

Chapter 21A.33 Form Based Zoning Districts

21A.33.010 General Provisions

- A. Statement of Intent: The Form Based Zoning Districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented towards public spaces, the scale of development, and the interaction of uses within the City. The form based zoning districts provide places for people to live, work, and play in close proximity. The regulations place emphasis on the built environment over land use.
- B. How to Use this Chapter: This zoning district places the emphasis on 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, then identify what building forms are permitted, and finally what standards apply to the specific building form. Any use listed as permitted is allowed in any building form that is permitted in that subdistrict. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter.

21A.33.020 Reserved

21A.33.030 Reserved

21A.33.040 Reserved

21A.33.050 FB-UN Urban Neighborhood Zoning District (FB-UN1 and FB-UN2)

- A. Purpose Statement: The purpose of the FB-UN Urban Neighborhood Zoning District is to create an urban neighborhood that provides the following:
 - Options for housing types;
 - Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near transit;
 - Transportation options;
 - Access to employment opportunities within walking distance or close to transit;
 - Appropriately scaled buildings that respect the existing character of the neighborhood;
 - Safe, accessible, interconnected networks for people to move around in; and
 - Increased desirability as a place to work, live, play, and invest through higher quality form and design.
- B. Context Description: The Form Based Urban Neighborhood Zoning District is intended to be utilized on the edges of dense, urban centers, such as Downtown. It is appropriate 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 the 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, semi-public 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 behind the building.

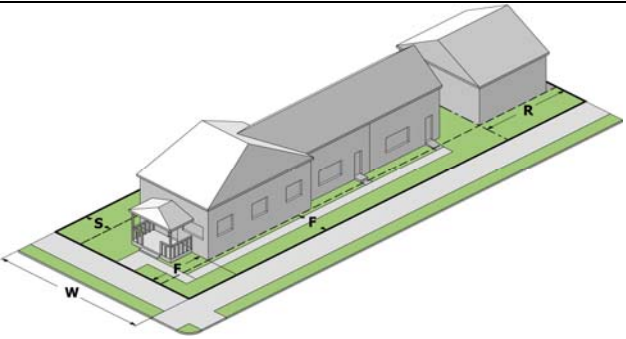
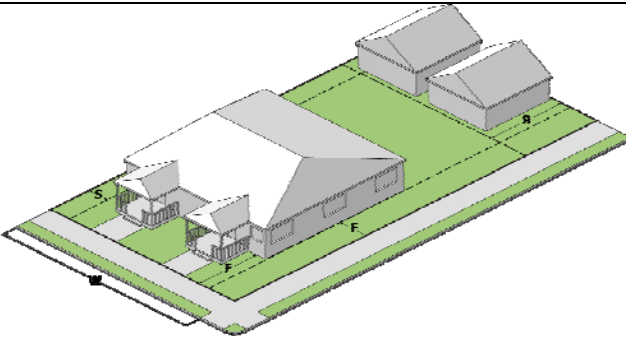
3. **Building Height:** Building heights on local streets are relatively low and consistent with existing building heights with little variation. Buildings located on arterial streets are generally taller, but may not exceed five stories.
 4. **Mobility:** A balance between pedestrians, bicyclists, transit riders, and motorists exist in the area, and residents are well connected to other parts of the City.
- C. **Subdistricts:** The following subdistricts can be found in the Form Based Urban Neighborhood Zoning District:
1. **FB-UN1:** Generally includes small scale structures, up to 2½ stories in height, on relatively small lots with up to four dwelling units per lot depending on building type. Development regulations are based on the building type.
 2. **FB-UN2:** Generally includes buildings up to 4 stories in height, with taller buildings on the corners that may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on the building type, with the overall scale, form, and orientation of building the primary focus.
 3. **Applicability of Subdistricts:** The regulations of the subdistricts shall apply as indicated in the Regulating Plan Map below:
- D. **Specific Intent of Regulations:**
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 towards the street in a manner that promotes pedestrian activity, safety and community;
 - e. Provide human-scaled buildings that place the design and main entrance/exit emphasis on the 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; and
 - h. Promote pedestrian and bicycle amenities near transit facilities to maximize alternative forms of transportation.
 2. **Building Form Standards:**
 - a. Encourage building forms that are compatible with the neighborhood and the future vision for the neighborhood by acknowledging there will be different scaled buildings in the area.
 - b. Arrange building heights and scale to provide appropriate transitions between buildings of different scales and adjacent areas, especially between different subdistricts.

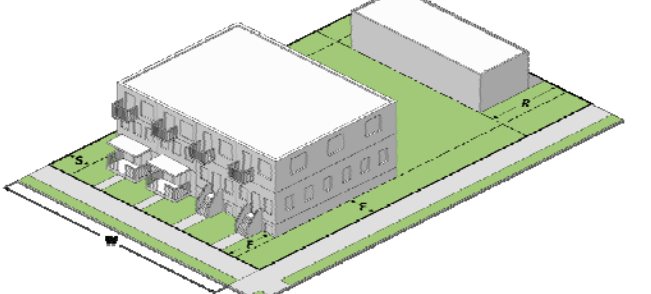
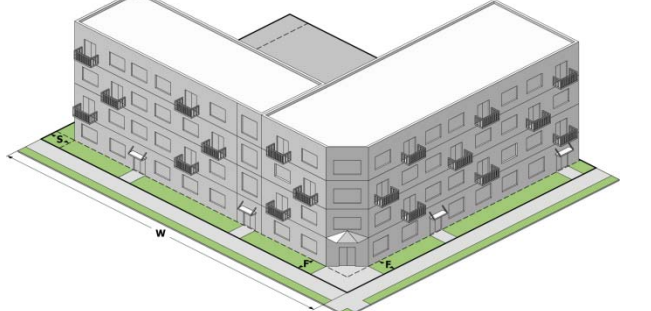
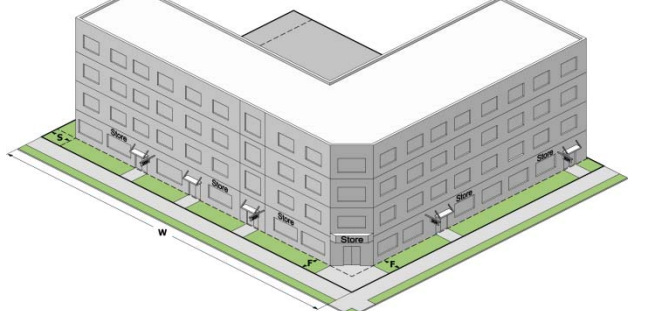
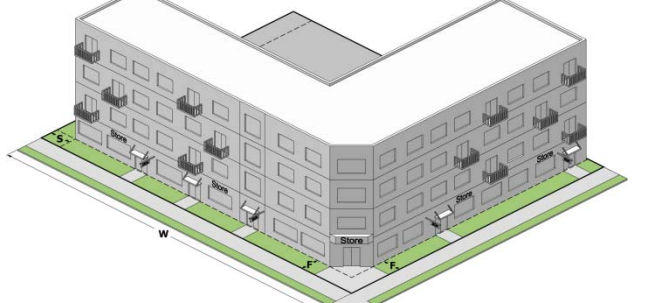
- c. Guide building orientation through setbacks and other requirements to create a consistent street edge, enhance walkability by addressing the relationship between the public and private space, and contribute to the character of the neighborhood.
- d. Use building form, placement, and orientation to identify the private, semi-private and public spaces.
- e. Minimize the visual impact of parking areas.
- f. Minimize conflicts between pedestrians, bicyclists and vehicles.

E. Building Forms:

1. The permitted building forms are found in Table 21A.33.046.E Permitted Building Forms, which provides a general description and definition of each building form, as well as an image 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. Building form descriptions, regulations and examples are found in section 21A.33.046.F.3.a through 3.e.

Table 21A.33.046.E Permitted Building Forms

Building Forms Defined	FB-UN1	FB-UN2	Building Form Images
Urban House: A residential structure with the approximate scale of a single dwelling unit, as viewed from the street, but may contain up to 3 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 or rear. All units are on a single lot.	P		
Two Family Dwelling: A residential structure that contains two 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. The units may be on individual lots for the purpose of separate ownership or on one lot.	P		

Cottage Development: A unified development that contains 2 or more detached dwelling units with each unit appearing to be a small single family dwelling with a common green or open space.	P	P	
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 3 residential dwelling units. Each unit may be on its own lot. If possible, parking is located in the rear of the lot and accessed by an alley.	P	P	
Multi-Family Residential: A multi-family residential structure containing three or more dwelling units that may be arranged in a number of configurations.		P	
Store Front: 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.		P	
Vertical Mixed Use: A multi-story building that contains a mix of commercial and/or office with residential uses.		P	

2. Building Form Regulations: The building form standards are listed below. Building form standards apply to all new buildings and additions that are greater than 25% of the footprint of the structure or 1,000 square feet whichever is less. Refer to section 21A.33.050.F for more information on how to comply with the Building Configuration Standards. The specific standards are found in the Table A and Table B. The graphics provide a visual representation of the standards as a guide and are not meant to supersede the standards in the table.

Table A FB-UN1 Building Form Standards

Building Regulation		Building Form			
Building Height and Placement		Urban House	Two Family Dwelling	Cottage Development	Row House
H	Height	2.5 stories, maximum of 30 ft			
F	Front and Corner Side Yard Setback	Equal to average setback of block face, where applicable, otherwise Minimum 10 ft Maximum 20 ft			
S	Interior Side Yard	Minimum 4 ft			
R	Rear yard	Minimum of 20% lot depth up to 25 ft			
L	Minimum Lot Size	3,000 square ft; not to be used to calculate density			
W	Minimum Lot Width	30 ft	15 ft per unit	15 ft per unit	15 ft per unit. Side orientation allowed provided building configuration standards are complied with.
DU	Dwelling Units per Building Form	Up to 3 units, one building form per lot	2 units, one building form per lot	1 unit per cottage, multiple cottages per lot, not to exceed to 6	Minimum of 3 Maximum of 4
Parking					
Surface Parking in Front and Corner Side yards		Not permitted			
Vehicle Access		Alley access required if property is served by a public alley or private alley with access rights. From a street if no alley access exists.			
Parking on Separate Lots		Not permitted		Parking may be provided on an adjacent lot or in a common area associated with the development.	
Building Configuration					
Building Entry		Minimum of 1 entry facing public street. Two Family Dwellings shall have at least one entry facing a street. Side entries for building forms with two or more dwelling units are permitted provided a minimum of one building entry faces a street.			
Pedestrian Connections		Pedestrian access to public walkways required.	Pedestrian access to public walkways required for each dwelling unit.		
Ground floor transparency		Minimum of 20% of street facing facade.			

Attached Garages and Carports	Attached garages and carports are required to be in 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 façade of the structure. Side loaded garages are permitted.
-------------------------------	--

Table B FB-UN2 Building Form Standards

Building Height and Placement		Cottage Development		Row House	Multi-Family Residential	Mixed Use	Store Front
H	Height	?		4 stories, with a maximum of 50 ft. 5 stories, with a maximum of 65 ft on parcels located on the corner of 300 West Street and 800 or 900 South, and West Temple Street and 800 or 900 South.			
F	Front and Corner Side Yard Setback	?		Minimum 5 ft Maximum 10 ft			
B	Required Build-To	Minimum of 50% of street facing façade shall be built to the minimum setback line.					
S	Interior Side Yard	Minimum of 4 ft. Minimum of 15 ft when adjacent to FB-UN-1			Minimum of 20 ft when adjacent to FB-UN-1		
R	Rear yard	Minimum of 25 ft when rear yard is adjacent to FB-UN-1			Minimum of 20 ft when rear yard is adjacent to FB-UN-1		
U	Upper Level Step Back	When adjacent to a lot in the FB-UN-1, buildings shall be stepped back one additional foot for every foot of building height above 35 ft.					
L	Minimum Lot Size	4,000 square ft; not to be used to calculate density					
W	Minimum Lot Width	15 ft per unit. Side orientation allowed provided building configuration standards are complied with.			30 ft		
	Dwelling Units per Building Form	One per cottage	Minimum of 3 Maximum of 5		No minimum or maximum		
	Number of Building Forms per lot	One cottage for every 1500 sf of lot area	One building form permitted for every 4,000 square ft of lot area				
Parking							
Surface Parking in Front and Corner Side yards		Not permitted					
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 a 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.					
Vehicle Access Width at Street		When a one-directional vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12 ft in width. When a multi-directional vehicle drive is included, a curb cut may not exceed 24 ft in width.					
Parking on Separate Lots		Parking may be provided on an adjacent lot, or in a common area associated with the development, or within 500 ft of the property.					

Building Configuration		
Building Entry	Minimum of 1 building entry per street frontage. Side entries for multiple dwelling unit buildings are permitted provided at least one unit has a primary entrance facing a public street.	
Pedestrian Connections	Pedestrian access to public walkway is required for each unit.	Pedestrian access to public walkway is required.
Ground floor transparency	Minimum of 60% of street facing façade, located between 2 ft and 8 ft above the grade of the sidewalk, shall be transparent glass. This may be reduced to 30% if ground floor is occupied by residential uses.	
Building Fenestration	Required as per 21A.33.050.F	
Open Space	A minimum of 10% of open space must be provided. Open space may include landscaped yards, patios, dining areas, balconies, rooftop gardens and other similar outdoor living spaces.	
Upper Level Outdoor Space	All street facing residential units above the ground floor shall contain a usable balcony that is a minimum of 4 ft in depth. Balconies may overhang any required yard.	
Building Façade Materials	A minimum of 70% of any street facing building facade shall be clad in glass, brick, masonry, textured or patterned concrete, or stone. Other materials may count up to 30% of the street facing building façade.	
Attached Garages and Carports	Attached garages and carports are required to be in 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 façade of the structure and the entry to the garage is set back at least 10 ft from the street facing building façade and at least 20 ft from a public sidewalk. Side loaded garages are permitted.	

F. 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 listed in Table A FB-UN1 Building Form Standards and Table B FB-UN2 Building Form Standards of this chapter:

1. Building entry: An entry will be considered to be the main entrance to a building intended for pedestrian use. Minimum of 1 main entry with an entry feature facing a public street or walkway. Two Family dwelling unit 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 also must have a porch or stoop entrance. Where required, the building entry must be one of the following:
 - a. Door on the same plane as street facing façade.
 - b. Recessed Entry: Inset behind the plane of the building no more than 10 feet. If inset, then the sidewalls of the inset must be lined with clear glass. Opaque, smoked, or darkened glass is not permitted.
 - c. Corner Entrance: Entry that is angled or an inside corner located at the corner of two intersecting streets.
 - d. The following building entries are permitted as indicated:

Entry Feature permitted based on Building form type	Urban House	Cottage Development	Two Family	Rowhouse	Multi-Family	Store Front	Vertical Mixed Use	
Porch and Fence: A planted front yard where the street facing building façade 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 ft in depth. The front yard may include a fence no taller than 4 ft in height.	P	P	P	P	P			
Terrace or Lightwell: An entry feature where the street facing façade is setback from the front property line by an elevated terrace or sunken lightwell. May include a canopy or roof.			P	P	P	P	P	
Forecourt: An entry feature wherein a portion of the street facing façade 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	
Stoop: An entry feature wherein the street facing façade 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. Recommended for ground floor residential uses.		P	P	P	P	P	P	
Shopfront: An entry feature where the street facing façade 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 façade, which defines the entry and provides protection for customers.					P	P	P	
Gallery: A building entry where the ground floor is no more than 10 ft from the front property line and the upper levels or roofline cantilevers from the ground floor façade up to the front property line.					P	P	P	

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

- The connection shall provide direct access from any building entry to the public sidewalk or walkway.
- The connection shall comply with ADA standards for accessibility.
- The connection shall be fully paved and have a minimum width of 4 feet.

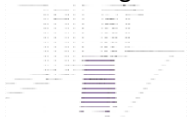
- d. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than 8 feet wide.
 - e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than 2 feet in height for seating, landscaping, etc.
 - 3. Ground Floor Transparency: Where required, the ground floor transparency standards apply:
 - a. There must be visual clearance behind the glass for a minimum of two feet (2'). Three-dimensional display windows at least two feet (2') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.
 - b. 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.
 - c. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA standards.
 - 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.
 - 4. Building Fenestration: No building wall that faces onto a street shall exceed more than 30 feet in length without being interrupted by doors, required building entry feature, windows, or a change of building wall plane that results in an offset of at least 12 inches.
- G. Design Standards Alternatives:
- 1. Alternatives to the required build to line. Where a "Required Build To" standard applies, the following alternatives may count towards the minimum build to requirement as indicated.
 - a. Landscaping walls: landscaping walls between 30 inches and 42 inches high may count toward 25% of the minimum requirement provided the following:
 - 1. The wall incorporates seating areas accessible from both sides.
 - 2. The wall is constructed of masonry, concrete, stone or ornamental metal.
 - 3. The wall maintains clear view sight lines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.
 - b. Pergolas and trellis: Pergolas and trellis may count toward 25% of the minimum build to requirement provided the following:
 - 1. The structure is at least 48 inches deep as measured perpendicular to the property line.
 - 2. A vertical clearance of at least 8 feet is maintained above the walking path of pedestrians.
 - 3. Vertical supports are constructed of wood, stone or metal with a minimum of 6 inches by 6 inches or a radius of at least 4 inches.
 - 4. The structure maintains clear view sight lines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.

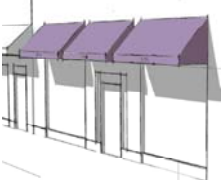
- c. Arcades: Arcades may count up to 100% of the minimum requirement provided the following:
 - 1. The arcade extends no more than 2 stories in height.
 - 2. No portion of the arcade structure encroaches onto public property.
 - 3. The arcade maintains a minimum pedestrian walkway of 4 feet.
 - 4. The interior wall of the arcade complies with the Building Configuration standards.
- d. Plazas and Outdoor Dining: Plazas and outdoor dining areas may count towards up to 50% of the minimum requirement provided the following:
 - 1. The plaza or outdoor dining is between the property line adjacent to the street and the street facing building façade.
 - 2. Shall be within 2 feet of grade with the public sidewalk.
 - 3. The building entry shall be clearly visible through the courtyard or plaza.
 - 4. The building facades along the courtyard or plaza shall comply with the Ground Floor Transparency requirement.
- e. Paving material adjacent to front of building or street shall not be made of asphalt.
- 2. Alternatives to the ground floor transparency requirement: The Planning Director may modify the ground floor transparency requirement in the following instances:
 - a. The requirement would negatively impact the historical character of a building;
 - b. The requirement conflicts with the structural integrity of the building and the structure would comply with the standard to the extent possible.
- H. Landscaping: All required front yards or areas between a street facing building façade and a street shall be landscaped and maintained as landscaping. Plazas, courtyards, and other similar permitted features count towards the landscaping requirements.
 - 1. Park Strip Landscaping: Park strip landscaping shall comply with section 21A.48.060 of this Title. Outdoor dining, benches, art, and bicycle racks shall be permitted in the park strip.
 - 2. Landscaping in required yards: Where a front yard or corner side yard is provided, the yard shall be landscaped and maintained in good condition. The following standards apply:
 - a. At least 1/3 of the yard area shall be covered by vegetation, which may include trees, shrubs, grasses, annuals, perennials, or vegetable plants. Planted containers may be included to satisfy this requirement.
 - b. No vegetation shall block the clear view at any driveway or street intersection.
 - 3. Parking Lot landscaping: Surface parking lots with more than 10 parking stalls shall comply with the following requirements:
 - a. Perimeter landscaping buffer. A 6 foot wide perimeter landscaping buffer is required. The buffer shall be measured from the property line to the back of curb or edge of asphalt.
 - b. The landscaped buffer shall comply with Table 21A.48.070.G Required Perimeter Parking Lot Landscaping Improvements.
 - 4. Any applicable standard listed in 21A.48 Landscaping shall be complied with. Where this section conflicts with 21A.48, then this section shall take precedent.

I. Permitted Encroachments and Height Exceptions: Obstructions and height exceptions are permitted as listed in 21A.36.020.

J. Signs:

1. Applicability: This section applies to all signs located within the FB-UN zoning district. This section is intended to list all permitted signs in the zone. All other regulations in chapter 21A.46 Signs apply.

A-Frame Sign 	FB-UN1	FB-UN2	Specifications	
		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Width	Maximum of 2 ft

Awning or Canopy Sign 	FB-UN1	FB-UN2	Specifications	
	P	P	Quantity	1 per window
			Width	Equal to the width of the façade
			Projection	Maximum of 4 ft from building façade
			Clearance	Minimum of 10 ft of vertical clearance
			Letters and Logos	Allowed on vertical portions of sign only.

Construction Sign (see definition in 21A.46)	FB-UN1	FB-UN2	Specifications	
	P	P	Quantity	1 per construction site
			Height	Maximum of 8 ft
			Area	Maximum 64 sf

Flat Sign 	FB-UN1	FB-UN2	Specifications	
		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Width	Maximum of 90% of width of leasable space
			Height	Maximum of 3 ft
			Area	1.5 sf per linear foot of store frontage
			Projection	Maximum of 1 ft

Nameplate sign 	FB-UN1	FB-UN2	Specifications	
	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Area	Maximum of 3 sq. ft

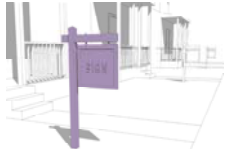
Political Sign (see definition in 21A.46)	FB-UN1	FB-UN2	Specifications	
	P	P	Quantity	No limit
			Height	Maximum 6 ft
			Area	Maximum 32 sf

Private Directional Sign (see definition in 21A.46)	FB-UN1	FB-UN2	Specifications	
	P	P	Quantity	No limit
			Height	5 ft
			Area	Maximum of 8 sf
			May not contain business name or logo	

	FB-UN1	FB-UN2	Specifications	
		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Clearance	Minimum of 10 ft above sidewalk/walkway
			Area	6 sf per side, 12 sf total
			Projection	Maximum of 4 ft from building facade

Projecting Parking Entry Sign (see projecting sign graphic)	FB-UN1	FB-UN2	Specifications	
		P	Quantity	1 per parking entry
			Clearance	Minimum of 10 ft above sidewalk/walkway
			Height	Maximum of 2 ft
			Area	4 sf per side, 8 sf total
			Projection	Maximum of 4 ft from building facade

Public Safety Sign	FB-UN1	FB-UN2	Specifications	
	P	P	Quantity	No limit
			Height	Maximum of 6 ft
			Area	8 sf
			Projection	Maximum of 1 ft

	FB-UN1	FB-UN2	Specifications	
	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Height	Maximum of 12 ft
			Area	64 sf

	FB-UN1	FB-UN2	Specifications	
		P	Quantity	1 per window
			Height	Maximum of 3 ft
			Area	Maximum of 25% of window area

K. Detached Accessory Structures:

1. Applicability: The standards in this section apply to all accessory buildings in the FB-UN zoning district.
2. General Standards:
 - a. Specifically allowed structures:
 1. Buildings: Garages, carports, sheds, garden structures, and other similar structures are permitted:

- a. Accessory buildings are permitted in rear yards only. Buildings associated with community gardens and urban farms are permitted in the buildable area of any lot and any rear yard area.
 - b. No accessory structure shall exceed 50% of the footprint of the principal structure. Garages and carports may be built to a size necessary to cover parking spaces provided all other requirements in this chapter are complied with.
 - c. Required setbacks:
 - i. From any property line: A minimum of 1 foot.
 - ii. From the street facing plane of any principal building: A minimum of 10 feet.
 - 2. Fences, walls, retaining walls:
 - a. Fences: The following regulations of fences and walls apply:
 - i. Fences in the front yard: No fence located in a required yard may exceed 3 feet in height.
 - ii. Fences in Corner side yards: No fence located in a corner side yard may exceed 4 feet in height. Fences up to 6 feet in height may be permitted if they are located between the rear property line and the building line of the rear façade of the building.
 - iii. Permitted materials: fences and walls may be constructed of the following materials: wood, metal, stone or masonry. Chain link, vinyl, or synthetic wood products are prohibited fence materials.
 - 3. Structures not Listed: Accessory structures not listed as permitted may be allowed as a special exception. The standards and processes listed in chapter 21A.52 apply.
 - 3. District Specific Standards:
 - a. Detached Accessory Dwelling Unit:
 - 1. Graphic showing where an accessory dwelling unit can be located on a lot has not been finalized.
 - 2. Table listing standards, such as building setbacks and height, has not been finalized.
- L. Parking Regulations:
- 1. Intent: The intent of parking regulations for the FB-UN zoning district is to provide necessary off street parking while limiting the amount of land dedicated to parking.
 - 2. Minimum Parking Requirements: There are no minimum parking requirements for any use in the FB-UN zoning district.
 - 3. Maximum Parking Requirements: The maximum parking requirements are equal to the minimum off street parking requirements found in section 21A.44.060 Number of Parking Spaces Required.

4. Parking Design Standards: Other than the minimum parking requirements, all sections of chapter 21.44 Parking shall apply.
5. Bicycle Parking: Bicycle parking shall be as follows:
 - a. Residential Uses: $\frac{1}{4}$ of a bicycle stall for every 4 residential dwelling units.
 - b. Non-Residential Uses: 1 bicycle stall for every 500 ft² of gross floor space.
 - c. Bicycle Stall Design Standards: All bicycle parking stalls shall comply with the following standards:
 1. Each bicycle parking space shall be sufficient to accommodate a cycle at least six (6) feet in length and two feet wide.
 2. Include some form of stable frame permanently anchored to a foundation to which a bicycle frame and both wheels may be secured using a locking device.
 3. Bicycle parking shall be located within 25 feet of a primary building entrance.
 4. Bicycle parking shall be located within 25 feet of a public sidewalk so parked bicycles can be seen from either a storefront window or street.
 5. Bicycle parking shall be illuminated.
 6. A minimum 5 feet of clear space shall be provided around the bicycle parking to allow for safe and convenient movement of bicycles.
 7. Bicycle parking may be located inside of the principal building or an accessory structure that is legally located provided at least 5% of the required bicycle parking is located where it may be used by the public.

M. Permitted Land Uses:

1. Applicability: The table of permitted uses applies to all properties in the FB-UN zoning district:
 - a. Permitted Uses: A use that contains a P in the specific subdistrict is permitted in that subdistrict. A use that is left blank in the specific subdistrict is not permitted.
 - b. Uses not listed: Uses not listed are prohibited unless the Zoning Administrator has made an Administrative Interpretation that a proposed use is more similar to a listed permitted use than any other defined use.
 - c. A use specifically listed in any other land use table in Title 21A that is not listed in this section is prohibited.
 - d. Building Form: Uses that are included in the description of each Building Form are permitted in the subdistrict where the Building Form is permitted.

Table 21A.33.046.M Permitted Uses

Permitted Uses		
Use	FB-UN1	FB-UN2
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title.	P	P
Alcohol, liquor store		P
Alcohol, microbrewery		P

Alcohol, social club		P
Alcohol, tavern or brewpub, 2,500 square ft or less in floor area		P
Animal, veterinary office		P
Antenna, communication tower		P
Art gallery		P
Bed and breakfast	P	P
Bed and breakfast inn	P	P
Bed and breakfast manor	P	P
Clinic (medical, dental)		P
Community garden	P	P
Daycare center, adult		P
Daycare center, child		P
Dwelling, assisted living facility (large)		P
Dwelling, assisted living facility (small)	P	P
Dwelling, group home (large)		P
Dwelling, group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage		P
Dwelling, multi-family		P
Dwelling, residential substance abuse treatment home (large)		P
Dwelling, residential substance abuse treatment home (small)		P
Dwelling, rooming (boarding) house		P
Dwelling, single family attached	P	P
Dwelling, single family detached	P	P (If part of cottage development)
Dwelling, single room occupancy		P
Dwelling, transitional victim home (large)		P
Dwelling, transitional victim home (small)		P
Dwelling, Two Family	P	
Eleemosynary facility		P
Farmers' market		P
Financial institution		P
Funeral home		P
Hotel/Motel		P
House museum in landmark site	P	P
Laboratory (medical, dental, optical)		P
Library		P
Mixed use developments including residential and other uses allowed in the zoning district		P
Museum		P
Nursing care facility		P
Office		P
Office and/or reception center in landmark site		P
Open space	P	P
Park	P	P
Parking, off-site	P	P
Photo finishing lab		P

Place of worship		P
Plazas and squares	P	P
Recreation, commercial (indoor)		P
Recreation, community center		P
Recreation, health and fitness facility		P
Research and development facility		P
Research facility (medical/dental)		P
Restaurant		P
Retail goods establishment		P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P
Retail service establishment		P
Sales and display (outdoor)		P
School, college or university		P
School, music conservatory		P
School, professional and vocational		P
School, seminary and religious institute		P
Seasonal farm stand		P
Solar array		P
Store, specialty		P
Studio, art		P
Studio, dance		P
Theater, movie		P
Urban farm	P	P
Utility, building or structure	P	P
Utility, transmission wire, line, pipe, or pole	P	P
Vending cart, private property		P
Wireless telecommunications facility (see Table 21A.40.090.E of this title)		P