

## CHAPTER 21A.27

### FORM BASED DISTRICTS

#### SECTION:

21A.27.010: Purpose Statement And General Provisions

21A.27.020: Building Types And Forms Established

21A.27.030: Building Configuration And Design Standards

#### 21A.27.010: PURPOSE STATEMENT AND GENERAL PROVISIONS:

A. Purpose Statement: The purpose of the form based districts is to create urban neighborhoods that provide the following:

1. People oriented places;
2. Options for housing types;
3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
4. Transportation options;
5. Access to employment opportunities within walking distance or close to mass transit;
6. Appropriately scaled buildings that respect the existing character of the neighborhood;
7. Safe, accessible, and interconnected networks for people to move around in; and
8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

B. Context Description: The form based districts are intended to be utilized in areas with the following characteristics:

1. Street, Block, And Access Patterns: A regular pattern of blocks surrounded by a traditional grid of streets that provide mobility options and connections for pedestrians, bicyclists, and automobiles. Blocks include sidewalks separated from vehicle travel lanes by a landscaped park strip. Front yards are landscaped or include active, outdoor uses.
2. Building Placement And Location: Residential buildings are generally located close to the sidewalk with a small, transitional, semipublic space, such as a landscaped front yard, that is consistent along the block face. Buildings along arterials are located close to the sidewalk with parking to the side or rear of building.
3. Building Height: Building heights on local streets are relatively low and consistent with existing building heights with little variation. Buildings located on arterial streets are generally taller.
4. Mobility: A balance between pedestrians, bicyclists, transit riders, and motorists exist in the area, and residents are well connected to other parts of the city.

C. Intent Of Form Based Districts:

1. Statement Of Intent: Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within a close proximity.

Regulations within form based districts place emphasis on the built environment over land use.

2. How To Use This Chapter: Form based districts emphasize the form, scale, placement, and orientation of buildings. Each subdistrict includes a table of permitted building forms and specific development regulations for each building form. The first step is to identify which subdistrict the property is located in, and then identify what building forms are permitted, and finally what standards apply to the specific building form. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter. (Ord. 23-16, 2016)

#### 21A.27.020: BUILDING TYPES AND FORMS ESTABLISHED:

##### A. Building Types And Form Standards:

1. Encourage building forms that are compatible with the neighborhood and the future vision for the neighborhood by acknowledging the current scale of the area and it's architectural and material elements. These elements within new development shall compliment those of the existing buildings.~~there will be different scaled buildings in the area;~~

2. Arrange building heights and scale to provide appropriate transitions between buildings of different scales and adjacent areas, especially between different subdistricts;

3. Guide building orientation through setbacks and other requirements to create a consistent street edge, enhance walkability by addressing the relationship between public and private spaces, and ensure architectural design will contribute to the character of the neighborhood;

4. Use building form, placement, and orientation to identify the private, semiprivate, and public spaces;

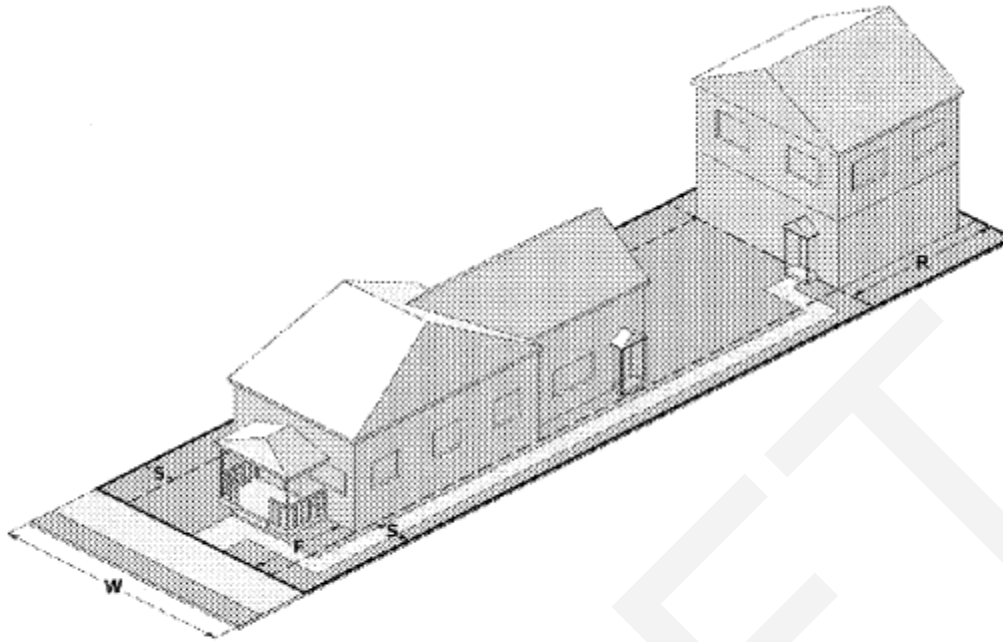
5. Minimize the visual impact of parking areas; and

6. Minimize conflicts between pedestrians, bicyclists, and vehicles.

##### B. Building Types And Forms:

1. Description: The permitted building forms are described in this subsection. Each building form includes a general description and definition, as well as images of what the building form may look like. Building form images are for informational purposes only and not intended to demonstrate exactly what shall be built. The description and images should be used to classify existing and proposed buildings in order to determine what development regulations apply. The drawings are not to scale. They should not be used to dictate a specific architectural style as both traditional and contemporary styles can be used.

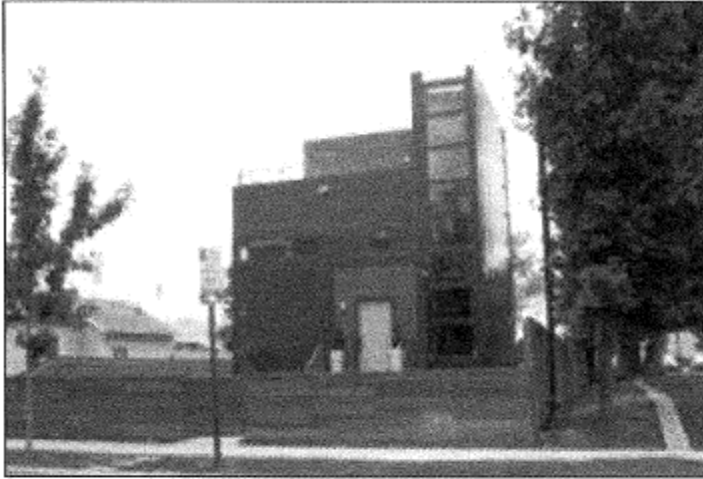
a. Urban House: A residential structure with the approximate scale of a single dwelling unit, as viewed from the street, but may contain up to two (2) dwelling units. The structure has a single entry facing the street, a front porch or stoop, and a small front yard. Second units may be arranged vertically (up and down) or horizontally (front and back), but the entry to the second unit is from the side, rear, or interior of structure. 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. All units are on a single lot.



Urban House With Detached Dwelling

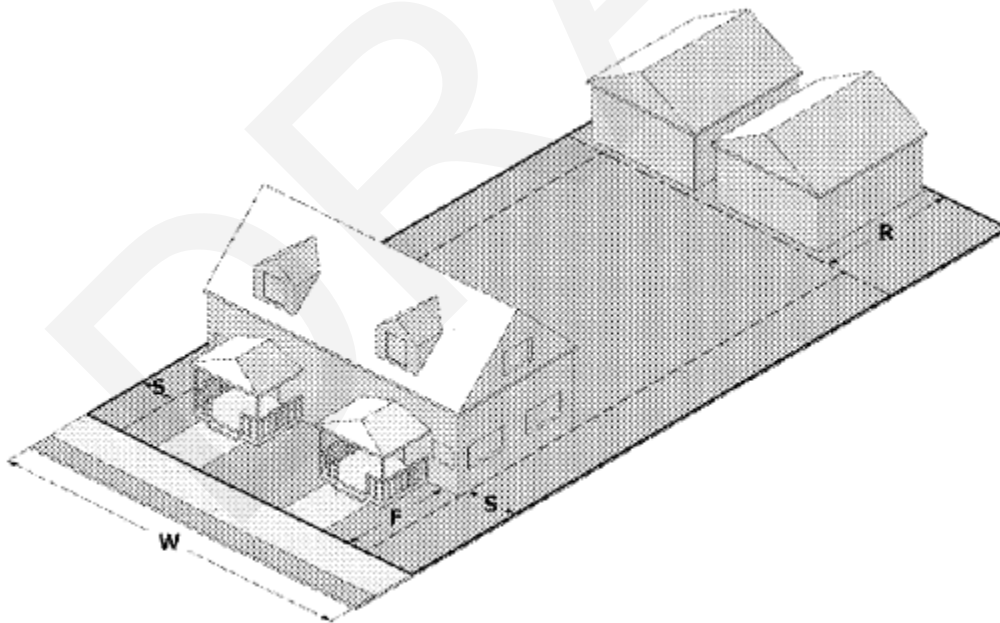


Modern And Traditional Forms



Two-Story Contemporary Form

b. Two-Family Dwelling: 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.



Two-Family Dwelling With Garages



Traditional Two-Family Dwelling



Modern Two-Family Dwelling

c. Cottage Development: 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 area. Dwellings may be located on separate lots or grouped on one lot.

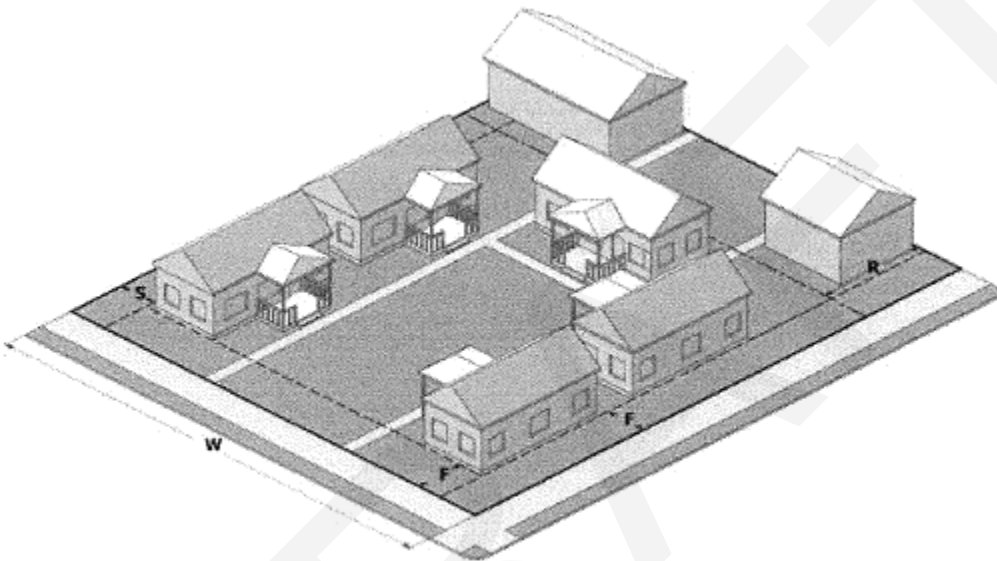
d. Additional Development Standards For Cottage Building Forms:

(1) Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.

(2) Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.

(3) Building Entrance: All building entrances shall face a public street or a common open space area.

(4) Open Space Area: A minimum of two hundred fifty (250) square feet of common, open space area is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space area shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

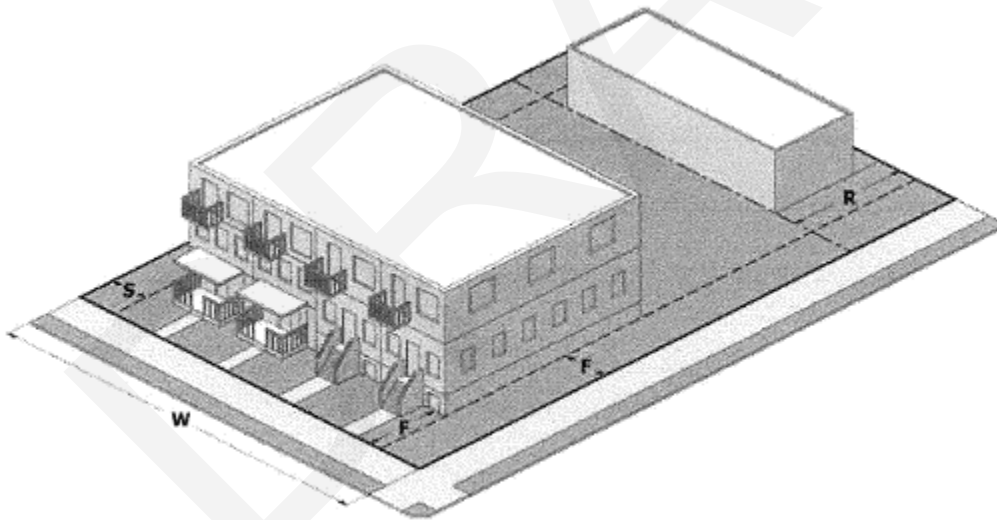


Cottage Development On Single Parcel



Cottage Development

e. 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.



Row House On Single Parcel



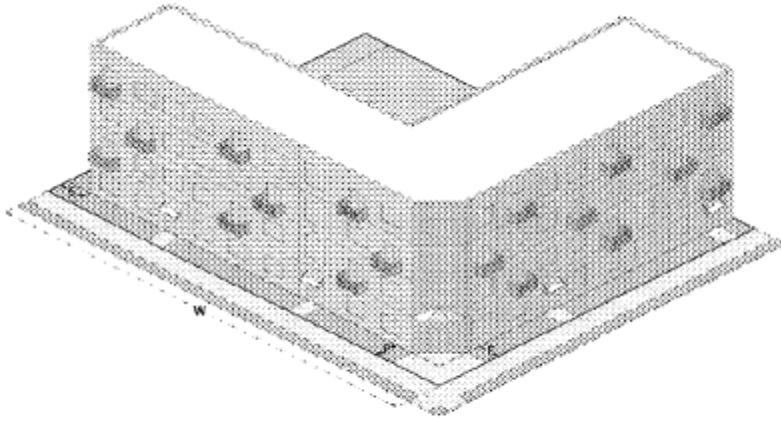
Modern Row House Form



Traditional Row House Form

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





Multi-Family Residential Form

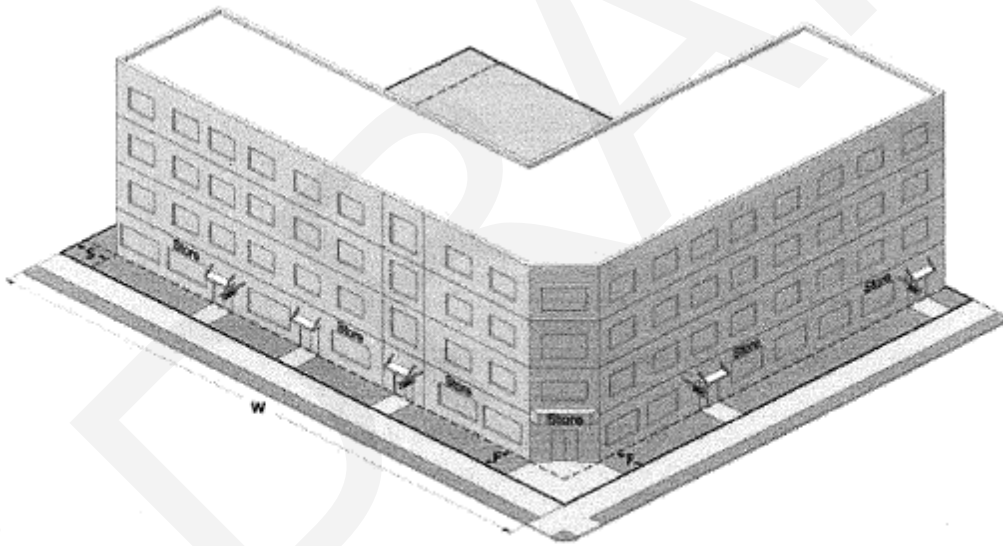


Multi-Family Modern Form

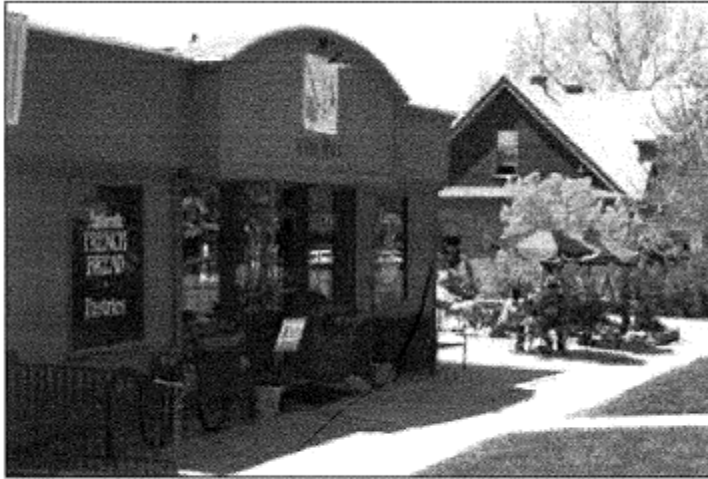


Multi-Family Traditional Form

g. 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.



Storefront Form

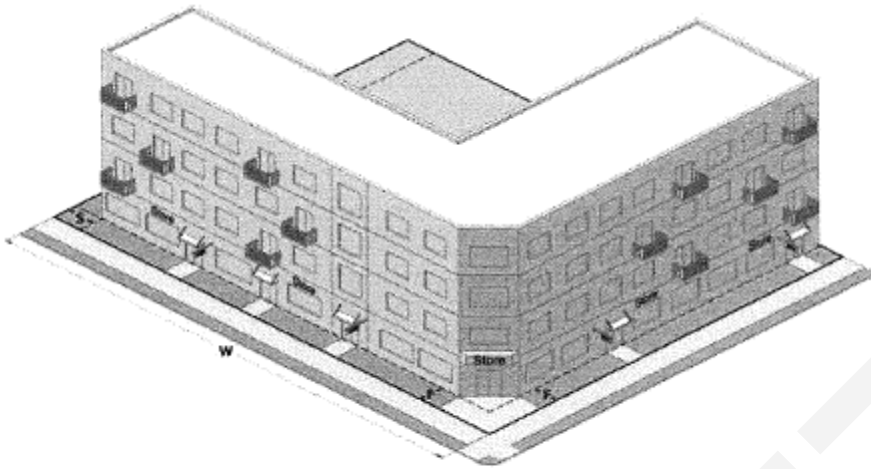


Contemporary Storefront



Traditional Storefront

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



Vertical Mixed Use Multi-Story Form



Modern Materials



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. 13-19, 2019; Ord. 23-16, 2016)

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 Entry: Refer to the standards set in 21A.37.050.D of this title.

1. Entry Feature: The following building entries are permitted as indicated:

~~—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

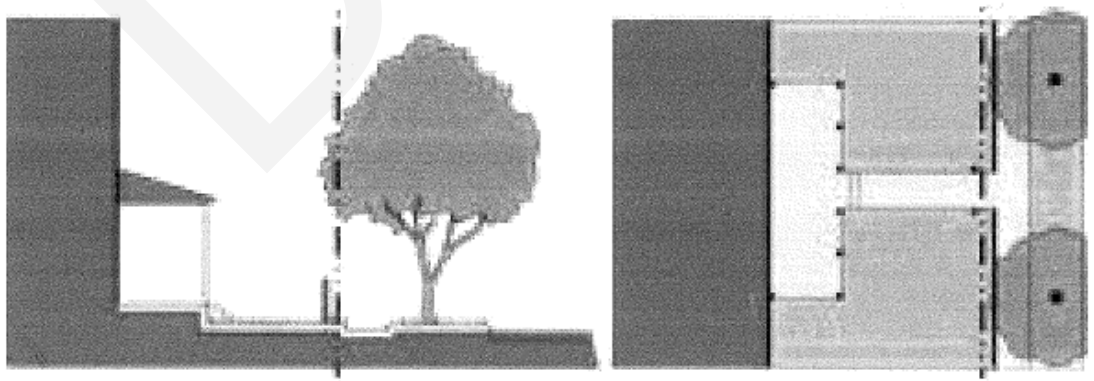
Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use

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

P P P P P P

Reference Illustration - Porch And Fence

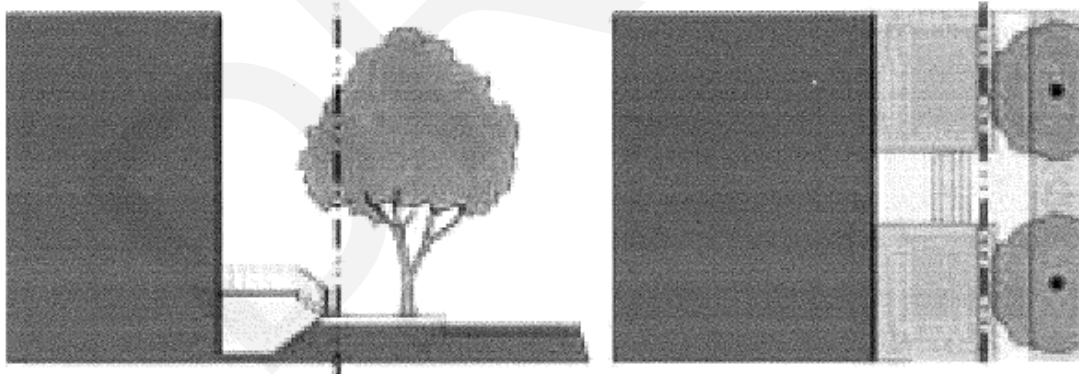
Reference Illustration - Porch And Fence



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	P	P	P	P	P	P	P

Reference Illustration - Terrace Or Lightwell

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

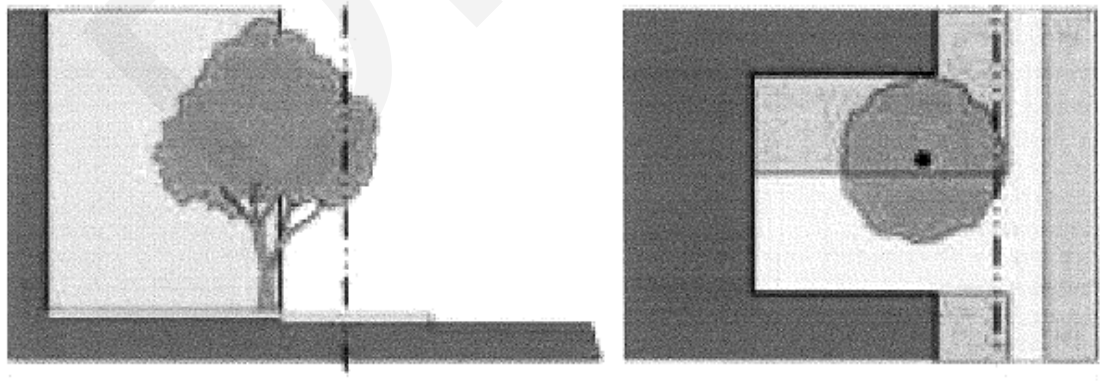


Forecourt: An entry feature wherein a portion of the street facing facade is close to the property line and the central portion is set back. The court created must be landscaped, contain outdoor plazas, outdoor dining areas, private yards, or other similar features that encourage use and seating

P P P P P P P P

Reference Illustration - Forecourt

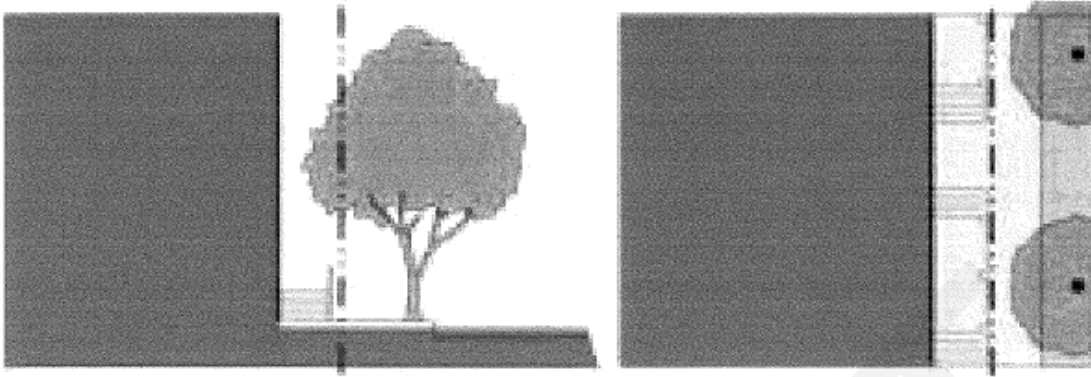
Reference Illustration - Forecourt



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
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	P	P	P	P	P	P	P

Reference Illustration - Stoop

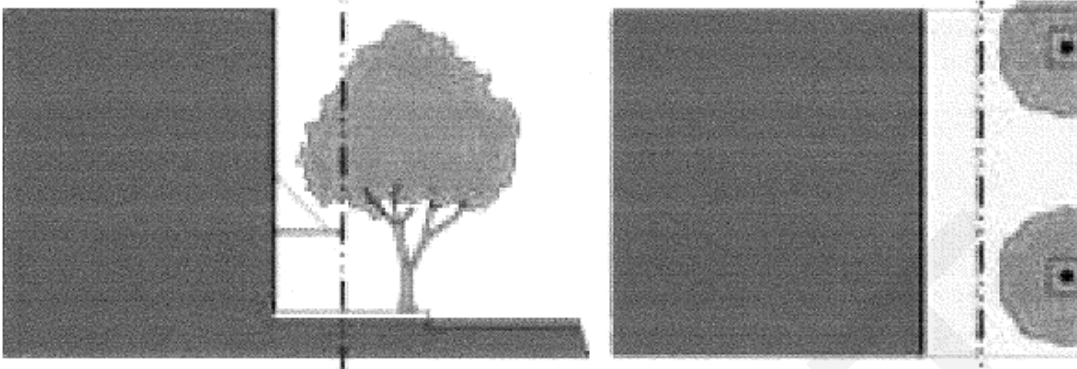
Reference Illustration - Stoop



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			P		P	P	P

Reference Illustration - Shopfront

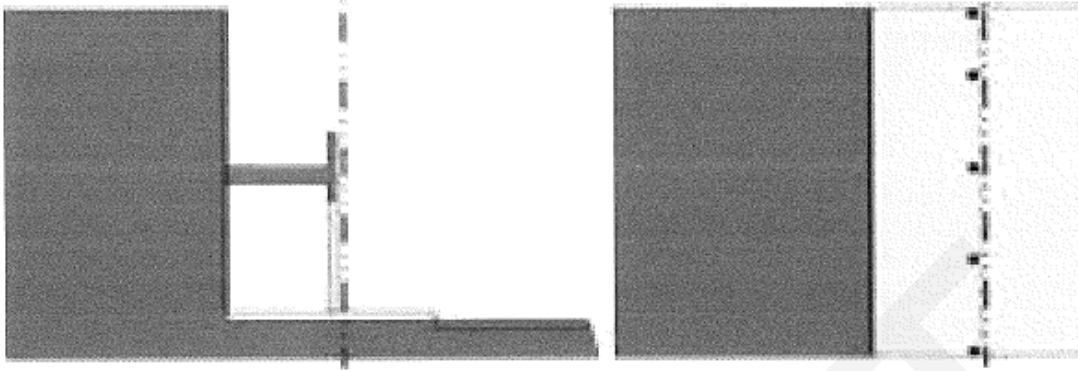
Reference Illustration - Shopfront



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
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					P	P	P

Reference Illustration - Gallery

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.~~

#### 8C. Additional Design Standards Required For The Form Based Districts:

1. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area. Individual districts may require additional open space area requirements. 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. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.

a. At least one space area shall include a minimum dimension of at least 15 feet by 15 feet.

b. Open space areas that are greater than five hundred (500) square feet must contain at least one useable element, accessible to all building occupants, from the following list. The chosen element shall be appropriate with the land use.

i. A bench for every 250 square feet of open space area;

ii. A table for outdoor eating for every 500 square feet of open space area;

iii. An walking path outdoor recreation amenity;

iv. Trees with a minimum spread of 20' at mature height to shade a minimum of 33% of the open space area; and/or

v. landscaping that equals at least ~~1/3rd~~ 33% of the landscaped area.

~~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").~~

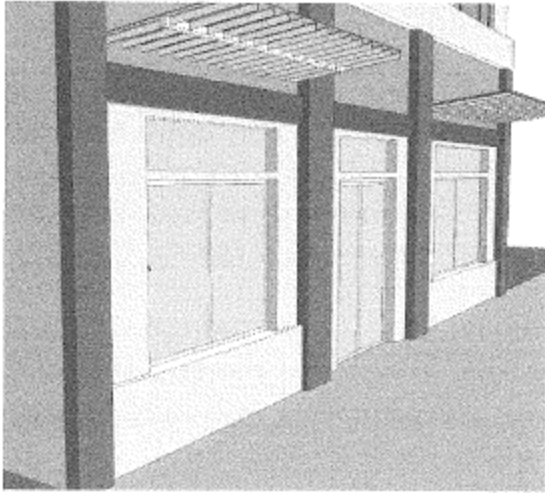


Illustration Of Building Fenestration

210. 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.

311. 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.

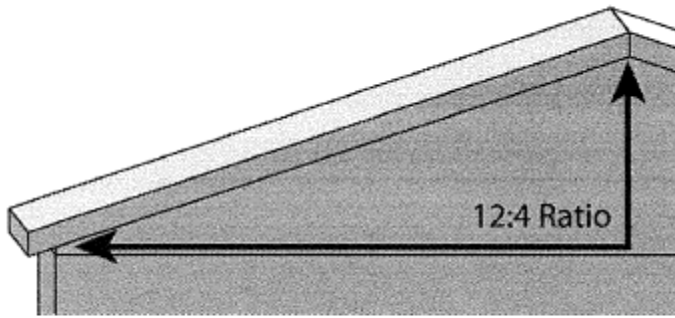
~~124.~~ Permitted Encroachments And Height Exceptions: Obstructions and height exceptions are permitted as listed in this section or in section 21A.36.020 of this title or as indicated in this subsection.

~~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, and may encroach into a required yard as indicated in this section or into a public right of way with an approved encroachment agreement with the City~~

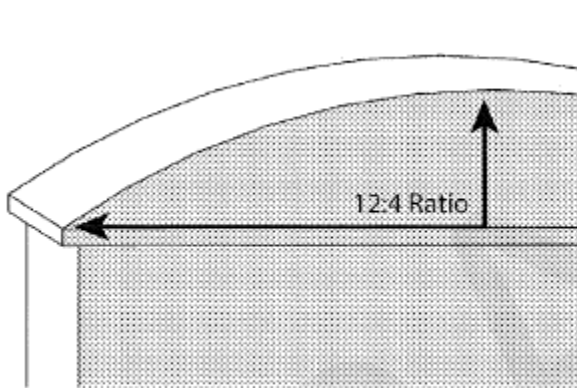
b. Building Height: In order to promote a varied skyline and other roof shapes in the area, structures with a sloped roof may exceed the maximum building height in the form based districts by five feet (5') provided:

(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



Minimum Slope Of Quarter Barrel Roof

d. Roof Top Gardens: Building height encroachments for rooftop use is permitted to encroach up to 6 feet to accommodate rooftop gardens and outdoor living space for building occupants provided;

(1) The rooftop garden includes a vegetation that covers a minimum of 25% of the outdoor living space on the roof. The vegetation coverage shall be calculated by utilizing the spread of any trees, shrubs, or ground cover at maturity.

(2) If the rooftop is used for non-residential land uses allowed in the zone, the outdoor living space shall include a solid wall that is a minimum of 6 feet in height to reduce noise on adjacent uses.

D. Other Applicable Development Standards: All uses in the form based districts shall comply with the standards set in Part IV, Regulations of General Applicability, of this title, including the applicable standards in:

1. 21A.33 Land Use Tables
2. 21A.36 General Provisions
3. 21A.37 Design Standards
4. 21A.38 Nonconforming Uses and Noncomplying Structures
5. 21A.40 Accessory Uses, Buildings, and Structures

a. 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.

6. 21A.42 Temporary Uses

7. 21A.44 Off Street Parking, Mobility, and Loading

8. 21A.46 Signs

9. 21A.48 Landscaping and Buffers

10. Any other applicable chapter of this Title that may include applicable provisions.

~~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. Landscaped Yard Requirements (These Standards Only Apply To The FB-UN2 District):~~

~~a. Front and Corner Side Yard: For ground floor residential uses, including amenity space, a minimum setback of ten feet (10') and a maximum of fifteen feet (15') is allowed. There are no front and corner side yard requirements for all other uses.~~

~~(1) The front yard setback must include trees that have a combined tree canopy of fifty percent (50%) of the street frontage.~~

~~b. Side Yard: A minimum setback of six feet (6') is required for all uses.~~

~~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.

ba. 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. 13-19, 2019; Ord. 69-17, 2017; Ord. 23-16, 2016) 21A.27.050.

C FB-UN2 Building Form Standards: Building form standards are listed in table 21A.27.050.C of this section.

**TABLE 21A.27.050.C**

**FB-UN2 BUILDING FORM STANDARDS**

Building Regulation		Building Form				
		Cottage Development	Row House	Multi-family Residential	Mixed-Use	Storefront
Building Height and Placement						
H	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, 300 West at 800 or 900 South and in the area identified on Figure 21A.27.050C.1. All heights measured from established grade			
F	Front and Corner Side Yard	No minimum Maximum 10'				
B	Required Build To	Minimum of 50% of street facing facade shall be built to the minimum setback line				
S	Interior Side Yard	4' setback required	Minimum of 15' along a side property line	Minimum of 15' along a side property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less; otherwise no setback required		

			adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less; otherwise 4' setback required	
R	Rear Yard	Minimum of 20' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less; otherwise no setback required	Minimum of 25' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less; otherwise no setback required	Minimum of 20' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less
U	Upper Level Step Back	Buildings shall be stepped back 1 additional foot for every foot of building height above 30' along a side or rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, unless the building is set back from the property line 45' or more. When a parcel in the FB-UN2 District is separated by an alley from a parcel in the FB-UN1 District, or any residential zoning district that has a maximum building height of 35' or less, the width of the alley may be counted toward the upper level step back		
L	Minimum Lot Size	4,000 sq. ft.; not to be used to calculate density	1,500 sq. ft.; not to be used to calculate density	4,000 sq. ft.; not to be used to calculate density
W	Minimum Lot Width	15' per unit facing a street. Side orientation allowed provided building		30'

		configuration standards are complied with		
DU	Dwelling Units per building form	1 per cottage	Minimum of 3; no maximum	No minimum or maximum
BF	Number of Building Forms per lot	1 cottage for every 1,000 sq. ft. of lot area	1 building form permitted for every 1,000 sq. ft. of lot area	1 building form permitted for every 4,000 sq. ft. of lot area
Parking				
	Surface parked in Front and Corner Side Yards	<b>Not permitted</b>		
	Vehicle Access	If off street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from street is only permitted when no alley access exists. If pull through parking is required by Fire or other Code, ingress shall be from street and egress onto alley	<p>If property is less than 30' wide, vehicle access from an alley is required when property is served by a public or private alley with access rights. If no alley access exists, only 1 vehicle access point from a street may be permitted</p> <p>If property is 30' wide or more, only 1 vehicle access point from a street may be permitted. If property is served by a public or private alley, ingress shall be from street and egress onto alley unless otherwise permitted by this section</p> <p>Corner lots with a minimum width of 120', may have 1 vehicle access point per street frontage. Vehicle access may be one way or multidirectional</p>	
	Vehicle Access Width at Street	When a one way vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12' in width. When a multidirectional vehicle drive is included, a curb cut may not exceed 24' in width		
	Vehicle Access front street: design standards	If vehicle access is from a street, the following additional design standards shall apply: garage entry shall have a minimum 20' setback from property line; garage entry may 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; garage door or gate shall be constructed of durable building materials and compatible with building design		
	Driveway Location	The minimum distance between curb cuts shall be 12'. Driveways shall be at least 6' from abutting property lines for a depth of 10' unless shared. Driveways shall be at least 12' from property lines adjacent to a street corner or 5' from the point of tangency of the curb return, whichever is greater. Abandoned curb cuts shall be removed and replaced with City standard curb		

Vehicle Access and parking Compliance	All new drive approaches, driveways, and parking lots shall comply with form based urban neighborhood regulations, and all other applicable sections of this Code. Existing drive approaches, driveways, and parking lots shall be made compliant with form based urban neighborhood regulations upon change of use, increase in parking, or building additions greater than 25% of the footprint of the structure or 1,000 sq. ft., whichever is less
Parking on Separate Lots	Parking may be provided on an adjacent lot, or in a common area associated with the development, or within 500' of the property. If located on an adjacent parcel or on a parcel within 500', the proposed location of the parking shall contain a principal building and the parking shall be located behind a principal building
Attached Garages and Carports	Attached garages and carports are required to be accessed from the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided that the garage door (or doors) is no wider than 50% of the front facade of the structure and the entry to the garage is set back at least 10' from the street facing building facade and at least 20' from a public sidewalk. Side loaded garages are permitted

**1. Cottage Development Form Standards:**  
**TABLE 21A.27.050.C.1**

<b><u>Building Regulation</u></b>		<b><u>Regulation for Building Form: Cottage Development</u></b>
<b><u>H</u></b>	<b><u>Height</u></b>	, 30' maximum. All heights measured from established grade
<b><u>F</u></b>	<b><u>Front and Corner Side Yard Setback</u></b>	Minimum 10'). Provided front or corner side yard shall provide one tree for every 30linear foot of front or corner side yard property line. The mature tree canopy must cover at least 50% of the required yard area and sidewalk area.
<b><u>S</u></b>	<b><u>Interior Side Yard</u></b>	Minimum of 6'
<b><u>R</u></b>	<b><u>Rear Yard</u></b>	Minimum of 20' between cottage building form and rear property line.
<b><u>SC</u></b>	<b><u>Separation between Cottages</u></b>	Minimum of 10', measured from the outside perimeter wall of the principal structure
<b><u>E</u></b>	<b><u>Entry Feature</u></b>	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 the street facing façade. Pedestrian connections with minimum 5' width required to each required entry feature.
<b><u>OS</u></b>	<b><u>Open space Area</u></b>	At least 25% of the total land area of the cottage development shall be maintained as an open space area that complies with the requirements of 21A.27.030.C.1 "Open Space Area."

<b>BF</b>	<b>Building forms per lot</b>	Multiple buildings may be built on a single lot. Individual lots without street frontage may be created provided each lot has legally established access to a public street that includes a minimum 5' wide solid surface walkway.
<b>SO</b>	<b>Side/Interior Orientation</b>	Dwelling units not located directly adjacent to a street are permitted, provided the building configuration standards for glass and ground floor transparency are complied with on the façade with the required entry feature.
<b>L</b>	<b>Lots without Street Frontage</b>	Lots for individual cottage units without public street frontage are allowed subject to recording a final subdivision plat that: 1. Documents that new lots have adequate access for pedestrians and vehicles to a public street by way of a minimum 5' wide solid surface walkway, easements or a shared driveway; and 2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s). The requirements for the disclosure of private infrastructure costs shall be the same as required for Planned Developments per section 21A.55.110 of this title
<b>MW</b>	<b>Mid-block Walkway</b>	<del>If a midblock walkway is shown in an adopted City plan on the subject property, a midblock walkway shall be provided. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The mid block walkway must be a minimum of fifteen (15') wide and include a minimum six foot (6') wide unobstructed path. The mid block walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.</del> <u>The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.</u>
<b>DS</b>	<b>Design Standards</b>	See section 21A.27.030 and 21A.37 for other applicable building configuration and design standards.

**2. Row House Building Form Standards:**  
**TABLE 21A.27.050.C.2**



<b>Building Regulation</b>		<b>Regulation for 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. The height of the railing/parapet is limited to the height required to meet building code requirements.</u>
<b>F</b>	<b>Front and Corner Side Yard Setback</b>	<u>Minimum 10'. 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). Provided front or corner side yard shall provide one tree for every 30' linear foot of front or corner side yard property line. The mature tree canopy must cover at least 50% of the required yard area and sidewalk area.</u>
<b>S</b>	<b>Interior Side Yard</b>	<u>Minimum of 6' between row house building form and side property line, Minimum of 10' along a side property line when abutting a property in a zoning district with a maximum permitted building height of 35' or less. No setback required for common walls.</u>
<b>R</b>	<b>Rear Yard</b>	<u>Minimum of 20' between row house building form and rear property line, except when rear yard is abutting a zoning district with a maximum permitted building height of 35' or less, then the minimum is 25'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates the subject property from another property shall be counted towards the minimum setback.</u>
<b>U</b>	<b>Uses Per Story</b>	<u>Residential on all stories; live/work units permitted on ground level.</u>
<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 35' or less, the first full floor of the building above 30', measured from finished grade, shall step back 10' from the building facade 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>Open space Area</b>	<u>Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of 21A.27.030.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation. Tree canopy at maturity shall count toward the vegetation requirement.</u>
<b>BF</b>	<b>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 for glass and ground floor transparency are complied with on the façade with the required entry feature.</u> <u>Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:</u> <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>

<b>MW</b>	<b>Mid-block Walkway</b>	<p><u>As part of the City’s plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. The City has adopted the Downtown Master Plan that includes a mid block walkway map and establishes a need for such walkways as the Downtown grows. All buildings constructed after the effective date hereof within the Downtown Zoning Districts shall conform to this officially adopted plan for mid block walkways, in addition to the following standards:</u></p> <p>a. <u>Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.</u></p> <p>b. <u>The following standards apply to the mid block walkway:</u></p> <p><u>(1) The mid block walkway must be a minimum of fifteen (15’) wide and include a minimum six foot (6’) wide unobstructed path.</u></p> <p><u>(2) The mid block walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway</u></p>
<b>DS</b>	<b>Design Standards</b>	See section 21A.27.030 and 21A.37 for other applicable building configuration and design standards.

**3. Multi-family Residential, Storefront, and Vertical Mixed-use building form standards:**

**TABLE 21A.27.050.C.3**

<b>Building Regulation</b>		<b>Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use</b>
<b>H</b>	<b>Height</b>	<p><u>Maximum height of 50'. All heights measured from established grade.</u></p> <p><u>Rooftop use is permitted and required railings and walls necessary to comply with building code requirements are permitted to encroach beyond the maximum height up to 5'.</u></p>
<b>GH</b>	<b>Ground Floor Height</b>	<p><u>Minimum ground floor height 14'.</u></p>
<b>F</b>	<b>Front and Corner Side Yard Setback</b>	<p><u>Ground Floor Residential Uses: A minimum of 10' and a maximum of 20'.</u></p> <p><u>Ground Floor occupied by retail, restaurants, taverns, brewpubs, bar establishments, art galleries, theaters, or performing art facilities: no minimum is required, provided no doors open into the right of way. A maximum setback of up to 10' is allowed..</u></p> <p><u>All other ground floor uses: A minimum of 5' and a maximum 10'.</u></p> <p><u>The maximum may be increased due to existing utility easements in which case the maximum setback shall be at the edge of the easement.</u></p> <p><u>May be modified through Design Review process (21A.59).</u></p> <p><u>Provided front or corner side yard shall provide one tree for every 30' linear foot of front or corner side yard property line. The mature tree canopy must cover at least 50% of the required yard area and sidewalk area.</u></p>

<b>S</b>	<b>Interior Side Yard</b>	<u>Minimum of 6' required, except when an interior side yard is abutting a property in a zoning district with a maximum permitted building height of 35' or less, then the minimum shall be 15'. 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 be counted towards the minimum setback.</u>
<b>R</b>	<b>Rear Yard</b>	<u>10', except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the 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 property in a different zoning district shall be counted towards the minimum setback.</u>
<b>GU</b>	<b>Ground Floor Use Requirements</b>	<u>900 South: The 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 for a depth of 25'. Amenity space for the occupants of the building shall account for no more than 25% of the length of the ground floor space.</u>
<b>E</b>	<b>Ground Floor Dwelling Entrances</b>	<u>Ground floor dwelling units adjacent to a 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, are 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>MW</b>	<b>Mid-block Walkway</b>	<u>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.</u>
<b>BF</b>	<b>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>OS</b>	<b>Open Space Area</b>	<u>As required in section 21A.27.030.C1.</u>
<b>DS</b>	<b>Design Standards</b>	<u>See section 21A.27.030 and 21A.37 for other applicable building configuration and design standards.</u>

**Footnotes:**

1. Additional Building Height Regulations. Properties listed in this footnote shall have a permitted building height of up to 65' and 5 stories.

a. For legally existing parcels or lots as of January 1, 2023 located on the corners of West Temple at 800 South or 900 South;

b. For legally existing parcels or lots as of January 1, 2023 located on the corners of 200 West at 700 South, 800 South or 900 South;

c. For legally existing parcels or lots as of January 1, 2023 located on the corners of West Temple at Fayette Avenue;

d. For legally existing parcels or lots as of January 1, 2023 located on the corners of 300 West at 800 South or 900 South;

e. on the southeast corner of 1300 South and State Street.

f. As indicated on the following map:

