

## Existing Building Design Standards for Form Based Zones (For Reference)

The below are the existing building/design standard regulations for development in all Form Based Zones. These same standards will apply to development under the proposed FB-UN3 zoning for the Fleet Block. The FB-UN3/Fleet Block rezoning proposal includes amendments to some of these standards to clarify the language and address code conflicts. Please see the draft FB-UN3 code for the proposed changes.

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

#### A. Specific Intent Of Configuration And Design Standards:

**1. Design Related Standards:** The design related standards are intended to do the following:

- a. Implement applicable master plans;
- b. Continue the existing physical character of residential streets while allowing an increase in building scale along arterials and near transit stations;
- c. Focus development and future growth in the city along arterials and near transit stations;
- d. Arrange buildings so they are oriented toward the street in a manner that promotes pedestrian activity, safety, and community;
- e. Provide human scaled buildings that emphasize design and placement of the main entrance/exit on street facing facades;
- f. Provide connections to transit through public walkways;
- g. Provide areas for appropriate land uses that encourage use of public transit and are compatible with the neighborhood;
- h. Promote pedestrian and bicycle amenities near transit facilities to maximize alternative forms of transportation; and
- i. Rehabilitate and reuse existing residential structures in the form based zoning districts when possible to efficiently use infrastructure and natural resources, and preserve neighborhood character.

**B. Building Configuration Standards Defined:** The building configuration standards are defined in this section. The defined standards in this section are intended to identify how to comply with the building configuration standards tables located in this chapter.

**C. Application Of Building Configuration Standards:** Building configuration standards apply to all new buildings and additions when the new construction related to the addition is greater than twenty five percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less. The graphics included provide a visual representation of the standards as a guide and are not meant to supersede the standards in the tables. This standard applies to all form based zoning districts unless otherwise indicated.

- 1. Building Entry:** A minimum of one main entry with an entry feature facing a public street or walkway, excluding alleys, is required. The main entry is the primary pedestrian entrance into a building. Two-family dwelling buildings shall have a minimum of one main entry with porch or stoop for at least one of the dwelling units facing a street. The main entry for the second dwelling unit may face the street or side yard, but must also have

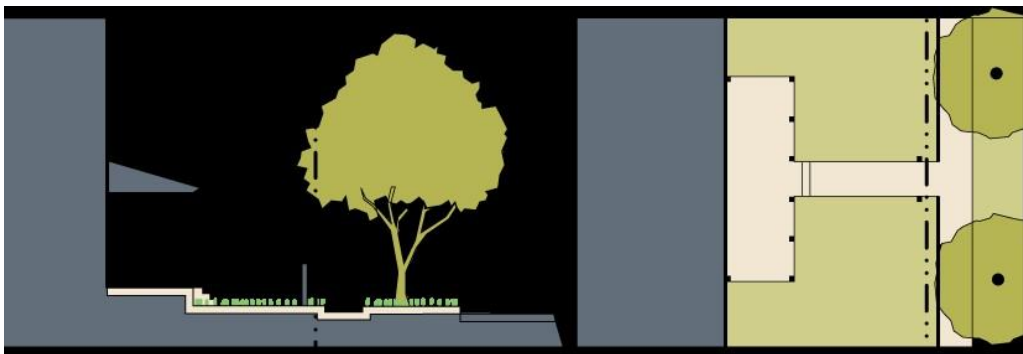
a porch or stoop entrance. Where required, the building entry must be one of the following:

- a. **Front entrance:** Door on the same plane as street facing facade;
  - b. **Recessed entrance:** Inset behind the plane of the building no more than ten feet (10'). If inset, then the side walls of the inset must be lined with clear glass. Opaque, smoked, or darkened glass is not permitted; or
  - c. **Corner entrance:** Entry that is angled or an inside corner located at the corner of two (2) intersecting streets.
  - d. **Number:** Every building shall have at least one entry for every seventy five feet (75') of building facade along a public or private street, alley or greenway.
2. **Encroachments:** A permitted entry feature may encroach into a required yard provided no portion of the porch is closer than five feet (5') to the front property line.
3. **Entry Feature:** The following building entries are permitted as indicated:

**TABLE 21A.27.030B**  
**ENTRY FEATURE STANDARDS**

Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
<b>Porch and fence:</b> A planted front yard where the street facing building facade is set back from the front property line with an attached porch that is permitted to encroach into the required yard. The porch shall be a minimum of 6' in depth. The front yard may include a fence no taller than 3' in height	P	P	P	P	P		

**Reference Illustration - Porch And Fence**



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
<b>Terrace or lightwell:</b> An entry feature where the street facing facade is set back from the front property line by an elevated terrace or sunken lightwell. May include a canopy or roof			P	P	P	P	P

**Reference Illustration - Terrace Or Lightwell**



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
<b>Forecourt:</b> An entry feature wherein a portion of the street facing facade is close to the property line and the central portion is set back. The court created must be landscaped, contain outdoor plazas, outdoor dining areas, private yards, or other similar features that encourage use and seating	P	P	P	P	P	P	P

**Reference Illustration - Forecourt**



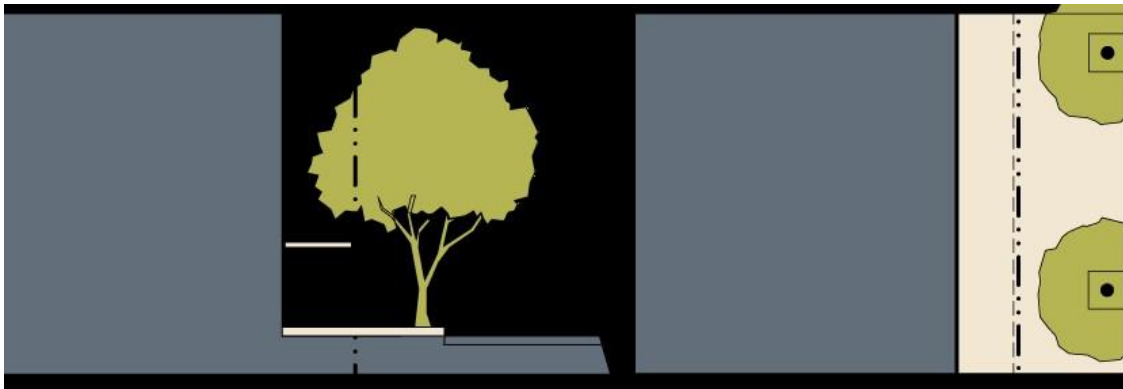
Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
<b>Stoop:</b> An entry feature wherein the street facing facade is close to the front property line and the first story is elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance contains an exterior stair and landing that is either parallel or perpendicular to the street. Recommended for ground floor residential uses	P	P	P	P	P	P	P

**Reference Illustration - Stoop**



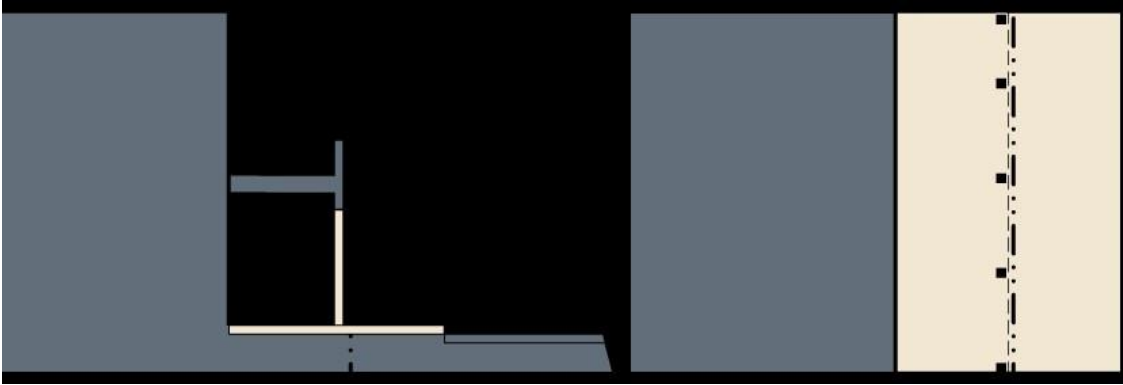
Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
<b>Shopfront:</b> An entry feature where the street facing facade is close to the property line and building entrance is at sidewalk grade. Building entry is covered with an awning, canopy, or is recessed from the front building facade, which defines the entry and provides protection for customers					P	P	P

**Reference Illustration - Shopfront**



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
<b>Gallery:</b> A building entry where the ground floor is no more than 10' from the front property line and the upper levels or roofline cantilevers from the ground floor facade up to the front property line					P	P	P

**Reference Illustration - Gallery**



**4. Additional Design Standards Required For The Form Based Districts (These Standards Do Not Apply To The FB-UN1 Zoning District):**

- a. Facade Length:** The maximum length of any building facade facing a street is two hundred feet (200').
- b. Stepback Requirement:** Floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space. This stepback does not apply to buildings that have balconies on floors rising above thirty feet (30') in height.
- c. Glass:** For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.
- d. Second Floor Balconies And Patios:** Commercial uses or businesses that face a greenway corridor may have a second floor balcony or patio. Rooftops can be used as patios and shall comply with all applicable zoning standards.
- e. Ground Floor Uses:** On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street-facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the structure of all building forms with the exception of row houses, two-family dwellings, and cottage developments, which shall extend a minimum of ten feet (10'). Parking may be located behind these spaces.
- f. Design Standards For Parking Structures:** The following standards shall apply to parking structures whether stand alone or incorporated into a building:
  - (1) Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy-gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The Planning Director may approve other decorative

materials not listed if the materials are in keeping with the decorative nature of the parking structure.

- (2) The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail, or public open space.
- (3) Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
- (4) Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
- (5) Signage and way-finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structure entrances shall be clearly signed from public streets.
- (6) Interior garage lighting shall not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white-stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
- (7) Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
- (8) The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
- (9) Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

**5. Pedestrian Connections:** Where required, the following pedestrian connection standards apply:

- a. The connection shall provide direct access from any building entry to the public sidewalk or walkway.
- b. The connection shall comply with the Americans with Disabilities Act (ADA) standards for accessibility.
- c. The connection shall be fully paved and have a minimum width of four feet (4').
- d. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than eight feet (8') wide.
- e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two feet (2') in height for seating, landscaping, etc.

**6. Ground Floor Transparency:** Where required, the ground floor transparency standards apply:

- a. Minimum of sixty percent (60%) of street facing facade, located between two feet (2') and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
  - b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.
  - c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.
  - d. The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front facade, shall comply with these standards.
- 7. Building Materials:** A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingled or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.
- 8. Open Space:** A minimum of ten percent (10%) of the lot area shall be provided for open space. Open space may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space requirement.
- 9. Building Fenestration:** No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12").



*Illustration Of Building Fenestration*

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

**a. Alternatives To Required Build-To Line:** Where a "required build-to" standard applies, the following alternatives may count toward the minimum build-to requirement as indicated:

**(1) Landscaping Walls:** Landscaping walls between twenty four inches (24") and forty two inches (42") high may count up to twenty five percent (25%) toward the minimum requirement provided the following:

(A) The wall incorporates seating areas.

(B) The wall is constructed of masonry, concrete, stone or ornamental metal.

(C) The wall maintains clear view sightlines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.

**(2) Pergolas And Trellises:** Pergolas and trellises may count up to twenty five percent (25%) toward the minimum build-to requirement provided the following:

(A) The structure is at least forty eight inches (48") deep as measured perpendicular to the property line.

(B) A vertical clearance of at least eight feet (8') is maintained above the walking path of pedestrians.

(C) Vertical supports are constructed of wood, stone, concrete or metal with a minimum of six inches by six inches (6" x 6") or a radius of at least four inches (4").

(D) The structure maintains clear view sightlines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.

**(3) Arcades:** Arcades may count up to one hundred percent (100%) toward the minimum requirement provided the following:

(A) The arcade extends no more than two (2) stories in height.

(B) No portion of the arcade structure encroaches onto public property.

(C) The arcade maintains a minimum pedestrian walkway of five feet (5').

(D) The interior wall of the arcade complies with the building configuration standards.

**(4) Plazas And Outdoor Dining:** Plazas and outdoor dining areas may count up to fifty percent (50%) toward the minimum requirement, and have a maximum front setback of up to fifteen feet (15') provided the following:

(A) The plaza or outdoor dining is between the property line adjacent to the street and the street facing building facade.

(B) Shall be within two feet (2') of grade with the public sidewalk.

(C) The building entry shall be clearly visible through the courtyard or plaza.

(D) The building facades along the courtyard or plaza shall comply with the ground floor transparency requirement.

**b. Alternatives To Ground Floor Transparency Requirement:** The planning director may modify the ground floor transparency requirement in the following instances:

(1) The requirement would negatively impact the historical character of a building within the H historic preservation overlay district; or



(2) The requirement conflicts with the structural integrity of the building and the structure would comply with the standard to the extent possible.

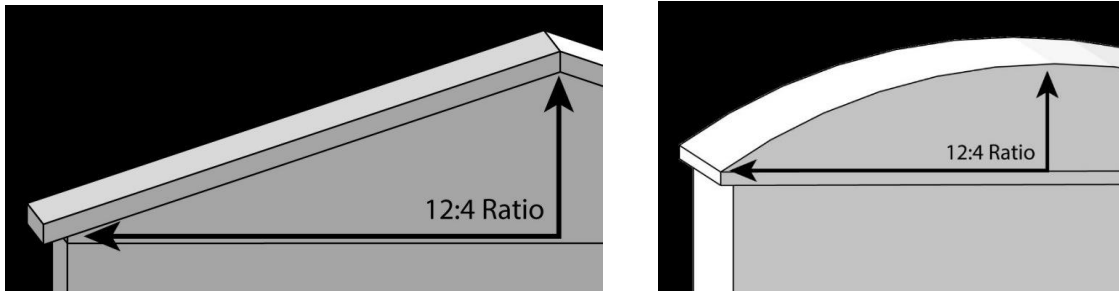
**12. Permitted Encroachments And Height Exceptions:** Obstructions and height exceptions are permitted as listed in this section or in section [21A.36.020](#) of this title or as indicated in this subsection.

**a. Canopies:** Canopies covering the primary entrance or entrances to a structure may extend into the right of way provided all city processes and requirements for right of way encroachments are complied with. No commercial signs are allowed on entrance canopies if the canopy encroaches into the public right of way.

**b. Building Height:** In order to promote a varied skyline and other roof shapes in the area, structures with a sloped roof may exceed the maximum building height in the form based districts by five feet (5') provided:

(1) The additional height does not include additional living space. Vaulted ceilings, storage spaces, and utility spaces are permitted.

(2) The slope of the roof is a minimum of a twelve-four (12:4) pitch or a quarter barrel shape.



*Minimum Slope Of Pitched and Quarter Barrel Roof*

**D. Other Applicable Development Standards:**

**1. Landscaping:** Any applicable standard listed in chapter 21A.48, "Landscaping And Buffers", of this title shall be complied with.

**2. Signs:** All signs shall comply with the standards found in section [21A.46.096](#) of this title.

**3. Accessory Uses, Buildings And Structures:** All accessory uses, buildings and structures shall comply with the applicable standards in chapter 21A.40 of this title, except as noted below:

**a.** Form based urban neighborhood district specific standards for detached dwelling units:

(1) Detached dwelling units may be built in a required yard as a stand alone unit or attached to an accessory building, such as a garage.

(2) Detached dwelling units are only permitted with the urban house, two-family dwelling, and cottage development building forms.

- (3) No accessory structure containing a detached dwelling unit shall exceed twenty five feet (25') in height.
  - (4) If a detached dwelling unit is built as a second level, the minimum setback from property line shall be a minimum of four feet (4').
  - (5) All building configuration standards that apply to the primary building form shall also apply to the detached dwelling unit, with the exceptions listed below:
    - (A) The detached dwelling unit shall have an entry feature that faces or is accessible from a public alley when present;
    - (B) The entry feature may be a stoop that has a minimum dimension of four feet by four feet (4' x 4'); and
    - (C) The ground floor transparency requirement does not apply to detached dwelling units located on the second floor of an accessory structure.
- b. Form Based Special Purpose Corridor District specific standards for detached or accessory parking garages or structures:**
- (1) Detached or accessory multilevel parking garages or structures shall have the same setback requirements for principal structures.
  - (2) The minimum setback required shall be landscaped to provide a buffer to the abutting residential district. No structure (primary or accessory) shall be permitted within this landscaped buffer.
- 4. Parking Regulations:** All parking regulations shall comply with the requirements of chapter 21A.44 of this title.
- 5. Permitted Land Use:** All uses allowed in the form based districts can be found in chapter 21A.33 of this title.