

## 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

<b>Building Regulation</b>		<b>Regulation for Permitted Building Form: Row House</b>
<b>H</b>	<b>Height</b>	<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>
<b>F</b>	<b>Front and corner side yard setback</b>	<u>Minimum 5'. Maximum 10'</u> , 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>S</b>	<b>Interior side yard</b>	<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'</u> . 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.
<b>R</b>	<b>Rear yard</b>	<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'</u> . 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.
<b>U</b>	<b>Uses per story</b>	Residential on all stories; live/work units permitted on ground level.
<b>E</b>	<b>Entry Feature</b>	<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>
<b>U</b>	<b>Upper level step back</b>	<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>
<b>OS</b>	<b>Minimum outdoor open space area</b>	<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>
<b>BF</b>	<b>Number of building forms per lot</b>	<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>
<b>SO</b>	<b>Side/Interior Orientation</b>	<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"> <li><u>1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and</u></li> <li><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></li> </ol>

<b>MW</b>	<b>Mid-block Walkway</b>	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 <b>10'</b> wide and include a minimum <b>6'</b> wide unobstructed path.
<b>DS</b>	<b>Design Standards</b>	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**

<b>Building Regulation</b>		<b>Regulation for Permitted Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use</b>
<b>H</b>	<b>Height</b>	Maximum height of <b>125'</b> . All heights measured from established grade. Buildings in excess of <b>85'</b> 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.
<b>SH</b>	<b>Story Height</b>	Minimum ground floor height <b>14'</b> .
<b>F</b>	<b>Front and corner side yard setback</b>	No minimum is required; however, doors are prohibited from opening into the public right of way. Maximum <b>15'</b> 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>B</b>	<b>Required build-to</b>	Minimum of <b>50%</b> of street facing facade shall be built within <b>5'</b> of the front or corner side property line. May be modified through Design Review.
<b>S</b>	<b>Interior side yard</b>	No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of <b>30'</b> or less, the minimum interior side yard shall be <b>10'</b> . For the purpose of this regulation, an alley that is a minimum of <b>10'</b> in width that separates a subject property from a different zoning district shall not be considered adjacent.
<b>R</b>	<b>Rear yard</b>	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of <b>30'</b> or less, then minimum is <b>20'</b> . For the purpose of this regulation, an alley that is a minimum of <b>10'</b> in width that separates a subject property from a different zoning district shall not be considered adjacent.
<b>GF</b>	<b>Ground Floor Use on 900 South</b>	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.
<b>E</b>	<b>Ground Floor Dwelling Entrances</b>	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.
<b>U</b>	<b>Upper Level Step Back</b>	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 <b>30'</b> shall step back <b>10'</b> 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
<b>MW</b>	<b>Mid-block Walkway</b>	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 <b>10'</b> wide and include a minimum <b>6'</b> wide unobstructed path.
<b>BF</b>	<b>Building forms per lot</b>	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.

<b>OS</b>	<b>Open space vegetation</b>	<u>A minimum of 20% of the required open space area shall include vegetation.</u>
<b>LB</b>	<b>Loading Bay</b>	<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>
<b>DS</b>	<b>Design Standards</b>	<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
<b>Surface Parking Location</b>	<p>Surface parking shall be located behind or to the side of a principal building provided:</p> <ol style="list-style-type: none"> <li>1. <u>The parking is set back a minimum of 25' from the front or corner side property line; and</u></li> <li>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"> <li>a. <u>Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and</u></li> <li>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></li> </ol> </li> </ol>
<b>Garage Entrances</b>	<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>
<b>Vehicle Access</b>	<p><u>1 driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.</u></p>
<b>Loading and service areas</b>	<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>
<b>Existing Buildings</b>	<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**

<b>Streetscape Regulation</b>	<b>Applicability: Applies to all building forms in the zone</b>
<b>Street Trees</b>	<u>Street trees are required and shall be provided as per 21A.48.060.D.</u>
<b>Sidewalk Width</b>	<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>
<b>Street Lights</b>	<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
<b>Chimney</b>	As required by local, State or Federal regulations	All zoning districts
<b>Church steeples or spires</b>	No limit	All zoning districts
<b>Elevator/stairway tower or bulkhead</b>	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, <b>FB-UN3</b> , RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
<b>Flagpole</b>	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
<b>Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses<sup>1</sup></b>	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
<b>Mechanical equipment parapet wall</b>	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, <b>FB-UN3</b> , FB-SC	

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