

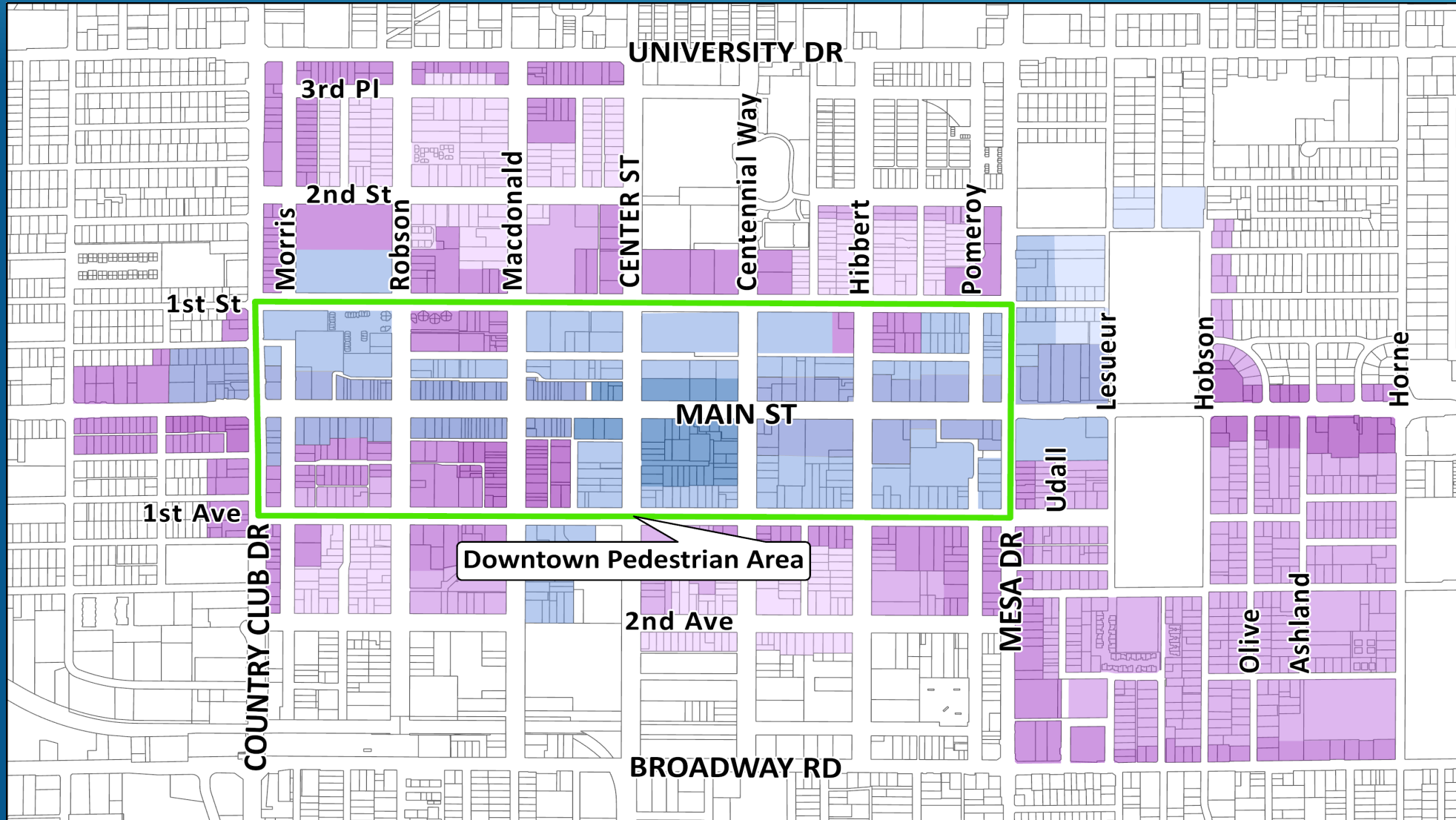
Form-Based Code Minor Amendments

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Background

- **Form-Based Code adopted in 2012**
 - A means of facilitating land development to achieve a specific urban form
- **Guiding Principles**
 - Foster predictable built results and a high-quality public realm
 - Focus on physical form rather than separation of uses
 - Proactive and reward adherence to the community vision
 - Revitalization of neighborhoods
- **Utilization and evaluation has led to needed minor changes**

Form-Based Code Area



Transect Zones

- T6 Main Street (T6MS)
- T5 Main Street (T5MS)
- T5 Main Street Flex (T5MSF)
- T5 Neighborhood (T5N)
- T4 Main Street (T4MS)
- T4 Neighborhood Flex (T4NF)
- T4 Neighborhood (T4N)
- T3 Neighborhood (T3N)

Proposed Modifications

- Administrative authority to allow minor adjustments to certain standards
- Require no maximum lot depth and width for by-passed parcels
- Remove requirement for floor plate above ground floors
- Allow variation in the location of private open space

Proposed Modifications

- Reduce requirement for ground floor transparency in areas outside the Downtown Pedestrian Area (DPA)
- Allow increase in the distance between glazing outside the DPA
- Refine definition of a by-passed parcel

Ground Floor Transparency

Current Requirements:

- 50% minimum for live/work and commercial uses
- 75% minimum for shopfront private frontage

Proposed Change:

- Allow 50% minimum for development outside the DPA
- Allow the reduction with a superior building wall articulation, design, and a pedestrian-scale design

Definition of a By-Passed Parcel

Any lot or parcel which meets all of the following:

1. Does not exceed 2.5 net acres, and has been in its current configuration for more than 10 years; or does not exceed 5 net acres and was created by the assembly of individual, contiguous parcels, each not more than 2.5 acres in area; and
2. Is served by, or has direct access to, existing utility distribution facilities; and
3. Is surrounded by properties within a 1,200-foot radius in which:
 - a. The total developable land area is not more than 25% vacant; and
 - b. Greater than 50% of the total number of lots or parcels have been developed 15 or more years ago.

Recommendation

- Staff recommends approval
- Planning and Zoning Board is scheduled to consider this item on Monday, July 1, 2019

Questions/Discussion