

PLANNING DIVISION - COMMUNITY & NEIGHBORHOODS

Work Session Memorandum

To: Salt Lake City Planning Commission

From: Lauren Parisi, Principal Planner

Date: December 12th, 2018

Re: PLNPCM2018-00065 - RMF-30: Low Density Multi-Family Residential Text Amendments

PROPOSAL: Salt Lake City's Planning Division is considering amendments to update the City's four Multi-Family Residential (RMF) zoning districts, *starting with the RMF-30: Low-Density Multi-Family Residential district*, with the intent of implementing the recently adopted *Growing SLC: A Five Year Housing Plan* (2017-2021). This plan outlines solutions for reaching a point where **all residents of Salt Lake City, current and prospective, regardless of race, age, economic status, or physical ability can find a place to call home.** To achieve this goal, the plan specifically calls for the removal of local zoning barriers to housing development such density limitations and ineffective lot dimensional requirements (lot width, oversized setbacks, etc.).

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

- Introducing design standards for all new development
- Allowing the construction of new building types including "side oriented row houses" and "cottage developments" without planned development approval
- Allowing more than one building on a lot without planned development approval
- Allowing the creation of lots without street frontage per administrative review (special exception or conditional building and side design review)
- Reducing lot width requirements to align with existing development in the city
- Reducing lot size requirements for single-family homes, duplexes and row houses.

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

ATTACHMENTS:

- A. Proposed RMF-30 Updates
- B. Existing Form Based Design Standards
- C. Informational Maps

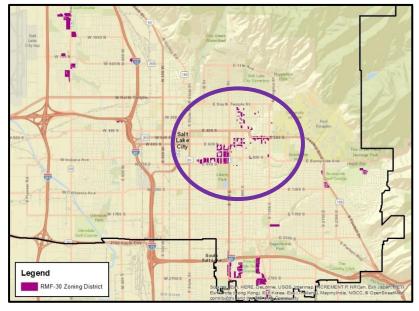
PROJECT INFORMATION:

A Closer Look at RMF-30. The majority of Salt Lake City's RMF-30 districts are scattered

throughout the northern center of the City – north of Liberty Park, east of the Downtown and west of the University of Utah. There is also a large concentration of RMF-30 just south of 1-80 off of 700 East. City data indicates there are approximately:

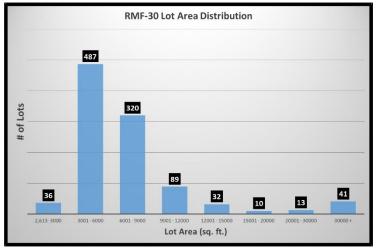
- 1,028 RMF-30 parcels .06 acres (2,613 square feet) or greater
- 331 RMF-30 are located in a local historic district where the demolition of historic structures must be approved by the Historic Landmark Commission
- 3,212 RMF parcels .06 acres or greater *total* (RMF-30, -35, -45 and -75)

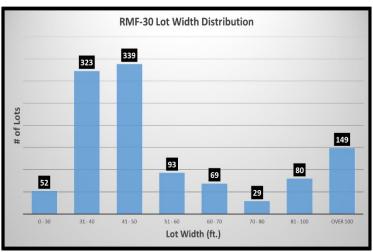
A map of all of the RMF zoning districts and the RMF-30 lots located within a local historic district can be found in *Attachment C*.



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

A similar pattern can be seen with existing lot *widths* in the City. The average lot width without the 42 outliers less than 25 feet and greater than 250 feet is <u>58 feet wide</u>; however, 662 of the lots fall between 31 and 50 feet wide – well under the 80-foot lot width requirement to accommodate a multi-family development or 3+ units without special approval. In fact, more than half of the lots are under 50 feet wide, and do not have the width to accommodate a single-family home. Required lot width can be modified through planned development approval. Per the proposed RMF-30 standards, multi-family buildings could be constructed on lots 50 feet wide or greater.





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

Looking at existing land use, Salt Lake County tax assessor classifies: 542 of the parcels as single-family residences; 103 as duplexes; 89 as 3-4 unit apartments; 26 as 5-9 unit apartments; 13 as 10-19 unit apartments; 17 as 20-49 unit apartments and 3 over 50 unit apartments. The rest are nonconforming commercial uses, public condominiums. Keep in mind that some parcels are unclassified; therefore, this count is approximate. This count is also larger than the 1,029 RMF parcels over .06 acres because it includes the smaller condominium parcels. The table to the right lists some of the uses found in the RMF-30 district as classified by the County.

Existing Density in the RMF-30 – Because the City does not have a count for the total number of units in the RMF-30 zone, it is difficult to say what the existing density is for the zone as a whole in terms of number of units per square footage or acreage. To get a more general understanding of what existing density looks like in this zone, the following city blocks were selected to analyze at random. For reference,

icc,	· · · · · · · · · · · · · · · · · · ·
Plan,	the "low-medium density"
s for	10-20 dwellings units/acre =

Land Use Type

Apt Conversion

Single-Family

3-4 Unit Apt

5-9 Unit Apt

10-19 Unit Apt

20-49 Unit Apt

50-98 Unit Apt

Vacant Lot - Res

Vacant Lot - MH

Vacant Lot - Comm

Vac Residential Lot

Vacant Assoc - MH

Associated Retail

Gov Bldg/Land

Public

99+ Unit Apt

Condo Unit

Duplex

of RMF-30 Properties

23 542

103

89

26

13

17

2

1

583

11

5

2

6

19

7

14

on the future land use map within the Central Community Master I land use designation (equivalent to the existing RMF-30 zone) calls 2,178-4,356 sq. ft./unit.

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

Windsor Block. The second block is located in the Central City neighborhood between 1st and 2nd South and 8th and 9th East. This block has a more diverse mix of land uses with approximately 14 single-family homes, a few multi-family buildings, mixed-use and office buildings. There are approximately 86 units on 4.11 acres of land, which equates to 2,081 sq. ft./unit or 21 units/acre – just over the density that the master plan calls for. The largest multi-family building, the Devereaux Apartment Complex at 130 S. 900 East (pictured below), has 30 units on 16,117 square feet or 537 sq. ft./unit – well under the 3,000 square feet currently required per unit. It was built in 1974. The neighboring property to the south at 134 S. 900 East has 6 units on 10,890 square feet or 1,815 sq. ft./unit. This property also has two separate units on one lot, which is not permitted per current zoning standards. It was built in 1930. And finally, the property to the south of that building at 144 S. 900 East, has 11 units on 9,583 square feet or 871 sq. ft./unit. It was built in 1964. While all of these properties exceed current density requirements, none appear extremely out of scale from the street.

1. "Blair Block



2. "Windsor Block



*RMF-30 lots are hiahliahted in purple

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



Devereaux Apartment Complex at 130 S. 900 East

<u>Missing Middle Housing.</u> With the proposed RMF-30 updates, the City hopes to encourage the development of missing middle housing in particular. Missing middle housing is a:

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



Diagram of Missing Middle Housing Types. Source: Opticos Design, Inc.

Missing middle housing is not a new type of housing. It's housing that exists in Salt Lake City today. Again, think – duplexes, triplexes, fourplex buildings, townhouses, small-scale apartment buildings, etc. However, more often than not, these housing types are difficult to build because they do not



meeting current zoning standards, especially in areas where they're best suited near the city's downtown, universities and, of course, public transit. Below are some examples of existing missing middle housing types that "fit in" with their surroundings while providing higher unit counts. Note the number of units that exist on the lot, the number of units that are allowed per current RMF-30 standards, and the number of units allowed per proposed RMF-30 standards.

 $\underline{682-688 \text{ E. } 700 \text{ South}}$ – 16 units on 8,429 sq. ft. =

527 sq. ft./unit OR 84 units/acre

Current Allowance – Multi-family (3+ units) not permitted unless 9,000 feet or greater

Proposed Allowance – Multi-family (3+ units) not permitted unless 9,000 feet or greater



661 S. Green St. – Current Allowance Proposed Allowance

10 units on 27,234 sq. ft. = 2,723 sq. ft/unit OR 16 units/acre 9 units (separate structures on single lot not permitted) 18 units



852 S. 800 East – Current Allowance Proposed Allowance

12 units on 17,424 sq. ft. = 1,452 sq. ft./unit OR 30 units/acre 5 units (separate structures on single lot not permitted)
11 units



620 S. Park St. – Current Allowance Proposed Allowance

12 units on 17,877 sq. ft. = 1,490 sq. ft./unit OR 30 units/acre 5 units

e 5 units ice 11 units **Proposed RMF-30 Updates.** The following section of this report goes into more detail regarding each of the specific updates being proposed to the RMF-30 zoning standards. By updating these standards, the City hopes to remove some of the zoning barriers that limit new housing development, while encouraging compatible design and maintaining existing housing stock. With this in mind, Planning Staff is recommending implementing what could be described as "hybrid" form based standards, pulling some of the new standards from the City's existing Form Based zoning districts.

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

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

- <u>Entry Feature</u> A minimum of one main entry with an entry feature facing a public street or walkway. Entry feature may take the form of a porch and fence, terrace and lightwell, forecourt, stoop, shopfront or gallery depending on the type of building form.
- <u>Glass</u> For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.
- Ground Floor Transparency Minimum of twenty percent (20%) of street facing facade, located between two feet (2') and eight feet (8') above the grade of the sidewalk, shall be transparent glass for a single-family dwelling, two-family dwelling, cottage development and row house.
- <u>Building Materials</u> 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.
- <u>Building Fenestration</u> 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").
- 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.



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

2. *New Building Forms in RMF-30* — In addition to single-family homes, duplexes, triplexes, apartment buildings, etc., the City would like to encourage two new specific housing types or forms in the RMF-30 zoning district that may allow for slightly higher unit counts, but are also compatible with existing development in the area. These two types include <u>cottage developments</u> and <u>side orientated</u> row houses, which are not currently allowed in RMF districts without special approval.

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



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

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

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





3. More Than One Principal Structure On A Lot — Constructing more than one principal structure on a lot is currently not permitted in RMF districts, unless both structures have public street frontage. The idea behind this is partly to discourage new buildings with poor access and little visibility for general safety purposes. However, Salt Lake City's longer lots tend to have a significant amount of underutilized land towards

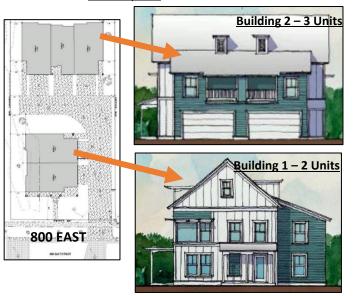


their rear and can have more than adequate access and visibility (see building arrangement map attached). Other zoning, building code, and fire regulations besides this limitation on multiple structures on a lot also work together to ensure adequate access and visibility. Additionally, allowing more than one structure on a lot tends to encourage more innovative housing developments, which often feature common open space like cottage developments. Currently, planned development approval is required for multiple structures on a lot. Therefore, provided that the additional structures meet all other zoning/City department standards, it is being proposed that more than one principal structure be permitted on all lots in the RMF-30 zoning district. Additional standards and setback clarification will be applied for multiple buildings on a lot as noted in the proposed RMF-30 updates under *Attachment A*.

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

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

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



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



5. Lot Area — In many residential zoning districts in the City including the RMF-30 zone, the Zoning Ordinance regulates the number of units per square footage of lot area. Currently, the RMF-30 zone permits one multi-family unit per every 3,000 square feet of land. This standard will remain the same for traditional multi-family developments (apartment buildings and condo buildings); however, Planning Staff is proposing to update this requirement to 1,500 square feet for row houses and cottage developments in particular to encourage these types of "missing middle" housing that can accommodate more units and maintaining compatibility with lower density housing. 1,500 square feet is the lot area requirement that exists for these types of housing in the City's established Form Based districts. Additionally, requiring larger lot areas for these types of housing somewhat forces developers to building larger units that are less affordable. Lot area for single-family and two-family structures will also be updated to 3,000 square feet per unit to keep the area per unit consistent across the zone. All proposed area updates can be found under Attachment A.

LAND USE	CURRENT AREA REQUIREMENT	PROPOSED AREA REQUIRED
Single-Family	5,000	3,000
Two-Family	8,000	6,000
Single-Family Attached	3,000	1,500
Multi-Family	3,000	3,000
Cottage Development (New Form)	1,500	1,500

As noted previously in this report, over half of lots in the RMF-30 zone have single-family houses. Per the proposed area requirements, 140 lots between 6,000-7,999 square feet with single family homes could now add each add one additional unit (i.e. a basement apartment, small addition to the back of the house, etc.). Of course, by introducing a smaller lot area requirement for row houses and cottage developments in particular, this could put some development pressure on lots with single-family homes and duplexes inside and outside of a historic district. This is something the City is working to safeguard against by offering unit bonuses for retaining existing structures. The lot area requirement for row house and cottage development forms could be increased to 2,000 square feet per unit to further safeguard some existing structures on smaller lot – see key considerations for more detail.

6. Lot Width — In addition to required lot area, Salt Lake City's Zoning Ordinance also requires that lots be a certain width for different land uses. Currently, lots are required to be at least 80-100 feet wide in the City's Multi-Family Residential (RMF) zoning districts to accommodate a new multi-family use (3 or more housing units). The City has found that these current requirements do not reflect the established



lot width patterns in the RMF zoning districts as discussed in the *Closer Look at RMF-30* section of this report and can, ultimately, impede housing development. For example, the vacant lot pictured above could not be developed with more than three units as it does not have 80 feet of lot width even though it meets the minimum lot size requirements.

Therefore, it is being proposed that required lot width be reduced from 50 feet to 40 feet for single-family homes; 25 to 15 feet for row houses/single-family attached units; and 80 feet to 50 feet for multifamily (3+) units to better reflect existing lot width patterns in the City (*Attachment A*). 15 feet for row house units reflects what is used in the City's established Form Based districts.

7. Unit Bonus for the Maintenance of Existing Structures — In an effort to maintain existing and/or affordable housing stock in the RMF-30 zone while allowing for some new development, a unit bonus will be applied when a building permit is pulled for additional housing on a lot and the existing structure on that lot is retained. When a building permit is applied for to add an additional housing unit(s) internal or external of an existing structure that meets lot area requirements AND the existing structure on the lot is retained, bonus housing units may be granted per the same permit

in addition to what the lot size can accommodate per lot area requirements. Any additional buildings constructed on a lot must meet all other applicable zoning requirements and be a permitted building form dependant on existing land use as depicted by *Reference Table 1*. Bonus units will be granted proportionally as follows: 1 bonus unit for retaining a 1-3 unit-building; 2 bonus units for retaining a 4-10 unit-building; and 3 bonus units for retaining an 11 or more-unit building.

Key Considerations for the Planning Commission. The goal of holding a work session with the Planning Commission is to gain initial feedback regarding the proposed text amendments and understand if any additional information is needed for the Commissioner's to make a recommendation to the City Council. This will also help Planning Staff fine tune the proposal before reaching out to the general public for feedback. The Commission may wish to discuss and/or provide specific direction on the following:

1. <u>Updated Lot Area Requirements</u> –

By introducing a 1,500 square-foot lot area requirement for row house and cottage development forms, the hope is to encourage these types of housing that fit in with surrounding development. The proposed area requirement is relatively consistent with existing development patterns for these types of forms in RMF areas and may encourage more affordable units with smaller footprints. The requirement is also consistent with the area requirement for row house forms in the City's Form Based districts. Still, lowering the lot area requirement may put some additional development pressure on lots with single-family homes and duplexes. Increasing the lot area requirement for these forms to 2,000 square feet per unit would be more consistent with the master plan recommendation of 2,178 square feet per unit and could ease some of this pressure on smaller lots. However, it should be noted that the lot area requirement for multi-family buildings will remain 3,000 square feet per unit starting with 3 units or at least 9,000 square feet.

- Should the proposed lot area requirement for row house and cottage development forms remain 1,500 square feet per unit be increased to 2,000 square feet?
- Should the City consider reducing the lot area requirement for multi-family buildings to less than 3,000 square feet per unit?

2. Review of Lots Without Street Frontage –

As mentioned previously, this update would allow the creation of lots without street frontage to be permitted though some form of an administrative review as opposed to planned development (Planning Commission) approval. The reviews being considered are either the special exception process or conditional building and site design process, the main difference being that conditional building and site design review would impose more design control focused on pedestrian oriented development. The additional design standards for lots without street frontage (listed in *Attachment A*) would still apply with both review options. Keep in mind that many side oriented row houses would go through this process. Additionally, two buildings forms on a single lot would be permitted without any special review.

- Should the creation of lots without street frontage be permitted administratively?
- Which administrative process should these requests go through special exception or conditional building and site design review?

3. Design Standards for Side Oriented Row House Form -

- Are the proposed design standards for side oriented row houses sufficient?
- Should design requirements be imposed to break up/delineate each unit?

4. Density Bonus for Retaining Existing Housing –

- Should the density bonus only apply when retaining contributing historic structures and/or affordable housing as opposed to retaining existing building?
- Should the unit bonus be applied proportionately as proposed?

NEXT STEPS:

- 1. Planning Staff will consider the feedback received from the Planning Commission and update the proposed RMF-30 text amendments accordingly.

 2. Public engagement meetings will be held to collect additional feedback (multiple community)
- open house meetings and potential walking tours)
- 3. Proposal will be brought to the Planning Commission for a public hearing and to obtain a recommendation for the City Council
- 4. Proposal will be brought to the City Council for final decision.

ATTACHMENT A: Proposed RMF-30 Updates

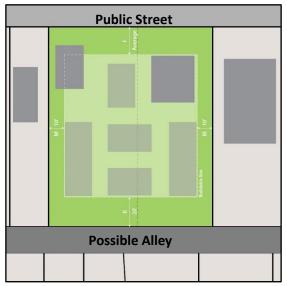
RMF-30: Low Density Multi-Family Residential Zoning Updates

(General Language to be Added to the RMF Chapter)

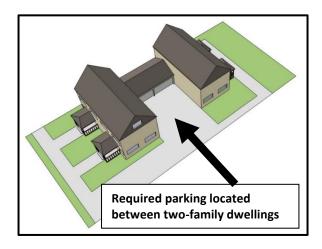
Multiple Buildings on One Lot – More than one principal building may be located on the same lot provided that all other zoning requirements are met. Where there is an existing building on the lot, additional buildings constructed must be a permitted building form dependent on the existing land use as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

- Setbacks Where more than one new principal structure is developed on a single lot, setbacks shall be applied to the development as a whole regardless of potential property lines as depicted by *Reference Illustration 1*. The front/corner yard setback applies to the unit(s) adjacent to a public street (F) or (C), the rear yard setback applies to the unit(s) adjacent to a rear property line (R) and the interior setbacks shall always be 10 feet (M multiple building forms).
- Building Coverage Where there is a conflict between land use and building coverage requirements, the higher coverage requirement shall apply.
- Design Standards New buildings without direct public street frontage shall be subject to all applicable Form Based design standards listed in Section 21A.27.030 of this Chapter. Any standards applicable to street facing facades shall be applied to the façade where the primary entrance is located.
- Parking Required parking, including parking structures, may be located between two primary structures provided that required all setbacks are met as depicted by *Reference Illustration 2*.
- Unit Bonus When a building permit is applied for to add an additional housing unit(s) internal or external of an existing structure that meets lot area requirements AND the existing structure on the lot is retained, bonus housing units may be granted per the same permit in addition to what the lot size can accommodate per lot area requirements. Any additional buildings constructed on a lot must meet all other applicable zoning requirements and be a permitted building form dependant on existing land use as depicted by *Reference Table 1*. Bonus units will be granted proportionally as follows: 1 bonus unit for retaining a 1-3 unit-building; 2 bonus units for retaining a 4-10 unit-building; and 3 bonus units for retaining an 11 or more-unit building.

Reference Illustration 1



Reference Illustration 2



Reference Table 1

Existing Land Use	Permitted Building Form		
	Single-Family Dwelling		
Single-Family Detached	Cottage Development		
	Two-Family Dwelling		
	Single-Family Dwelling		
Twin or Two Family Dwelling	Cottage Development		
Twin or Two-Family Dwelling	Two-Family Dwelling		
	Row House		
	Single-Family Dwelling		
	Cottage Development		
Single-Family Attached	Two-Family Dwelling		
	Row House		
	Multi-family Residential		
	Single-Family Dwelling		
	Cottage Development		
Multi-Family Residential	Two-Family Dwelling		
	Row House		
	Multi-family Residential		

RMF-30 Updates

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

(New Special Exception OR Conditional Building and Site Design Standards)

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



RMF Building Types and Forms –

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

 Side Oriented Row House

4. Row House (Existing Definition) – A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.

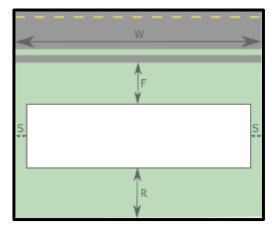
Side Oriented Row House (Add to Form Based Chapter) -

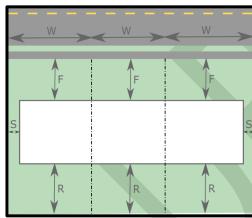
- a. Additional Development Standards for Row House Building Forms with Entrances Oriented Towards the Side/Interior of a Lot
 - i. Front Yard Setback (F): The front yard setback requirement shall only apply to the front unit(s) of the structure adjacent to a public street.
 - ii. Interior Yard Setback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



Street (Normal) Orientation

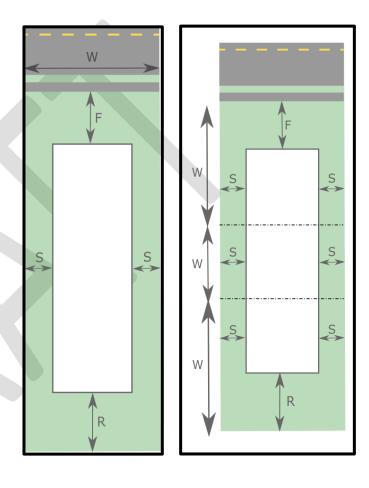
Referece Illustration 3





Side Orientation

Reference Illustration 4



- **5. Multi-Family Residential** (Existing Definition) A multi-family residential structure containing three (3) or more dwelling units that may be arranged in a number of configurations.
- **6. Non-Residential Building** (Add to Form Based Chapter) A building that houses a non-residential use either permitted or permitted as a conditional use in the underlying zoning district including, but not limited to, schools, government buildings and places of worship that are 2-3 stories in height with a main entrance oriented towards a public street.

Proposed Zoning Standards –

= Indicates Change to Existing Zoning Standard

SINGLE-FAMILY DWELLING

		CURRENT STANDARD	PROPOSED STANDARD			
Building Regulation		Single-Family Detached	Single-Family Dwelling			
Н	Height	30' – measured form average elevation of finished grade at each building face	2.5 stories, maximum of 30', measured from established grade			
F	Front yard setback	20'	Equal to average setback of block face, where applicable, otherw minimum of 10' and maximum of 20'			
С	Corner yard setback	10'	10'			
S	Interior side yard setback	Minimum 4' on one side, 10' on the other	Minimum 4' on one side, 10' on the other			
R	Rear yard setback	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'			
L	Minimum lot area	5,000 sq. ft.	3,000 sq. ft. per dwelling unit			
W	Minimum lot width	50'	40'			
BC	Maximum building coverage	45%	45%			
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards			
DS	Design Standards	None	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.			

TWO-FAMILY DWELLING

		Current RMF Standard	Proposed RMF Standard
Building Regulation		Two-Family Dwelling	Two-Family Dwelling
Н	Height	30' – measured form average elevation of finished grade at each building face	2.5 stories, maximum of 30', measured from established grade
F	Front yard setback	20'	Equal to average setback of block face, where applicable, otherwise minimum of 10' and maximum of 20'
С	Corner yard setback	10'	10'
S	Interior side yard setback	Ten feet (10') on each side.	Minimum 4' on one side, 10' on the other No setback is required between attached units
R	Rear yard setback	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'
L	Minimum lot area	4,000 sq. ft. per dwelling unit	3,000 sq. ft. per dwelling unit
W	Minimum lot width	25' for twin home and 50' for duplex	25' per unit
ВС	Maximum building coverage	50%	50%
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards
DS	Design Standards	None	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

COTTAGE DEVELOPMENT (New Form)

		Building Form
Bu	ilding Regulation	Cottage Development
Н	Height	2.5 stories, maximum of 30', measured from established grade
F	Front yard setback	Equal to average setback of block face, where applicable, otherwise minimum of 10' and maximum of 20'
С	Corner yard setback	10'
S	Interior side yard setback	4' minimum
R	Rear yard setback	20' minimum
L	Minimum lot area	1,500 sq. ft. per unit
W	Minimum lot width	15' per unit facing a street
BC	Maximum building coverage	50%
Y	Yards required to be landscaped	Front and corner side yards
DS	Design Standards	Design elements shall be provided in accordance with chapters 21A.27.020 and 21A.27.030 of this title. Additional design standards are required for cottage developments as indicated under the description of the form, Section 21A.27.020.B(c - d)

ROW HOUSE

		Current RMF Standard	Building Form	
	Building Regulation	Single-Family Attached	Row House	
Н	Height	30' – measured form average elevation of finished grade at each building face	3 stories, maximum of 30', measured from established grade	
F	Front yard setback 20' Equal to average setback of block factor otherwise minimum of 10' and maximum of 10' and maximum of 10'.			
С	Corner yard setback	10'	10'	
S	Interior side yard setback	No yard is required, however if one is provided it shall not be less than four feet (4').	No yard is required, however if one is provided it shall not be less than four feet (4').	
R	Rear yard	Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25').	Minimum of twenty (20%) of the lot depth up to twenty five feet (25') maximum.	
L	Minimum lot size	3,000 sq. ft. per unit	1,500 sq. ft. per unit	
W	Minimum lot width	Interior: 25 feet Corner: 35 feet	Where all units are on one single lot: 50' Where all units are on their own individual lot: 15'	
BC	Maximum building coverage	50%	50%	
Y	Yards required to be landscaped	Front and corner side yards	Front and corner side yards	
DS	Design Standards	None	Design elements shall be provided in accordance with chapters 21A.27.020 and 21A.27.030 of this title. Additional design and zoning standards are required for row houses oriented towards the interior of a lot as indicated under the description of the form.	

RMF-30 Updates

MULTI-FAMILY RESIDENTIAL

		Current RMF Standard	Building Form
	Building Regulation	Multi-Family Dwellings	Multi-Family Residential
Н	Height	30'	3 stories, maximum of 30', measured from established grade
F	Front yard setback	20'	Equal to average setback of block face, where applicable, otherwise minimum of 10' and maximum of 20'
С	Corner yard setback	10'	10'
S	Interior side yard	10' on each side	10' on each side
R	Rear yard	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'
L	Minimum lot size	9,000 square foot minimum for 3 dwelling units plus 3,000 square feet for each additional unit.	3,000 sq. ft. per unit
W	Minimum lot width	80'	50'
ВС	Maximum building coverage	40%	50%
Y	Yards required to be landscaped	Front and corner side yards abutting a public street	Front and corner side
DS	Design Standards	None	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

NON-RESIDENTIAL BUILDING (New Form)

		Building Form
Building Regulation		Non-Residential Building
Н	Height	3 stories, maximum of 30', measured from established grade
F	Front yard setback	20'
С	Corner yard setback	10'
S	Interior side yard	10' on each side
R	Rear yard	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'
L	Minimum lot size	5,000 square feet
W	Minimum lot width	50 feet
BC	Maximum building coverage	40%
Y	Yards required to be landscaped	Front and corner side yards
DS	Design Standards	Design elements shall be provided in accordance with chapter 21A.27.030 of this title.

ATTACHMENT B: Existing Form Based Design Standards

RMF-30 Updates

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Traditional Materials

C. Building Form Standards:

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

21A.27.030: BUILDING CONFIGURATION AND DESIGN STANDARDS: 1



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
 - 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:

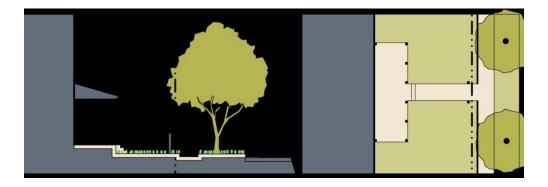
TABLE 21A.27.030B

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ENTRY FEATURE STANDARDS

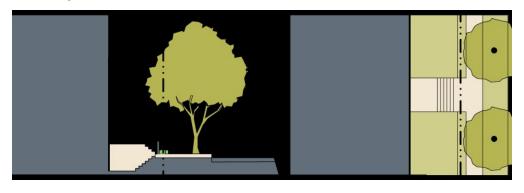
Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi- Family	Storefront	Vertical Mixed Use
Porch and fence: A planted front yard where the street facing building facade is set back from the front property line with an attached porch that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

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			Р	Р	Р	Р	Р

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	Р	Р	Р	Р	Р	Р	Р

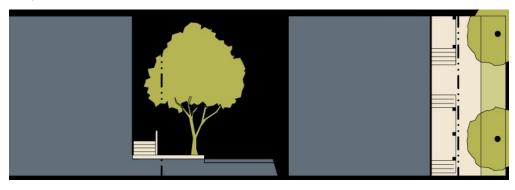
Reference Illustration - Forecourt

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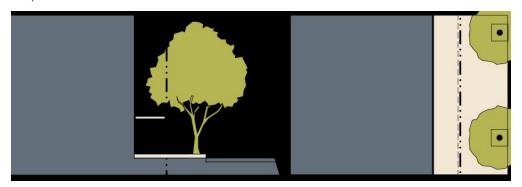
Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi- Family	Storefront	Vertical Mixed Use
Stoop: An entry feature wherein the street facing facade is close to the front property line and the first story is elevated from the sidewalk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

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					Р	Р	Р

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
					Р	Р	Р

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

Reference Illustration - Gallery



- 4. Additional Design Standards Required For The Form Based Districts (These Standards Do Not Apply To The FB-UN1 Zoning District):
 - a. Facade Length: The maximum length of any building facade facing a street is two hundred feet (200').
 - b. Stepback Requirement: Floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space. This stepback does not apply to buildings that have balconies on floors rising above thirty feet (30') in height.
 - c. Glass: For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.
 - d. Second Floor Balconies And Patios: Commercial uses or businesses that face a greenway corridor may have a second floor balcony or patio. Rooftops can be used as patios and shall comply with all applicable zoning standards.
 - e. Ground Floor Uses: On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street-facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the structure of all building forms with the exception of row houses, two-family dwellings, and cottage developments, which shall extend a minimum of ten feet (10'). Parking may be located behind these spaces.
 - f. Design Standards For Parking Structures: The following standards shall apply to parking structures whether stand alone or incorporated into a building:
 - (1) Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy-gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The Planning Director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
 - (2) The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail, or public open space.
 - (3) Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
 - (4) Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
 - (5) Signage and way-finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structure entrances shall be clearly signed from public streets.
 - (6) Interior garage lighting shall not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white-stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
 - (7) Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
 - (8) The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
 - (9) Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.
- 5. Pedestrian Connections: Where required, the following pedestrian connection standards apply:
- a. The connection shall provide direct access from any building entry to the public sidewalk or walkway.
- b. The connection shall comply with the Americans with Disabilities Act (ADA) standards for accessibility.
- c. The connection shall be fully paved and have a minimum width of four feet (4').
- d. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than eight feet (8') wide.
- e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two feet (2') in height for seating, landscaping, etc.
- 6. Ground Floor Transparency: Where required, the ground floor transparency standards apply:
 - a. Minimum of sixty percent (60%) of street facing facade, located between two feet (2') and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
- b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.

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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").

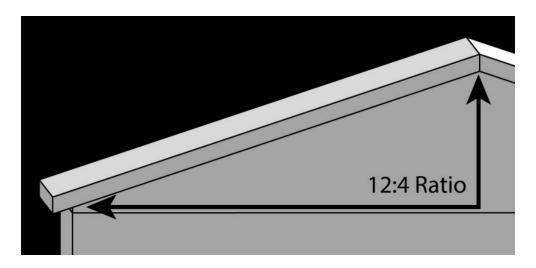


Illustration Of Building Fenestration

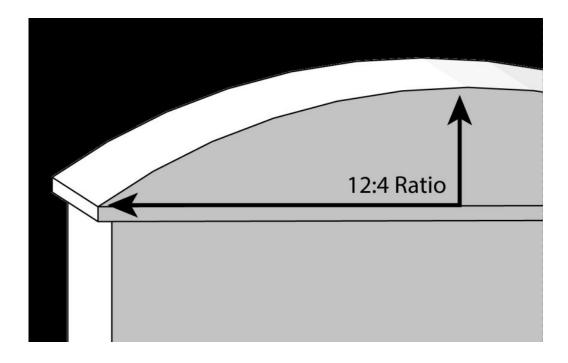
- 10. Residential Balconies: All street facing residential units above the ground floor or level shall contain a usable balcony that is a minimum of four feet (4') in depth. Balconies may overhang any required yard.
- 11. Design Standards Alternatives:
- a. Alternatives To Required Build-To Line: Where 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.

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



Minimum Slope Of Pitched Roof



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Minimum Slope Of Quarter Barrel Roof

- D. Other Applicable Development Standards:
 - 1. Landscaping: Any applicable standard listed in chapter 21A.48, "Landscaping And Buffers", of this title shall be complied with.
 - 2. Signs: All signs shall comply with the standards found in section 21A.46.096 of this title.
 - 3. Accessory Uses, Buildings And Structures: All accessory uses, buildings and structures shall comply with the applicable standards in chapter 21A.40 of this title, except as
 - 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. (Ord. 69-17, 2017: Ord. 23-16, 2016)

21A.27.040: FB-SC AND FB-SE FORM BASED SPECIAL PURPOSE CORRIDOR DISTRICT: \$\bigce\$ ==



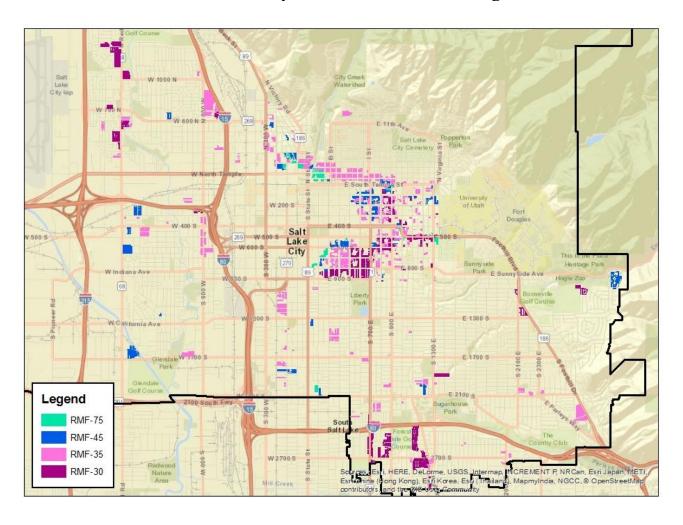
A. Subdistricts:

- 1. Named: The following subdistricts can be found in the Form Based Special Purpose Corridor Form Based Districts:
- a. FB-SC Special Purpose Corridor Core Subdistrict: The FB-SC Special Purpose Corridor Core Subdistrict contains the most intensive level of development in the vicinity of special purpose corridors. Buildings are generally six (6) to seven (7) stories in height and are supported by multiple street types so that pedestrians, bicyclists and drivers have access to the properties within the area. Development standards are based on building type
- b. FB-SE Special Purpose Corridor Edge Subdistrict: The FB-SE Special Purpose Corridor Edge Subdistrict is intended to provide an appropriate transition in building size and scale between existing neighborhoods and the core area. Buildings may be up to four (4) stories in height, with appropriate setbacks when adjacent to lower scale residential neighborhoods. Development regulations are based on building type, with the overall scale, form and orientation as the primary focus.
- 2. Applicability Of Subdistricts: The regulations of the subdistricts shall apply as indicated in the regulating plan map.

FIGURE 21A.27.040.A REGULATING PLAN MAP - SUGAR HOUSE STREETCAR FORM BASED SPECIAL PURPOSE CORRIDOR AREA

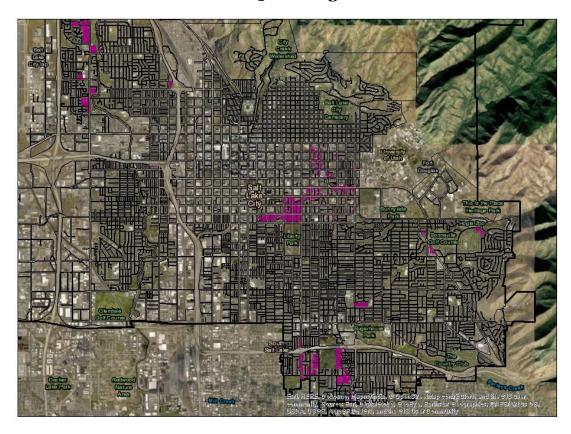
ATTACHMENT C: Informational Maps

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

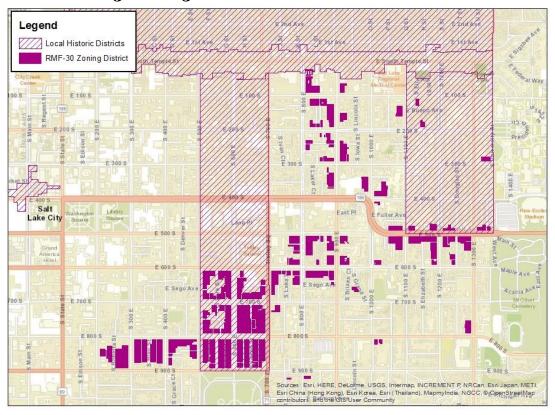


RMF-30 Updates

2. RMF-30 Zoning Districts



3. RMF-30 Zones is Local Historic Districts



RMF-30 Updates

4. Building Arrangement in RMF-30 Areas

