

FB-UN3 Zoning Code Changes

Definitions of Building Forms Allowed in FB-UN3 Zone (for reference only – no changes)

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.

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

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.

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

21A.27.050: FB-UN1, ~~AND FB-UN2,~~ and FB-UN3 FORM BASED URBAN NEIGHBORHOOD DISTRICT:

A. Subdistricts:

1. Named: The following subdistricts can be found in the urban neighborhood form based districts:

a. FB-UN1 urban neighborhood 1 subdistrict: Generally includes small scale structures, up to two and one-half (2.5) stories in height, on relatively small lots with up to four (4) dwelling units per lot depending on building type. Reuse of existing residential structures is encouraged. Development regulations are based on the building type.

b. FB-UN2 urban neighborhood 2 subdistrict: Generally includes buildings up to four (4) stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.

c. FB-UN3 Urban Neighborhood 3 subdistrict: Generally includes buildings up to eight (8) stories in height, with taller buildings allowed through the design review process. Development regulations are based on types of buildings and differ between building types as indicated. The district contains a mix of uses that include commercial, technical, light industrial, high density residential, and other supportive land uses.

----- (Note: Sections A.2, B, and C not being amended, code changes continue at section D below) -----

D. FB-UN3 Building Form Standards:

Building form standards for each allowed building form and other associated regulations for the FB-UN3 zone are listed in the below tables of this section.

1. Row House Building Form Standards:

TABLE 21A.27.050.D.1

Building Regulation		Regulation for Permitted Building Form: Row House
H	Height	<u>Maximum of 40'</u> ; All heights measured from established grade. <u>Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.</u>
F	Front and corner side yard setback	<u>Minimum 5'. 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. May be modified through Design Review (21A.59).</u>
S	Interior side yard	<u>Minimum of 5' between Row House building form 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' in width that separates a subject property from a different zoning district shall not be considered adjacent. No setback required for common walls.</u>
R	Rear yard	<u>Minimum of 5' between Row House building form and rear property line, 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' in width that separates a subject property from a different zoning district shall not be considered adjacent.</u>
U	Uses per story	<u>Residential on all stories; live/work units permitted on ground level.</u>
E	Entry Feature	<u>Each dwelling unit must include an allowed entry feature. See Table 21A.27.030B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections with minimum 5' width required to each required entry feature.</u>
U	Upper level step back	<u>When adjacent to a lot in a zoning district with a maximum building height of 30' 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.</u>
OS	Minimum outdoor open space area	<u>Each dwelling unit shall include a minimum open space area that is at least 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, private or common balconies, rooftop gardens/decks, or other similar outdoor living spaces, provided a minimum of 20% of the required open space area includes vegetation.</u>
BF	Number of building forms per lot	<u>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.</u>
SO	Side/Interior Orientation	<u>Dwelling units not located directly adjacent to a street are permitted, provided the building configuration standards are complied with. Façade with required entry feature is required to comply with all configuration standards applicable to street facing facades. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:</u> <ol style="list-style-type: none"> <u>1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and</u> <u>2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per section 21A.55.110 of this title.</u>

MW	Mid-block Walkway	If a midblock walkway is shown in an adopted City plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
DS	Design Standards	See section 21A.27.030 for other applicable building configuration and design standards.

2. Multi-family Residential, Storefront, and Vertical Mixed-use building form standards:
TABLE 21A.27.050.D.2

Building Regulation		Regulation for Permitted Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use
H	Height	Maximum height of 125' . All heights measured from established grade. Buildings in excess of 85' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
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. May be modified through Design Review (21A.59).
B	Required build-to	Minimum of 50% of street facing facade shall be built within 5' of the front or corner side property line. May be modified through Design Review.
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' 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' in width that separates a subject property from a different zoning district shall not be considered adjacent.
GF	Ground Floor Use on 900 South	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.
E	Ground Floor Dwelling Entrances	Ground floor dwelling units adjacent to the street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per 21A.27.030.C.5, required to each required entry feature.
U	Upper Level Step Back	When adjacent to a lot in a zoning district with a maximum building height of 30' 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.
MW	Mid-block Walkway	If a midblock walkway is shown in an adopted City plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	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	<u>Open space vegetation</u>	<u>A minimum of 20% of the required open space area shall include vegetation.</u>
LB	<u>Loading Bay</u>	<u>Max. of one (1) loading bay on a front facade per street face, subject to all dimensional requirements in 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 any other driveway allowances.</u>
DS	<u>Design Standards</u>	<u>See section 21A.27.030 for other applicable building configuration and design standards.</u>

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Parking Regulations

3. Parking Regulations: Specific parking standards applicable to the FB-UN3 zone are listed below in Table **21A.27.050.D.3** of this section. These are in addition to any other applicable parking standards in the zoning code.

TABLE 21A.27.050.D.3

Parking Regulation	Applies to all properties in the zone
Surface Parking Location	<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 front or 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' planted at one tree for every 20' of street frontage; and</u> b. <u>A 3' tall solid wall or fence at the property line along the street. 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>
Garage Entrances	<p><u>Street facing parking garage entrance doors 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.</u></p>
Vehicle Access	<p><u>1 driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.</u></p>
Loading and service areas	<p><u>Allowed in the rear and side yard only except where specifically allowed by building form regulation. All service areas shall be screened or located within the building.</u></p>
Existing Buildings	<p><u>The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this section.</u></p>

(Staff Note: The above are special additional parking regulations for the FB-UN3 zone beyond the general zoning ordinance requirements. Other general parking regulations, including parking minimums and dimensional requirements, are located in the Zoning Ordinance Parking Chapter 21A.44. No minimum parking is required in this zone.)

Streetscape Regulations

4. Streetscape Regulations: Specific streetscape regulations applicable to the FB-UN3 zone are listed below in Table 21A.27.050.D.4 of this section. These regulations are in addition to any other applicable streetscape standards in the zoning code.

TABLE 21A.27.050.D.4

Streetscape Regulation	Applicability: Applies to all building forms in the zone
Street Trees	<u>Street trees are required and shall be provided as per 21A.48.060.D.</u>
Sidewalk Width	<u>Sidewalks shall have a minimum width of 8'. 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>
Street Lights	<u>Street lights are required and shall be installed in compliance with the City's Street Light Master plan or its successor.</u>

(Staff Note: The above are special additional streetscape regulations for the FB-UN3 zone beyond general zoning ordinance requirements. Other general regulations, including park strip regulations, are located in the Zoning Ordinance Landscaping and Buffers chapter in 21A.48 and regulations such as curb and gutter requirements are in the Subdivision code in Chapter 20.)

5. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

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, rather than requiring any changes to go through the Planned Development process.)

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. Certain metals have also been approved if they are durable and high quality and applicants can provide documentation to the Planning Director about their durability and quality.)

C.8. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area, unless otherwise specified in building form regulation. Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement, unless specifically allowed by building form regulation. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.

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.

General Changes to Related Zoning Code Sections

21A.36.020C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in table [21A.36.020C](#) of this subsection.

TABLE 21A.36.020C
HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By The District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, FB-UN3 , RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses¹	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts

Changes to Future Parking Chapter (Separate Petition)

Table 21A.44.040-A: Minimum and Maximum Off Street Parking

DU = dwelling unit sq. ft. = square feet

Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, CSHBD2, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE	D-2, MU, R-MU, TSA-T, CSHBD1	D-1, D-3 D-4, G-MU, TSA-C, UI, FB-UN2, FB-UN3 , FB-SC	

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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	<u>FB-UN3</u>	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>		
<u>Alcohol:</u>					
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 (indoor)</u>			<u>P</u>		
<u>Kennel (outdoor)</u>			<u>C</u>		
<u>Veterinary office</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Animal, veterinary office</u> – (Staff Note: Moved to above)	-	P		P	P
<u>Antenna, communication tower</u>		P	<u>P</u>	P	P
<u>Art gallery</u>		P	<u>P</u>	P	P
<u>Artisan food production</u>		P ³	<u>P</u> ³	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>		
<u>Bed and breakfast</u>	P	P	<u>P</u>	P	P
<u>Bed and breakfast inn</u>	P	P	<u>P</u>	P	P
<u>Bed and breakfast manor</u>	P	P	<u>P</u>	P	P

<u>Blacksmith shop (indoor)</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>		
<u>Dwelling:</u>					
<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 (CODIFIER/STAFF NOTE: To be moved to different listing with pending ordinance changes. This listing may need to be modified to match.)		P	<u>P</u>		
	Two-family	P				
	Eleemosynary facility (CODIFIER NOTE: This land use term is changing with another City petition and may need to be modified if that petition is adopted.)		P	<u>P</u>	P	P
	<u>Emergency medical services facility</u>			<u>P</u>		
	<u>Equipment rental (indoor)</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 (indoor)</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>C⁵</u>		
<u>Parking facility, shared</u>			<u>P⁵</u>		
<u>Parking garage</u>			<u>P</u>		
Parking, off site	P	P	<u>P⁵</u>	P	P
<u>Parking, park and ride lot shared with existing use</u>			<u>P⁵</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>P⁴</u>		
<u>Welding shop (indoor)</u>			<u>P</u>		
<u>Wholesale distribution</u>			<u>C⁴</u>		
Wireless telecommunications facility		P	<u>P</u>	P	P
Woodworking mill (indoor)			<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 a ground floor when the use is located behind another permitted or conditional use that occupies the required ground floor use space.
5. Subject to parking location restrictions of **21A.27.050.D.3.**

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	
<u>Flat sign (building orientation)</u>			<u>P</u>			Quantity	<u>1 per building face.</u>
						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	
<u>Marquee sign</u>			<u>P</u>			Quantity	<u>1 per building</u>
						Width	<u>Maximum of 90% of width of leasable space</u>
						Height	<u>May not extend above the roof of the building.</u>
						Area	<u>1½ square feet per linear foot of building frontage</u>
						Projection	<u>Maximum of 6 feet. 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>	
<u>Monument sign</u>			<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>	
<u>New Development sign</u>			<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	FB-UN3	FB-SC	FB-SE	Specifications	
Projecting sign		P	P	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	FB-UN3	FB-SC	FB-SE	Specifications	
Projecting parking entry sign (see projecting sign graphic)			P	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