Change to Existing Zoning Standard

SINGLE-FAMILY DWELLING

Building Regulation		Current RMF Standard	Proposed RMF Standard
		Single-Family Detached	Single-Family Dwelling
H	Height	30'	30'
F	Front yard setback	20'	20'
C	Corner yard setback	10'	10'
S	Interior side yard setback	Minimum 4' on one side, 10' on the other	Minimum 4' on one side, 10' on the other
R	Rear yard setback	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'
L	Minimum lot area	5,000 sq. ft. per dwelling unit	2,500 sq. ft. per dwelling unit
BC	Maximum building coverage	45%	50%
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards
DS	Design Standards	None	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

TWO-FAMILY DWELLING

Building Regulation		Current RMF Standard	Proposed RMF Standard
		Two-Family Dwelling	Two-Family Dwelling
H	Height	30'	30'
F	Front yard setback	20'	20'
C	Corner yard setback	10'	10'
S	Interior side yard setback	Ten feet (10') on each side.	Minimum 4' on one side, 10' on the other No setback is required between attached units
R	Rear yard setback	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'
L	Minimum lot area	4,000 sq. ft. per dwelling unit	2,500 sq. ft. per dwelling unit
BC	Maximum building coverage	50%	50%
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards
DS	Design Standards	None	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

COTTAGE DEVELOPMENT (New Form)

Building Regulation		Building Form
		Cottage Development
H	Height	30'
F	Front yard setback	Minimum of 10' and maximum of 20'
C	Corner yard setback	10'
S	Interior side yard setback	4' minimum
R	Rear yard setback	20' minimum
L	Minimum lot area	1,500 sq. ft. per unit
BC	Maximum building coverage	50%
Y	Yards required to be landscaped	Front and corner side yards
DS	Design Standards	Design elements shall be provided in accordance with chapters 21A.27.020 and 21A.27.030 of this title. Additional design standards are required for cottage developments as indicated under the description of the form, Section 21A.27.020.B(c – d)

ROW HOUSE

Building Regulation		Current RMF Standard	Building Form
		Single-Family Attached	Row House
H	Height	30'	30'
F	Front yard setback	20'	20'
C	Corner yard setback	10'	10'
S	Interior side yard setback	No yard is required, however if one is provided it shall not be less than four feet (4').	No yard is required, however if one is provided it shall not be less than four feet (4').
R	Rear yard	Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25').	Minimum of twenty (20%) of the lot depth up to twenty five feet (25') maximum.
L	Minimum lot size	3,000 sq. ft. per unit	1,500 sq. ft. per unit
BC	Maximum building coverage	50%	50%
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards
DS	Design Standards	None	Design elements shall be provided in accordance with chapters 21A.27.020 and 21A.27.030 of this title. Additional design and zoning standards are required for row houses oriented towards the interior of a lot as indicated under the description of the form.

MULTI-FAMILY RESIDENTIAL

Building Regulation		Current RMF Standard	Building Form
		Multi-Family Dwellings	Multi-Family Residential
H	Height	30'	30'
F	Front yard setback	20'	20'
C	Corner yard setback	10'	10'
S	Interior side yard	10' on each side	10' on each side
R	Rear yard	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'
L	Minimum lot size	9,000 square foot minimum for 3 dwelling units plus 3,000 square feet for each additional unit.	2,500 sq. ft. per unit
BC	Maximum building coverage	40%	50%
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards
DS	Design Standards	None	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

TINY HOUSE (New Form)

Building Regulation		Building Form
		Non-Residential Building
H	Height	17' or no taller than the existing structure on the lot, whichever is less
F	Front yard setback	10 feet
C	Corner yard setback	10 feet
S	Interior side yard	4 feet
R	Rear yard	4 feet
L	Minimum lot size	1,500 square feet
BC	Maximum building coverage	50%
Y	Yards required to be landscaped	Front and corner side yards
DS	Design Standards	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

NON-RESIDENTIAL BUILDING (New Form)

Building Regulation		Building Form
		Non-Residential Building
H	Height	30' – measured from the average elevation of finished grade at each building face
F	Front yard setback	20'
C	Corner yard setback	10'
S	Interior side yard	10' on each side
R	Rear yard	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'
L	Minimum lot size	5,000 square feet
BC	Maximum building coverage	50%
Y	Yards required to be landscaped	Front and corner side yards
DS	Design Standards	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

ATTACHMENT B: Existing Form Based Design Standards



Traditional Materials

C. Building Form Standards:

1. The provisions of this section shall apply to all properties located within the form based districts as indicated on the maps in each form based district.
2. Building form and street type standards apply to all new buildings and additions when the new construction related to the addition is greater than twenty five percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less. Refer to section [21A.27.030](#) of this chapter on the building configuration standards for more information on how to comply with the standards. The graphics included provide a visual representation of the standards as a guide and are not meant to supersede the standards in the tables. Only building forms identified in the table are permitted. (Ord. 23-16, 2016)

21A.27.030: BUILDING CONFIGURATION AND DESIGN STANDARDS:

A. Specific Intent Of Configuration And Design Standards:

1. Design Related Standards: The design related standards are intended to do the following:
 - a. Implement applicable master plans;
 - b. Continue the existing physical character of residential streets while allowing an increase in building scale along arterials and near transit stations;
 - c. Focus development and future growth in the city along arterials and near transit stations;
 - d. Arrange buildings so they are oriented toward the street in a manner that promotes pedestrian activity, safety, and community;
 - e. Provide human scaled buildings that emphasize design and placement of the main entrance/exit on street facing facades;
 - f. Provide connections to transit through public walkways;
 - g. Provide areas for appropriate land uses that encourage use of public transit and are compatible with the neighborhood;
 - h. Promote pedestrian and bicycle amenities near transit facilities to maximize alternative forms of transportation; and
 - i. Rehabilitate and reuse existing residential structures in the form based zoning districts when possible to efficiently use infrastructure and natural resources, and preserve neighborhood character.

B. Building Configuration Standards Defined: The building configuration standards are defined in this section. The defined standards in this section are intended to identify how to comply with the building configuration standards tables located in this chapter.

C. Application Of Building Configuration Standards: Building configuration standards apply to all new buildings and additions when the new construction related to the addition is greater than twenty five percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less. The graphics included provide a visual representation of the standards as a guide and are not meant to supersede the standards in the tables. This standard applies to all form based zoning districts unless otherwise indicated.

1. Building Entry: A minimum of one main entry with an entry feature facing a public street or walkway, excluding alleys, is required. The main entry is the primary pedestrian entrance into a building. Two-family dwelling buildings shall have a minimum of one main entry with porch or stoop for at least one of the dwelling units facing a street. The main entry for the second dwelling unit may face the street or side yard, but must also have a porch or stoop entrance. Where required, the building entry must be one of the following:
 - a. Front entrance: Door on the same plane as street facing facade;
 - b. Recessed entrance: Inset behind the plane of the building no more than ten feet (10'). If inset, then the side walls of the inset must be lined with clear glass. Opaque, smoked, or darkened glass is not permitted; or
 - c. Corner entrance: Entry that is angled or an inside corner located at the corner of two (2) intersecting streets.
 - d. Number: Every building shall have at least one entry for every seventy five feet (75') of building facade along a public or private street, alley or gateway.
2. Encroachments: A permitted entry feature may encroach into a required yard provided no portion of the porch is closer than five feet (5') to the front property line.
3. Entry Feature: The following building entries are permitted as indicated:

TABLE [21A.27.030B](#)

ENTRY FEATURE STANDARDS

Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Porch and fence: A planted front yard where the street facing building facade is set back from the front property line with an attached porch that is permitted to encroach into the required yard. The porch shall be a minimum of 6' in depth. The front yard may include a fence no taller than 3' in height	P	P	P	P	P		

Reference Illustration - Porch And Fence



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Terrace or lightwell: An entry feature where the street facing facade is set back from the front property line by an elevated terrace or sunken lightwell. May include a canopy or roof			P	P	P	P	P

Reference Illustration - Terrace Or Lightwell



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Forecourt: An entry feature wherein a portion of the street facing facade is close to the property line and the central portion is set back. The court created must be landscaped, contain outdoor plazas, outdoor dining areas, private yards, or other similar features that encourage use and seating	P	P	P	P	P	P	P

Reference Illustration - Forecourt



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Stoop: An entry feature wherein the street facing facade is close to the front property line and the first story is elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance contains an exterior stair and landing that is either parallel or perpendicular to the street. Recommended for ground floor residential uses	P	P	P	P	P	P	P

Reference Illustration - Stoop



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Shopfront: An entry feature where the street facing facade is close to the property line and building entrance is at sidewalk grade. Building entry is covered with an awning, canopy, or is recessed from the front building facade, which defines the entry and provides protection for customers					P	P	P

Reference Illustration - Shopfront



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
					P	P	P

Gallery: A building entry where the ground floor is no more than 10' from the front property line and the upper levels or roofline cantilevers from the ground floor facade up to the front property line

Reference Illustration - Gallery



4. Additional Design Standards Required For The Form Based Districts (These Standards Do Not Apply To The FB-UN1 Zoning District):

- a. Facade Length: The maximum length of any building facade facing a street is two hundred feet (200').
- b. Stepback Requirement: Floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space. This stepback does not apply to buildings that have balconies on floors rising above thirty feet (30') in height.
- c. Glass: For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.
- d. Second Floor Balconies And Patios: Commercial uses or businesses that face a greenway corridor may have a second floor balcony or patio. Rooftops can be used as patios and shall comply with all applicable zoning standards.
- e. Ground Floor Uses: On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street-facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the structure of all building forms with the exception of row houses, two-family dwellings, and cottage developments, which shall extend a minimum of ten feet (10'). Parking may be located behind these spaces.
- f. Design Standards For Parking Structures: The following standards shall apply to parking structures whether stand alone or incorporated into a building:
 - (1) Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy-gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The Planning Director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
 - (2) The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail, or public open space.
 - (3) Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
 - (4) Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
 - (5) Signage and way-finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structure entrances shall be clearly signed from public streets.
 - (6) Interior garage lighting shall not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white-stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
 - (7) Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
 - (8) The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
 - (9) Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

5. Pedestrian Connections: Where required, the following pedestrian connection standards apply:

- a. The connection shall provide direct access from any building entry to the public sidewalk or walkway.
- b. The connection shall comply with the Americans with Disabilities Act (ADA) standards for accessibility.
- c. The connection shall be fully paved and have a minimum width of four feet (4').
- d. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than eight feet (8') wide.
- e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two feet (2') in height for seating, landscaping, etc.

6. Ground Floor Transparency: Where required, the ground floor transparency standards apply:

- a. Minimum of sixty percent (60%) of street facing facade, located between two feet (2') and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
- b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.

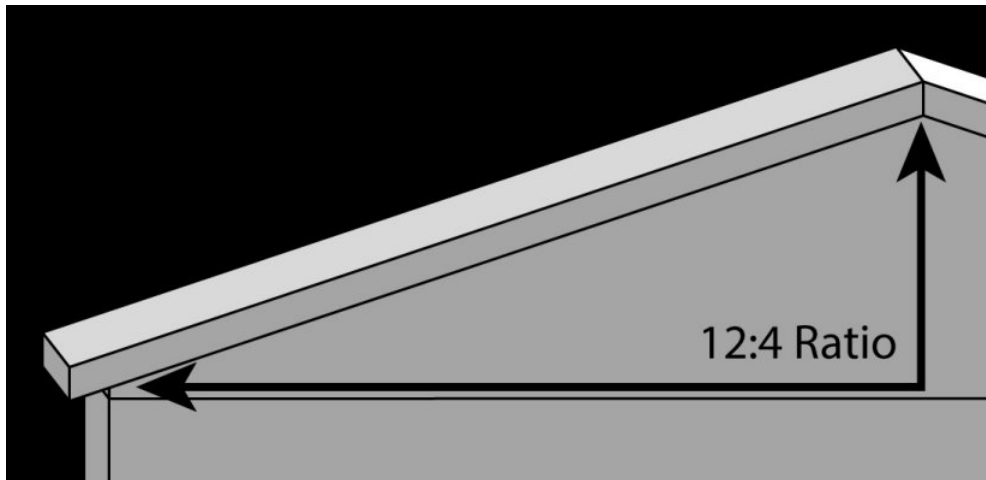
- c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.
- d. The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front facade, shall comply with these standards.
- 7. Building Materials: A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingled or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.
- 8. Open Space: A minimum of ten percent (10%) of the lot area shall be provided for open space. Open space may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space requirement.
- 9. Building Fenestration: No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12").



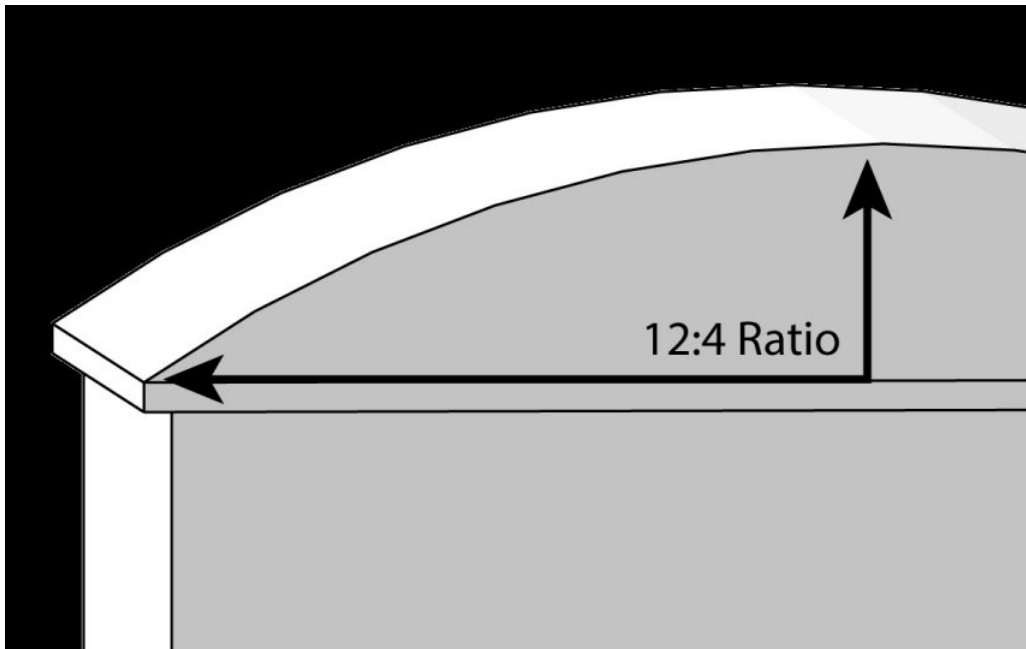
Illustration Of Building Fenestration

- 10. Residential Balconies: All street facing residential units above the ground floor or level shall contain a usable balcony that is a minimum of four feet (4') in depth. Balconies may overhang any required yard.
- 11. Design Standards Alternatives:
 - a. Alternatives To Required Build-To Line: Where a "required build-to" standard applies, the following alternatives may count toward the minimum build-to requirement as indicated:
 - (1) Landscaping Walls: Landscaping walls between twenty four inches (24") and forty two inches (42") high may count up to twenty five percent (25%) toward the minimum requirement provided the following:
 - (A) The wall incorporates seating areas.
 - (B) The wall is constructed of masonry, concrete, stone or ornamental metal.
 - (C) The wall maintains clear view sightlines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.
 - (2) Pergolas And Trellises: Pergolas and trellises may count up to twenty five percent (25%) toward the minimum build-to requirement provided the following:
 - (A) The structure is at least forty eight inches (48") deep as measured perpendicular to the property line.
 - (B) A vertical clearance of at least eight feet (8') is maintained above the walking path of pedestrians.
 - (C) Vertical supports are constructed of wood, stone, concrete or metal with a minimum of six inches by six inches (6" x 6") or a radius of at least four inches (4").
 - (D) The structure maintains clear view sightlines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.
 - (3) Arcades: Arcades may count up to one hundred percent (100%) toward the minimum requirement provided the following:
 - (A) The arcade extends no more than two (2) stories in height.
 - (B) No portion of the arcade structure encroaches onto public property.
 - (C) The arcade maintains a minimum pedestrian walkway of five feet (5').
 - (D) The interior wall of the arcade complies with the building configuration standards.
 - (4) Plazas And Outdoor Dining: Plazas and outdoor dining areas may count up to fifty percent (50%) toward the minimum requirement, and have a maximum front setback of up to fifteen feet (15') provided the following:
 - (A) The plaza or outdoor dining is between the property line adjacent to the street and the street facing building facade.

- (B) Shall be within two feet (2') of grade with the public sidewalk.
 - (C) The building entry shall be clearly visible through the courtyard or plaza.
 - (D) The building facades along the courtyard or plaza shall comply with the ground floor transparency requirement.
- b. Alternatives To Ground Floor Transparency Requirement: The planning director may modify the ground floor transparency requirement in the following instances:
- (1) The requirement would negatively impact the historical character of a building within the H historic preservation overlay district; or
 - (2) The requirement conflicts with the structural integrity of the building and the structure would comply with the standard to the extent possible.
12. Permitted Encroachments And Height Exceptions: Obstructions and height exceptions are permitted as listed in this section or in section [21A.36.020](#) of this title or as indicated in this subsection.
- a. Canopies: Canopies covering the primary entrance or entrances to a structure may extend into the right of way provided all city processes and requirements for right of way encroachments are complied with. No commercial signs are allowed on entrance canopies if the canopy encroaches into the public right of way.
 - b. Building Height: In order to promote a varied skyline and other roof shapes in the area, structures with a sloped roof may exceed the maximum building height in the form based districts by five feet (5') provided:
 - (1) The additional height does not include additional living space. Vaulted ceilings, storage spaces, and utility spaces are permitted.
 - (2) The slope of the roof is a minimum of a twelve-four (12:4) pitch or a quarter barrel shape.

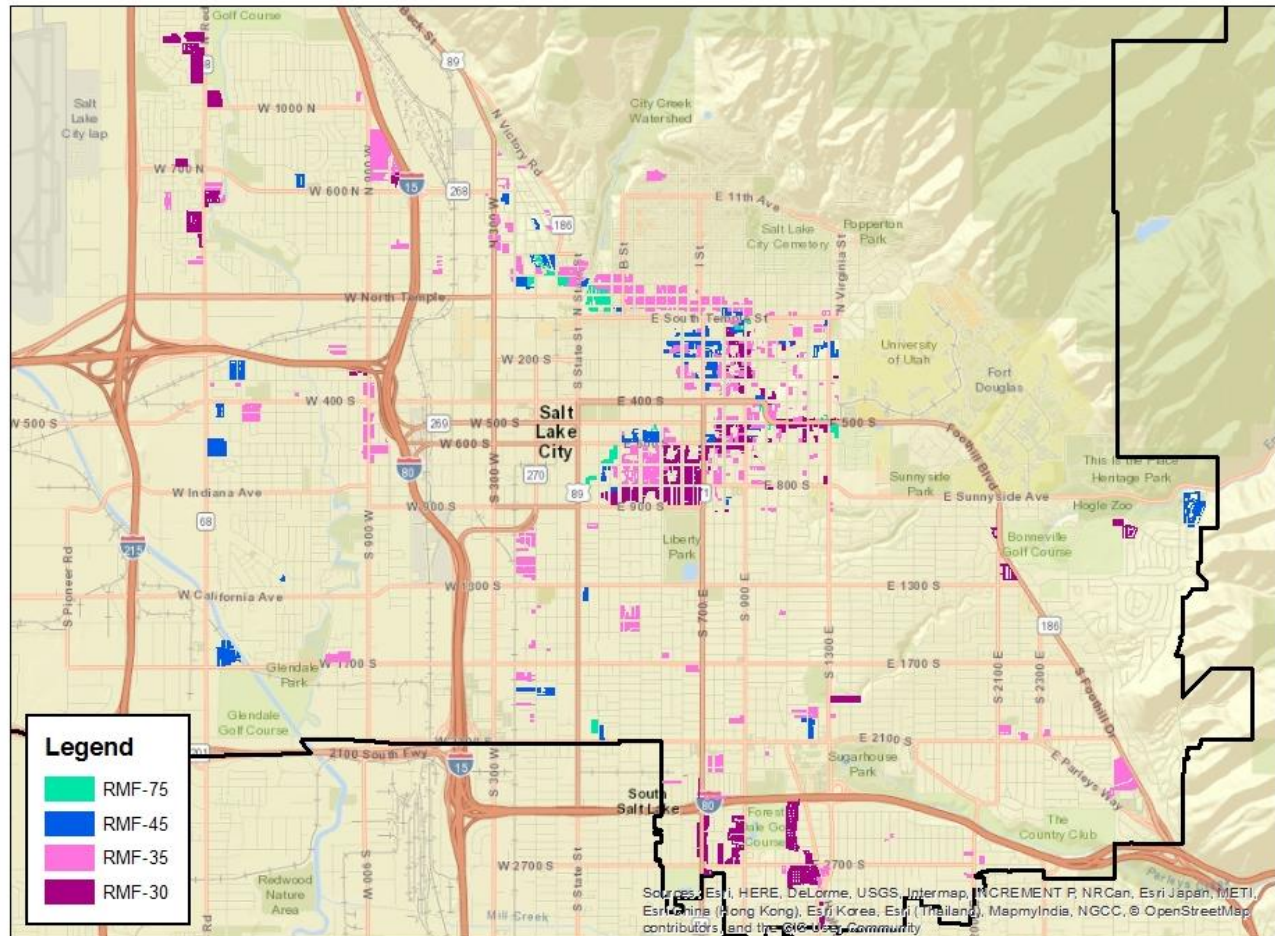


Minimum Slope Of Pitched Roof

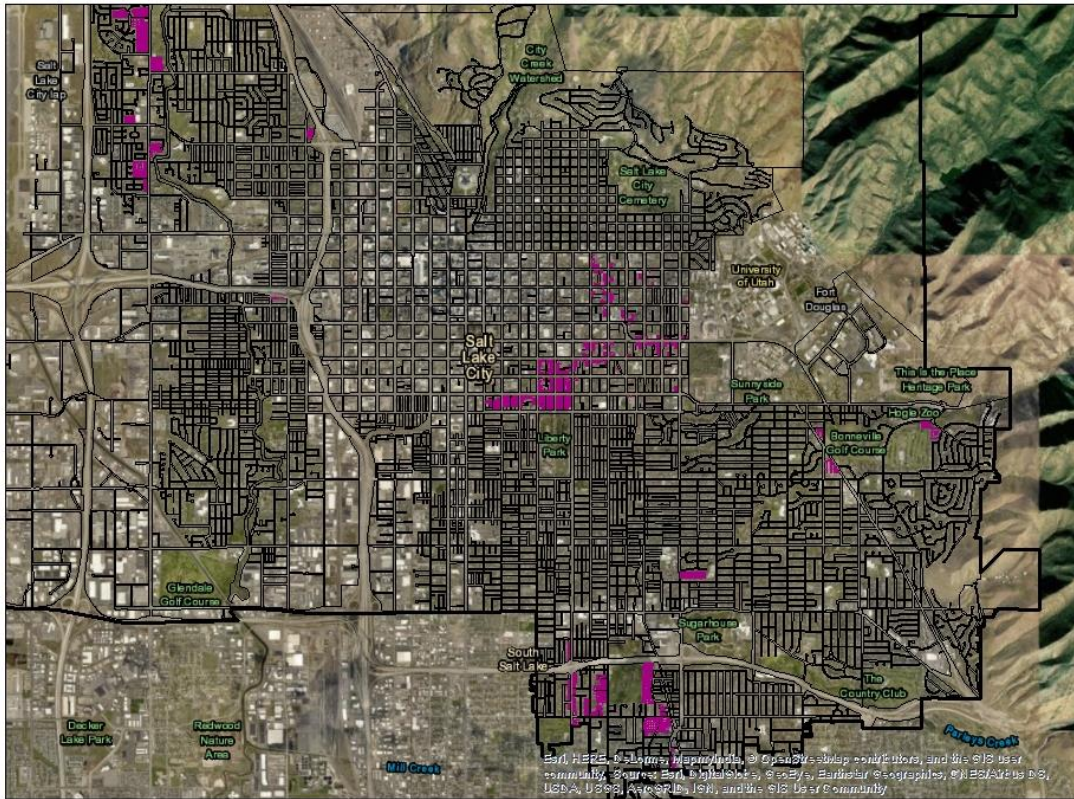


ATTACHMENT C: Informational Maps

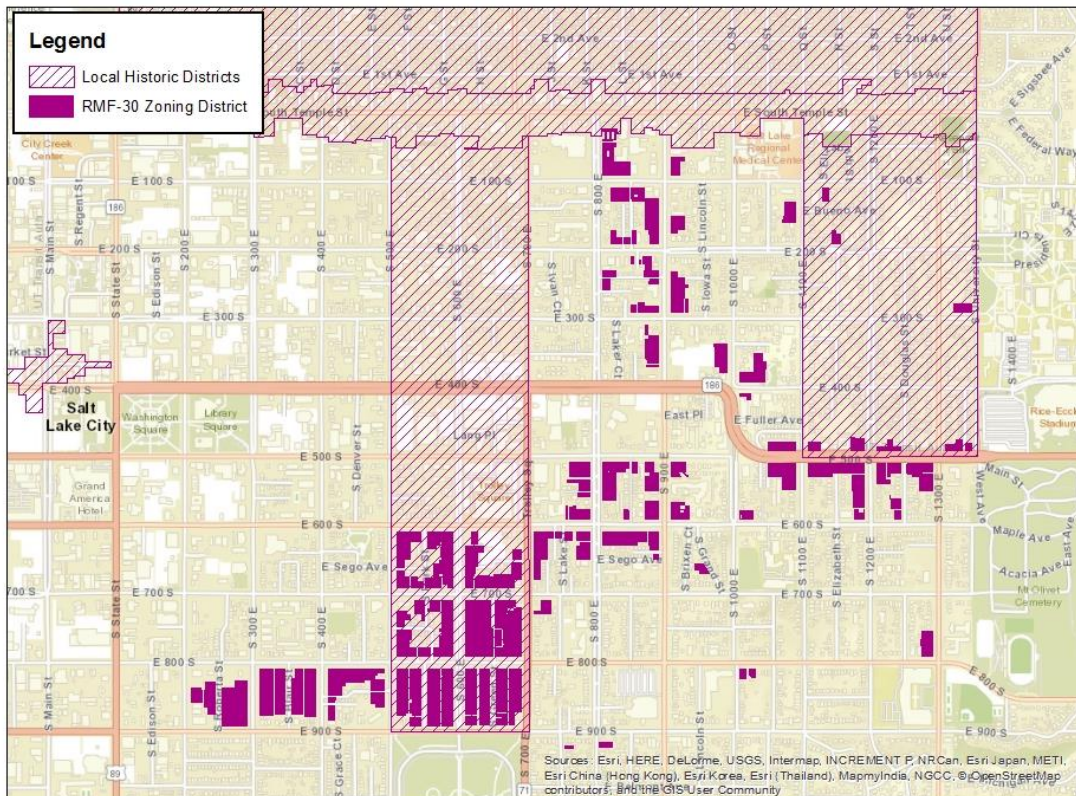
1. All Multi-Family Residential (RMF) Zoning Districts



2. RMF-30 Zoning Districts



3. RMF-30 Zones is Local Historic Districts



4. Building Arrangement in RMF-30 Areas



5. Eligibility Maps

