

## 21A.27.020: BUILDING TYPES AND FORMS ESTABLISHED:

### ~~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:

B. Building Entry: Refer to the building entrance standards in Subsection 21A.37.050.D of this title. In the case of existing structure, this standard shall only apply if changes are made to the building entrance.

(...)

### C. Additional Design Standards Required for Form Based Districts:

1. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area, unless a different requirement is specified in the building form regulation. Individual districts may require additional open space area requirements. 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. Additions to existing buildings are exempt from this standard when the addition is less than twenty-five percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less.

(...)

2. Residential Balconies: All street facing residential units above the ground floor or level shall contain a usable balcony facing the street that is a minimum of four feet in depth. Balconies may overhang any required yard. In the case of an addition to an existing structure, this standard shall only apply to the portions being added and if the addition is to a street facing side of the building.

## TABLE 21A.27.050.C.3

### Footnotes:

1. Additional Building Height Regulations. Properties listed in this footnote shall have a permitted building height of up to 65' and 5 stories.

(...)

c. For legally existing parcels or lots as of January 1, 2023 located on the corners of 200  
West Temple at Fayette Avenue;

(...)