FORM-BASED CODE (FBC) TEXT AMENDMENTS

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

Background

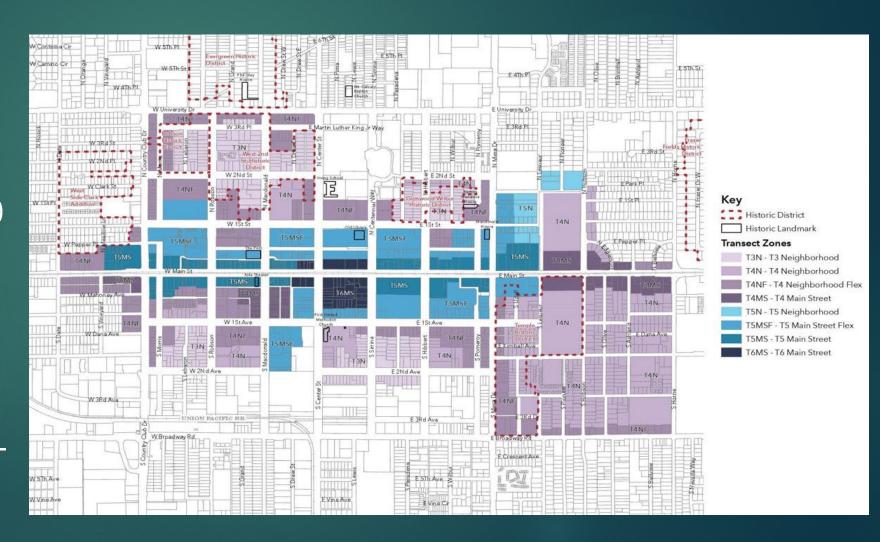
- Adopted in 2012 as a tool to achieve high-quality building form and predictable outcomes by focusing on design rather than land uses
- Overlays the Downtown and Temple/Pioneer Neighborhoods
- Removes the requirement for public hearing for properties that opt-in to the FBC and adhere to FBC standards
- 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

FBC Mapped Area

 8 Transect Zones within the FBC

 Approximately 1,600 parcels in the FBC overlay area

Approximately 51
 parcels have opted in to the FBC







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

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)

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

- 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 onstreet 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?

