



Memo

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Daniel Echeverria, daniel.echeverria@slcgov.com, 801-535-7165
Date: July 26, 2019
Re: PLNPCM2019-00277 Fleet Block Rezone Briefing

ACTION REQUIRED:

No action required. Planning staff would like to brief and get the Planning Commission's input on the direction staff is taking with a proposed zoning amendment petition to rezone the City block known as the "Fleet Block."

BACKGROUND/DISCUSSION:

The City is proposing to rezone the property known as the "Fleet Block" to support its redevelopment. The Fleet Block is located between 300 and 400 West and 800 and 900 South. The City has been discussing selling the City's portion of the Fleet Block for redevelopment for several years. The block was the home to the City's fleet and street maintenance facility for approximately 86 years but has been vacant since 2010 when the City moved those functions to a new facility.



The Fleet Block, looking south-west from the 300 West and 900 South intersection. The City owned portion of the block is highlighted in yellow. The area highlighted in orange is privately owned. The entire block is proposed to be rezoned to a form-based zone.

The City owned portion of the block (highlighted in yellow on the above map) is currently zoned Public Lands (PL), which generally limits the property to institutional and municipal uses. The privately-owned portion of the block (highlighted in orange on the map) is zoned General Commercial (CG), which allows a variety of commercial uses but has no regulations on the appearance of buildings or how they engage pedestrians. The block has been identified in the *City's Downtown Master Plan* (2016) to be a redevelopment site that “demonstrates the best of urban family living and industry, the mixing of land uses once thought to be incompatible, and improved connections that focus on putting people first.” As the current zoning for the block doesn't encourage or support redevelopment that would support those policies, the Planning Division has been evaluating new zoning options for the property.

To implement the master plan's policies for the Fleet Block and the surrounding area, the Planning Division has been evaluating implementing a Form Based code zone for the entire Fleet Block. A Form Based code focuses on the form and appearance of buildings and has more regulations that control those aspects of development than traditional zones. An example of a traditional zone is the City's General Commercial (CG) zone that has virtually no design controls and simply controls the setback and heights of buildings.

The Planning Division is proposing a modified version of the Form Based Urban Neighborhood-2 (FB-UN2) zone for the Fleet Block. The zone would be known as the Form Based Urban Neighborhood-3 (FB-UN3) zone. The zone would have similar regulations to the FB-UN2 zone. That zone allows for “cottage developments” on the lower-intensity end and up to 65' mixed-use developments on the upper end. The most significant differences with the FB-UN3 zone are that it would include an additional building form (the “limited bay” form), requirements for mid-block walkways, greater intensity of allowed land uses, and greater allowances for height. The differences are intended to reflect the greater intensity of use expected with the block and the surrounding “Granary” area and various Downtown Plan policies for the area, including support for a mix of housing choices and clean industries. (Excerpts of related City Plan policies are located in the “City Plan” poster in [Attachment A](#).) In the long term, if the zone is adopted, the Division intends to explore rezoning additional property in the Granary area to the zone and has been crafting the zoning proposal with this possibility in mind. The area is currently predominantly zoned CG, which again has no design standards.

The Planning Division also evaluated implementing the Downtown Support (D-2) zone for the area which should soon have several design standards included in its regulations and is currently zoned near the Fleet Block. However, the Division decided against that zone due to its allowance for outdoor car sales lots and its lack of an allowance for lower scale townhome development.

Key Form Based Code Concepts

The below sections provide a summary of the type of regulations proposed for the Form Based Urban Neighborhood-3 zone. The full draft regulations are found in [Attachment C](#).

Building Form Types:

There are four proposed allowed building types in the zone. One unique form to this zone is the “limited bay” building which is intended to reflect the warehouse form found in the surrounding more industrial area, which have loading bays on the front façade.

- Rowhouse Form
- Storefront Buildings
- Mixed-Use/Multi-family Buildings
- Limited Bay Buildings



Rowhouse



Mixed-Use/Multi-family/Storefront



Limited Bay

General Building Form Standards:

Each building form also has regulations that are specific to that form. Summary diagrams of the proposed regulations for each form type are in [Attachment B](#) and the full regulation text for each building form is located in [Attachment C](#). The proposed regulations include:

- Height Limits
 - 40' for rowhouse, 50' for limited bay (85' through Design Review), and 85' for mixed-use/multi-family/storefront (125' through Design Review.)
- Front Setbacks Limits and Build-To Lines
 - Requires that buildings are located close to the pedestrian
- Open Space Requirements
 - Generally 10% of lot area, can be yards, plazas, or rooftop decks
- Ground Floor Use Minimums
 - To ensure activity occurs next to pedestrians along ground floor facades
- Minimum Ground Floor Heights
 - Min. 14' to ensure flexible, viable active spaces in the long-term
- Mid-block Walkway Installation
 - Required where mapped in the Downtown Master Plan, generally through the middle of blocks. Meant to increase pedestrian accessibility through additional walking routes on large City blocks.

Design Standards:

All Form Based zoning districts, including the nearby FB-UN2, rely on a shared set of design standards that control façade design. Every building form must comply with the design requirements and they are not being changed with this petition. The full regulations with all of their nuances are included for reference in [Attachment D](#). The design requirements are summarized below:

- Entryway Installation
 - Façade must include an entry feature- porch, stoop, shopfront, terrace, etc.
 - One entry required for every 75' of facade
- Glass/Window Minimums
 - 60% of ground floor façade and 15% of upper floor façade must be glass.
- Blank Wall Limits
 - No blank wall, uninterrupted by doors, windows, or other projections, over 30' in length.
- High Quality Exterior Building Material Minimums
 - Min. 70% of façade must be quality, durable material- brick, fiber-cement, textured concrete, etc.
- Balcony Requirements for Dwellings Units

- Dwelling units on upper levels must have a balcony
- Upper Floor Step-back Requirement and Balcony Inclusion Alternative
 - Floors above the 30' height level facing a public street must be stepped back 15' or include balconies
- Parking Structure Design Requirements
 - Includes variety of requirements for the façade and ground level activation
- Built-to Line Alternatives
 - Allows for plazas, arcades, outdoor dining to count toward meeting minimum built-to line requirements, allowing buildings to be set-back behind these features

Parking And Driveway Regulations:

The zone includes limits on driveways and parking to limit their impact on the pedestrian experience:

- Driveway number and location limits
- Parking location limits
- No minimum parking requirement due to proximity to transit (same requirement as neighboring FB-UN1 and FB-UN2 zones)

Streetscape Requirements:

Every building form must comply with general streetscape improvement requirements. These include regulations on:

- Street trees (min. 1 every 30 feet)
- Sidewalk widths (min. 8')

Land Uses:

The proposed allowed land uses are broad and are intended to reflect the master plan's call for an integration of "urban family living" and "industrial" uses. Staff believes the design controls of the form-based code allow for a larger assortment of uses without having the same level of concern for compatibility and conflicts there would be under a traditional code. Outdoor manufacturing and outdoor equipment storage uses would not be allowed to avoid noise and visual conflicts.

- Broad variety of allowed uses (from townhomes up to light manufacturing)

Signs:

Sign regulations are also being proposed for this zone and generally match the FB-UN2 zoning allowances, with some exceptions, taking into consideration the proposed higher scale of development in the FB-UN3. This includes some additional sign types, such as monument signs, marquee signs, and building oriented flat signs (generally a major tenant or name of building).

Other Clarifications and Additions:

As part of this proposal, staff is also including additions and clarifications to some general regulations for development under the Form Based Code chapter. This includes:

- Clarifying the list of allowed exterior building materials
- Allowing modifications to design requirements through the "Design Review" chapter, which has standards related to such modifications. Currently, modification requests must go through the Planned Development process which does not address design specifically, unlike the Design Review chapter.
- Requiring that utility boxes be located on private property.

Public Process

The Planning Division took a preliminary draft of the major concepts for the zone to a public open house on July 8th. The open house was held at the “Fleet by Little City” outdoor pop-up space on 400 West near 900 South, across the street from the Art Space apartments. The Division sent notices to property owners, residents, and businesses within a two-block radius of the Fleet Block. At least 50 people attended the open house.



The Fleet Block Rezoning Open House was held on the street on the west side of the Fleet Block.

The posters from the open house are located in [Attachment A](#). They summarize the major concepts of the proposed zoning in a visual way. The boards cover:

- History of the Fleet Block and the area
- Existing City Master Plan policies for the area
- Form based code background
- Building form types
- Design standards
- Building heights
- Allowed uses
- Streetscape improvements

Questions to get people thinking about the proposal were included on the boards and attendees could post sticky notes with comments on the boards.

Based on comments heard and written down, and discussions with staff members at the open house, there didn't seem to be significant concerns with the proposal and interactions generally seemed to indicate support for higher intensity redevelopment of the block. Attendees expressed both concern and support for the proposed height limits.

There were concerns with loss of views but also support for tall urban buildings with engaging street level uses. Land uses also received a lot of comments, with proposals for open space/public squares, desire for ground floor commercial spaces, desire for more housing, including affordable housing, and some concerns with more intensive commercial or industrial type uses.

Next Steps

The Planning Division will be publishing the draft of the proposed text for public review and feedback and will send out notices to open house attendees, interested parties, and adjacent community councils. The Division will continue to refine and make other changes the proposed draft based on an evaluation of further public input and City policies related to the block. Other refinements will also be made based on the logistics of the code itself.

Staff will ultimately bring a revised version of the code to the Planning Commission for a formal public hearing and recommendation at a later date. That recommendation would be passed on to the City Council for an additional public hearing and decision.

When a new zone is adopted for the block by the City Council, the City could start the process to sell the City's Fleet Block property. The sale of the property could include selling conditions, which could further control what new development looks like or includes, beyond the zoning requirements being proposed with this petition.

ATTACHMENTS:

- A. [Open House Zoning Summary Posters](#)
- B. [Building Form Regulations Summary Diagrams](#)
- C. [Full Draft FB-UN3 Zoning Text](#)
- D. [Form Based Code Design Standards \(Existing\)](#)

ATTACHMENT A: **Open House Zoning Summary Posters**

The following posters summarize major concepts of the draft proposal. Each poster covers one of the following topics:

- History of the Fleet Block and the area
- Existing City Master Plan guidance for the area
- Form based code background
- Building form types
- Design standards
- Building heights
- Allowed uses
- Streetscape improvements

FLEET BLOCK REZONE



SALT LAKE CITY
PLANNING

INTRODUCTION

The City Planning Division is proposing zoning changes to the block located at 900 South and 300 West, known as the "Fleet Block."

The City's former vehicle fleet operations facility occupies the majority of the block. It has been closed for a number of years since the City built a new fleet facility elsewhere in the City.

WHY MAKE THESE CHANGES?

The City is exploring options to sell the property as the City no longer uses the property for the City's fleet operations. As part of that, **the City Planning Division is proposing zoning changes to accommodate future private development.**

The block is currently zoned Public Lands (the City owned portion) and General Commercial (the smaller privately owned portion). The current zoning of the property is not conducive to the development of a mixed-use, pedestrian oriented place as called for in the City's adopted plans for the block. The City Planning Division is developing zoning rules that would allow for development that supports these City plans.

As part of this proposal, the City is also proposing to rezone the south-west privately owned portion of the block so as to have a consistent zoning designation across the entire block.

WHAT IS THE PUBLIC INPUT PROCESS FOR A ZONING CHANGE?

The process for a City initiated zoning change begins with a formal petition made by the Mayor. The Planning Division then analyzes the proposal and develops a recommended zone and regulations. As part of this, the Planning Division seeks public input from property owners and residents.

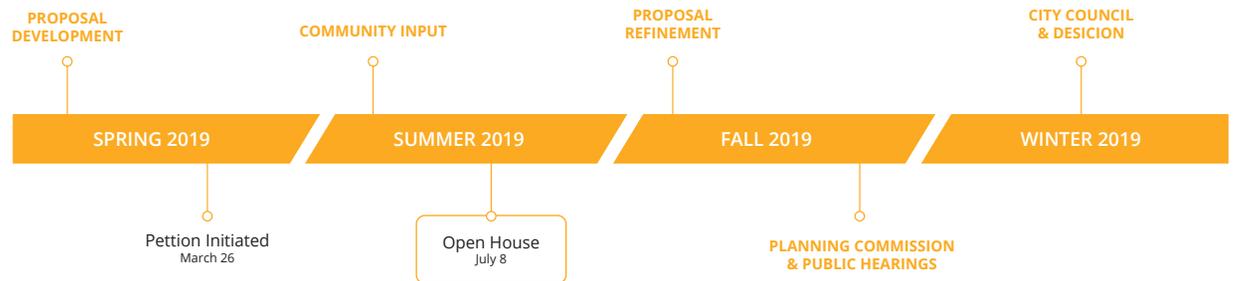
The Planning Division analyzes public input in developing the proposed regulations and may incorporate changes. As part of the analysis and development of the proposed zoning, the Planning Division also evaluates adopted City policies and guidelines that relate to the area being rezoned.

Once a zoning proposal is fully developed, the Planning Division takes the proposal to the Planning Commission for a formal public hearing and recommendation. The Planning Commission votes on a recommendation that is sent on to the City Council.

THE FLEET BLOCK



PUBLIC INPUT PROCESS



HISTORY

For the past 100 years this block has been used for industrial and heavy commercial uses. In 1911 the block included a beer production facility, a coal yard, and a contractor's yard. The industrial uses continued in the 1960s when the City built a new facility (the current vacant building) to maintain the City's vehicle fleet.

The City ended its fleet operations on the block in 2010 and the block has mostly remained vacant since that time, except for the private property on the south-west corner of the block.

TIMELINE

1888

First subdivision in the neighborhood, dividing up large blocks for smaller homes and businesses.

1924

Salt Lake City acquires most of the block from P.J. Moran. The property is used by the Streets Department.

1966

Salt Lake City builds a new repair shop building on the property.

2010

City builds new fleet maintenance building elsewhere in the City and vacates the property.

2019

City proposes rezoning the Fleet Block.

1908-1911

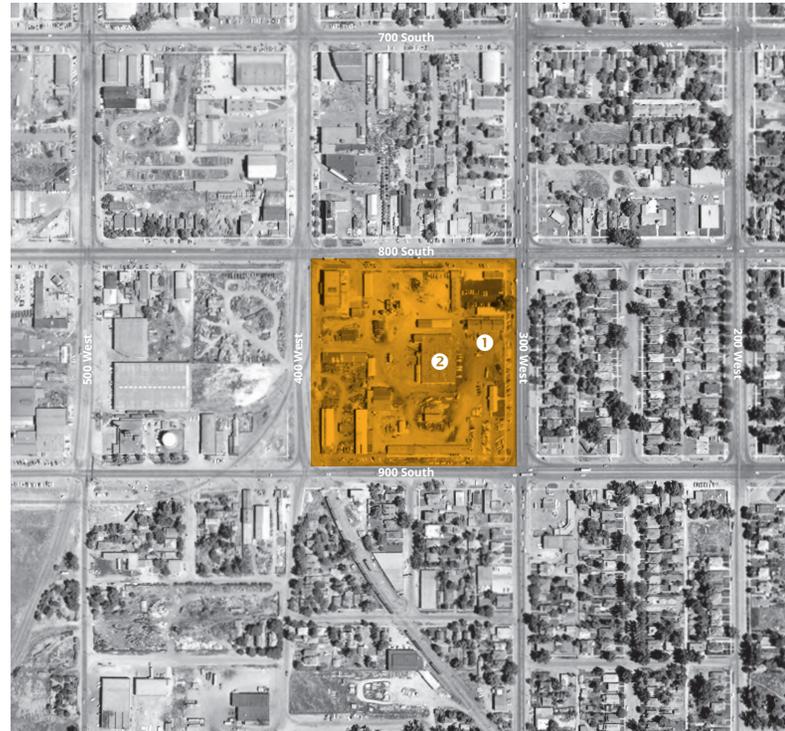
P.J. Moran acquires most of the Fleet Block and establishes contractor business on the property.

1963

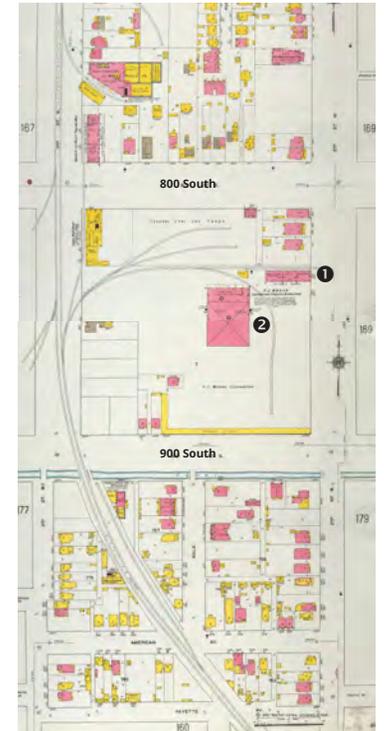
I-15 Freeway off-ramp construction begins.

1987

RDA establishes West Temple Gateway project area.



1958 // Aerial view of the block and surrounding property



1911 // Sanborn Fire Insurance Map



1909 // P.J. Moran's Stables // 850 S 300 W
P.J. Moran's company did most of the City's street paving around this time.



1924 // The Salt Lake City Streets Department fleet with maintenance building in the background. The building previously housed the P.J. Moran Machine Shop.



1913 // 900 South canal trench at 700 West

CITY PLANS

The Fleet Block is located within the Downtown Master Plan boundaries. The Plan provides guidance for the zoning for this area. As part of developing a zoning proposal, the Planning Division uses the plan as a guiding document.

GENERAL CITY POLICIES

PLAN SALT LAKE //

The Citywide vision for the next 25 years (adopted 2015)

"Guiding Principal: A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive."

"The City ... values and encourages entrepreneurship and innovation and sees the creative economic sector as an important part of our local and regional economy."

The Fleet Block is included in initiatives to support the growth of the downtown economy through the development of an innovation district with an activated Fleet Block.

QUESTIONS TO CONSIDER

As you look at the proposed zoning for the block, consider the following questions:

Can you imagine this place supporting innovation and creativity?

Can you imagine living here as a young adult, with a family, midlife, or after retirement?

DOWNTOWN MASTER PLAN

This map from the Downtown Master Plan shows proposed improvements in the Granary.

LEGEND

- Proposed Midblock Walkways
- ▬ Green Loop/Park (Enhanced Landscaping Streets)
- ▬ Urban Trail Connection
- ▬▬▬▬▬▬ Future TRAX/Streetcar Lines



What does the Downtown Plan say about the Fleet Block?

"The redevelopment of the fleet Block, a 7.5 acre parcel owned by Salt Lake City, demonstrates the best of urban family living and industry, the mixing of land uses once thought to be incompatible, and improved connections that focus on putting people first. Zoning changes support a true mix of housing options including townhouses, the reuse of historic buildings, and mid-rise development."

The Downtown Plan calls for the Granary to include:

- **North-South and East-West mid-block walkways through the Fleet Block**
- **Unique public spaces in block interiors**
- **Urban family living**
- **True mix of housing choices**
- **Small, local-serving retail**
- **Thriving employment center**
- **Streets as spaces for public gathering**
(Linear parks, median parking, divided boulevards, community gardens, innovative multi-use streets, solar streets and unique storm-water basins)
- **Business incubator space**
(Focus on arts, digital arts, film, and creative industry)
- **Clean industries**

THE CITY IS PROPOSING A FORM-BASED ZONING CODE FOR THE FLEET BLOCK.

WHAT IS A FORM BASED CODE?

The Planning Division is proposing that the Fleet Block be rezoned to a Form Based Code. A form based code is a type of zoning regulation that focuses on the form and appearance of buildings.

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WHY MAKE THESE CHANGES?

Form-based codes provide clearer expectations for development results than traditional codes, as they can incorporate many more design and appearance considerations than a traditional zoning code.

The current zoning on the property is PL, Public Lands, and CG, General Commercial. Neither of these zones have any regulations on the appearance of buildings.

REGULATIONS

The primary components of a form based zone are the form and design standard requirements for new buildings.

KEY REGULATIONS

- **Building Forms** // The type and style of building allowed, such as rowhomes, storefronts
- **Design Standards** // Building facade features, such as windows, entrances, canopies

OTHER REGULATIONS

- **Height** // Height limitations and special processes for certain heights
- **Uses** // Uses allowed in the zone, such as residential, retail, office
- **Streetscapes** // Improvements to sidewalks, park-strips, and mid-block walkways

EXAMPLES OF FORM BASE ZONES

- **FBUN-1 and 2**
Form Based Urban Neighborhood Zones Located in the Central 9 area
- **FB-SC**
Form Based Special Corridor District Located along and near the S-line corridor

BUILDING FORMS

One of the main components of a Form Based Code is building forms. The proposed zoning would allow the four building forms shown on the right. The images are examples of the variety of designs that may develop with each allowed building form.

WHY THE PROPOSED FORMS?

The forms are informed by the neighborhood context and the City's adopted master plan policies. The limited bay buildings are intended to allow for buildings reflective of the traditional industrial buildings seen around the neighborhood. The other building forms are intended to support the master plan policies related to providing a "mix of housing choices" and encouraging a mixed-use "innovation district" that supports new businesses.

QUESTIONS TO CONSIDER

Do these forms support the Downtown Master Plan's goal to provide a mix of housing options?

Do these building forms respond to the needs of local businesses?

ROW HOUSES

Row houses are single residences which share walls with others creating a "row" of houses. They would be residential on all stories with a live/work option on the ground floor. **The maximum height would be 40'.**



STOREFRONT

Storefront buildings would have a **minimum height of 14' for the ground floor** to accommodate inviting commercial spaces. The total height of the structure could be up to 125' but any building above 85' would need to go through the design review process. The building width could not be any greater than 100' along a street unless approved for more through the design review process.



MIXED USE AND MULTI-FAMILY RESIDENTIAL

Mixed-Use and Multi-Family Residential buildings would have a **minimum height of 14' for the ground floor** to accommodate inviting commercial spaces. The total height of the structures could be up to 125' but any building above 85' would need to go through the design review process. The building width could not be any greater than 100' along a street unless approved for more through the design review process.



LIMITED BAY BUILDINGS

Limited bay buildings incorporate design elements of historic warehouse buildings. The "bay" in the title refers to the design of the building façade with a large opening which traditionally accommodated large delivery trucks. **The maximum height would be 50'.** However, 85' could be approved via Design Review if it incorporates a setback of at least 10' for the portion of the structure above that height.



DESIGN STANDARDS

A key part of a form-based code is the design standards, dealing mainly with street facing facade elements. This poster illustrates some of the key design standards being proposed.

WHY DO WE HAVE DESIGN STANDARDS?

Design is all around us – from a tube of toothpaste to a freeway off-ramp, people make decisions about the objects we use, images we see, and the places we live, work, and visit every day. These decisions have significant power to impact how we perceive, understand, and navigate the world around us—for good and bad. For example, if you want to enter a building but can't find the door, a misguided design decision has impacted you. Or if you would like a small space of your own to watch passers-by on the street, a balcony or a front stoop can allow you to engage in your surroundings and meet your neighbors. **Design can improve your quality of life**, or it can ruin your day.

Salt Lake City's Planning Division aims to maintain and improve our residents' quality of life, meeting the needs of newcomers and lifelong Salt Lakers alike. Having clear design standards that are focused on the interactive pedestrian level of the city helps the Planning Division to foster activity and wellbeing throughout the city.

The design standards use planning and architecture principles to shape and promote a walkable environment, foster placemaking as a community and economic development tool, protect property values, assist in maintaining the established character of the city, and to implement the city's master plans.

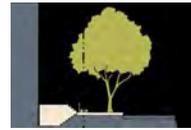
ENTRY FEATURES

Every new building must include an entry feature at their main entry. The main entry is the primary pedestrian entrance into a building. Entry features describe how the front facade of a building and the privately owned land between the building and the sidewalk relate to the streetscape.

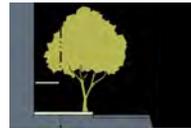
Porch and Fence



Terrace or Lightwell



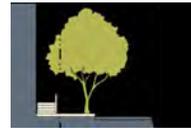
Shopfront



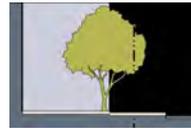
Gallery



Stoop



Forecourt



GLASS

At least 60% of street facing facade shall be transparent glass. This may be reduced to 20% in these building types: urban house, two-family, cottage, and row house. 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.



BUILDING MATERIALS

A minimum of 70% of any street facing building facade must 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) which is commonly referred to as stucco is permitted for trim only.



Stone



Brick



Wood lap siding



Fiber cement board siding, shingled or panel sided



Glass

BUILDING HEIGHT

Although a form based code focuses on building design, it still includes regulations on heights like a traditional zoning code. Those proposed height limits and the context for those are illustrated here.

WHY THE PROPOSED HEIGHTS?

The 85 foot tall allowance is intended to encourage new mid-rise development that conforms to the master plan expectations for the block.

The 125 foot additional height allowance through a design review process is meant to encourage more innovative and interesting buildings.

Buildings over 85 feet in height must use a different construction method than the typical wood framed buildings allowed below that threshold.

These taller buildings are typically framed with steel and this allows for additional design possibilities than could happen with a wood framed building.

HEIGHT ALLOWED BY RIGHT

This building is approximately 85' in height. This illustrates the maximum height that would be allowed "by right" or without a special design review process for development in this zone. Height is further limited by building form.

For context, new buildings in Sugar House are generally around this height.



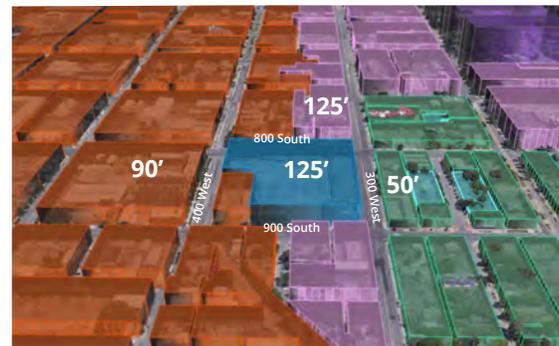
HEIGHT THROUGH DESIGN REVIEW PROCESS

The above buildings are approximately 125' in height and would be the maximum height allowed through a Design Review process with the Planning Commission. **The design review process would ensure that substantial buildings are compatible with their surroundings, make positive contributions to the pedestrian experience, and help achieve other City Master Plan goals.**



MAXIMUM BUILDING HEIGHT CONTEXT

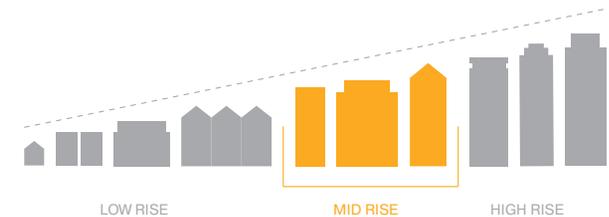
For context, this shows the maximum building heights allowed on properties near the Fleet Block.



125 FT 125 FT 90 FT 50 FT

DOWNTOWN PLAN CONTEXT

The Downtown Plan calls for "mid-rise streetcar" oriented development on the fleet block. The downtown plan doesn't specifically define what this term means, but 85' to 125' tall development is within the range of what would generally be considered a mid-rise development.



ALLOWED USES

Part of the zoning amendment process involves determining what uses would be appropriate for the zone. The master plan and community input provide guidance as to what land uses should be allowed. The uses to the right are examples of the uses being proposed to be allowed for the zone. Due to the large number of allowed uses, not all potential uses are shown.

.....

QUESTIONS TO CONSIDER

- What uses do you think are important to have in this neighborhood?
- Do you see any of the proposed uses conflicting with each other?

LIGHT MANUFACTURING USES



Brewery



Sign shop



Artisan Food Production

COMMERCIAL USES



Office



Light auto repair (tires, oil, minor repairs)



Retail and Restaurants

RESIDENTIAL USES



Single-family



Multi-family



Live/work

STREETSCAPES

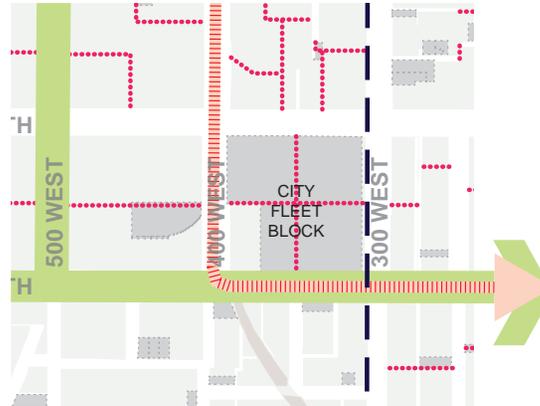
City policies provide guidance about streetscape improvements and new streetscapes, such as with new mid-block connections. This poster illustrates proposed requirements related to those and potential street improvements

QUESTIONS TO CONSIDER

- How much of a street should be devoted to walking?
- What kind of amenities should be provided along sidewalks and park-strips?

MID-BLOCK CONNECTIONS AND THE 9 LINE

The City's Downtown Plan includes plans for midblock connections through the City fleet block. The proposed rules would require public pedestrian walkways through the block.



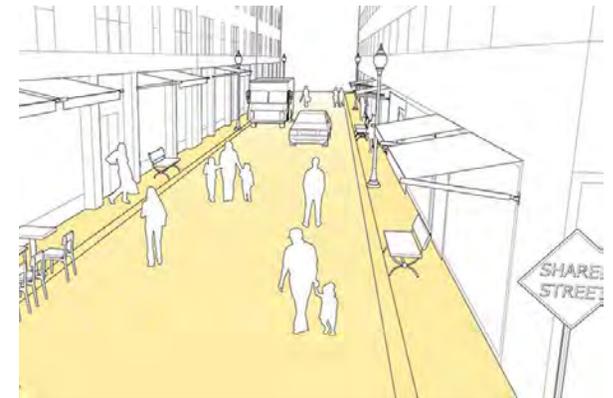
The green line to the south of the Fleet Block represents the path of the future "9 Line" trail connection. The City is working on implementing pedestrian and bike oriented streetscape improvements for this urban trail section.



This is an example from Sugar House of a midblock walkway. Midblock connections on the fleet block could resemble this pedestrian oriented connection.

STREETSCAPE IMPROVEMENTS

New development would also require new sidewalks, street trees and street lighting. The below streetscapes show the types of improvements that could be done on a mid-sized street and a smaller mid-block street.

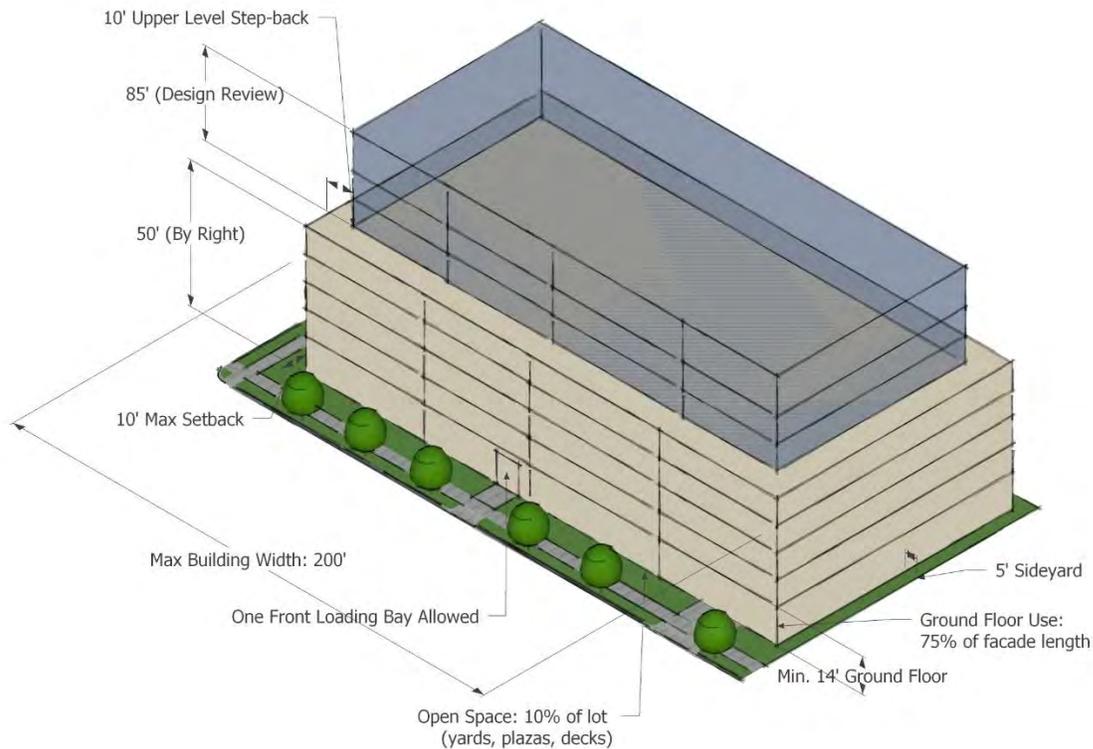


ATTACHMENT B: Building Form Regulation Summary Diagrams

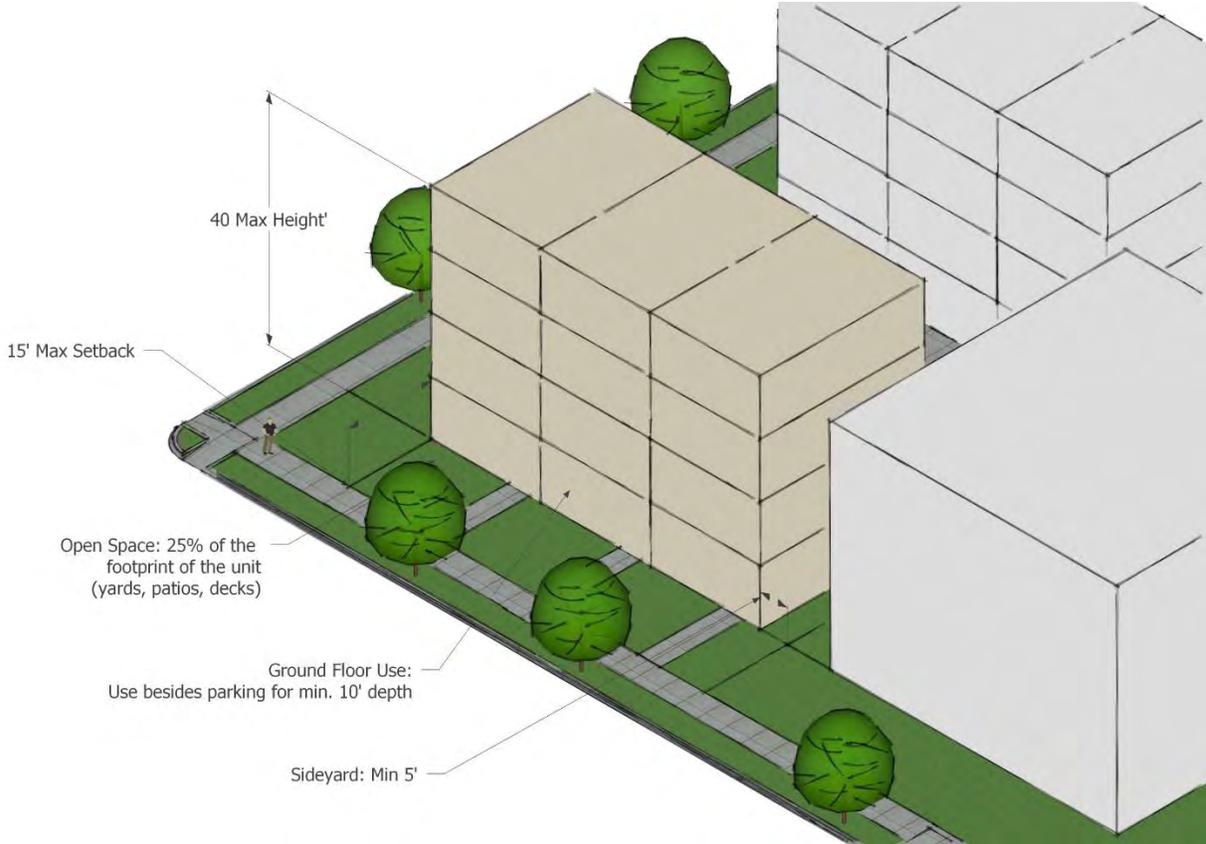
The following diagrams illustrate the bulk and massing regulations of the proposed building forms and summarize those regulations with abbreviated callouts. Not all of the regulations are illustrated due to space constraints. All building forms are subject to additional design standards which control façade design, parking, and landscaping and those are not illustrated in these diagrams.

The full proposed regulations with their associated nuances are located in [Attachment C](#).

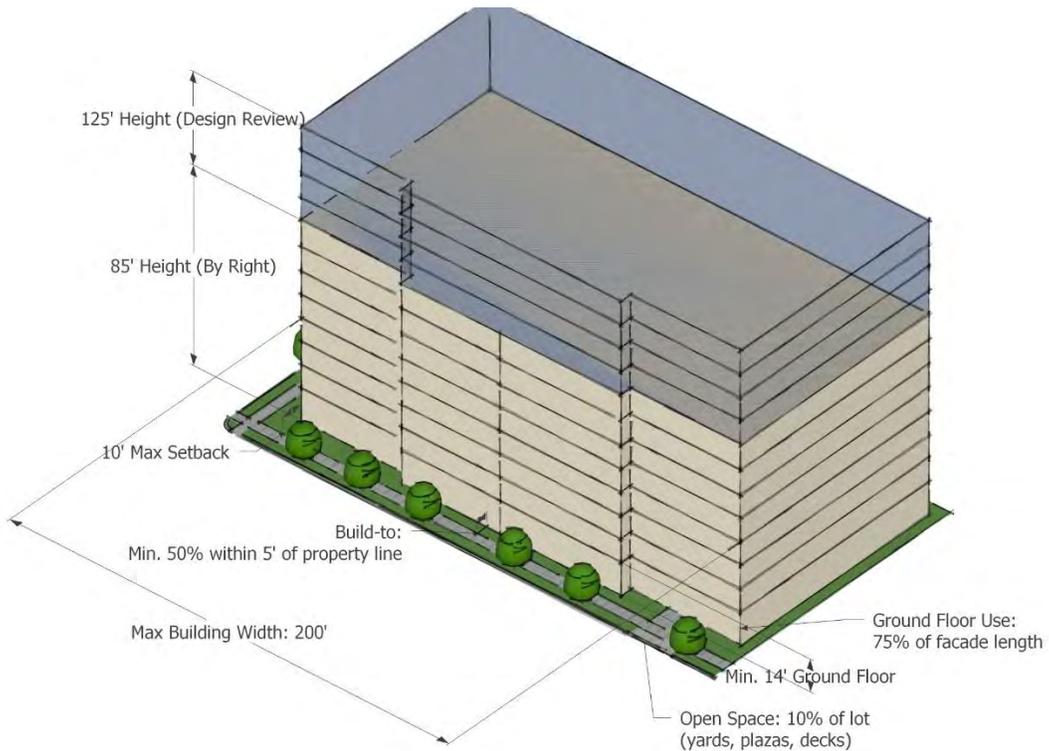
Limited Bay Building Form



Rowhouse Building Form



Vertical Mixed Use/Multi-family/Storefront Building Form



ATTACHMENT C: Full Draft FB-UN3 Zoning Text

The full FB-UN3 zoning code draft is divided into the following sections:

- **Building Form Regulations**
- **Parking Regulations**
- **Streetscape Regulations**
- **General Changes to Form Based Zoning Code**
- **Land Use Table**
- **Sign Regulations**

Building Form Regulations

21A.27.050.D: FB-UN3 Form Standards: Building Form standards are listed in Table 21A.27.050.D of this section.

TABLE 21A.27.050.D

FB-UN3 BUILDING FORM STANDARDS:

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.

<u>Building Regulation</u>		<u>Row House</u>
H	Height	Maximum of 40'
F	Front and corner side yard setback	Minimum 5' , Maximum 15' , unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement.
S	Interior side yard	Minimum of 5' between Row House building and side property line, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, the minimum interior side yard shall be 10' . For the purpose of this regulation, an alley that is a minimum of 10 feet in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear yard	Minimum of 5' , except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then minimum is 20' . For the purpose of this regulation, an alley that is a minimum of 10 feet in width that separates a subject property from a different zoning district shall not be considered adjacent.
U	Uses per story	Residential on all stories; live/work units permitted on ground level.
O	Ground Floor Use	Ground floor adjacent to a street must be occupied by habitable space other than parking for a minimum depth of 10 feet.
U	Upper level step back	When adjacent to a lot in a zoning district with a maximum building height of thirty feet or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
OS	Minimum outdoor open space area	Each dwelling unit shall include a minimum open space area that is no less than 25% of the footprint of the individual unit. The open space area may be in the form of private yards, outdoor common area that includes outdoor amenities, or rooftop gardens provided a minimum of 30% of the open space area includes vegetation.
BF	Number of building forms per lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
MW	Mid-block Walkway	If a midblock walkway is shown in the Downtown Master Plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

Storefront: 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.

<u>Building Regulation</u>		<u>Storefront</u>
H	Height	Maximum height of 125' . All heights measured from established grade. Any building in excess of 85' shall only be permitted through the design review process.
SH	Story Height	Minimum ground floor height 14'
F	Front and corner side yard setback	No minimum is required; however doors are prohibited from opening into the public right of way. Maximum 15' , unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement.
S	Interior side yard	No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, the minimum interior side yard shall be 10' . For the purpose of this regulation, an alley that is a minimum of 10 feet in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear yard	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then minimum is 20' . For the purpose of this regulation, an alley that is a minimum of 10 feet in width that separates a subject property from a different zoning district shall not be considered adjacent.
O	Ground Floor Use	Ground floor adjacent to a street must be occupied by habitable space other than parking for a minimum depth of 25 feet and at least 75% of the width of the street facing building façade.
U	Upper level step back	When adjacent to a lot in a zoning district with a maximum building height of thirty feet or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
BW	Building Width	Maximum of 200 feet along a street. Street facing building facades wider than 200 feet may be permitted if approved through the design review process in chapter 21A.59. However, if a midblock walkway is shown in the Downtown Master Plan on the subject property, a midblock walkway shall be provided regardless of the width of building.
MW	Mid-block Walkway	If a midblock walkway is shown in the Downtown Master Plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.
BF	Number of building forms per lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Required open space area	A minimum open space area of 10% of the lot area shall be provided. The open space area may take the form of yards, common areas, and rooftop gardens provided a minimum of 30% of the open space area includes vegetation. For buildings that include residential uses, the open space area shall include amenities for building occupants. A change of use is not required to comply with this requirement.

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

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

Building Regulation		Vertical Mixed Use and Multi-Family Residential
H	Height	Maximum height of 125' . All heights measured from established grade. Any building in excess of 85' shall only be permitted through the design review process.
SH	Story Height	Minimum ground floor height 14'
F	Front and corner side yard setback	No minimum is required; however, doors are prohibited from opening into the public right of way. Maximum 10' unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement.
B	Required build-to	Minimum of 50% of street facing facade shall be built within 5' of the front or corner side property line
S	Interior side yard	No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, the minimum interior side yard shall be 10' . For the purpose of this regulation, an alley that is a minimum of 10 feet in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear yard	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then minimum is 20' . For the purpose of this regulation, an alley that is a minimum of 10 feet in width that separates a subject property from a different zoning district shall not be considered adjacent.
O	Ground Floor Use	Ground floor adjacent to a street must be occupied by habitable space other than parking for a minimum depth of 25 feet and at least 75% of the width of the building along the front building wall
U	Upper Level Step Back	When adjacent to a lot in a zoning district with a maximum building height of thirty feet or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley
BW	Building Width	Maximum of 200 feet along a street. Street facing building facades wider than 200 feet may be permitted if approved through the design review process in chapter 21A.59. However, if a midblock walkway is shown in the Downtown Master Plan on the subject property, a midblock walkway shall be provided regardless of the width of the building.
MW	Mid-block Walkway	If a midblock walkway is shown in the Downtown Master Plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.
BF	Number of building forms per lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Required open space area	A minimum open space area of 10% of the lot area shall be provided. The open space area may take the form of yards, common areas, and rooftop gardens provided a minimum of 30% of the open space area includes vegetation. For buildings that include residential uses, the open space area shall include amenities for building occupants. A change of use is not required to comply with this requirement.

Limited Bay Building: The limited bay building form is intended to be similar in form to the historic warehouse buildings in the district. A service bay with a garage door facing the street is a defining feature of this building form. The service bay may be used for any use or accessory use permitted in the zoning district. Limited bay buildings have similar characteristics to the older warehouse buildings including how the building is placed on the site, building height, façade design and materials. This building form may include a mix of land uses.

Building Regulation		Limited Bay
H	Height	Maximum height of 50' . Buildings may exceed 50' in height, up to a maximum of 85' if the building includes a minimum setback of 10' at 50' in building height and is approved in accordance with 21A.59 Design Review. All heights measured from established grade.
SH	Story Height	Minimum ground floor height 14'
F	Front and corner side yard setback	No minimum is required; however, doors are prohibited from opening into the public right of way. Maximum of 10' unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement.
S	Interior side yard	A minimum of 5' , except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, the minimum interior side yard shall be 10' . For the purpose of this regulation, an alley that is a minimum of 10 feet in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear yard	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then minimum is 20' . For the purpose of this regulation, an alley that is a minimum of 10 feet in width that separates a subject property from a different zoning district shall not be considered adjacent.
O	Ground Floor Use	Ground floor adjacent to a street must be occupied by habitable space other than parking for a minimum depth of 25 feet and at least 75% of the width of the building along the front building wall. One service/loading bay is allowed on the ground floor facade adjacent to a street.
U	Upper level step back	When adjacent to a lot in a zoning district with a maximum building height of thirty feet or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
BW	Building Width	Maximum of 200 feet along a street. Street facing building facades wider than 200 feet may be permitted if approved through the design review process in chapter 21A.59. However, if a midblock walkway is shown in the Downtown Master Plan on the subject property, a midblock walkway shall be provided.
MW	Mid-block Walkway	If a midblock walkway is shown in the Downtown Master Plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.
BF	Number of building forms per lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with any other applicable standards.
OS	Required open space area	A minimum open space area of 10% of the lot area shall be provided. The open space area may take the form of yards, common areas, and rooftop gardens provided a minimum of 30% of the open space area includes vegetation. For buildings that include residential uses, the open space area shall include amenities for building occupants. A change of use is not required to comply with this requirement.

Parking Regulations

<u>Parking Regulation</u>	<u>Parking: Applies to all building types in the zone</u>
<u>Surface parking location</u>	<p>Surface parking shall be located behind or to the side of a principal building provided;</p> <ol style="list-style-type: none"> 1. <u>The parking is set back a minimum of 25' from the corner side property line; and</u> 2. <u>The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in 21A.46 and include:</u> <ol style="list-style-type: none"> a. <u>Trees with a minimum mature spread of 20 feet planted at one tree for every 20 feet of street frontage; and</u> b. <u>A wall or fence at the property line along the street. The wall or fence shall not exceed 36 inches in height. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.</u>
<u>Vehicle access</u>	<p><u>Required to be from an alley. If no alley exists, 1 driveway is permitted per street frontage. A limited bay building form may have one driveway that connects the bay to the street. Unless fire code requires something different.</u></p>
<u>Driveway spacing</u>	<p><u>Driveways shall be spaced a minimum of 20' between other driveways on the site and a minimum of 10 feet from a property line unless a shared driveway with an adjacent property is used.</u></p>
<u>Loading and service areas</u>	<p><u>Allowed in the rear and side yard only except for limited bay buildings which may allow loading functions to occur at the provided loading bay. All service areas shall be screened or located within the building.</u></p>
<u>Vehicle access width at street</u>	<p><u>When a one-way driveway is permitted and included in a development, the maximum width of the driveway or curb cut shall not exceed 12' in width excluding the curb radius. When a multi-directional vehicle driveway is included, the maximum width of the driveway and curb cut shall not exceed 24' in width excluding the curb radius. The driveway provided for a limited bay building may not exceed 24 feet in width. If fire access is required, the driveway shall be shared with the fire access and be the minimum width required by the applicable fire code.</u></p>
<u>Existing Buildings</u>	<p><u>The reuse of existing buildings is exempt from the requirements of this table unless new parking areas are being added.</u></p>

Streetscape Regulations

<u>Streetscape Regulation</u>	<u>Required Streetscape Improvements: Applies to all building types in the zone</u>
<u>Street Trees</u>	Street trees are required and shall be provided at a rate of 1 per every 30 feet of frontage as per <u>21A.48.060.D.</u>
<u>Sidewalk Width</u>	Sidewalks shall have a minimum width of eight (8) feet. <u>This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line</u>

DRAFT

General Changes to Form Based Code Chapter

21A.27.030 Building Configuration Standards:

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. The standards in this section may be modified subject to the requirements of chapter 21A.59 Design Review of this title.

(Staff Note: The above change is to be able to process requests for modifications through the Design Review process which has standards for such design modifications.)

C.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, patterned or textured concrete, fiber cement board siding, shingled or panel sided, and glass. Material not specifically listed may be approved at the discretion of the planning director if it is found that the proposed material is of similar durability and quality to the listed materials. If approved, such material can count toward the seventy percent (70%) requirement. 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.

(Staff Note: The above change is a clarification to codify current practice. The current list of materials is a list of examples (“such as”) and is not meant to be exclusive of other high quality materials but has been misinterpreted as such. Patterned and textured concrete is always considered a high quality, durable material and is allowed, it just hasn’t been specifically listed. We have also allowed for certain metals if they are durable and high quality and applicants can provide documentation to the Planning Director about their durability and quality.)

D. Other Applicable Standards:

6. Utility boxes, vaults, meters, panels, and other similar utility equipment that are only necessary to serve the associated private development shall be located on private property and are not allowed in the public right of way. When located within a provided front yard, any utility equipment that is taller than twelve inches in height shall be screened from view from any public right of way.

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:	P = Permitted	C = Conditional
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Use	Permitted Uses By District				
	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	<u>P</u>	P	P
<u>Adaptive reuse of a landmark building</u>			<u>P</u>		
Alcohol:					
Bar establishment		P	<u>P</u>	P	C
Brewpub		P	<u>P</u>	P	C
Distillery			<u>P</u>		
Tavern			<u>P</u>		
Tavern, 2,500 square feet or less in floor area		P	<u>P</u>	P	C
Winery			<u>P</u>		
<u>Amphitheater</u>			<u>P</u>		
<u>Amusement park</u>			<u>P</u>		
<u>Animal</u>					
<u>Cremation service</u>			<u>P</u>		
<u>kennel</u>			<u>P</u>		
<u>Veterinary office</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Animal, veterinary office</u>	-	<u>P</u>		<u>P</u>	<u>P</u>
Antenna, communication tower		P	<u>P</u>	P	P
Art gallery		P	<u>P</u>	P	P
Artisan food production		P ³	<u>P</u>	P ³	P ³
<u>Artists loft/studio</u>			<u>P</u>		
<u>Auction (indoor)</u>			<u>P</u>		
<u>Auditorium</u>			<u>P</u>		
Bed and breakfast	P	P	<u>P</u>	P	P
Bed and breakfast inn	P	P	<u>P</u>	P	P
Bed and breakfast manor	P	P	<u>P</u>	P	P
<u>Blacksmith shop</u>			<u>P</u>		

<u>Blood donation center</u>			<u>P</u>		
<u>Boarding house</u>			<u>P</u>		
<u>Botanical garden</u>			<u>P</u>		
<u>Brewery</u>			<u>P</u>		
<u>Bus line station/terminal</u>			<u>C</u>		
<u>Business, mobile</u>			<u>P</u>		
<u>Car wash</u>			<u>C</u>		
<u>Charity dining hall</u>			<u>P</u>		
<u>Clinic (medical, dental)</u>		P	<u>P</u>	P	P
<u>Commercial food preparation</u>		P	<u>P</u>	P	P
<u>Commercial video arcade</u>			<u>P</u>		
<u>Community garden</u>	P	P	<u>P</u>	P	P
<u>Community recreation center</u>		P	<u>P</u>	P	P
<u>Convent/monastery</u>			<u>P</u>		
<u>Convention center</u>			<u>P</u>		
<u>Crematorium</u>			<u>P</u>		
<u>Daycare</u>					
center, adult		P	<u>P</u>	P	P
center, child		P	<u>P</u>	P	P
nonregistered home daycare	p ¹	p ¹	<u>p¹</u>	p ¹	p ¹
registered home daycare or preschool	p ¹	p ¹	<u>p¹</u>	p ¹	p ¹
<u>Dental laboratory/research facility</u>			<u>P</u>		
Dwelling:					
<u>Accessory guest and servants' quarters</u>			<u>P</u>		
<u>Assisted living facility (large)</u>			<u>P</u>		
Assisted living facility (limited capacity)	P	P	<u>P</u>	P	P
Assisted living facility (small)		P	<u>P</u>	P	P
Group home (large)		P	<u>P</u>	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	<u>P</u>	P	P
<u>Living quarters for caretaker or security guard</u>			<u>P</u>		
Multi-family		P	<u>P</u>	P	P
Residential support (large)		P	<u>P</u>		
Residential support (small)		P	<u>P</u>		
Rooming (boarding) house		P	<u>P</u>		
Single-family attached	P	P	<u>P</u>		P
Single-family detached	P				
Single-family detached (cottage development building form only)		P			P

	Single room occupancy		P	<u>P</u>		
	Two-family	P				
	Eleemosynary facility (CODIFIER NOTE: This land use term is changing with other City petition.)		P		P	P
	<u>Emergency medical services facility</u>			<u>P</u>		
	<u>Equipment rental</u>			<u>P</u>		
	<u>Exhibition hall</u>			<u>P</u>		
	Farmers' market		P	<u>P</u>	P	P
	Financial institution		P	<u>P</u>	P	P
	<u>Flea market (indoor)</u>			<u>P</u>		
	<u>Funeral home</u>		P	<u>P</u>	P	P
	<u>Gas Station</u>			<u>C</u>		
	<u>Government facility requiring special design features for security purposes</u>			<u>P</u>		
	<u>Government office</u>			<u>P</u>		
	<u>Government facility</u>			<u>P</u>		
	<u>Greenhouse</u>			<u>P</u>		
	Health and fitness facility		P	<u>P</u>	P	P
	Home occupation	P ²	P ²	<u>P</u>	P ²	P ²
	<u>Homeless Resource Center</u>			<u>C</u>		
	<u>Hospital</u>			<u>P</u>		
	Hotel/motel		P	<u>P</u>	P	
	House museum in landmark site	P	P	<u>P</u>	P	P
	<u>Industrial assembly</u>			<u>P</u>		
	<u>Intermodal transit passenger hub</u>			<u>P</u>		
	Laboratory (medical, dental, optical)		P	<u>P</u>	P	P
	<u>Laboratory, testing</u>			<u>P</u>		
	Library		P	<u>P</u>	P	P
	<u>Manufacturing, light (indoor)</u>			<u>P</u>		
	<u>Meeting hall of membership organization</u>			<u>P</u>		
	Mixed use developments including residential and other uses allowed in the zoning district		P	<u>P</u>	P	P
	<u>Mobile food business</u>			<u>P</u>		
	<u>Mobile food court</u>			<u>P</u>		
	<u>Mobile food trailer</u>			<u>P</u>		
	<u>Mobile food truck</u>			<u>P</u>		
	<u>Municipal service uses, including city utility uses and police and fire stations</u>			<u>P</u>		
	Museum		P	<u>P</u>	P	P
	Nursing care facility		P	<u>P</u>	P	P
	Office		P	<u>P</u>	P	P

Office and/or reception center in landmark site		P	<u>P</u>	P	P
<u>Office publishing company</u>			<u>P</u>		
Open space	P	P	<u>P</u>	P	P
Park	P	P	<u>P</u>	P	P
<u>Parking, commercial</u>			<u>C</u>		
<u>Parking facility, shared</u>			<u>P</u>		
<u>Parking garage</u>			<u>P</u>		
Parking, off site	P	P	<u>P</u>	P	P
<u>Parking, park and ride lot shared with existing use</u>			<u>P</u>		
<u>Performing arts production</u>			<u>P</u>		
Photo finishing lab			<u>P</u>	P	P
Place of worship		P	<u>P</u>	P	P
Plazas	P	P	<u>P</u>	P	P
<u>Radio, television station</u>			<u>P</u>		
<u>Railroad passenger station</u>			<u>P</u>		
<u>Reception center</u>			<u>P</u>		
Recreation (indoor)		P	<u>P</u>	P	P
<u>Recreation, (outdoor)</u>			<u>P</u>		
Research and development facility		P	<u>P</u>	P	P
Research facility (medical/dental)		P	<u>P</u>	P	P
Restaurant		P	<u>P</u>	P	P
Retail goods establishment		P	<u>P</u>	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P	<u>P</u>	P	P
Retail service establishment		P	<u>P</u>	P	P
Sales and display (outdoor)		P	<u>P</u>	P	P
School:					
College or university		P	<u>P</u>	P	P
Music conservatory		P	<u>P</u>	P	P
Professional and vocational		P	<u>P</u>	P	P
Seminary and religious institute		P	<u>P</u>	P	P
Public or private			<u>P</u>		
Seasonal farm stand		P	<u>P</u>	P	P
<u>Sign painting/fabrication (indoor)</u>			<u>P</u>		
<u>Small brewery</u>			<u>P</u>		
<u>Social service mission</u>			<u>P</u>		
Solar array		P	<u>P</u>	P	P
<u>Storage, self</u>			<u>P⁴</u>		
<u>Store, convenience</u>			<u>P</u>		
Store, specialty		P	<u>P</u>	P	P
Studio, art		P	<u>P</u>	P	P

<u>Studio, motion picture</u>			<u>P</u>		
<u>Theater, live performance</u>			<u>P</u>		
Theater, movie		P	<u>P</u>	P	P
Urban farm	P	P	<u>P</u>	P	P
Utility, building or structure	P	P	<u>P</u>	P	P
Utility, transmission wire, line, pipe, or pole	P	P	<u>P</u>	P	P
<u>Vehicle</u>					
<u>Automobile rental agency</u>			<u>P</u>		
<u>Automobile repair major</u>			<u>C</u>		
<u>Automobile repair minor</u>			<u>P</u>		
Vending cart, private property		P	<u>P</u>	P	P
<u>Warehouse</u>			<u>P</u>		
<u>Welding shop</u>			<u>P</u>		
<u>Wholesale distribution</u>			<u>C</u>		
Wireless telecommunications facility		P	<u>P</u>	P	P
Woodworking mill			<u>P</u>		

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.
4. Only allowed on ground floor when the use is located behind another permitted or commercial use that occupies the street frontage of the ground floor.

Sign Regulations

21A.46.096: SIGN REGULATIONS FOR FORM BASED DISTRICTS:

The following regulations shall apply to signs permitted in the form based code zoning districts. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations For The Form Based Code Districts:

1. **Purpose:** Sign regulations for the form based code zoning districts are intended to provide appropriate signage oriented primarily to pedestrian and mass transit traffic.
2. **Applicability:** This subsection applies to all signs located within the form based code zoning districts. This subsection is intended to list all permitted signs in the zone. All other regulations in this chapter shall apply.

B. Sign Type, Size And Height Standards:

1. A-Frame Sign:

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
A-frame sign		P	<u>P</u>	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
						Width	Maximum of 2 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face
						Height	Maximum of 3 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face
						Placement	On public sidewalk or private property
						Obstruction free area	Minimum of 8 feet must be maintained at all times for pedestrian passage

2. Awning Or Canopy Sign:

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Awning or canopy sign	P	P	<u>P</u>	P	P	Quantity	1 per window <u>or</u> entrance
						Width	Equal to the width of the window
						Projection	No maximum depth from building facade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required. The awning or canopy can project a maximum of 2 feet into a special purpose corridor
						Clearance	Minimum of 10 feet of vertical clearance
						Letters and logos	Allowed on vertical portions of sign only
						Location permitted	Private property or a public street. Signs can face a special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process

3. Construction Sign:

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Construction sign (see definition in this chapter)	P	P	<u>P</u>	P	P	Quantity	1 per construction site
						Height	Maximum of 8 feet. <u>Maximum of 12 feet in FB-UN3</u>
						Area	Maximum of 64 square feet
						Location permitted	Private property or a public street. Signs can face the special purpose corridor, but must be located on private property

4. Flat Sign:

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Flat sign		P	<u>P</u>	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
						Width	Maximum of 90% of width of leasable space. <u>No maximum width in FB-UN3.</u>
						Height	Maximum of 3 feet. <u>No maximum height in FB-UN3</u>
						Area	1½ square feet per linear foot of store frontage
						Projection	Maximum of 1 foot

5. Flat Sign (building orientation):

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Flat sign (building orientation)			<u>P</u>			Quantity	1 per building face.
						Height	<u>May not extend above the roof line or top of parapet wall.</u>
						Area	<u>1½ square feet per linear foot of building frontage</u>

6. Marquee Sign

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Marquee sign			<u>P</u>			Quantity	1 per building
						Width	Maximum of 90% of width of leasable space
						Height	<u>May not extend above the roof of the building.</u>
						Area	1½ square feet per linear foot of building frontage
						Projection	Maximum of 6 feet. <u>May project into right of way a maximum of 4 feet provided the sign is a minimum of 12 feet above the sidewalk grade.</u>

7. Monument Sign

<u>Sign Type</u>	<u>FB-UN1</u>	<u>FB-UN2</u>	<u>FB-UN3</u>	<u>FB-SC</u>	<u>FB-SE</u>	<u>Specifications</u>	
Monument sign			<u>P</u>			<u>Quantity</u>	<u>1 per building</u>
						<u>Setback</u>	<u>5 feet</u>
						<u>Height</u>	<u>Maximum of 20 feet</u>
						<u>Area</u>	<u>1 square feet per linear foot of building frontage</u>

58. Nameplate Sign:

<u>Sign Type</u>	<u>FB-UN1</u>	<u>FB-UN2</u>	<u>FB-UN3</u>	<u>FB-SC</u>	<u>FB-SE</u>	<u>Specifications</u>	
Nameplate sign	P	P	<u>P</u>	P	P	<u>Quantity</u>	1 per leasable space. Leasable spaces on corners may have 2
						<u>Area</u>	Maximum of 3 square feet

9. New Development Sign

<u>Sign Type</u>	<u>FB-UN1</u>	<u>FB-UN2</u>	<u>FB-UN3</u>	<u>FB-SC</u>	<u>FB-SE</u>	<u>Specifications</u>	
New Development sign			<u>P</u>			<u>Quantity</u>	<u>1 per street frontage</u>
						<u>Setback</u>	<u>5 feet</u>
						<u>Height</u>	<u>12 feet</u>
						<u>Area</u>	<u>200 square feet</u>

610. Private Directional Sign:

<u>Sign Type</u>	<u>FB-UN1</u>	<u>FB-UN2</u>	<u>FB-UN3</u>	<u>FB-SC</u>	<u>FB-SE</u>	<u>Specifications</u>	
Private directional sign (see definition in this chapter)	P	P	<u>P</u>	P	P	<u>Quantity</u>	No limit
						<u>Height</u>	Maximum of 5 feet
						<u>Area</u>	Maximum of 8 square feet
						<u>Restriction</u>	May not contain business name or logo
						<u>Location permitted</u>	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process

711. Projecting Sign:

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Projecting sign		P	<u>P</u>	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
						Clearance	Minimum of 10 feet above sidewalk/walkway
						Area	6 square feet per side, 12 square feet total
						Projection	Maximum of 4 feet from building facade
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process

812. Projecting Parking Entry Sign:

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Projecting parking entry sign (see projecting sign graphic)			<u>P</u>	P	P	Quantity	1 per parking entry
						Clearance	Minimum of 10 feet above sidewalk/walkway
						Height	Maximum of 2 feet
						Area	4 square feet per side, 8 square feet total
						Projection	Maximum of 4 feet from building facade for public and private streets. Maximum of 2 feet within the special purpose corridor
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process

913. Public Safety Sign:

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Public safety sign (see definition in this chapter)	P	P	<u>P</u>	P	P	Quantity	No limit
						Height	Maximum of 6 feet
						Area	8 square feet
						Projection	Maximum of 1 foot
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process

104. Real Estate Sign:

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Real estate sign	P	P	<u>P</u>	<u>P</u>	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2
						Height	Maximum of 12 feet
						Area	32 square feet. <u>64 square feet in FB-UN3</u>
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process

115. Window Sign:

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Window sign		P	<u>P</u>	P	P	Quantity	1 per window
						Height	Maximum of 3 feet
						Area	Maximum of 25% of window area

ATTACHMENT D: Form Based Code Design Standards (Existing)

The existing design standard regulations included in this section are universally applied to all Form Based zones in the City. All buildings in the proposed zone would be subject to these same design requirements.

Existing Building Design Standards for Form Based Zones

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

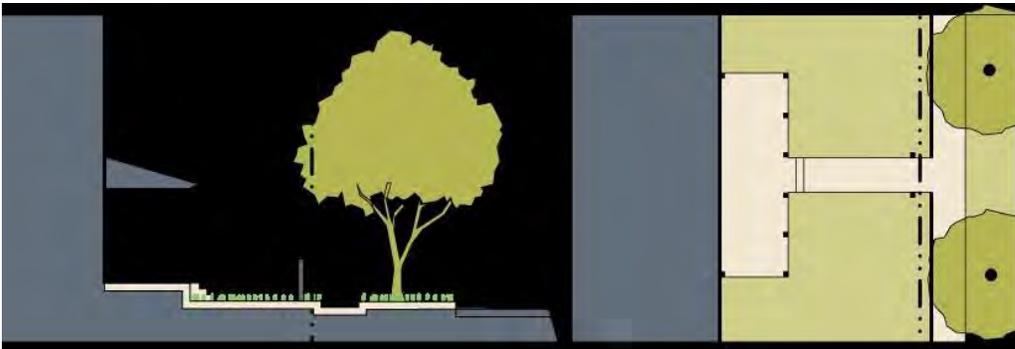
- c. **Corner entrance:** Entry that is angled or an inside corner located at the corner of two (2) intersecting streets.
- d. **Number:** Every building shall have at least one entry for every seventy five feet (75') of building facade along a public or private street, alley or greenway.
- 2. **Encroachments:** 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

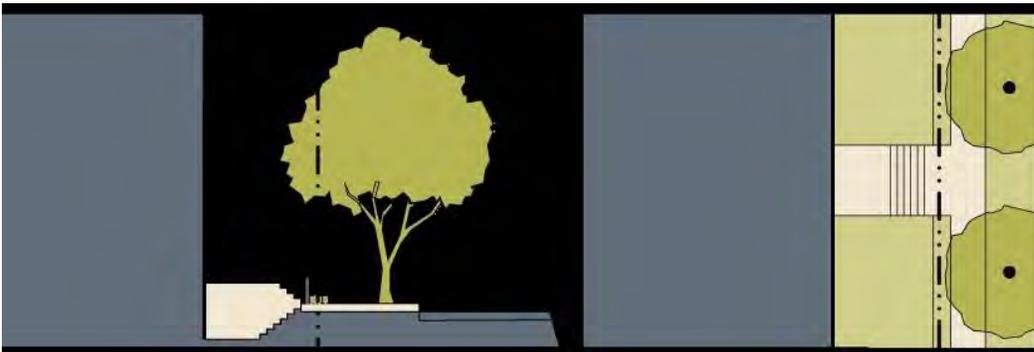
Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Porch and fence: A planted front yard where the street facing building facade is set back from the front property line with an attached porch that 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



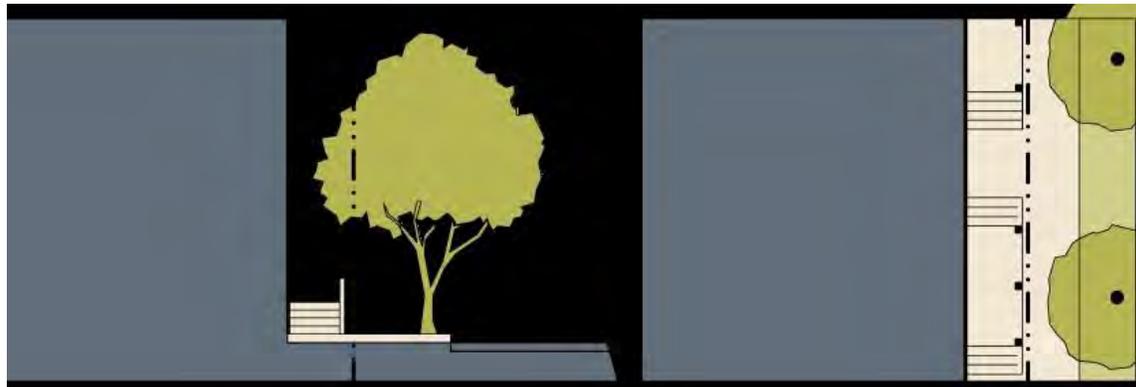
Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Forecourt: An entry feature wherein a portion of the street facing facade is close to the property line and the central portion is set back. The 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



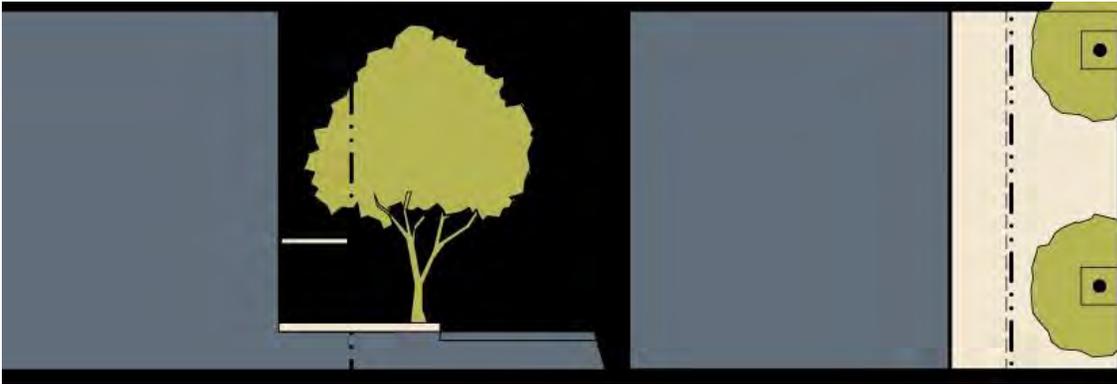
Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Stoop: An entry feature wherein the street facing facade is close to the front property line and the first story is elevated from the sidewalk sufficiently 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
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					P	P	P

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:

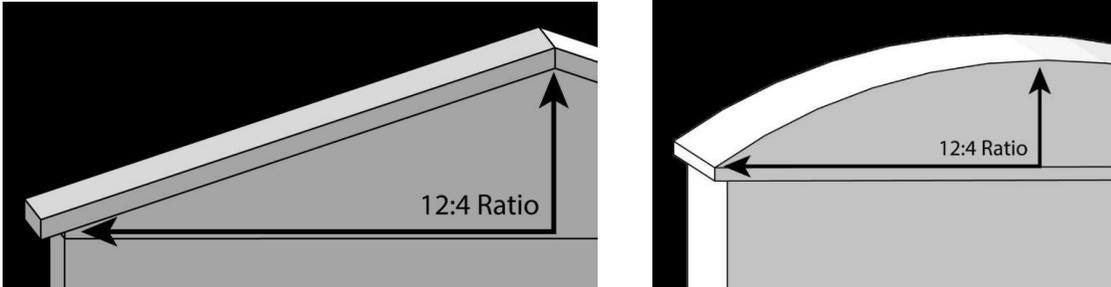
- (1) The requirement would negatively impact the historical character of a building within the H historic preservation overlay district; or
- (2) The requirement conflicts with the structural integrity of the building and the structure would comply with the standard to the extent possible.

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 and 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.

- b. Form Based Special Purpose Corridor District specific standards for detached or accessory parking garages or structures:
 - (1) Detached or accessory multilevel parking garages or structures shall have the same setback requirements for principal structures.
 - (2) The minimum setback required shall be landscaped to provide a buffer to the abutting residential district. No structure (primary or accessory) shall be permitted within this landscaped buffer.
- 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.