

Zoning Code Excerpt of Base Regulations Applicable to FB-UN1 Zone

21A.27.050: FB-UN1 AND FB-UN2 FORM BASED URBAN NEIGHBORHOOD DISTRICT:

A. Subdistricts:

1. Named: The following subdistricts can be found in the urban neighborhood form based districts:

a. FB-UN1 urban neighborhood 1 subdistrict: Generally includes small scale structures, up to two and one-half (2.5) stories in height, on relatively small lots with up to four (4) dwelling units per lot depending on building type. Reuse of existing residential structures is encouraged. Development regulations are based on the building type.

B. FB-UN1 Building Form Standards: Building form standards are listed below in table 21A.27.050.B of this section.

TABLE 21A.27.050.B FB-UN1 BUILDING FORM STANDARDS

Building Regulation	Building Form			
	Urban House	Two-Family Dwelling	Cottage Development ¹	Row House
Building height and placement:				
H Height	2.5 stories, maximum of 30', measured from established grade			
F Front and corner side yard setback	Equal to average setback of block face, where applicable, otherwise minimum of 10' and maximum of 20'			
S Interior side yard	Minimum 4'			
R Rear yard	Minimum of 20% lot depth up to 25'		4' minimum	Minimum of 20% lot depth up to 25'
L Minimum lot size	3,000 sq. Ft.; not to be used to calculate density		1,500 sq. Ft.; not to be used to calculate density	1,500 sq. Ft.; not to be used to calculate density
W Minimum lot width	30'	15' per unit	15' per unit facing a street	15' per unit. Side orientation allowed provided building configuration standards are complied with
Du Maximum dwelling units per building form	2 units plus 1 detached accessory unit	2 units plus 1 detached accessory unit	1 unit per cottage, multiple cottages per lot	Minimum of 3; maximum of 4
Bf Number of building forms per lot	1 building form permitted for every 3,000 sq. Ft. Of lot area		1 cottage for every 1,500 sq. Ft. Of lot area	1 building form permitted for every 1,500 sq. Ft. Of lot area
Parking:				
Surface parking in front and corner side yards	Not permitted			
Vehicle access	If off street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from			

		street is only permitted when no alley access exists. If pull through parking is required by fire or other code, ingress shall be from street and egress onto alley	
	Parking on separate lots	Not permitted	Parking may be provided on an adjacent lot or in a common area associated with the development
	Attached garages and carports	Attached garages and carports are required to be accessed from the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided the garage door (or doors) is no wider than 50% of the front facade of the structure and set back at least 5' from the street facing building facade and at least 20' from the property line. Side loaded garages are permitted	

Note:

1. See subsection 21A.27.020B1d of this chapter for additional standards.

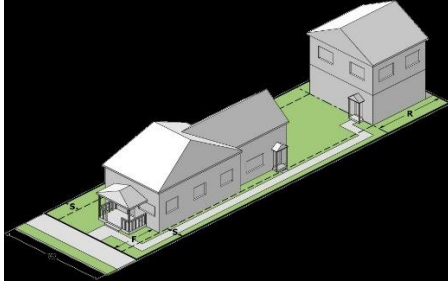
21A.27.020: BUILDING TYPES AND FORMS ESTABLISHED:

A. Building Types And Form Standards:

1. Encourage building forms that are compatible with the neighborhood and the future vision for the neighborhood by acknowledging there will be different scaled buildings in the area;
2. Arrange building heights and scale to provide appropriate transitions between buildings of different scales and adjacent areas, especially between different subdistricts;
3. Guide building orientation through setbacks and other requirements to create a consistent street edge, enhance walkability by addressing the relationship between public and private spaces, and ensure architectural design will contribute to the character of the neighborhood;
4. Use building form, placement, and orientation to identify the private, semiprivate, and public spaces;
5. Minimize the visual impact of parking areas; and
6. Minimize conflicts between pedestrians, bicyclists, and vehicles.

B. Building Types And Forms:

1. **Description:** The permitted building forms are described in this subsection. Each building form includes a general description and definition, as well as images of what the building form may look like. Building form images are for informational purposes only and not intended to demonstrate exactly what shall be built. The description and images should be used to classify existing and proposed buildings in order to determine what development regulations apply. The drawings are not to scale. They should not be used to dictate a specific architectural style as both traditional and contemporary styles can be used.
 - a. **Urban House:** A residential structure with the approximate scale of a single dwelling unit, as viewed from the street, but may contain up to two (2) dwelling units. The structure has a single entry facing the street, a front porch or stoop, and a small front yard. Second units may be arranged vertically (up and down) or horizontally (front and back), but the entry to the second unit is from the side, rear, or interior of structure. 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. All units are on a single lot.



Urban House with Detached Dwelling



Modern and Traditional Forms



Two-Story Contemporary Form

b. Two-Family Dwelling: 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.



Two-family dwelling with garages



Traditional Two-Family Dwelling



Modern Two-Family Dwelling

c. Cottage Development: 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 area. Dwellings may be located on separate lots or grouped on one lot.

d. Additional Development Standards For Cottage Building Forms:

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

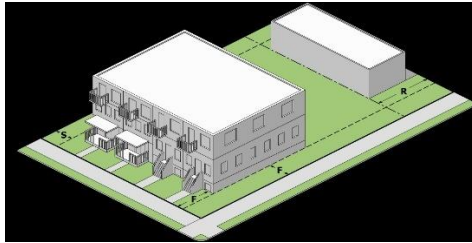


Cottage Development on Single Parcel



Cottage Development

- e. **Row House:** 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.



Row House on Single Parcel



Modern Row House Form



Traditional Row House Form

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.

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.

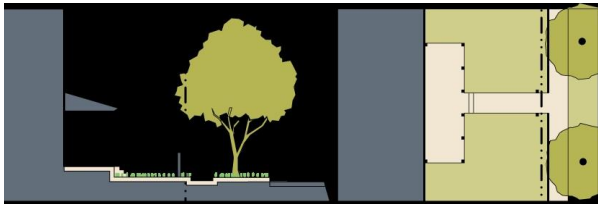
- 1. Building Entry:** A minimum of one main entry with an entry feature facing a public street or walkway, excluding alleys, is required. The main entry is the primary pedestrian entrance into a building. Two-family dwelling buildings shall have a minimum of one main entry with porch or stoop for at 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 greenway.
- 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
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

Reference Illustration - Porch And Fence



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two- Family Dwelling	Row House
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

Reference Illustration - Terrace Or Lightwell



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two- Family Dwelling	Row House
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

Reference Illustration - Forecourt



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two- Family Dwelling	Row House
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

Reference Illustration Stoop



- 5. Pedestrian Connections:** Where required, the following pedestrian connection standards apply:
- The connection shall provide direct access from any building entry to the public sidewalk or walkway.
 - The connection shall comply with the Americans With Disabilities Act (ADA) standards for accessibility.
 - The connection shall be fully paved and have a minimum width of four feet (4').
 - 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.
 - 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.

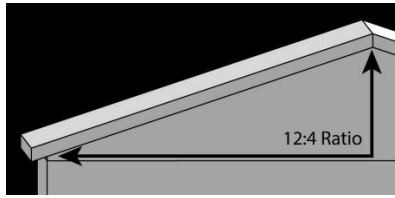
- 6. Ground Floor Transparency:** Where required, the ground floor transparency standards apply:
- Minimum of sixty percent (60%) of street facing facade, located between two feet (2') and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
 - 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.
 - 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.
 - 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 Area:** A minimum of ten percent (10%) of the lot area shall be provided for open space area. Open space area 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 area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area 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").



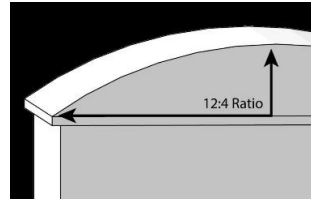
Illustration of Building Fenestration

- 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:**
- 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



Minimum Slope of Quarter Barrel Roof

D. Other Applicable Development Standards:

1. **Landscaping:** Any applicable standard listed in chapter 21A.48, "Landscaping And Buffers", of this title shall be complied with.
2. **Signs:** All signs shall comply with the standards found in section 21A.46.096 of this title.
3. **Accessory Uses, Buildings And Structures:** All accessory uses, buildings and structures shall comply with the applicable standards in chapter 21A.40 of this title, except as noted below:
 - a. **Form based urban neighborhood district specific standards for detached dwelling units:**
 - (1) Detached dwelling units may be built in a required yard as a stand alone unit or attached to an accessory building, such as a garage.
 - (2) Detached dwelling units are only permitted with the urban house, two-family dwelling, and cottage development building forms.
 - (3) No accessory structure containing a detached dwelling unit shall exceed twenty five feet (25') in height.
 - (4) If a detached dwelling unit is built as a second level, the minimum setback from property line shall be a minimum of four feet (4').
 - (5) All building configuration standards that apply to the primary building form shall also apply to the detached dwelling unit, with the exceptions listed below:
 - (A) The detached dwelling unit shall have an entry feature that faces or is accessible from a public alley when present;
 - (B) The entry feature may be a stoop that has a minimum dimension of four feet by four feet (4' x 4'); and
 - (C) The ground floor transparency requirement does not apply to detached dwelling units located on the second floor of an accessory structure.
4. **Parking Regulations:** All parking regulations shall comply with the requirements of chapter 21A.44 of this title.
5. **Permitted Land Use:** All uses allowed in the Form Based Districts can be found in chapter 21A.33 of this title.

FB-UN1: Land Use Table

21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

Note: Uses which are not listed in the following table are not permitted in any Form Based Code Zoning District.

Legend:	C = Conditional	P = Permitted
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Use	Permitted Uses By District			
	FB-UN1	FB-UN2	FB-SC	FB-SE
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P
Alcohol:				
Bar establishment		P	P	C
Brewpub		P	P	C
Tavern, 2,500 square feet or less in floor area		P	P	C
Animal, veterinary office		P	P	P
Antenna, communication tower		P	P	P
Art gallery		P	P	P
Artisan food production		P ³	P ³	P ³
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Clinic (medical, dental)		P	P	P
Commercial food preparation		P	P	P
Community garden	P	P	P	P
Community recreation center		P	P	P
Daycare center, adult		P	P	P
Daycare center, child		P	P	P
Daycare, nonregistered home daycare	P ¹	P ¹	P ¹	P ¹
Daycare, registered home daycare or preschool	P ¹	P ¹	P ¹	P ¹
Dwelling:				
Assisted living facility (limited capacity)	P	P	P	P
Assisted living facility (small)		P	P	P
Group home (large)		P	P	P
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage		P	P	P
Multi-family		P	P	P
Residential support (large)		P		
Residential support (small)		P		
Rooming (boarding) house		P		

Single-family attached	P	P		P
Single-family detached	P			
Single-family detached (cottage development building form only)		P		P
Single room occupancy		P		
Two-family	P			
Eleemosynary facility		P	P	P
Farmers' market		P	P	P
Financial institution		P	P	P
Funeral home		P	P	P
Government facility	P	P	P	P
Health and fitness facility		P	P	P
Home occupation	P ²	P ²	P ²	P ²
Hotel/motel		P	P	
House museum in landmark site	P	P	P	P
Laboratory (medical, dental, optical)		P	P	P
Library		P	P	P
Mixed use developments including residential and other uses allowed in the zoning district		P	P	P
Municipal service uses, including City utility uses and police and fire stations	P	P	P	P
Museum		P	P	P
Nursing care facility		P	P	P
Office		P	P	P
Office and/or reception center in landmark site		P	P	P
Open space	P	P	P	P
Park	P	P	P	P
Parking, off site	P	P	P	P
Photo finishing lab			P	P
Place of worship		P	P	P
Plazas	P	P	P	P
Recreation (indoor)		P	P	P
Research and development facility		P	P	P
Research facility (medical/dental)		P	P	P
Restaurant		P	P	P
Retail goods establishment		P	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P	P	P
Retail service establishment		P	P	P
Sales and display (outdoor)		P	P	P
School:				
College or university		P	P	P
Music conservatory		P	P	P
Professional and vocational		P	P	P
Seminary and religious institute		P	P	P
Seasonal farm stand		P	P	P
Solar array		P	P	P
Store, specialty		P	P	P

Studio, art		P	P	P
Theater, movie		P	P	P
Urban farm	P	P	P	P
Utility, building or structure	P	P	P	P
Utility, transmission wire, line, pipe, or pole	P	P	P	P
Vending cart, private property		P	P	P
Wireless telecommunications facility		P	P	P

Qualifying provisions:

1. Subject to section [21A.36.130](#) of this title.
2. Subject to section [21A.36.030](#) of this title.
3. Must contain retail component for on-site food sales.