



Memorandum

Planning Division
Community & Economic Development Department

To: Salt Lake City Planning Commission
From: Michael Maloy, AICP, Principal Planner
Date: December 6, 2012
CC: Eric Shaw, Community & Economic Development Director
Wilf Sommerkorn, Planning Division Director
Cheri Coffey, AICP, Planning Division Assistant Director
Joel Paterson, AICP, Planning Manager
Nick Norris, AICP, Planning Manager
Re: PLNPCM2011-00640 Form Based Districts for West Temple Gateway

Summary

Following the conclusion of the October 24, 2012 Planning Commission public hearing on Petition PLNPCM2011-00640 for zoning text and map amendments that affect parcels within the West Temple Gateway area, Commission directed staff to amend the proposal and research the following issues.

Amendments

- **864 S Washington Street.** Under the direction of the Planning Commission, staff changed the proposed zoning district from FB-UN1 to FB-UN2 to accommodate future redevelopment of the property.
- **802 S Jefferson Street.** Under the direction of the Planning Commission, staff changed the proposed zoning district from FB-UN2 to FB-UN1 to encourage preservation of existing residential development on the property.
- **806 S Jefferson Street.** Under the direction of the Planning Commission, staff changed the proposed zoning district from FB-UN2 to FB-UN1 to encourage preservation of existing residential development on the property.
- **Row Home Lot Area.** Under the direction of the Planning Commission, staff reduced the minimum lot area for "row home" development from 3,000 square feet to 1,500 square feet in the FB-UN1 and FB-UN2 Form Based Urban Neighborhood Districts.
- **Building Heights on Corners.** Under the direction of the Planning Commission, staff increased the maximum building heights in the FB-UN2 Form Based Urban Neighborhood District from 50 feet to 65 feet for parcels immediately adjacent to the following intersections: 200 West at 800 South, and 200 West at 900 South.

- **Photographic Illustrations.** Staff has added several photographic illustrations to the proposed ordinance, with the intent of producing a separate, “visual reference” and explanatory guide for residents, property owners, architects and developers (upon approval).

Issues

- **Architectural Materials.** Members of the Commission asked whether the following architectural materials regulation was too restrictive:

Building Façade Materials: A minimum of 70% of any street facing building facade shall be clad in glass, brick, masonry, textured or patterned concrete, wood, or stone. Other materials may count up to 30% of the street facing building façade.

For comparison purposes only, staff has provided the following City Code, which contains similar material restrictions in the TSA Transit Station Area District:

21A.26.078.J. Design Standards for Ground Floor Building Materials: Other than ground windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials. Durable materials include brick, masonry, textured or patterned concrete and/or cut stone. Other materials may be used as accent or trim provided they cover twenty percent (20%) or less of the ground floor adjacent to a street.

Whereas the proposal incorporates language that is similar to existing regulations, staff recommends maintaining the regulation as proposed.

- **Political Signage.** Whereas the proposed language is consistent with existing zoning regulations, staff recommends maintaining the regulation as proposed. However, the City will further evaluate “time, place, and manner” restrictions on temporary signs, including political signs, in a future zoning amendment.
- **Vehicle Access.** Based on concerns expressed during the October 24, 2012 public hearing, the Planning Division requested the Salt Lake City Development Review Team (DRT) study “vehicle access” regulations within the proposed FB-UN1 and FB-UN2 Form Based Urban Neighborhood Districts. The primary concern was whether existing public alleys were able to accommodate new development and potential traffic patterns. The initial response from Building Services, Engineering, Fire, Public Utilities, and Transportation supported the proposal; however DRT did recommend the City adopt construction standards for public alleys.

Another concern regarding vehicle access and circulation was development of narrow lots in conformance with the following off-street parking regulation:

21A.44.020: General Off-Street Parking Requirements

B. Access: All off street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. *Parking lots in excess of five (5) spaces shall be designed to allow vehicles to enter and exit the lot in a forward direction.* All vehicular access roads/driveways shall be maintained as hard surface (italics added for emphasis).

Essentially, staff has received comments that lots less than 50 feet wide will not likely have more than five parking spaces because a standard drive aisle is 24'-10" wide, minimum stall

depth is 17'-6", for a total cross section of 59'-10"—not including landscape buffers if required (see Attachment B – Public Comments). In response to this issue, staff reaffirms its recommendation to limit drive approaches on public streets and require alley access where available and permitted by City Code. It is not the City's intent to prohibit development, but encourage development in a pattern that is conducive to a walkable, pedestrian friendly, urban neighborhood. Whereas the proposed Form Based Districts do not contain density limitations, it should be understood that application of development standards will have a "self limiting" impact on development. Therefore, staff recommends maintaining the regulation as proposed.

- **Montrose Avenue.** In response to public comments, staff met with residents and property owners from Montrose Avenue on November 13 and November 26, 2012 to discuss the following concerns:
 - Fence Construction. Some property owners favor fences taller than six feet, which is the maximum height permitted within the proposal. However, additional fence height may be allowed as a Special Exception. Also, some property owners recommended the City prohibit chain-link and vinyl fences within the FB-UN1 and FB-UN2 Form Based Urban Neighborhood Districts.
 - Building Setbacks. To encourage a "sense of enclosure" some property owners prefer development be allowed on property lines with no building setbacks, which is generally allowed within the current D-2 Downtown Support District. However, some residents understood that development on property lines could literally overshadow Montrose Avenue. Another reason for supporting development on lot lines was the potential to eliminate "wasted" or "undeveloped" space between buildings and properties.
 - Zoning Conformance. A primary concern with the proposed FB-UN1 Form Based Urban Neighborhood District is the potential impact on building and use compliance. Currently, single-family dwellings are not identified as a permitted use in the D-2 District, however the following City Code recognizes these properties as legal conforming:

21A.38.120: Legal Conforming Single-Family Detached Dwellings, Two-Family Dwellings, and Twin Homes: Any single-family detached dwelling, two-family dwelling, or twin home, except those located in M-1 and M-2 zoning districts, that is in legal existence shall be considered legal conforming.

Although staff answered numerous questions, and provided additional information to the residents and property owners of Montrose Avenue, no formal decision or unanimous recommendation was made. As such, staff recommends maintaining the regulation as proposed.

Alternatives

Based on preceding public comments, the Planning Commission may consider the following additional alternatives, among other options identified by the Commission:

1. Remove residential parcels on Montrose Avenue from zoning map amendment.
2. Allow ingress from a public street.
3. Require compliance with existing minimum parking regulations.
4. Remove proposed maximum parking limitations.
5. Increase height of building forms allowed in the FB-UN2 District to 6 stories and 75 feet.

Potential Motions

- **Consistent with Staff Recommendation.** Based on testimony received, plans presented, and the findings listed within the October 18 Planning Commission Staff Report, I move that the Planning Commission transmit a favorable recommendation to the City Council relating to Petition PLNPCM2011-00640 to adopt the Form Based Districts ordinance, and amend the Zoning Ordinance Map from D-2 Downtown Support District, RMF-75 High Density Multi-Family Residential District, and T Transitional Overlay District to FB-UN1 and FB-UN2 Form Based Urban Neighborhood District for properties located approximately between 700 South Street and Fayette Avenue (975 South), and between West Temple Street and 300 West Street, excluding properties located between 700 South Street and 800 South Street, and between West Temple Street and 200 West Street, as illustrated in Attachment C – Proposed Zoning Map.
- **Not Consistent with Staff Recommendation.** Based on testimony received, plans presented, and the following findings, I move the Planning Commission transmit a negative recommendation to the City Council relating to Petition PLNPCM2011-00640 to amend the Zoning Ordinance and Map from D-2 Downtown Support District and RMF-75 High Density Multi-Family Residential District to FB-UN1 and FB-UN2 Form Based Urban Neighborhood District for properties located approximately between 700 South Street and Fayette Avenue (975 South), and between West Temple Street and 300 West Street, excluding properties located between 700 South Street and 800 South Street, and between West Temple Street and 200 West Street, as illustrated in Attachment C – Proposed Zoning Map.

The Planning Commission shall make findings on the Zoning Amendment standards as listed below:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Attachments

- A. Draft Form Based Districts Regulation
- B. Public Comments

Chapter 21A.27 Form Based Districts

21A.27.010 General Provisions

- A. Statement of Intent: Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented towards public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within a close proximity. Regulations within form based districts place emphasis on the built environment over land use.
- B. How to Use this Chapter: Form based districts emphasize the form, scale, placement, and orientation of buildings. Each subdistrict includes a table of permitted building forms and specific development regulations for each building form. The first step is to identify which subdistrict the property is located in, and then identify what building forms are permitted, and finally what standards apply to the specific building form. Any use listed as permitted is allowed in any building form that is permitted in that subdistrict. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter.

21A.27.020 Reserved

21A.27.030 Reserved

21A.27.040 Reserved

21A.27.050 FB-UN1 and FB-UN2 Form Based Urban Neighborhood District

21A.27.050 FB-UN1 and FB-UN2 Form Based Urban Neighborhood District

A. Purpose Statement

The purpose of the FB-UN Form Based Urban Neighborhood District is to create an urban neighborhood that provides the following:

- Options for housing types;
- Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
- Transportation options;
- Access to employment opportunities within walking distance or close to mass transit;
- Appropriately scaled buildings that respect the existing character of the neighborhood;
- Safe, accessible, and interconnected networks for people to move around in; and
- Increased desirability as a place to work, live, play, and invest through higher quality form and design.

B. Context Description

The Form Based Urban Neighborhood District is intended to be utilized on the edges of dense, urban centers, such as Downtown Salt Lake City. It is appropriate in areas with the following characteristics:

1. **Street, Block, and Access Patterns:** A regular pattern of blocks surrounded by a traditional grid of streets that provide mobility options and connections for pedestrians, bicyclists, and automobiles. Blocks include sidewalks separated from vehicle travel lanes by a landscaped park strip. Front yards are landscaped or include active, outdoor uses.
2. **Building Placement and Location:** Residential buildings are generally located close to the sidewalk with a small, transitional, semi-public space, such as a landscaped front yard, that is consistent along the block face. Buildings along arterials are located close to the sidewalk with parking to the side or rear of building.
3. **Building Height:** Building heights on local streets are relatively low and consistent with existing building heights with little variation. Buildings located on arterial streets are generally taller, but may not exceed five (5) stories or sixty-five feet (65').
4. **Mobility:** A balance between pedestrians, bicyclists, transit riders, and motorists exist in the area, and residents are well connected to other parts of the city.

C. Subdistricts

1. The following subdistricts can be found in the Form Based Urban Neighborhood District:
 - a. **FB-UN1:** 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. Development regulations are based on the building type.
 - b. **FB-UN2:** Generally includes buildings up to 4 stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.
2. **Applicability of Subdistricts:** The regulations of the subdistricts shall apply as indicated in the Regulating Plan Map.

D. Specific Intent of Regulations

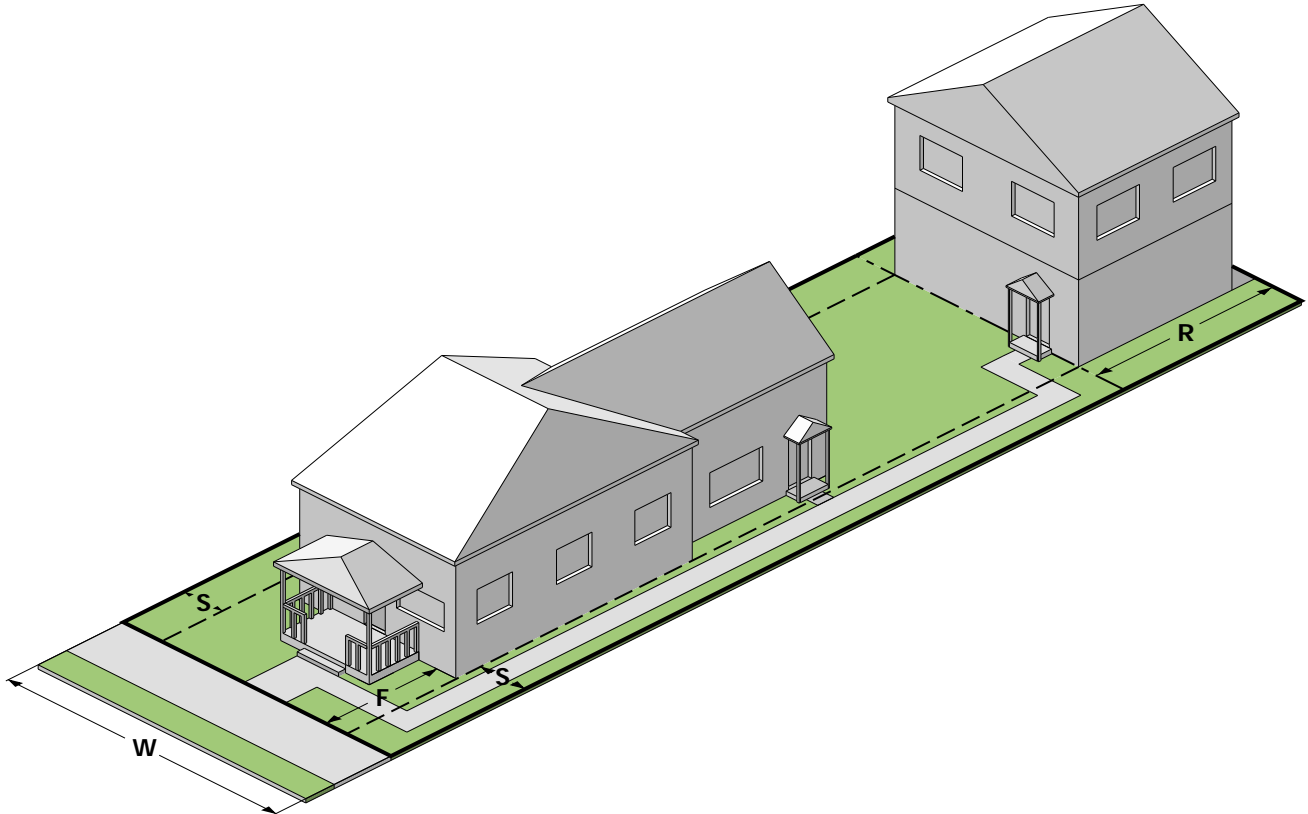
1. **Design Related Standards.** The design-related standards are intended to do the following:
 - a. Implement applicable master plans;
 - b. Continue the existing physical character of residential streets while allowing an increase in building scale along arterials and near transit stations;
 - c. Focus development and future growth in the City along arterials and near transit stations;
 - d. Arrange buildings so they are oriented towards 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; and
 - h. Promote pedestrian and bicycle amenities near transit facilities to maximize alternative forms of transportation.
2. **Building Form Standards:**
 - a. 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;
 - b. Arrange building heights and scale to provide appropriate transitions between buildings of different scales and adjacent areas, especially between different subdistricts;
 - c. 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;
 - d. Use building form, placement, and orientation to identify the private, semi-private, and public spaces;
 - e. Minimize the visual impact of parking areas; and
 - f. Minimize conflicts between pedestrians, bicyclists, and vehicles.

E. Building Forms

1. The permitted building forms are described in this section. 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



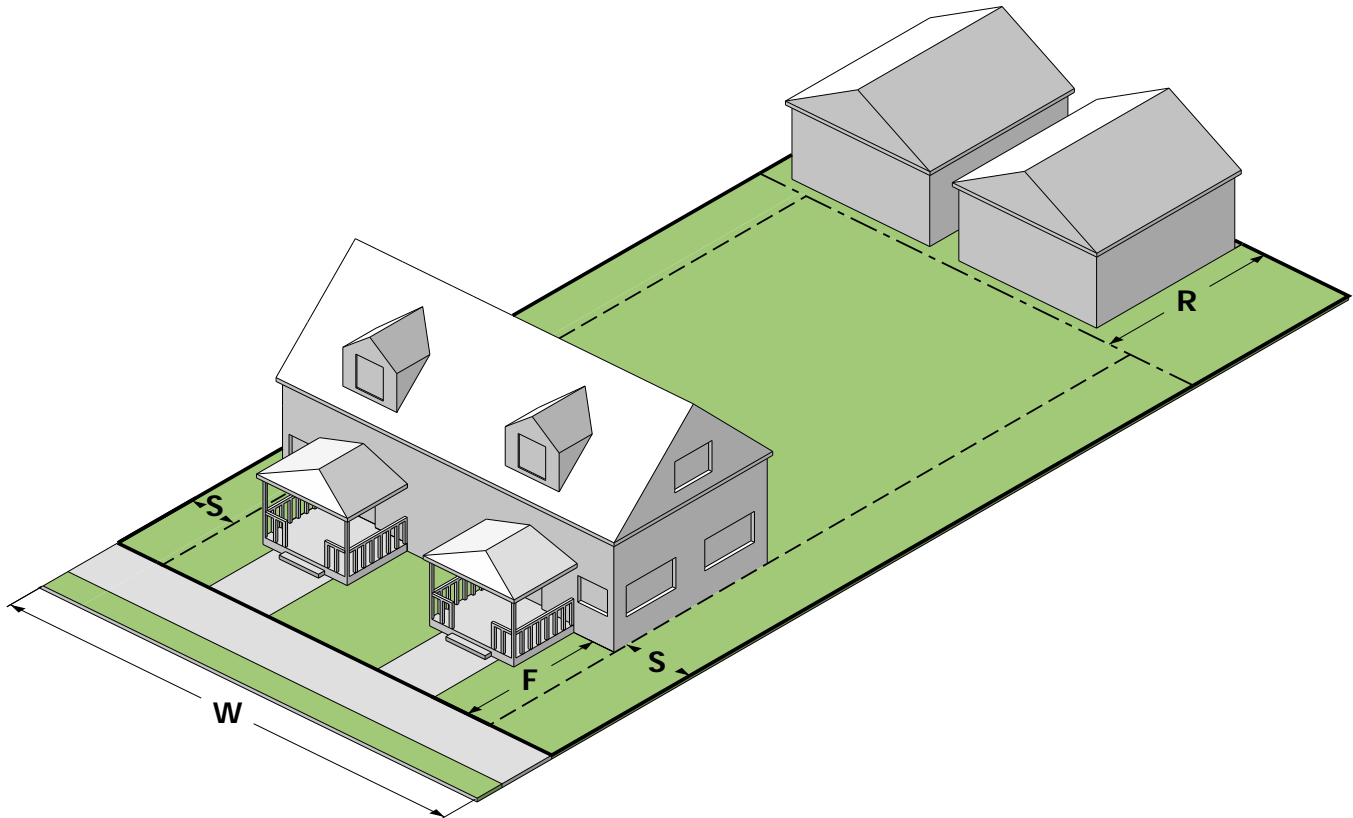
Modern and traditional forms



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 (1) 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



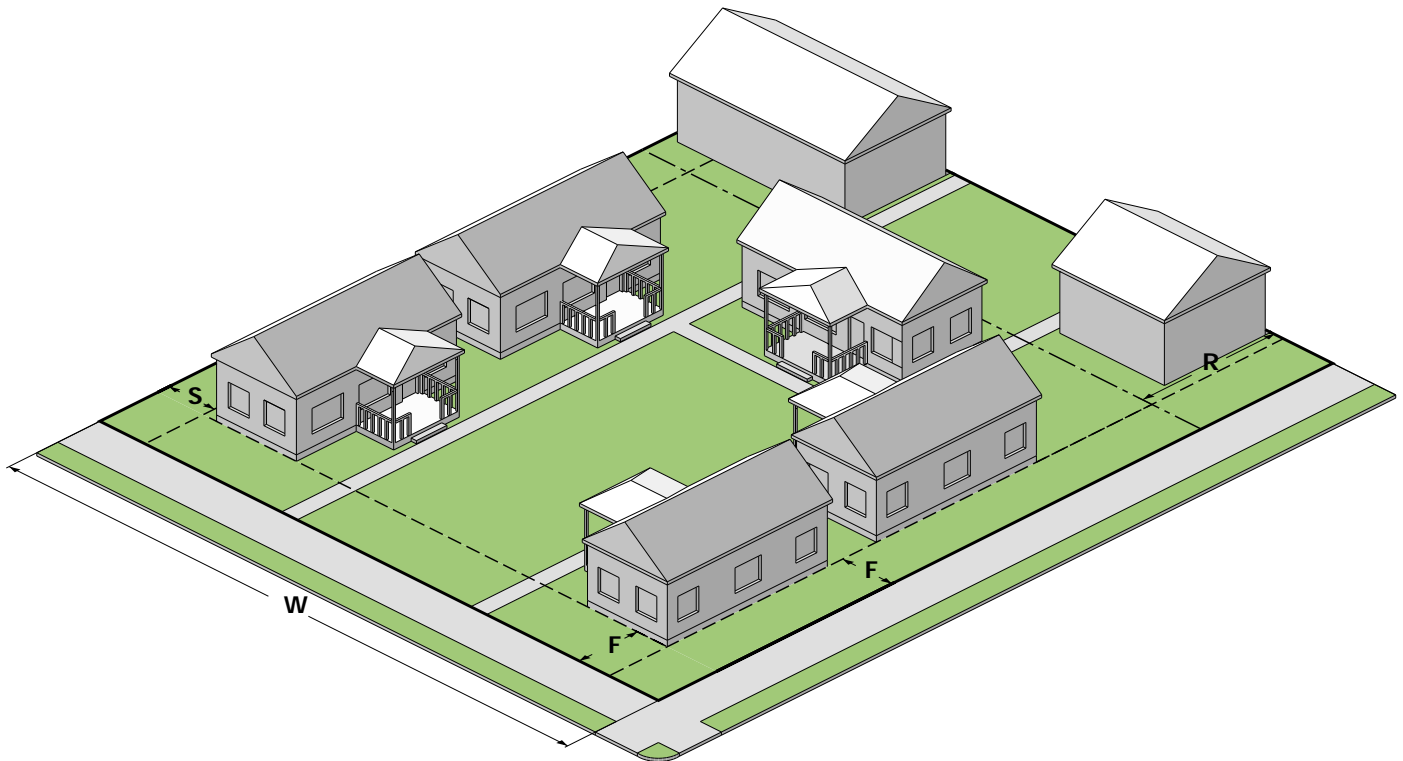
Traditional two-family dwelling



Mordern 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. Dwellings may be located on separate lots or grouped on one (1) lot.



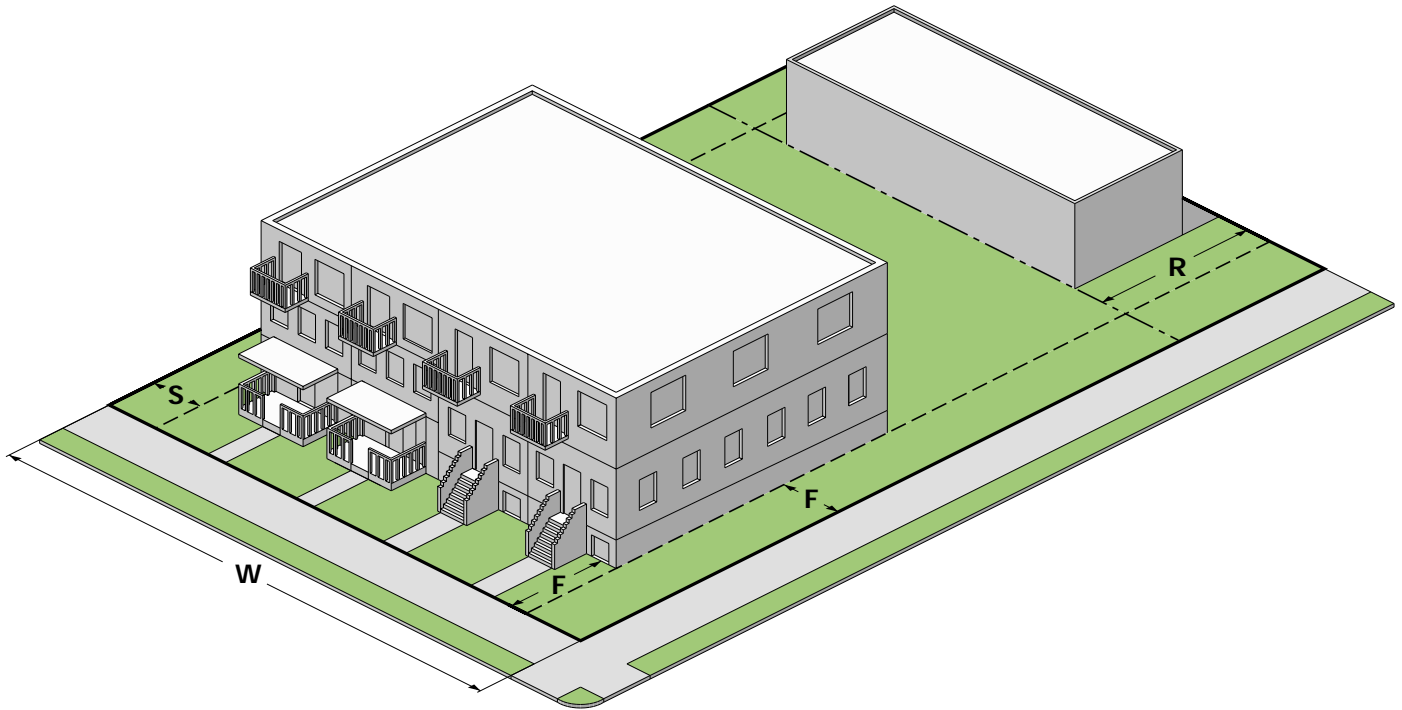
Cottage development on single parcel



Cottage development

d. Row House

A series of attached single family dwellings that share at least one (1) 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



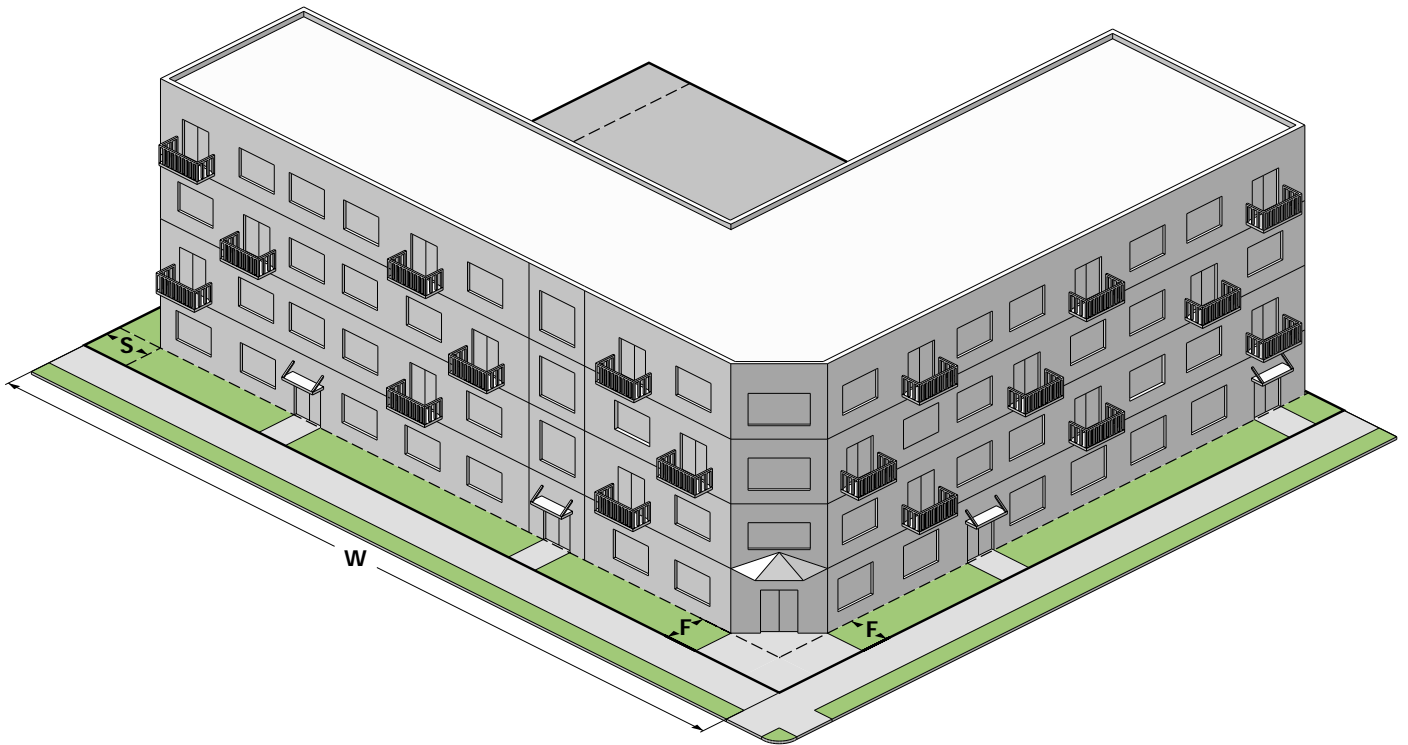
Modern row house form



Traditional row house form

e. Multi-Family Residential

A multi-family residential structure containing three (3) or more dwelling units that may be arranged in a number of configurations.



Multi-family residential form



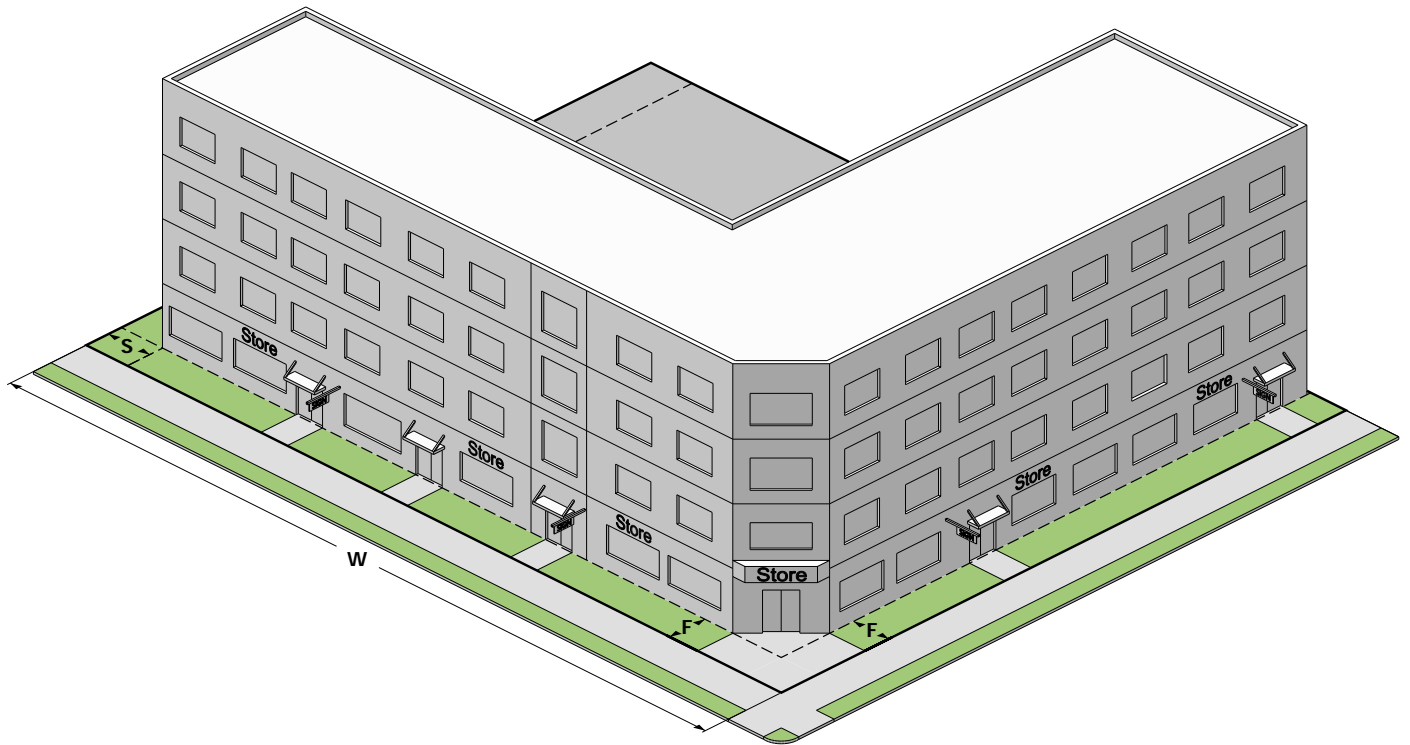
Multi-family modern form



Multi-family traditional form

f. **Store Front**

A commercial structure that may have multiple stories and contain a variety of commercial uses that are allowed in the district that permits this building type. All buildings, regardless of the specific use, have a ground floor that looks like a storefront.



Store front form



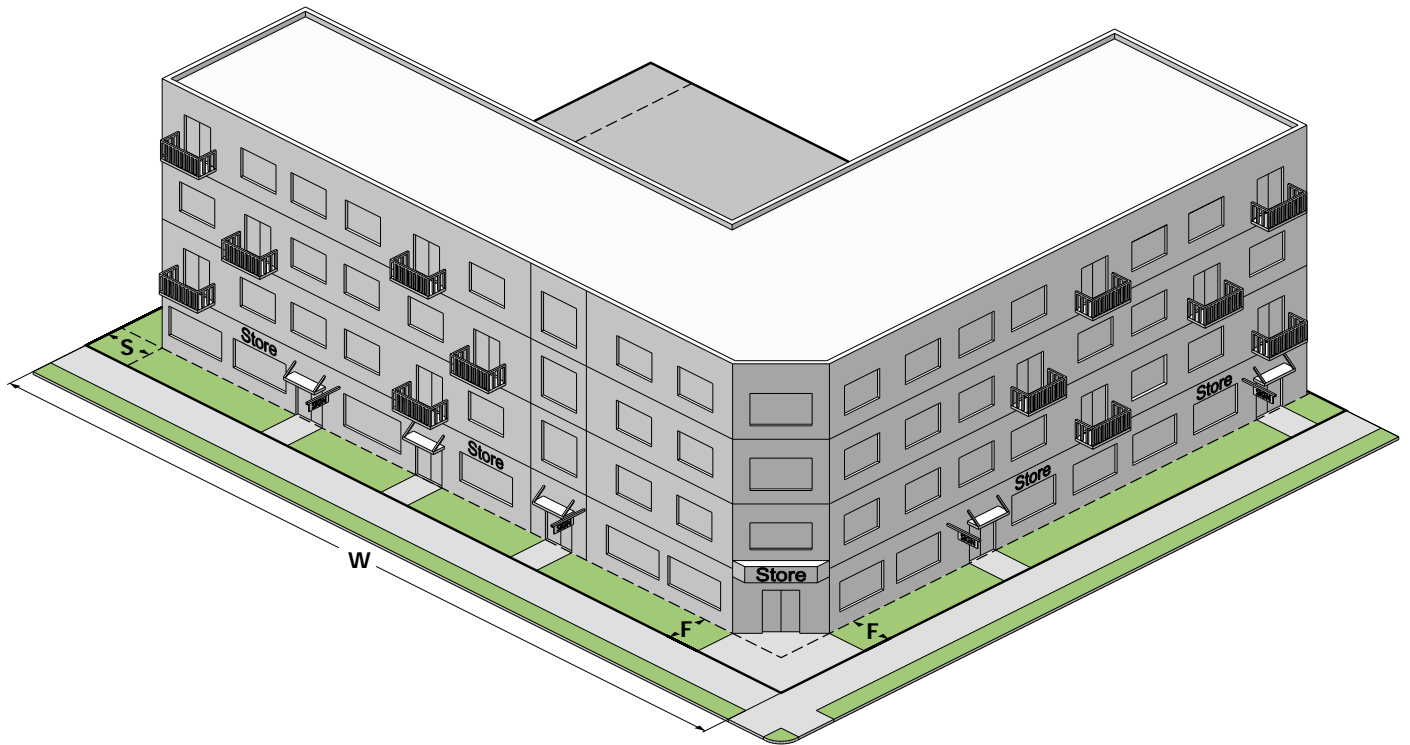
Contemporary store front



Traditional store front

g. Vertical Mixed Use

A multi-story building that contains a mix of commercial and/or office with residential uses.



Vertical mixed use multi-story form



Modern materials



Traditional materials

2. Form Regulations

The building form standards are listed below in Table A and Table B. Building form standards apply to all new buildings and additions that are 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.27.050.F for more information on how to comply with the Building Configuration Standards. The specific standards are found in the Table A and Table B. The graphics provide a visual representation of the standards as a guide and are not meant to supersede the standards in the table.

Table A FB-UN1 Building Form Standards

BUILDING REGULATION		BUILDING FORM			
Building Height and Placement		Urban House	Two-Family Dwelling	Cottage Development (see paragraph G for additional standards)	Row House
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 square feet; not to be used to calculate density		1,500 square feet; not to be used to calculate density	1,500 square feet; 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 square feet of lot area		1 cottage for every 1,500 square feet of lot area	1 building form permitted for every 1,500 square feet of lot area

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Table A FB-UN1 Building Form Standards

BUILDING REGULATION	BUILDING FORM			
Building Height and Placement	Urban House	Two-Family Dwelling	Cottage Development (see paragraph G for additional standards)	Row House
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		
BUILDING CONFIGURATION				
Building Entry	Minimum of 1 entry facing public street. Two-Family Dwellings shall have at least 1 entry facing a street. Side entries for building forms with 2 or more dwelling units are permitted provided a minimum of 1 building entry faces a street			
Pedestrian Connections	Pedestrian access to public walkways required	Pedestrian access to public walkways required for each dwelling unit		
Ground floor transparency	Minimum of 20% of street facing facade			
Attached Garages and Carports	Attached garages and carports are required to be in 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 façade of the structure and setback at least 5' from the street facing building facade. Side loaded garages are permitted			

Table B FB-UN2 Building Form Standards

BUILDING REGULATION		BUILDING FORM				
Building Height and Placement		Cottage Development (see paragraph G for additional standards)	Row House	Multi-Family Residential	Mixed Use	Store Front
H	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West Street at 800 or 900 South, and 300 West at 800 or 900 South. All heights measured from established grade			
F	Front and Corner Side Yard Setback	No minimum Maximum 10'				
B	Required Build-To	Minimum of 50% of street facing façade shall be built to the minimum setback line				
S	Interior Side Yard	Minimum of 15' along a side property line adjacent to FB-UN1, otherwise 4' setback required. Parcels separated by an alley are not considered adjacent		Minimum of 15' along a side property line adjacent to FB-UN1, otherwise no setback required. Parcels separated by an alley are not considered adjacent		
R	Rear Yard	Minimum of 25' when rear yard is adjacent to FB-UN1 otherwise no setback required. Parcels separated by an alley are not considered adjacent		Minimum of 20' when rear yard is adjacent to FB-UN1		
U	Upper Level Step Back	When adjacent to lot in the FB-UN1, buildings shall be stepped back 1 additional foot for every foot of building height above 35'. When a parcel in the FB-UN2 District is separated from a parcel in the FB-UN1 district by an alley, the width of the alley may be counted towards the upper level step back				
L	Minimum Lot Size	4,000 square feet; not to be used to calculate density	1,500 square feet; not to be used to calculate density	4,000 square feet; not to be used to calculate density		
W	Minimum Lot Width	15' per unit facing a street. Side orientation allowed provided building configuration standards are complied with		30'		
DU	Dwelling Units per Building Form	1 per cottage	Minimum of 3; Maximum of 5	No minimum or maximum		
BF	Number of Building Forms per Lot	1 cottage for every 1,000 square feet of lot area	1 building form permitted for every 1,00 square feet of lot area	1 building form permitted for every 4,000 square feet of lot area		

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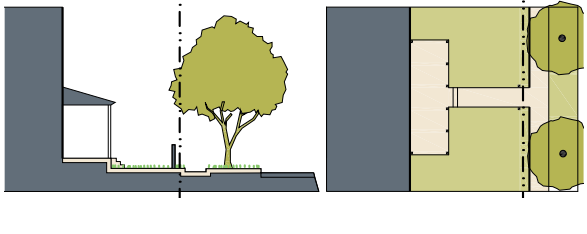
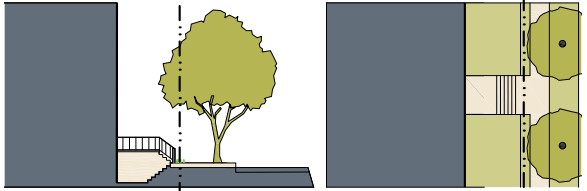
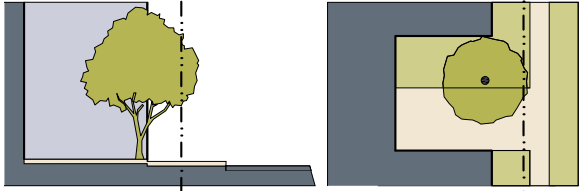
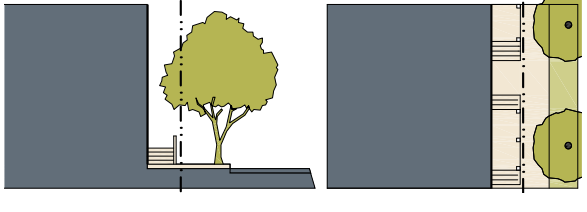
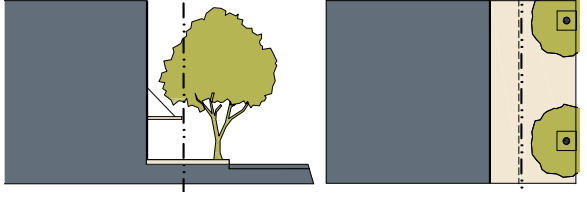
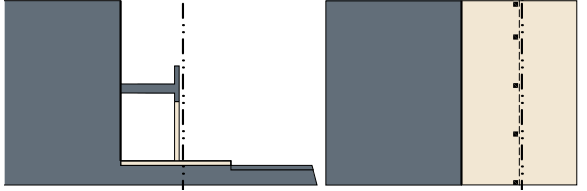
Table B FB-UN2 Building Form Standards

BUILDING REGULATION	BUILDING FORM				
Building Height and Placement	Cottage Development (see paragraph G for additional standards)	Row House	Multi-Family Residential	Mixed Use	Store Front
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				
Vehicle Access Width at Street	When a one-way vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12' in width. When a multi-directional vehicle drive is included, a curb cut may not exceed 24' in width				
Parking on Separate Lots	Parking may be provided on an adjacent lot, or in a common area associated with the development, or within 500' of the property. If located on an adjacent parcel or on a parcel within 500', the proposed location of the parking shall contain a principal building and the parking shall be located behind a principal building				
BUILDING CONFIGURATION					
Building Entry	Minimum of 1 building entry per street frontage. An additional entry feature is required for every 75' of building wall adjacent to street. Side entries for multiple dwelling unit buildings are permitted provided there is at least 1 primary entrance facing a public street				
Pedestrian Connections	Pedestrian access to public walkway is required for each unit	Pedestrian access to public walkway is required			
Ground floor transparency	Minimum of 60% of street facing façade, located between 2' and 8' above the grade of the sidewalk, shall be transparent glass. This may be reduced to 30% if ground floor is occupied by residential uses				
Building Fenestration	Required as per 21A.27.050.F				
Open Space	A minimum of 10% of lot area shall be provided for open space. Open space may include landscaped yards, patios, dining areas, balconies, rooftop gardens, and other similar outdoor living spaces. Required parking lot landscaping or perimeter parking lot landscaping shall not count towards the minimum open space requirement				
Upper Level Outdoor Space	All street facing residential units above the ground floor shall contain a usable balcony that is a minimum of 4' in depth. Balconies may overhang any required yard				
Building Façade Materials	A minimum of 70% of any street facing building facade shall be clad in glass, brick, masonry, textured or patterned concrete, wood, or stone. Other materials may count up to 30% of the street facing building façade				
Attached Garages and Carports	Attached garages and carports are required to be in 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 that the garage door (or doors) is no wider than 50% of the front façade of the structure and the entry to the garage is set back at least 10' from the street facing building façade and at least 20' from a public sidewalk. Side loaded garages are permitted				

F. 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 listed in Table A FB-UN1 Building Form Standards and Table B FB-UN2 Building Form Standards of this chapter:

1. **Building Entry:** A minimum of one (1) 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 (1) main entry with porch or stoop for at least one (1) 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 façade;
 - b. Recessed Entrance: Inset behind the plane of the building no more than ten feet (10'). If inset, then the sidewalls 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.
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:

See following page for indicated table

ENTRY FEATURE PERMITTED BASED ON BUILDING FORM TYPE	URBAN HOUSE	COTTAGE DEVELOPMENT	TWO-FAMILY DWELLING	ROW HOUSE	MULTI-FAMILY	STORE FRONT	VERTICAL MIXED USE	REFERENCE ILLUSTRATION
<p>Porch and Fence: A planted front yard where the street facing building façade 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	P			
<p>Terrace or Lightwell: An entry feature where the street facing façade is setback from the front property line by an elevated terrace or sunken lightwell. May include a canopy or roof</p>			P	P	P	P	P	
<p>Forecourt: An entry feature wherein a portion of the street facing façade 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	P	
<p>Stoop: An entry feature wherein the street facing façade 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	
<p>Shopfront: An entry feature where the street facing façade 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 façade, which defines the entry and provides protection for customers</p>					P	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 façade up to the front property line</p>					P	P	P	

- 4. 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 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.
- 5. Ground Floor Transparency:** Where required, the ground floor transparency standards apply:
- 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.
 - 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.
 - Windows and other glass surfaces shall have an outdoor visible light reflectivity value of no more than eighteen percent (18%) as defined and measured by American Society for Testing and Materials (ASTM) E308-90 or its successor.
 - 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.
- 6. Building Fenestration:** No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by a change of building wall plane that results in an offset of at least twelve inches (12").



Illustration of building fenestration

G. Cottage Development Standards

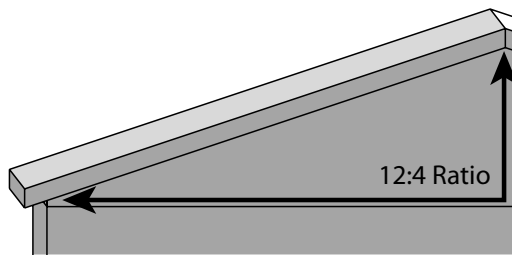
- Setbacks Between Individual Cottages:** All cottages shall have a minimum setback of eight feet (8') from another cottage.
- Footprint:** No cottage shall have a footprint in excess of eight-hundred-fifty (850) square feet.
- Building Entrance:** All building entrances shall face a public street or a common open space.
- 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.

H. Design Standards Alternatives

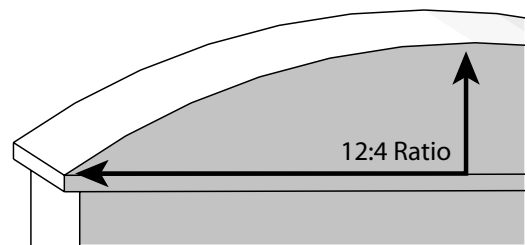
- Alternatives to Required Build to Line:** Where a "Required Build To" standard applies, the following alternatives may count towards the minimum build to requirement as indicated.

- a. 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:
 1. The wall incorporates seating areas.
 2. The wall is constructed of masonry, concrete, stone or ornamental metal.
 3. The wall maintains clear view sight lines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.
 - b. Pergolas and Trellis: Pergolas and trellis may count up to twenty-five percent (25%) toward the minimum build to requirement provided the following:
 1. The structure is at least forty-eight inches (48") deep as measured perpendicular to the property line.
 2. A vertical clearance of at least eight feet (8') is maintained above the walking path of pedestrians.
 3. Vertical supports are constructed of wood, stone, concrete or metal with a minimum of six inches (6") by six inches (6") or a radius of at least four inches (4").
 4. The structure maintains clear view sight lines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.
 - c. Arcades: Arcades may count up to one-hundred percent (100%) toward the minimum requirement provided the following:
 1. The arcade extends no more than two (2) stories in height.
 2. No portion of the arcade structure encroaches onto public property.
 3. The arcade maintains a minimum pedestrian walkway of five feet (5').
 4. The interior wall of the arcade complies with the Building Configuration standards.
 - d. 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:
 1. The plaza or outdoor dining is between the property line adjacent to the street and the street facing building façade.
 2. Shall be within two feet (2') of grade with the public sidewalk.
 3. The building entry shall be clearly visible through the courtyard or plaza.
 4. The building facades along the courtyard or plaza shall comply with the Ground Floor Transparency requirement.
- 2. Alternatives to Ground Floor Transparency Requirement:** The Planning Director may modify the ground floor transparency requirement in the following instances:
- a. The requirement would negatively impact the historical character of a building within the H Historic Preservation Overlay District; or
 - b. The requirement conflicts with the structural integrity of the building and the structure would comply with the standard to the extent possible.

- I. **Landscaping:** All required front yards or areas between a street facing building façade and a street shall be landscaped and maintained as landscaping. Plazas, courtyards, and other similar permitted features count towards the landscaping requirements.
 - 1. **Park Strip Landscaping:** Park strip landscaping shall comply with section 21A.48.060 of this Title. Outdoor dining, benches, art, and bicycle racks shall be permitted in the park strip subject to City approval.
 - 2. **Landscaping in Required Yards:** Where a front yard or corner side yard is provided, the yard shall be landscaped and maintained in good condition. The following standards apply:
 - a. At least one-third (1/3) of the yard area shall be covered by vegetation, which may include trees, shrubs, grasses, annuals, perennials, or vegetable plants. Planted containers may be included to satisfy this requirement.
 - b. No vegetation shall block the clear view at any driveway or street intersection and shall not exceed thirty inches (30") in height.
 - c. Asphalt as paving material located in a front yard or corner side yard is prohibited.
 - 3. **Parking Lot Landscaping:** Surface parking lots with more than ten (10) parking stalls shall comply with the following requirements:
 - a. **Perimeter Landscaping Buffer.** A six foot (6') wide perimeter landscaping buffer is required. The buffer shall be measured from the property line to the back of curb or edge of asphalt.
 - b. The landscaped buffer shall comply with Table 21A.48.070.G Required Perimeter Parking Lot Landscaping Improvements.
 - 4. Any applicable standard listed in 21A.48 Landscaping shall be complied with. Where this section conflicts with 21A.48, this section shall take precedent.
- J. **Permitted Encroachments and Height Exceptions:** Obstructions and height exceptions are permitted as listed in this section or in 21A.36.020.
 - 1. **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.
 - 2. **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 FB-UN1 district by five feet (5') and in the FB-UN2 district by ten feet (10') provided:
 - a. The additional height does not include additional living space. Vaulted ceilings, storage spaces, and utility spaces are permitted.
 - b. The slope of the roof is a minimum of a 4-12 pitch or a quarter barrel shape.







Minimum slope of pitched roof






Minimum slope of quarter barrel roof

K. Signs

1. Applicability: This section applies to all signs located within the FB-UN zoning districts. This section is intended to list all permitted signs in the zone. All other regulations in chapter 21A.46 Signs shall apply.

A-FRAME SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Width	Maximum of 2'
AWNING OR CANOPY SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
	P	P	Quantity	1 per window
			Width	Equal to the width of the façade
			Projection	No maximum depth from building façade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required
			Clearance	Minimum of 10' of vertical clearance
			Letters and Logos	Allowed on vertical portions of sign only
CONSTRUCTION SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
(see definition in 21A.46)	P	P	Quantity	1 per construction site
			Height	Maximum of 8'
			Area	Maximum 64 square feet
FLAT SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Width	Maximum of 90% of width of leasable space
			Height	Maximum of 3'
			Area	1.5 square feet per linear foot of store frontage
			Projection	Maximum of 1'
NAMEPLATE SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Area	Maximum of 3 square feet

POLITICAL SIGN (see definition in 21A.46)	FB-UN1	FB-UN2	SPECIFICATIONS	
	P	P	Quantity	No limit
			Height	Maximum 6'
			Area	Maximum 32 square feet
PRIVATE DIRECTIONAL SIGN (see definition in 21A.46)	FB-UN1	FB-UN2	SPECIFICATIONS	
	P	P	Quantity	No limit
			Height	5'
			Area	Maximum of 8 square feet
			May not contain business name or logo	
PROJECTING SIGN 	FB-UN1	FB-UN2	SPECIFICATIONS	
		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Clearance	Minimum of 10' above sidewalk/walkway
			Area	6 square feet per side, 12 square feet total
			Projection	Maximum of 4' from building facade
PROJECTING PARKING ENTRY SIGN (see projecting sign graphic)	FB-UN1	FB-UN2	SPECIFICATIONS	
		P	Quantity	1 per parking entry
			Clearance	Minimum of 10' above sidewalk/walkway
			Height	Maximum of 2'
			Area	4 square feet per side, 8 square feet total
		Projection	Maximum of 4' from building facade	
PUBLIC SAFETY SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
	P	P	Quantity	No limit
			Height	Maximum of 6'
			Area	8 square feet
			Projection	Maximum of 1'
REAL ESTATE SIGN 	FB-UN1	FB-UN2	SPECIFICATIONS	
	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Height	Maximum of 12'
			Area	32 square feet

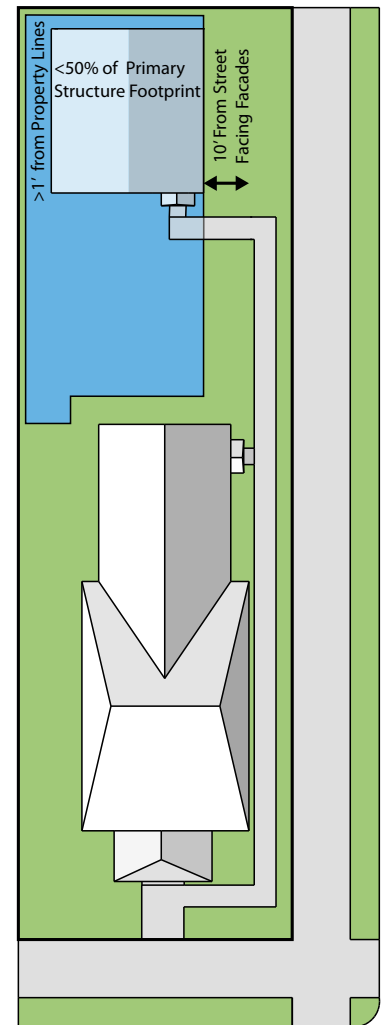
WINDOW SIGN	FB-UN1	FB-UN2	SPECIFICATIONS		
			P	Quantity	1 per window
				Height	Maximum of 3'
				Area	Maximum of 25% of window area

L. Detached Accessory Structures

1. **Applicability:** The standards in this section apply to all accessory buildings in the FB-UN zoning districts.
2. **General Standards:**

a. Specifically allowed structures:

1. Buildings: Garages, carports, sheds, garden structures, and other similar structures are permitted:
 - a. Accessory buildings are permitted in rear yards only. Buildings associated with community gardens and urban farms are permitted in the buildable area of any lot and any rear yard area.
 - b. No accessory structure shall exceed fifty percent (50%) of the footprint of the principal structure. Garages and carports may be built to a size necessary to cover parking spaces provided all other requirements in this chapter are complied with.
 - c. Building Height: No accessory structure shall exceed seventeen feet (17') in height unless otherwise authorized in this Title.
 - d. Required Setbacks:
 - i. From any property line: A minimum of one (1) foot.
 - ii. From the street facing plane of any principal building: A minimum of ten feet (10').



Accessory structure regulations diagram

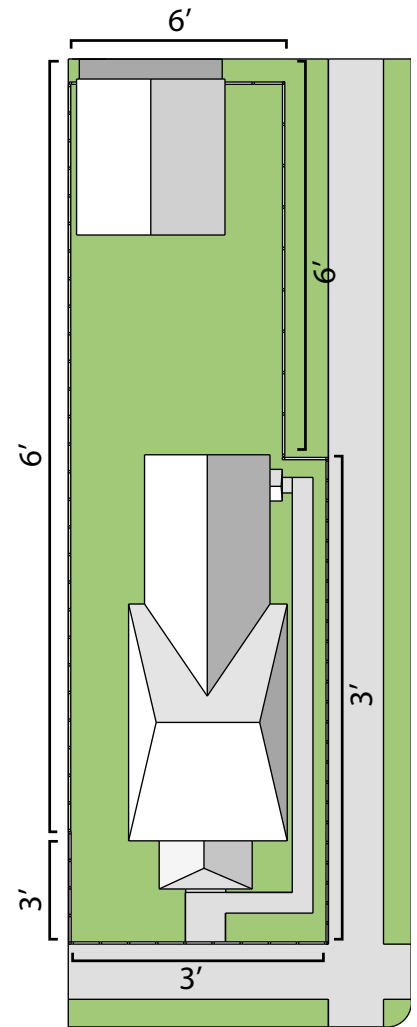
2. Fences, Walls, and Retaining Walls:

- a. Fences: The following regulations of fences and walls shall apply:
 - i. Fences in the front yard: No fence located in a required yard may exceed three feet (3') in height.
 - ii. Fences in Corner side yards: No fence located in a corner side yard may exceed three feet (3') in height. Fences up to six feet (6') in height may be permitted if they are located between the rear property line and the building line of the rear façade of the building and located no closer to the corner side yard property line than the building facade.
 - iii. Fences in side yard and rear yards: No fence shall exceed six feet (6') in height. Permitted materials: fences and walls may be constructed of the following materials: wood, metal, stone or masonry. Vinyl and chain link are permitted in the side and rear yards, but prohibited in the front and corner side yard. Barbed wire is prohibited.

3. Structures Not Listed: Accessory structures not listed in this chapter may be allowed as a special exception pursuant to 21A.52.

4. District Specific Standards:

- a. Detached Dwelling Unit:
 - i. Detached dwelling units may be built in a required yard as a standalone unit or attached to an accessory building, such as a garage.
 - ii. Detached dwelling units are only permitted with the Urban House, Two-Family Dwelling, and Row House building forms.
 - iii. No accessory structure containing a detached dwelling unit shall exceed twenty-five feet (25') in height.
 - iv. If a detached dwelling unit is built as a second level, the minimum setback from property line shall be a minimum of five feet (5').
 - v. 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 a public alley;
 - b) The entry feature may be a stoop that has a minimum dimension of four feet (4') by four feet (4'); and
 - c) The ground floor transparency requirement does not apply to detached dwelling units located on the second floor of an accessory structure.



Fence placement and height regulation diagram

M. Parking Regulations:

1. **Intent:** The intent of parking regulations for the FB-UN zoning district is to provide necessary off street parking while limiting the amount of land dedicated to parking.
2. **Minimum Parking Requirements:** There are no minimum parking requirements for any use in the FB-UN zoning district.
3. **Maximum Parking Requirements:** The maximum parking requirements are equal to the minimum off street parking requirements found in section 21A.44.060 Number of Parking Spaces Required.
4. **Parking Design Standards:** Other than the parking standards identified in this section, all sections of chapter 21.44 Parking shall apply.
5. **Bicycle Parking:** Bicycle parking shall be as follows:
 - a. **Residential Uses:** One (1) bicycle stall for every five (5) residential dwelling units. If four (4) or more bicycle stalls are provided, fifty percent (50%) of the stalls shall be located so they are available for public use.
 - b. **Non-Residential Uses:** One (1) bicycle stall for every five-hundred (500) square feet of gross floor space. At least fifty percent (50%) of bicycle parking stalls shall be located so they are available for public use.
 - c. **Bicycle Stall Design Standards:** All bicycle parking stalls shall comply with the following standards:
 - i. Each bicycle parking space shall be sufficient to accommodate a bicycle at least six feet (6') in length and two feet (2') wide.
 - ii. Include some form of stable frame permanently anchored to a foundation to which a bicycle frame and both wheels may be secured using a locking device.
 - iii. Bicycle parking for public use shall be located within twenty-five feet (25') of a primary building entrance.
 - iv. Bicycle parking for public use shall be located within twenty-five feet (25') of a public sidewalk so parked bicycles can be seen from either a storefront window or street.
 - v. Bicycle parking shall be illuminated when located outside of enclosed building. Illumination may be provided by lights attached to the building, lights from inside the building or from other outdoor lighting.
 - vi. A minimum five feet (5') of clear space shall be provided around the bicycle parking to allow for safe and convenient movement of bicycles.
 - vii. Bicycle parking may be located inside of the principal building or an accessory structure that is legally located provided at least five percent (5%) of the required bicycle parking is located where it may be used by the public.

N. Permitted Land Uses:

1. **Applicability:** The table of permitted uses applies to all properties in the FB-UN zoning district:
 - a. **Permitted Uses:** A use that contains a P in the specific subdistrict is permitted in that subdistrict. A use that is left blank in the specific subdistrict is not permitted.
 - b. **Uses Not Listed:** Uses not listed are prohibited unless the Zoning Administrator has made an Administrative Interpretation that a proposed use is more similar to a listed permitted use than any other defined use.

- c. A use specifically listed in any other land use table in Title 21A that is not listed in this section is prohibited.
- d. Building Form: Uses that are included in the description of each Building Form are permitted in the subdistrict where the Building Form is permitted.

Table 21A.27.050.N Permitted Uses

PERMITTED USES		
USE	FB-UN1	FB-UN2
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P
Alcohol, liquor store		P
Alcohol, microbrewery		P
Alcohol, social club		P
Alcohol, tavern or brewpub, 2,500 square feet or less in floor area		P
Animal, veterinary office		P
Antenna, communication tower		P
Art gallery		P
Bed and breakfast	P	P
Bed and breakfast inn	P	P
Bed and breakfast manor	P	P
Clinic (medical, dental)		P
Community garden	P	P
Daycare center, adult		P
Daycare center, child		P
Dwelling, assisted living facility (large)		P
Dwelling, assisted living facility (small)	P	P
Dwelling, group home (large)		P
Dwelling, group home (small) when located above or below first story of office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage		P
Dwelling, multi-family		P
Dwelling, residential substance abuse treatment home (large)		P
Dwelling, residential substance abuse treatment home (small)		P
Dwelling, rooming (boarding) house		P

PERMITTED USES		
USE	FB-UN1	FB-UN2
Dwelling, single family detached	P	P (If part of cottage development)
Dwelling, single room occupancy		P
Dwelling, transitional victim home (large)		P
Dwelling, transitional victim home (small)		P
Dwelling, Two-Family	P	
Eleemosynary facility		P
Farmers' market		P
Financial institution		P
Funeral home		P
Hotel/Motel		P
House museum in landmark site	P	P
Laboratory (medical, dental, optical)		P
Library		P
Mixed use developments including residential and other uses allowed in the zoning district		P
Museum		P
Nursing care facility		P
Office, medical or dental		P
Office		P
Office and/or reception center in landmark site		P
Open space	P	P
Park	P	P
Parking, off-site	P ¹	P ¹
Photo finishing lab		P

Table 21A.27.050.N Permitted Uses

PERMITTED USES		
USE	FB-UN1	FB-UN2
Place of worship		P
Plazas and squares	P	P
Recreation, commercial (indoor)		P
Recreation, community center		P
Recreation, health and fitness facility		P
Research and development facility		P
Research facility (medical/dental)		P
Restaurant		P
Retail goods establishment		P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P
Retail service establishment		P
Sales and display (outdoor)		P
School, college or university		P
School, music conservatory		P
School, professional and vocational		P
School, seminary and religious institute		P
Seasonal farm stand		P
Solar array		P
Store, specialty		P
Studio, art		P
Studio, dance		P
Theater, movie		P
Urban farm	P	P
Utility, building or structure	P	P
Utility, transmission wire, line, pipe, or pole	P	P
Vending cart, private property		P
Wireless telecommunications facility (see Table 21A.40.090.E of this title)		P

Footnotes:

1. Parking, Off-Site is only permitted on parcels that contain a principal building and shall comply with the parking requirements identified in the Building Form Standards section. No principal building shall be demolished to accommodate off-site parking.

Maloy, Michael

From: Paul Christenson [paulchristenson@hotmail.com]
Sent: Thursday, December 06, 2012 8:00 AM
To: Norris, Nick; Maloy, Michael
Subject: Text Suggestion

Thanks for meeting with me yesterday. I really like the Form Based Code - the only concern I have is the vehicle access.

Here are some proposals to change the second sentence of the "Vehicle Access" section under Table B FBUN2 Building Form Standards

Option 1: Vehicle access from street is only permitted for ingress.

Option 2: Vehicle access from street is only permitted for ingress for lots with a width of less than 45 feet. (This is based on needing 18 feet for car length, 24 feet for aisle and 3 feet for extgra space). The vehicle access land may not be wider than 10 feet (this is included so people cannot have multiple garages or parking stalls facing the street)

Option 3: Vehicle access from street is only permitted for ingress for lots with a width of greater than 25 feet and less than 45 feet but may not exceed 10 feet across. (The same reason for this is as above - you only want one access point per property).

I am sure there are other options out there and I know my wording is not as elegant as necessary for code. The 10 feet across might need to be tweaked either direction by one or two feet based on what is standard. My preference is option 3 as it requires larger landholders to use alley access, prohibits small land owners from having front access but does give those with properties in the 30 to 40 feet range (including myself) the ability to have pull through parking with ingress from the street and egress from the alley. This should also make it so that the street does not have too many access points. Again, these would only apply to the FBUN2 areas and this will be a dramatic improvement over what is there now as these blocks are pretty run down.

The economics of projects make it so that on a 37.5 foot lot you would only be able to have 3 to 4 parking stalls in the rear if you didn't have pull through parking are very tough and I don't think the area will reach its full development potential without this tweak to the code.

Please feel free to call (801-232-9488) or e-mail me with any questions. I am happy to come over and meet before this goes to Commission.

Best regards.

PRC

COMMENT CARD



Proposed Zoning: Chapter 21A.27 Form Based Zoning Districts

Name Chris Condit

Phone 801 230-6958

Applicable Address 237 W. Montrose Ave.

General Comments :

- Saving the wall at the end of the street
- Keeping & maintaining the safe, quiet, character of the neighborhood.
- Allowing businessness (small) in the area to serve, support basic needs
Example: Banking, mechanics, Dry cleaning (laundry), etc.
- ~~Excessive~~ Excessive construction & ground movement contributing to structural issues. These are older sensitive structures built ~~on~~ over sandstone.

Specific Comments (Please reference specific section of proposed code)

Empty box for specific comments.

COMMENT CARD



Proposed Zoning: Chapter 21A.27 Form Based Zoning Districts

Name Tim White Phone 801.916.1905
Applicable Address 228/230 W Montrose & 233 W Montrose

General Comments

- * no through access to 300 W. (maintain.)
- * solid end to Montrose (wall) "
- * Finalize Montrose as City Street.
- * Setbacks be usable / accessible.
- * Fence height to 12'

Specific Comments (Please reference specific section of proposed code)