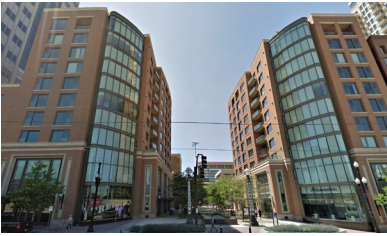
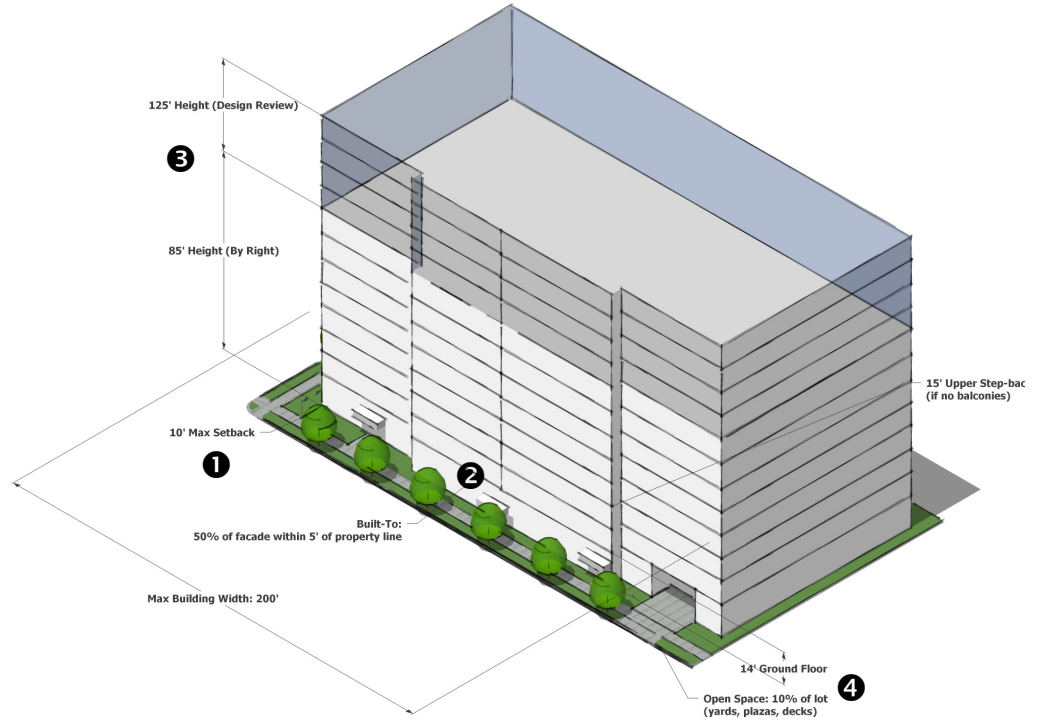


**FB-UN-3****FORM BASED  
URBAN NEIGHBORHOOD**  
3**FOR BUILDING FORMS:  
MULTI-FAMILY/STOREFRONT/VERTICAL MIXED USE**

Development Examples



Zoning Diagram of Bulk Requirements

**FB-UN-3 Development Standards for Multi-family/Mixed-Use/Storefront Building Forms**

LOT WIDTH & AREA	FRONT/CORNER SIDE YARD ①	REQUIRED BUILD-TO ②	REAR YARD	SIDE YARDS	MID-BLOCK WALKWAY	HEIGHT ③	OPEN SPACE ④
No mins.	No min. required; doors prohibited from opening into public right-of-way. Max. 10' unless greater required due to utility easements. May be modified through Design Review.	Min. 50% of facade shall be within 5' of front property line. May be modified through Design Review	None, except min. 20' when next to zone with ≤30' max height	None, except min. 10' when next to zone with ≤30' max height	Required when shown in Downtown Master Plan. Min. 10' wide, 6' walking path	85' max; up to 125' through Design Review. Rooftop decks allowed on max height roof.	Min. 10% of lot area. May be yards, common areas, rooftop decks, or similar common spaces. Min. 20% of req. area shall include vegetation.

**GROUND FLOOR HEIGHT**

The required ground floor use space shall be at least 14' in height.

**900 SOUTH GROUND FLOOR USE LIMITATION**

The required ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities.

**GROUND FLOOR UNIT ENTRANCES**

Each dwelling unit on the ground floor adjacent to a street shall include an allowed entry feature. (See Design Standards table for allowed entry features.) Pedestrian connection (see Design Standards) required to each required entry feature.

**LOADING BAY**

Max. of one (1) loading bay on a front facade per street face, subject to 21A.44.070. Loading bay entry width limited to 14' and must be screened by garage door. One loading bay driveway is allowed in addition to other driveway allowances.

**UPPER LEVEL STEP-BACK**

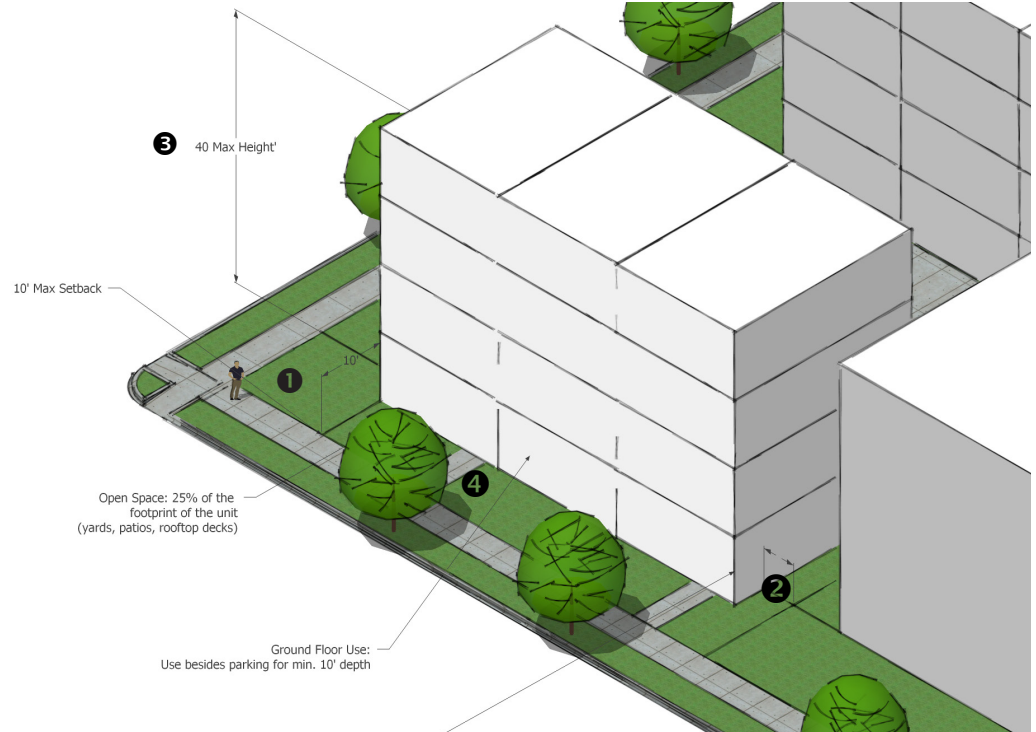
If next to zone with ≤30' max height, the first full floor of the building above 30' shall step back 10' from the building facade along the side or rear yard that is adjacent to the applicable zoning district. Does not apply if separated from the zone by a street or alley.

**MULTIPLE BUILDING FORMS PER LOT**

Multiple building forms allowed per lot, if all forms have street frontage

**FB-UN-3****FORM BASED  
URBAN NEIGHBORHOOD**  
3**FOR BUILDING FORM:  
ROWHOUSE**

Development Examples



Zoning Diagram of Bulk Requirements

**FB-UN-3 Development Standards for Rowhouse Building Forms**

LOT WIDTH & AREA	FRONT/CORNER SIDE YARD ①	REAR YARD	SIDE YARDS ②	MIDBLOCK WALKWAY	HEIGHT ③	OPEN SPACE ④
No mins.	Min. 5'; Max 10' unless greater required due to utility easements. May be modified through Design Review.	Min. 5', except min. 20' when next to zone with $\leq 30'$ height	0' for common walls; Min. 5' otherwise, except min. 10' when next to zone with $\leq 30'$ height	Required when shown in Downtown Master Plan. Min. 10' wide, 6' walking path	40' Max; Rooftop decks allowed on max height roof.	Min. 25% of the footprint of the dwelling unit. May be private yards, common areas, balconies, rooftop decks, or similar. Min. 20% of req. area shall include vegetation

**ENTRY FEATURE**

Each dwelling unit must include an allowed entry feature. See Design Standards table for allowed entry features. Dwelling units adjacent to a street must include entry feature on street facing façade. 5' wide pedestrian connection required to each required entry feature.

**SIDE/INTERIOR ORIENTATION**

Dwelling units not located directly adjacent to a street are permitted, provided the building configuration standards (Design Standards) are complied with. Façade with required entry feature is required to comply with all configuration standards (Design Standards) applicable to street facing facades.

Lots without public street frontage allowed subject to recording a final subdivision plat that (1) documents new lots have access to a public street by way of easements/or shared driveway and (2) includes a disclosure of private infrastructure costs ("reserve study").

**900 SOUTH GROUND FLOOR USE LIMITATION**

When facing 900 South, ground floor must be occupied by a live/work space at least 25' in depth.

**UPPER LEVEL STEP-BACK**

If next to a zone with  $\leq 30'$  max height, the first full floor of the building above 30' shall step back 10' from the building facade along the side or rear yard that is adjacent to the applicable zoning district. Doesn't apply if separated from zone by a street or alley.

**USE ALLOWANCE**

Residential allowed on all stories; live/work units permitted on ground level.

**MULTIPLE BUILDING FORMS PER LOT**

Multiple building forms allowed per lot, if all forms have street frontage

The above information is a synopsis of the draft regulations. Please see the full draft zoning ordinance for the complete regulations.

**FB-UN-3****FORM BASED  
URBAN NEIGHBORHOOD**

3

**FOR ALL BUILDING FORMS****BUILDING CONFIGURATION/DESIGN STANDARDS**

The below configuration/design 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. (*This does not require remodeling of existing portions of structures.*) All of the design standards may be modified through the Design Review process. See Chapter 21A.59.

Form Based Code Design Standards	
<b>BUILDING ENTRIES</b>	Min. 1 entry for every 75' of facade along street, alley, or greenway.
<b>ENTRY FEATURE</b>	Required building entry shall be one of the following: <ul style="list-style-type: none"> <li>Terrace or Lightwell</li> <li>Forecourt</li> <li>Stoop</li> <li>Shopfront</li> <li>Gallery</li> <li>Porch and Fence (Multi-family/Rowhouse Only)</li> </ul>
<b>FACADE LENGTH</b>	200' maximum street facing facade length
<b>UPPER STEPBACK</b>	15' stepback required for floors rising above 30' in height that are adjacent to public street, public trail, or public open space. Does not apply if balconies provided on these floors.
<b>UPPER LEVEL GLASS</b>	Floors above ground floor shall be min. 15% glass
<b>SECOND FLOOR BALCONIES/ PATIOS</b>	Uses facing a greenway may have a second floor balcony/patio. Rooftops may be used as patios, subject to all other zoning standards.
<b>GROUND FLOOR USES</b>	75% of ground floor shall be a use other than parking. Shall be min. 25' in depth. <b>Exception:</b> Rowhouses require min. 10' depth.
<b>PARKING STRUCTURE DESIGN</b>	Regulates facade, elevator/stair design, ramp location, lighting, signage, and ground level uses. See 21A.27.030.C.4.f.

Form Based Code Design Standards	
<b>PEDESTRIAN CONNECTIONS</b>	Where required, pedestrian connections shall be min. 4' wide and shall be separated by vehicle areas by change in grade/wheel stop if pedestrian connection is <8' wide. Wing walls up to 2' in height allowed along entry walkways for seating/landscaping.
<b>GROUND FLOOR GLASS/ TRANSPARENCY</b>	Ground floor facade between 2' and 8' height shall be min. 60% glass. Min. 20% glass for urban house, two-family, cottage, and row house forms. Must have min. 6' visual clearance behind glass.
<b>BUILDING MATERIALS (FACADE)</b>	Min. 70% of building facade shall be high quality, durable, natural materials, such as: stone, brick, wood lap siding, fiber cement board siding, <u>textured or patterned concrete</u> , or glass. EIFS allowed for trim only. <u>Other materials of similar quality, durability may be approved by Planning Director.</u>
<b>OPEN SPACE AREA</b>	Min. 10% of lot area shall be open space, <u>unless otherwise specified in building form regulations.</u> May be yards, common balconies, rooftop gardens/decks, dining areas, or other similar outdoor living spaces; excluding private balconies and parking landscaping.
<b>BUILDING FENESTRATION/ BLANK WALLS</b>	No blank walls over 30' in length that are not interrupted by windows, doors, change of building plane off-set of at least 12".
<b>RESIDENTIAL BALCONY DEPTH</b>	Street facing residential units above ground level shall have a balcony. Balconies shall be min. 4' in depth.
<b>BUILD-TO LINE ALTERNATIVES</b>	Alternatives to the build-to line are allowed in lieu of the building facade, including landscaping walls, pergolas and trellises, arcades, plazas, and outdoor dining. See ordinance for details.

**OTHER FB-UN3 SPECIFIC STANDARDS**

PARKING/LOADING REGULATIONS (NEW PARKING AREAS AND BUILDINGS SUBJECT TO BELOW REQUIREMENTS)	
<b>PARKING GARAGE ENTRANCES (STREET FACING)</b>	
Garage entrances shall have a minimum 20' setback from front property line and shall not exceed 50% of first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width.	
<b>SURFACE PARKING</b>	
Located behind the building or to the side. If to the side, must be setback 25' from front/corner property line. Setback must be landscaped: 1 tree for every 20' of street frontage and 3' tall wall/fence along property line (landscape screen alternative allowed).	
<b>LOADING AND SERVICE AREAS</b>	
Allowed in the rear and side yard only except where allowed by building form regulation. All service areas shall be screened or located within the building.	
<b>VEHICLE ACCESS</b>	
1 driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.	
STREETSCAPE PROVISIONS	
<b>SIDEWALK WIDTHS</b>	
Min. 8' sidewalk width. Measured from back of park strip or grated street tree toward adjacent property line.	
<b>STREET TREES &amp; STREET LIGHTS</b>	
Street trees required at a rate of 1 per every 30' of frontage. Street lights required in compliance with Street Light Plan for area.	

See the zoning ordinance for other applicable general parking and landscaping regulations. This zone has no parking minimums.

The above information is a synopsis of the draft regulations. Please see the draft zoning ordinance for the complete regulations.