



# FORM-BASED CODE (FBC) TEXT AMENDMENTS

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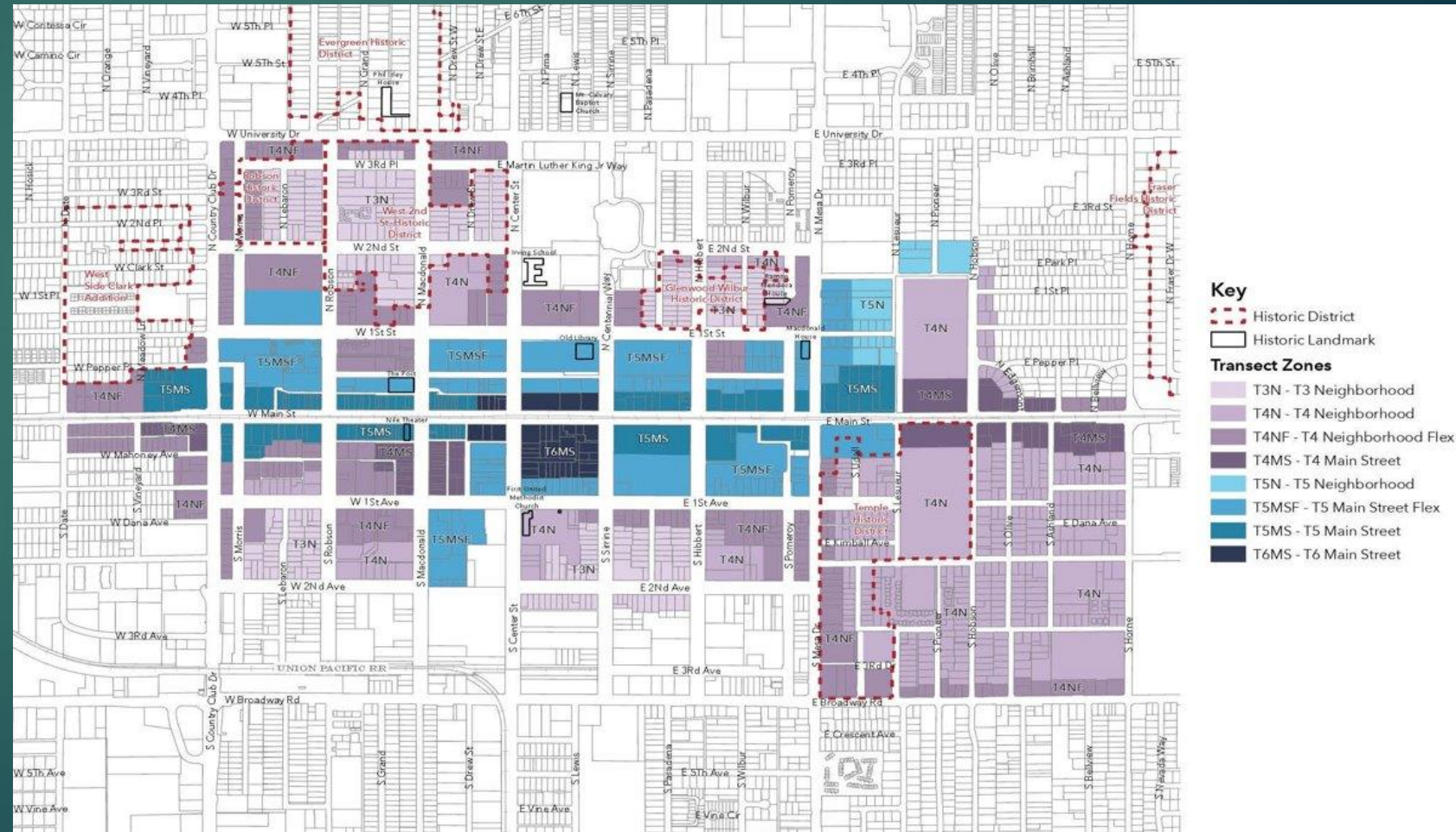
# Background

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- 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?

- Reduce common deviations by modifying certain standards
- Reduce barriers to implementation—fewer Conditional Use Permits
- Improve clarity and usability through reorganization and clearer language



# PROPOSED TEXT AMENDMENTS



# 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

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

\*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  $\leq 12$  units

# Proposed Building Form Standard Modifications (Transect Specific)

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- **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

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- **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 24<sup>th</sup> Virtual (2 attendees)
  - April 28<sup>th</sup> 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?



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