



FORM-BASED CODE (FBC) TEXT AMENDMENTS

June 16, 2025

Mary Kopaskie-Brown, Planning Director
Rachel Phillips, Assistant Planning Director

Background

2

- Adopted in 2012 as a tool to achieve high-quality building form and predictable outcomes by focusing on design rather than land uses
- Overlays the Downtown and Temple/Pioneer Neighborhoods
- Removes the requirement for public hearing for properties that opt-in to the FBC and adhere to FBC standards
- Properties outside the Downtown and Temple/Pioneer neighborhoods can use the FBC if rezoned and a Smart Growth Community Plan is approved by City Council

3

-
- Key**
- Historic District
 - Historic Landmark
- Transect Zones**
- T3N - T3 Neighborhood
 - T4N - T4 Neighborhood
 - T4NF - T4 Neighborhood Flex
 - T4MS - T4 Main Street
 - T5N - T5 Neighborhood
 - T5MSF - T5 Main Street Flex
 - T5MS - T5 Main Street
 - T6MS - T6 Main Street

PROPOSED TEXT AMENDMENTS



Amendment Goals - Why Update the FBC?

- Evaluation of the FBC led to recommendations to:
 - Reduce common deviations by modifying certain standards
 - Reduce barriers to implementation—fewer Conditional Use Permits
 - Improve clarity and usability through reorganization and clearer language



Amendment Overview - What's Changing?

- Structure and formatting – simplified tables and consolidated provisions
- Clarified language – clearer intent statements and consistent language
- Development standards – updated to reflect current needs
- Only affects properties that have or want to opt-in to the FBC



Land Use Modifications

7

Land Use	Transect Zone(s)	Current	Proposed
Medium, Indoor Commercial Recreation Facility	T5MS and T6MS	SUP/AUP*	AUP/P*
Health & Fitness Facilities ≤3,000sf	T4NF and T5MF	AUP	P*
Health & Fitness Facilities ≤3,000sf	T4MS, T5MS, and T6MS	AUP/P*	P*
Health & Fitness Facilities >3,000sf	T5MS and T6MS	SUP/AUP	AUP/P*
Medical/Dental Clinic	T5MSF	AUP	P*

*Allowed only on upper floor(s) or behind an allowed ground floor use.

Proposed Building Form Modifications (All Transects)

- **Access Drives:** Removed min. access drive width for side streets and alleys
- **Accessory Dwelling Units:** Permitted where single-family is allowed
- **Lot Depth & Width:** Removed
- **Private Open Space:** Removed location requirement
- **Administrative Modifications:**
 - Removed ability to modify lot depth (no longer a requirement)
 - Removed ability to modify private open space location (no longer a requirement)
 - Added max. ceiling height reduction for buildings with ≤ 12 units

Proposed Building Form Standard Modifications (Transect Specific)

9

- **Parking Setbacks:**
 - Reduced front setback (T3N, T4N, T4NF, T5MS)
 - Reduced side street setback (T3N, T4NF, T5MS)
- **Building Height:** Increased the max. height (T4N, T4NF, T4MS, T5MSF, T5MS)
- **Building Footprint:**
 - Reduced the min. ground-floor depth (T4NF, T5MSF, T5MS)
- **Allowed Building Types:** Added building types (T4N, T4NF, T5N)
- **Encroachments:** Allow side setback encroachments (T5N, T6MS)

Proposed Building Form Standard Modifications (Transect Specific)

- **Entries:**
 - Increased the max. distance between ground floor entries (T4NF)
 - Eliminated the requirement for a corner entry (T4MS, T5MSF)
 - Eliminated the max. spacing requirement for upper floor entries (T4MS, T5N, T6MS, T5MS, T6MS)
- **Access Drive:**
 - Eliminated the max. parking access drive width for parking lots with >40 spaces (T6MS)
 - Allow modifications to width if required by Fire or Solid Waste

Proposed Building Type and Frontage Type Standard Modifications

11

- **Lot Area:** Removed the minimum lot area requirement for Single-Unit House (Village) and Single-Unit House (Cottage)
- **Structured Parking:** Added a requirement for structured parking for the Mid-rise and High-rise Building Types
- **Building Separation:** Reduced the min. separation from a main building and a Carriage House
- **Frontage Types:**
 - Added Dooryard as an allowed frontage type for an Apartment House
 - Increased max. height of a gallery covering

Additional Modifications Proposed for all Transects

- **Landscaping:**
 - Limiting landscape treatments to low-water-use plants
- **Vehicle Parking:**
 - Additional provisions related to on-street parking spaces
 - Allow tandem, stacking, and valet parking configurations
- **Bicycle Parking:**
 - New design and location requirements

Public Outreach

- Two public meetings:
 - April 24th Virtual (2 attendees)
 - April 28th In-person at the Studios (5 attendees)
- Questions/Comments:
 - General inquiries for the applicability of the FBC in historic districts and outside of downtown
 - Appreciation for the proposed amendments



QUESTIONS?



mesa·az