

SUNSET TOWN CENTER FORM BASED CODE

SUNSET, UTAH

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1.0 INTRODUCTION

1. OVERVIEW

Sunset City intends to update city plans and code, with emphasis on creating more vibrancy in the mixed-use Main Street area. The intention is to encourage development in a way that protects and adds to the unique, charming feel of the community.

Using an approach similar to the one used in neighboring downtown Clearfield, Sunset plans to revitalize the downtown for a vibrant mix of shopping, dining, entertainment, office, civic and residential space, concentrated in a Main Street area. Careful planning can make Sunset City feel more active, encouraging residents to spend time enjoying their community, interacting with each other, and even spending money with local businesses. In the coming years, this developing mixed-use area will generate tax revenue that supports the financial wellbeing of Sunset City.

Because of its uniquely small size and rectangular shape, Sunset City is geographically situated such that all residents live within reasonable walking distance to the Main Street area. This presents a rare opportunity for city residents to shop, work, play, access services, and spend money in their city, all without relying on a personal car to get from place to place. Walking,

cycling or using other micromobility can become a more attractive and desirable option than driving, and can make the experience more engaging for anyone looking to get around Main Street and patronize the businesses there.

A thoughtful form-based code will include design standards for buildings and streetscapes, helping Sunset City guide connectivity and development to feel human-scale and purposeful, as opposed to haphazard. Streets and sidewalks will feel safe to use



Figure 1.1 - Sunset Town Center area

for pedestrians, cyclists, and people of all ages and abilities. Plazas and green space are an important aspect of making the downtown area feel like they type of space where people want to spend more time. Visioning and code updates should also consider and include this important aspect of space planning.

The planning and code updates established over the course of this project will help Sunset City to continue to grow in a way that brings value to community members, sustains growth, and develops the sense of a connectedness and character in the neighborhood.

2. GENERAL PLAN SUMMARY

This section is an overview of the existing General Plan as it pertains to Sunset City development, including general direction and special opportunities for focused attention in the coming years.

The General Plan recommends concentrating commercial development around existing retail. A mixed-use zoning overlay for the Corridor will prioritize more intense development. Projects and plans should better focus services, development needs, and economic development efforts. Sunset City will prioritize small-scale development for new businesses that maximizes tax base for the land used.

Sunset has identified an opportunity to prioritize connections between the commercial nodes, emphasizing new pedestrian and bike connections, an immediate impact project.

Main Street walkability improvements will attract more activity to businesses. Sidewalk improvements and design standards will create a more public-pedestrian and bicycle-friendly right-of-way. The plan will require walkability criteria and information as part of all business and development applications.

The plan will include standards for buildings, sidewalks, and right-of-way, focused on engaging the street to create more activity. A set of design standards for roadways and cross sections will be developed and adopted. This will encourage a better experience of walking through and using the Main Street area.

The commercial areas of Sunset City are concentrated along Main Street with small pockets of commercial along 1300 North and 1800 North. City administrative offices and public safety are centrally located at the entrance to the City on 1300 North.

Sunset has also identified a need for development at the 1800 North Corridor, creating a gathering place for citizens. This area presents an opportunity to employ placemaking strategies and create unique and meaningful space for residents to feel connected to their neighbors in Sunset City.

Sunset needs a development plan that outlines milestones at 10-year, 5-year, and 1-year horizons. These development plans will include a report about demographics, guidance for land use, and for business environment issues like licensing, permitted uses, strengths, weaknesses, opportunities, and threats.

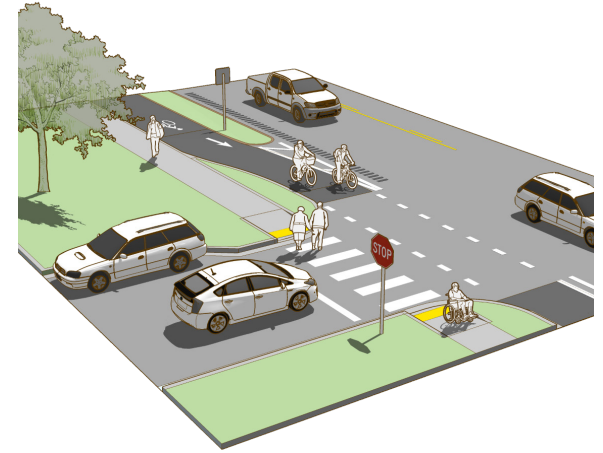


Figure 1.2 - Streetscape illustration



Figure 1.3 - Green space example

3. TOWN CENTER VISION

A. REDEVELOPMENT

B. 1800 NORTH INTERCHANGE

2.0 FORM DISTRICTS

1. INTRODUCTION

A form district is a defined area of the city to which the same FBC requirements are applied. The parcels in each district are chosen because of their location in the city and their shared goals for future development. The FBC requirements are calibrated differently for each form district.

The form district is one of the central organizing regulations within the FBC. Figure 2.2 shows the relationships between the major parts of the FBC regulations.

A. FORM DISTRICTS

The following form districts are designed for the Sunset Main Street Corridor:

1. Town Center (TC)
2. Neighborhood Center (NC)
3. Residential Transition (RT)

B. FORM DISTRICT MAPS

The form district map, Figure 2.3, identifies which parcels belong in each form district. Some form districts are comprised of non-contiguous parcels.

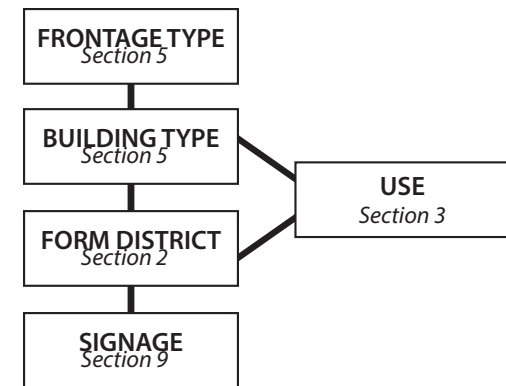


Figure 2.2 - The relationships between the major components of the FBC



Figure 2.1 - Examples of walkable, human scale community designed using a form based code



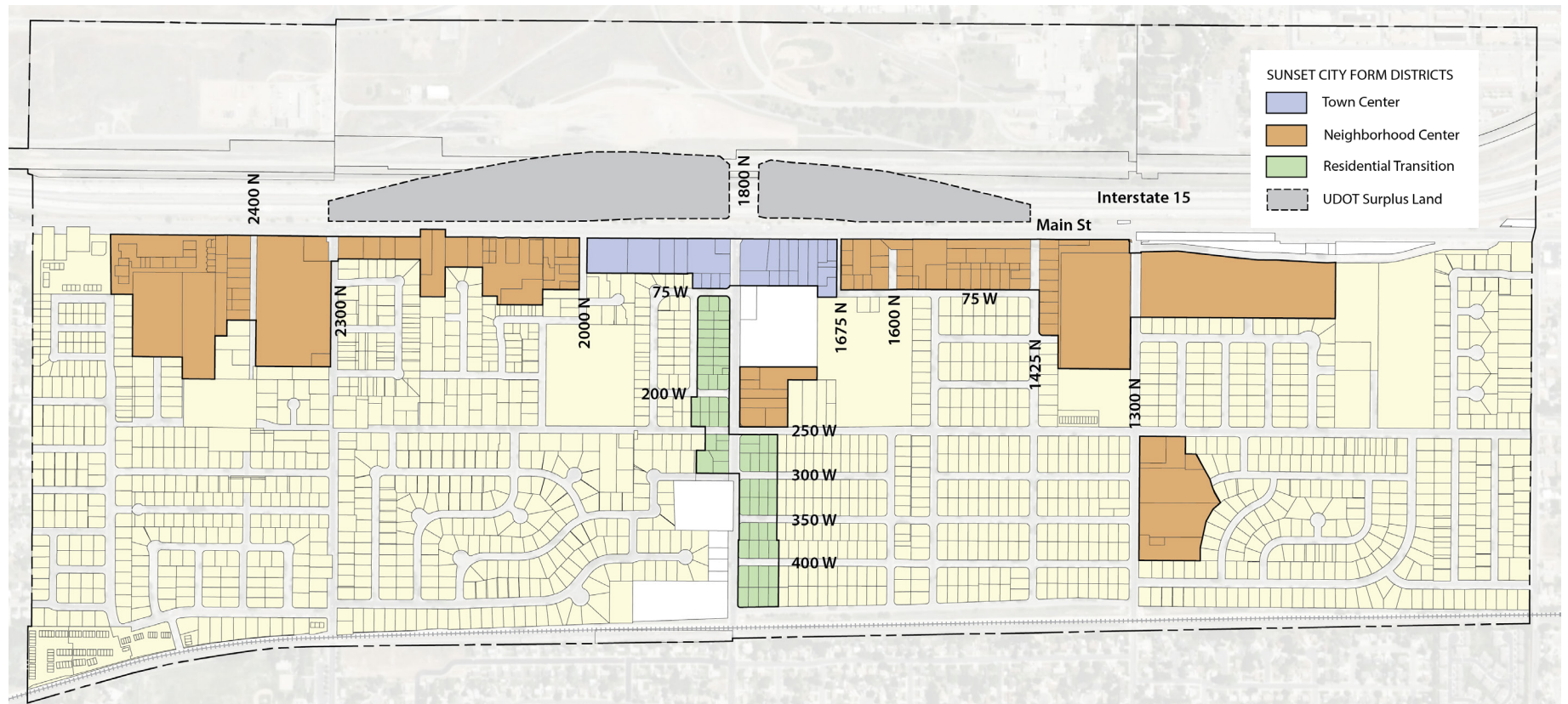


Figure 2.3 - Form district parcel designations

2. TOWN CENTER FORM DISTRICT

Existing zoning in Sunset calls for commercial use along the entire Main Street and 1800 North Corridors, with the exception of a few business mixed-use parcels on Main Street.

Shifting to the FBC, this plan designates a small portion of this area as Town Center Form District space in order to concentrate development of retail, services and public space into a smaller area. Density is key to creating an identifiable town center. As illustrated in Figure 2.4. New Form District Parcel Designations, only the parcels along Main Street that are closest to its intersection with 1800 North, as well two large parcels along 1300, are assigned to the Town Center Form District.

The goal of a Town Center Form District is to create a vibrant, active urban center that is attractive to both residents and visitors. To accomplish this goal, FBC regulates development from various angles, including: allowable uses within building types, building form, streetscapes. The combination of these regulations and design standards creates a sense of place and community identity, while also promoting economic growth and sustainability.

A. ALLOWABLE USE TYPES

The Town Center Form District ensures a mix of uses such that visitors and residents can meet a variety of their needs within a concentrated geographic area.

B. BUILDING FORM

Buildings within the Town Center Form District meet design standards, including height massing, frontage materials, etc., making the area feel human-scale and coherent.

C. STREETScape

Vertically mixed buildings increase density in this form district, which improves walkability, because people can meet a variety of their needs within a short geographical distance. Here, Streetscape design standards will transform the user experience into one that feels comfortable, beautiful, and importantly, safe for pedestrians and cyclists.

In many cases, Town Center Form Districts are also intended to serve as a hub for regional transportation networks, with easy access to transit, bike lanes, and pedestrian infrastructure. It is likely that as development and demand continue to grow, the Main Street Corridor will serve as a transit access point for Sunset residents, further reducing dependence on cars for trips outside of Sunset.

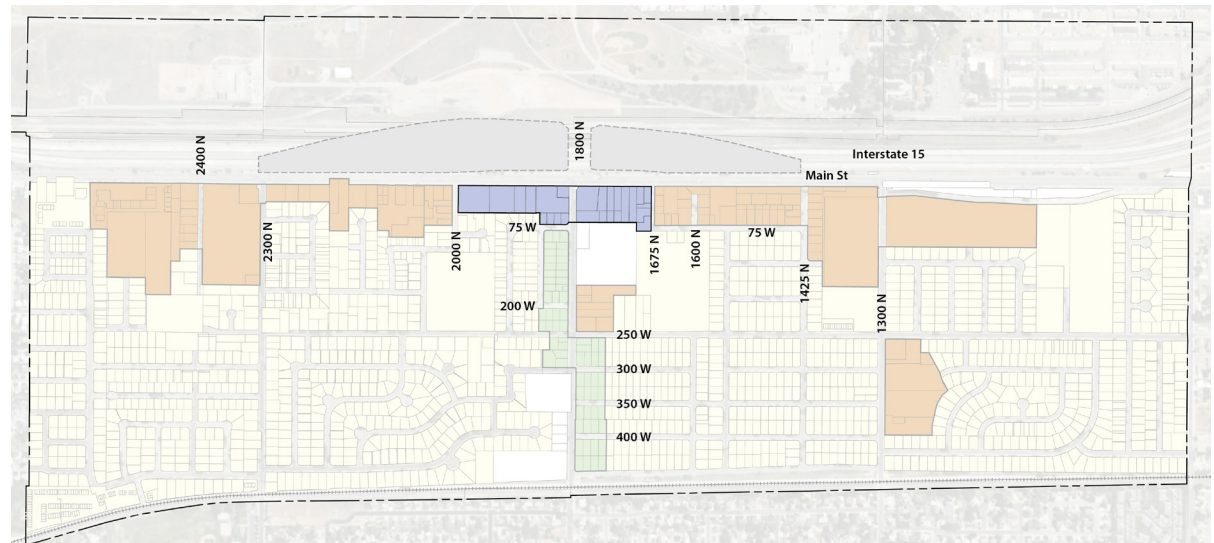


Figure 2.4 - Town Center form district map



Figure 2.5 - Examples of Town Center type development

3. NEIGHBORHOOD CENTER FORM DISTRICT

The Neighborhood Center Form District is designed to create a sense of connection between the Town Center and the neighborhoods of Sunset. The Neighborhood Center Form District is mixed use. It is walkable, bikeable, and transit friendly. While urban, this form district is a step down in density from the Town Center. In Sunset, this form designation is applied to the parcels adjacent to Town Center Form Districts, thus creating a balanced sense of intensity between the Town Center and the primarily residential neighborhoods.

A. ALLOWABLE USE TYPES

The Neighborhood Center Form District requires a mix of residential and commercial use. Buildings are typically required to have active ground-floor uses, such as commercial space, in order to activate the street and create a lively and inviting pedestrian environment.

B. BUILDING FORM

Buildings can be single story or multi-story, maintaining a human scale. Oriented to the street, front facades provide a consistent street “wall,” but, unlike Town Center Form District buildings, these buildings have lower minimums for use of glass, allowing more privacy for commercial and residential occupants at the ground level.

C. STREETScape

The streetscape design standards of a Neighborhood Center Form District are focused on creating a safe, comfortable, and attractive pedestrian environment. The streets are typically designed with wide sidewalks, street trees, and street furniture, such as benches and bike racks, in order to create a comfortable and inviting pedestrian experience. The streets may also incorporate traffic calming measures, such as curb

extensions or roundabouts, in order to slow down traffic and create a safer environment for pedestrians and cyclists.

A Neighborhood Center Form District may also include requirements for parking, signage, and lighting, ensuring that the neighborhood is safe, accessible, and easy to navigate for both pedestrians and vehicles.

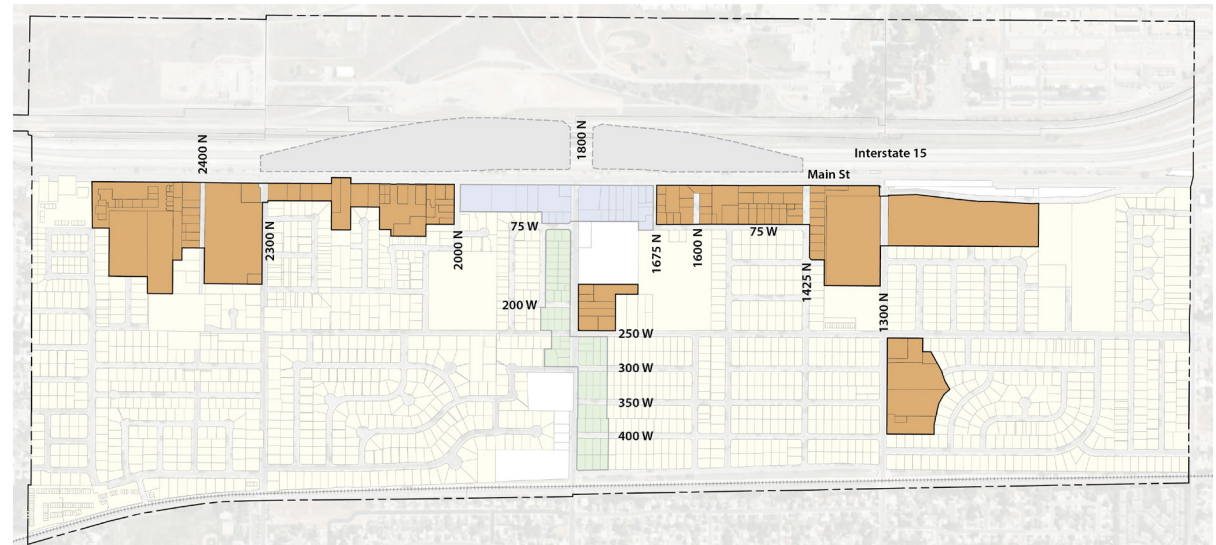


Figure 2.6 - Neighborhood Center form district map



Figure 2.7 - Examples of Neighborhood Center type development

4. RESIDENTIAL TRANSITION FORM DISTRICT

The Residential Transition Form District is designed to provide residential zoning that eases the transition in perceived density from the urban form districts to the residential areas.

A. ALLOWABLE USE TYPES

B. BUILDING FORM

C. STREETScape

The building form standards of a Residential Transition Form District typically require buildings to be lower in height and scale than the adjacent commercial or industrial areas. The maximum building height may be limited to 2 or 3 stories, depending on the specific zoning regulations of the district. The buildings may also be required to have setbacks from the street and the adjacent properties in order to create a more open and spacious feel and reduce the perceived density of the area. The design of the buildings may also be regulated in terms of materials, colors, and architectural style to ensure that they are compatible with the surrounding residential area.

The streetscape design standards of a Residential Transition Form District are focused on creating a safe, comfortable, and attractive pedestrian environment. The streets may be designed with wider sidewalks

and bike lanes to accommodate pedestrians and cyclists. The streets may also be designed with street trees and landscaping in order to create a more pleasant and visually appealing environment. Lighting may be required to ensure that the streets are safe and well-lit at night. Additionally, traffic calming measures, such as speed humps or roundabouts, may be included to reduce traffic speed and improve safety.

Overall, the building form and streetscape design standards of a Residential Transition Form District are intended to create a buffer zone between different

types of land uses and minimize any negative impacts on the adjacent residential areas. The standards are designed to create a safe, comfortable, and visually appealing environment for pedestrians and cyclists while maintaining the character and integrity of the surrounding residential area.

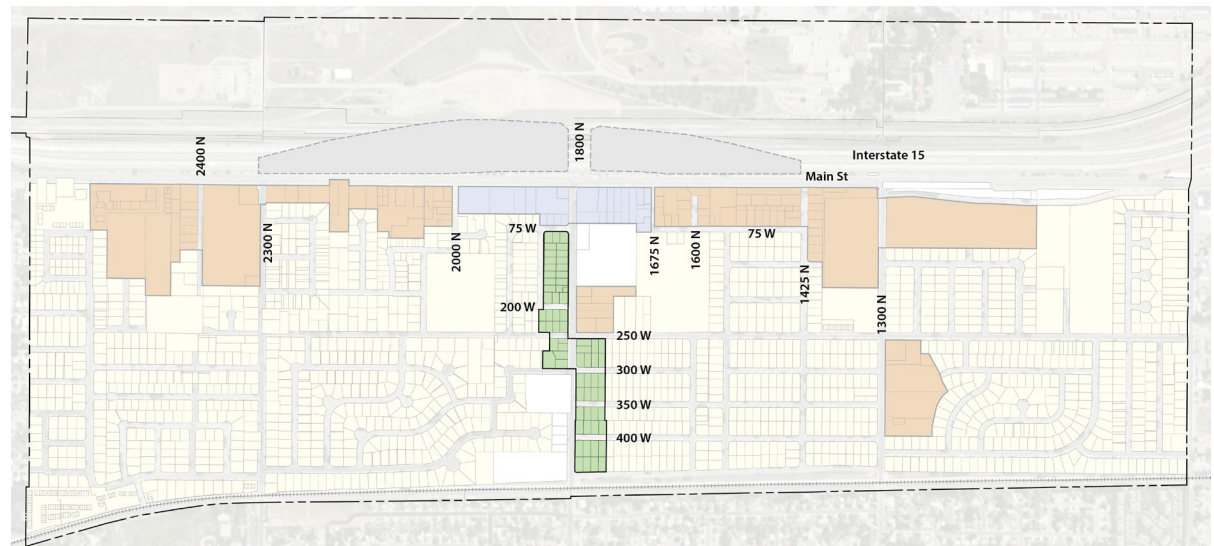


Figure 2.8 - Residential Transition form district map



Figure 2.9 - Examples of Residential Transition type development

3.0 USE

1. GENERAL REQUIREMENTS

A. GENERAL PROVISIONS

The following provisions apply to the uses outlined in this section:

- 1. Permitted Mixed-Uses.** Individual buildings may contain more than one use. Use can vary between ground and upper floors of a building.
- 2. Form District Permissions.** Within each form district, each use is either permitted by right (with some uses limited to upper floors only) or is not permitted.
- 3. Building Type Permissions.** Each use shall be located within a permitted building type on a permitted floor. See Section 5
- 4. Indoor/Outdoor.** Each use may have both indoor and outdoor facilities, unless otherwise specified.

B. ORGANIZATION

Uses are grouped into general categories and subcategories. See Table 3.1

If a proposed use is not listed in the use tables, the following shall apply:

- 1. Unlisted Similar Use.** If a use is not listed but is

similar in nature and impact to a use permitted within a form district, the City may interpret the use as permitted.

- (a)** The unlisted use will be subject to any development standards applicable to the similar permitted use.
- 2. Unlisted Dissimilar Use.** If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a form district that is permitted, the use is not permitted and may only be approved through an amendment of this code.

C. USE TABLE

Table 3.1 outlines the uses in each form district as permitted by one of the following four designations:

- 1. Permitted.** These uses are permitted by right and indicated with a "P" in the table.
- 2. Permitted in Upper Floors Only.** These uses are permitted, by right, but only in upper stories of a building, i.e. not in the ground floor. They are indicated with a "U" in the table.
- 3. Special Use Permit.** These uses are permitted only when a special use permit has been approved by the city planning staff. They are indicated with a "SUP" in the table.



Figure 3.1 - Residential use example



Figure 3.2 - Lodging use example

4. Not Permitted. These uses are not permitted and are indicated by a "N" in the table.

2. SPECIFIC USE RESTRICTIONS

A. ITINERANT MERCHANTS

1. General Requirements

(a) The city shall not issue a business license for an itinerant merchant unless the following general and applicable specific criteria are

demonstrated as part of the business license application:

(b) **Location on Private Property.** The business and any activity associated therewith must be located on private property and only as a secondary use to another primary commercial use. The business shall not be located on public property (including public sidewalks, public streets, public parking areas

or other public places as defined by the city) or on vacant or residentially used property, regardless of the zoning district.

(c) **Impervious Surface.** The business must be located on a hard surface with no portion of the business located in a landscaped or unimproved area.

(d) **Setbacks.** The business must be located a minimum of 5'-0" from combustible walls,

Table 3.1 - Sunset Town Center: Use by Form District			
USE CATEGORY	FORM DISTRICT		
	TC	NC	RT
RESIDENTIAL & LODGING			
1. Residential	U	P	P
2. Hotel & Inn	P	P	N
3. Residential Care	P	P	N
CIVIC & INSTITUTIONAL			
4. Assembly (Public & Private)	P	P	P
5. Church	P	P	P
6. Medical/Dental Clinic	P	P	P
7. Library/Museum/Post Office	P	P	P
8. Police & Fire	N	N	N
9. Education	P	P	P
RETAIL			
10. General Retail	P	P	P
11. Neighborhood Retail	P	P	P
12. Drive Through	P	P	N
13. Itinerant Merchants	P	P	P

P = Permitted | U = Permitted Upper Floors Only | N = Not Permitted

Table 3.1 cont. - Sunset Town Center: Use by Form District			
USE CATEGORY	FORM DISTRICT		
	TC	NC	RT
SERVICE			
14. General Service	P	P	P
15. Neighborhood Service	P	P	P
OFFICE & CRAFTSMAN			
16. Office/Professional	P	U	P
17. Craftsman	N	N	N
ACCESSORY USES			
18. Home Occupation	P	P	P
19. Attached Parking Structure	P	P	P
20. Storage Building/Carport	P	P	P
SITE USES			
21. Utility/Infrastructure	P	P	P
22. Parking Lot	P	P	P
23. Detached Parking Structure	P	P	P
24. Open Space	P	P	P

P = Permitted | U = Permitted Upper Floors Only | N = Not Permitted

Table 3.2 - Neighborhood Service Uses

1. Arcade
2. Barber Shop, Beauty Salon, & Spa
3. Catering
4. Day Care, Adult or Child
5. Emergency Care Clinic
6. Framing
7. Repair
8. Mailing Services
9. Pet Grooming
10. Photography Studio & Supplies (on-site processing permitted)
11. Shoe Repair
12. Tanning Salon
13. Training Center
14. Veterinarian
15. Bank or other Financial Service
16. Billiard Hall
17. Check Cashing
18. Dry Cleaning & Laundry
19. Fitness, Dance Studio, & Gym
20. Home Furniture & Equipment
21. Locksmith
22. Microbrewery
23. Photocopying & Printing
24. Restaurants (refer to state law for alcoholic beverage requests)
25. Tailor & Seamstress
26. Tattoo/Piercing Parlor
27. Travel Agency & Tour Operator

Table 3.3 - General Service Uses

1. All Neighborhood Service Uses
2. Aquatic Facilities
3. Bowling Alley
4. Exterminating & Disinfecting Service
5. Miniature Golf Course
6. Repair of Small Goods & Electronics
7. Skating Rink
8. Performance Theater
9. Dental Clinic
10. Animal Boarding (interior only)
11. Batting Cages
12. Concert Hall
13. Funeral Home
14. Recreation, Commercial Indoor
15. Shooting & Archery Ranges (indoor only)
16. Movie Theater
17. Medical Clinic

roof eave lines, awnings, etc.; 10'-0" from any building openings (i.e., doors, windows, vents, etc.); and 5'-0" from any fire hydrant, driveway, handicapped parking space and loading area. Space for queueing shall be provided on private property,

- (e) **Lease.** There must be a valid lease or written permission from the private property owner expressly allowing the use of property for the business that is the subject of this section. The merchant shall demonstrate the ability

to utilize an existing rest room facility on or nearby the property.

- (f) **Traffic Safety.** The business location shall not impede auto and/or pedestrian traffic or create auto/pedestrian conflicts. Private sidewalk clear widths shall not be reduced below 5'-0" and the itinerant business shall not interfere with the internal parking lot circulation.
- (g) **Power.** All electrical wiring must be in compliance with the National Electrical Code and approved by the Sunset City Building Department. Extension cords and generators are prohibited.
- (h) **Temporary Only.** All aspects of the business shall be temporary in nature with no permanent facilities constructed on site, with the exception of the required permanent power source.
- (i) **Maintenance.** The area around the business shall be kept clean and orderly. A trash receptacle shall be provided for patrons. The merchant is responsible to clean up all trash, litter, spills, etc., within a minimum 20'-0" radius of the business.
- (j) **Business Conduct.** The business may not solicit or conduct business with persons in motor vehicles or use any flashing lights, noise, sound or other motion-producing devices to attract attention to its operation.

- (k)** Regulatory Compliance. All applicable local and state regulations (i.e., food permit, tax numbers, registration, etc.) shall be met.
- (l)** Business License. All requirements of Chapter 5.14 of the Sunset Municipal Code shall be met.
- (m)** Site Plan. A site plan, drawn to scale, showing the exact location of the itinerant merchant (including all components of the business) with setbacks to buildings, sidewalks, roadways, driveways, parking, fire hydrants, and other important features shall be provided. A photograph or illustration showing components of the business, including cart and awning dimensions, trash receptacles, coolers, signage, electrical plans, etc., shall be provided, as well as other information required to show compliance with the applicable requirements contained herein.

2. Specific Requirements

- (a)** Each business license application for a vending cart must comply with the following:
 - (i)** There shall be a minimum separation of 200'-0" between all vending cart locations. This separation shall be measured as a radius in all directions, with the vending cart location being the center point.
 - (ii)** The vending cart must be located no closer than 30'-0" from a single family residential zone.
 - (iii)** Any vending cart selling food items shall not be located within 200'-0" of the primary public entrance of an existing restaurant use. The exception to this is an existing restaurant is allowed to operate a vending cart within this area, provided all other provisions of this section are satisfied.
 - (iv)** The vending cart shall be constructed of surface materials that are primarily stainless steel and in accordance with the Health Department regulations. Transparent, plastic sides may be extended above the cart's preparation/counter surface, provided these sides do not extend beyond the width or length of the cart and 3'-0" above the preparation counter/surface, if it is kept clean, and is free of signage and other attachments. The vending cart shall not exceed a width of 4'-0" and a length of 6'-0" (a hitch may extend a maximum of 2'-0" beyond the length of the cart). The maximum height of the vending cart, excluding canopies or umbrellas, shall be 5'-0". A vending cart may include a built in canopy provided it does not extend more than 3'-0" beyond the width of the cart on each side and any extension beyond the cart width is a minimum of 7'-0" above the parking lot surface. This canopy shall be an earth tone color or be finished stainless steel.
 - (v)** The vendor shall be limited to three stacked coolers (the footprint of each cooler shall not exceed 3.75 sq. ft. in size), one trash receptacle, one chair, and a freestanding umbrella (not to exceed a 6'-0" diameter) external to the vending cart. All other freestanding devices, i.e., signs, propane tanks, tables, racks, customer seating, overhead structures (i.e., tarps, enclosures, canopy extensions), etc., are prohibited. The freestanding umbrella shall be an earthtone color, and, if extending beyond the front and side edges of the cart, must be a minimum of 7'-0" above the ground surface.
 - (vi)** Signage shall be attached to the vending cart and occupy no more than 4 sq. ft. on the street facing side of the cart. Signs shall not be internally illuminated or make use of flashing or intermittent lighting or animation devices. Pennants, streamers, lawn banners and other temporary signs are prohibited.
 - (vii)** A portable fire extinguisher, Type 2A-10 BC minimum, must be mounted within easy reach on the vending cart.
 - (viii)** All aspects of the business shall be moved on and off the premises each day of operation. No overnight parking or

outdoor storage is allowed. Any vending cart selling food items must be cleaned and stored at a commissary approved by the Salt Lake Valley health department.

- (ix) The vending cart and all related business items shall be maintained in good condition and repair at all times.
- (x) The business shall be conducted only between the hours of 6 a.m. and 10 p.m.

B. MEDICAL CANNABIS

1. Medical Cannabis Pharmacies are permitted uses in all form districts with the following conditions:
 - (a) Not permitted within 1000'-0" of a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground, or a public park, as measured from the nearest entrance to the cannabis pharmacy by following the shortest route of ordinary pedestrian travel to the property boundary of the specific use.
 - (b) Not permitted within 600'-0" of an area zoned primarily for residential use, as measured from the nearest entrance to the cannabis pharmacy by following the shortest route of ordinary pedestrian travel to the property boundary of the residential area.
 - (c) Applicant must provide a description of the physical characteristics of the proposed facility, including a site plan, floor plan, architectural elevations, and a security plan.

Fencing and security devices must comply with applicable city requirements.

- (d) Where allowed by State law, signage is subject to the applicable form district signage requirements.

C. RETAIL TOBACCO SPECIALTY BUSINESSES

1. Retail tobacco specialty related uses are permitted in all form districts with the following conditions:
 - (a) Not permitted within 1,000'-0" of a community location; within 600'-0" of another retail tobacco specialty business; within 600'-0" of an existing residential use, as measured in a straight line from the nearest entrance of the retail tobacco specialty business to the nearest property boundary of a location described above without regard to intervening structures or form districts.

D. OUTDOOR DINING

1. Each application for an outdoor dining use shall comply with the following:
 - (a) The dining area shall be located on private property or leased public property and does not diminish parking or landscaping.
 - (b) The dining area shall not impede pedestrian circulation.
 - (c) The dining area shall not impede emergency access or circulation.

- (d) The outdoor furnishings shall be compatible with the streetscape and associated building.
- (e) No music or noise shall be in excess of the city noise ordinance, Section 8.01.070. Outdoor music shall not be audible off premises.
- (f) No use after 10:30 p.m. and before 7:00 a.m.
- (g) No part of the outdoor dining area shall be located within 100'-0" of any existing residential use (measured from the edge of the outdoor dining area to the closest property line of the residential use), unless the residential use is part of a mixed use building or the outdoor dining area is separated from the residential use by a commercial building.
- (h) Cooking facilities shall be located within the primary building. No cooking utilities, including grills, shall be permitted in the outdoor dining area.
- (i) The outdoor dining area shall be kept in a clean condition and free of litter and food items which constitute a nuisance to public health, safety and welfare.

E. PAWN SHOPS

1. Display areas are limited to those shown on the approved site plan and may not exceed a combined 100 sq. ft. in size.

F. TELECOMMUNICATIONS FACILITY

1. Telecommunications facilities are an administrative conditional use and require

approval from city planning staff. These requirements apply to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

2. Wall-Mounted Antenna. Two types of wall-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms are considered a wall-mounted antenna if no portion of the antenna extends above the roofline of the building or extends no more than 4'-0" horizontally from the face of the building. Whip antennas are not allowed on a wall-mounted antenna structure. Antennas, equipment, and the supporting structures shall be selected to achieve architectural compatibility with the host structure to which they are attached.
 - (a) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.
 - (i) The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features,

and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

- (ii) Area Limitations for Stealth Wall-Mounted Antennas. The total area for all stealth wall-mounted antennas and supporting structures combined shall not exceed 5% of any exterior wall of the building. Stealth wall-mounted antennas may occupy a maximum of 4 walls. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.
- (b) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility, the nature of the surrounding land uses, and is not visible from public vantage points.
 - (i) Area Limitations for Non-Stealth Wall-Mounted Antennas. The total area for all non-stealth wall-mounted antennas and supporting structures combined shall not exceed 40 sq. ft. for each exterior wall of the building or a total of 160 sq. ft. per

building. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.

3. Roof-Mounted Antenna. Two types of roof-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas, equipment, and the supporting structures shall be selected to achieve architectural compatibility with the host structure to which they are attached. Roof-mounted antennas are an allowed use only on a flat roof and shall be screened, constructed and painted to match the structure to which they are attached. The planning commission shall review and may grant approval to place roof-mounted stealth antennas on a pitched roof if the antenna(s) are compatible with the existing structure. Roof-mounted antennas may be mounted on existing penthouses or mechanical equipment rooms if the antennas and antenna support structures are enclosed or visually screened from view.
 - (a) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.
 - (i) Antennas shall be mounted at least 5'-0" behind any parapet wall or from the exterior wall of the building. The maximum height of an antenna mounted between 5'-0" and 10'-0" behind a parapet or exterior

wall shall be directly proportional to the setback distance, and may not exceed a height of 10'-0" above the top of the parapet wall or roof line of the building.

- (ii) The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

- (b) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility and the nature of the surrounding land uses.

G. HOME OCCUPATION

Each application for a business license for a home occupation shall include the owner's covenant that the proposed use:

- (a) Shall not include outdoor storage, outdoor display of merchandise, nor parking/storage of any vehicle in excess of twelve thousand

pounds gross vehicle weight;

- (b) Shall not include identifying signage in excess of a two square foot name plate attached to the dwelling;
- (c) Is limited to the on-site employment of immediate family who occupy the dwelling (this criteria is not intended to limit the number of employees who are engaged in business for the home occupation but work off-premises);
- (d) Shall not alter the residential character or appearance of the dwelling;
- (e) Shall not occupy more than twenty-five percent of the main floor of the dwelling nor any portion of any garage or outbuilding located on the property in which the use is conducted;
- (f) Shall not generate business-related vehicular traffic in excess of three vehicles per hour;
- (g) Shall not cause a demand for municipal services in excess of that associated with normal residential use;
- (h) Shall be enclosed within a structure in complete conformity with current building, fire, electrical and plumbing codes;
- (i) Is not a mortuary, animal hospital, kennel, clinic, hospital, RV storage yard, junkyard, auto repair service, commercial stable or sexually oriented business.

H. PROHIBITED USES

The following uses are prohibited throughout all form districts:

1. Sexually Oriented Businesses
2. Auto-Related Uses
3. Medical Cannabis Production Establishment
4. Outdoor Storage

4.0 STREET TYPES

1. GENERAL REQUIREMENTS

A. INTENT

The standards outlined in this section are intended to:

1. Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
2. Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
3. Extend, where applicable, the existing logical and comprehensible system of streets and street names that result in a simple, consistent and understandable pattern of blocks, lots, and house numbers.
4. Provide adequate access to all lots for vehicles and pedestrians.
5. Create streets that are appropriate for their context in each of the form districts and are designed to encourage travel at appropriate volumes and speeds.
6. Create streets and public rights-of-way that aid in the safe and efficient management of stormwater runoff.

B. APPLICABILITY

The standards in this section apply to all vehicular rights-of-way within the Main Street FBC area. The majority of implementation activities will occur when an existing street is rebuilt or a new street is built.

C. GENERAL REQUIREMENTS

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular rights-of-way.

1. All new vehicular rights-of-way shall match one of the street types as described in this section, whether publicly dedicated or privately held.
2. All streets shall be available for public use at all times, except when closed by the city. Gated streets and streets posted as private are not permitted except when closed by the city.

D. STREET CONSTRUCTION SPECIFICATIONS

All construction in the right-of-way shall follow specifications defined by the City.

The street standards within this section are intended to be minimum requirements. The City may use alternative designs when reconstructing streets

provided the general intent of street construction specifications of the neighborhood is maintained.

2. GENERAL STREET TYPE STANDARDS

A. STREET TYPES

Street types defined in this section outline the acceptable street configurations for the FBC district.

The street type map for the Sunset FBC areas is shown in Figure 4.1.

1. Street type configurations are to be implemented **when reconstructing existing streets or building new streets.**
 - (a) The **city may require changes** to the right-of-way, pavement width, or additional street elements depending on unique site characteristics.
 - (b) The city may permit modifications to street widths and required improvements. Any modifications shall be approved by the Community Development Director in consultation with the City Engineer, Public Works Director, and Fire Marshal.

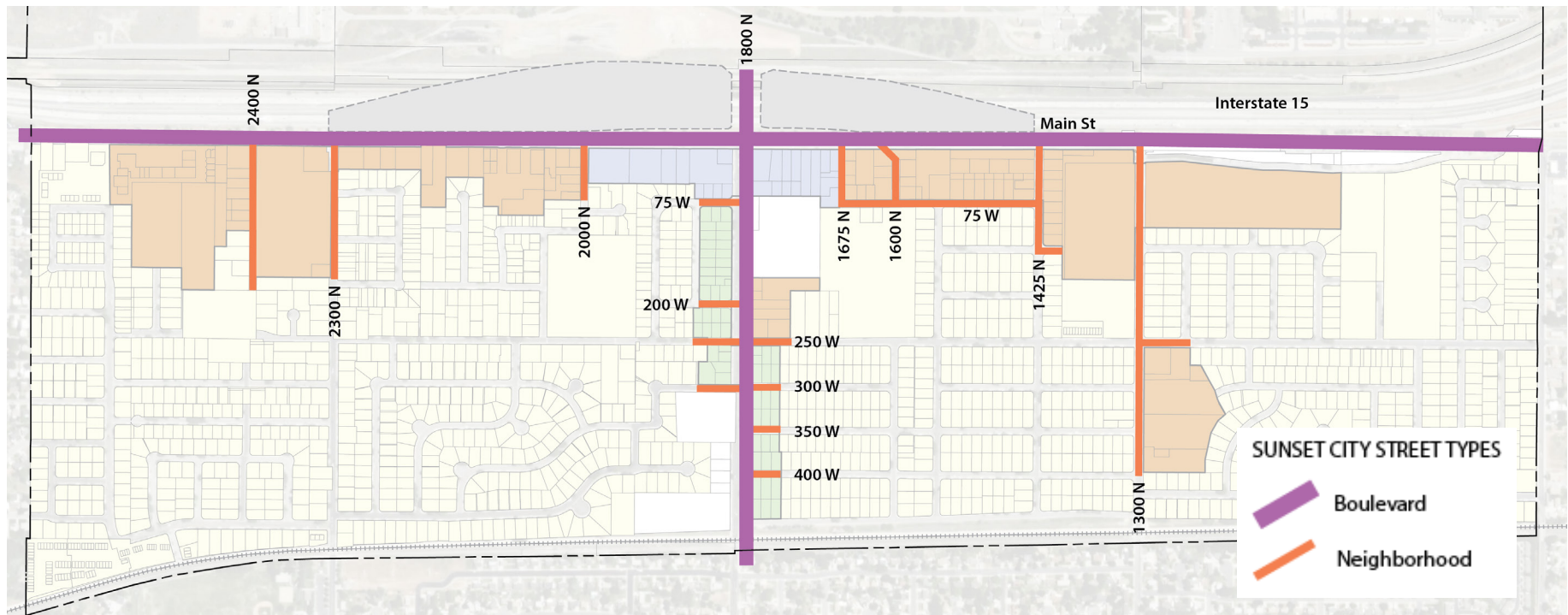


Figure 4.1 - Sunset Street Type Map

- (c) The **potential new streets** provide the critical connectivity to the land west of Holden Street and realign existing streets in the northeast section for increased connectivity and efficiency.
- (i) These potential streets are not formally proposed but illustrate how future streets can meet the connectivity and access needs of future developments, regardless of when those developments occur.

2. The **hierarchy of street types**, from the most major to the most minor street type is:

- (a) Boulevard (Main St, 1800 North)
- (b) Neighborhood Streets
- (c) Lane

B. GRAPHICS

The graphics in this document are samples of recommendations that illustrate a configuration of

each street type. Exact cross-sections are subject to city review and approval. Examples in this chapters are drawn in detail for clarification purposes only. When applying the described standards to actual streets other configurations are possible.

C. TYPICAL STREET ELEMENTS

Typical elements of a right-of-way are divided into vehicular and pedestrian realms. Generally, the vehicular realm will be designed and controlled by

the city. The pedestrian realm will be designed and improved by property owners, in coordination with the city.

1. The **vehicular realm** is the space between the curbs on both sides of a street. It is comprised of travel lanes, parking lanes, turn lanes, transit stopping areas, bike lanes, and medians.
2. The **pedestrian realm** is the space between the back of a street curb and the property line of the adjacent parcel. It is subdivided into two spaces, the park strip and the sidewalk. The sidewalk is the paved area along the edge of the right-of-way. Sidewalks are designed for the movement of pedestrian traffic along the street and pedestrian access to buildings. The park strip is the space between the sidewalk and the curb. It acts as a buffer area between the sidewalk and street. Park strips can be used in two different ways, described as two use zones, the landscape zone and furnishings zone. These two use zones are intermixed along each street based on the street type requirements.
 - (a) The **landscape zone** is where the park strip is unpaved and landscaped with ornamental plants, mulch, and/or street trees. It may also include swales, lighting, public art, and signage.
 - (b) The **furnishings zone** is a paved portion of the park strip. It is designed for the pedestrian

uses that would block the movement of pedestrian traffic in the sidewalk, such as sitting and gathering. Furnishings zones may include street trees in grates, street furniture, lighting, signage, bicycle parking, bollards, public art, and transit stops.

D. VEHICULAR TRAVEL LANES

The number and width of vehicular travel lanes, parking lanes, and bike lanes are determined by the street type.

E. BICYCLE LANES

The following types of bicycle accommodations are permitted in the vehicular zone per street type standards:

1. **Dedicated bicycle lanes** are striped lanes on the outside of the outermost travel lane and are designated for bicycle use only. This lane typically occurs on both sides of the street and shall be 5'-0" wide. The width of any adjacent gutters shall not be included in the bike lane width.
2. **Marked shared lanes** are shared by both vehicular and bicycle traffic and are indicated by the shared arrow or "sharrow" symbol, a directional arrow painted on the pavement. Marked shared lanes are typically wider than a standard vehicular travel lane and should be a minimum of 13'-0" wide.
3. **Unmarked shared lanes** refers to streets without any marked bicycle lanes that have traffic speeds

and enough space for cyclists to safely ride along. Without designations, markings, or signage these are essentially determined by each individual cyclist, are unregulated, and aren't actual "lanes." The designation is not very meaningful outside of planning discussions.

F. TRANSPORTATION FACILITIES

Transportation facilities include those for public transit and delivery trucks.

1. **Public transit facilities** should be included at each bus stop according to the following criteria:
 - (a) Public transit facilities are **located in the furnishings zone** of the park strip and may include loading areas, landings, ramps, transit shelters, benches, lighting, pedestrian clear zones, and all other reasonable accommodations.
 - (b) All public transit facilities shall be **coordinated** with the UTA.
2. **Truck loading spaces** (TLS) provide on-street short term loading spaces for delivery trucks to prevent them from parking in travel lanes and pedestrian areas.
 - (a) Each TLS must be **located** in and fit within the width of an on-street parking lane. Street types without on-street parking lanes may not have any TLSs.
 - (b) TLS **pavement markings** should clearly define the size of the TLS and be adequate to

accommodate the length of a typical delivery vehicle. This may require a longer space than the standard on-street parking space.

- (c) **Signage** at each TLS shall clearly post the maximum time that a delivery vehicle may occupy the space and the times of day and days of the week when the TLS is reserved for delivery vehicle loading activities. The sign should also indicate that regular on-street parking is allowed during non-loading times.
- (d) The **number and location** of each TLS should be determined by city staff and based on the demand for loading space adjacent to existing buildings and uses. The specific location of each TLS shall be indicated on the street and/or streetscape plans for each street.

G. ON-STREET PARKING

On-street parking requirements and permissions are determined by street type.

H. STREETSCAPE LANDSCAPING

1. **Streetscape designs** shall be prepared for each street as part of a new or reconstructed street.
 - (a) Streetscape design plans shall be **prepared by a landscape professional** such as a landscape architect or certified landscape designer.
 - (b) Whether a proposed development includes one or both sides of the street, streetscape

plans must provide a **consistent streetscape along the length of the street**.

- (c) Streetscape plans shall meet the requirements in the **pedestrian realm section** of the applicable street type requirements table.
 - (i) The streetscape plan shall define the size and spacing of the landscape and furnishings zones.
 - (ii) Planting plans shall be included for all landscape zones and planted medians.
2. **Street trees** are required along all street fronts.
 - (a) Street trees shall be located in the **park strip or bulb-out**.
 - (i) In **furnishings zones**, trees shall be located in tree wells, covered by tree grates, and planted in either structural soil or soil cells.
 - (ii) In **landscape zones**, trees shall be planted with the ground plane vegetation.
 - (b) Street trees shall be **regularly spaced** at 30'-0" on center and, where possible, coordinated with the location of light poles and utility poles in order to maintain consistent street tree spacing.
 - (c) In the Town Center form district, City Planning Staff may conditionally approve a modification to street tree location if the 30'-0" requirement impedes building facade visibility.

I. STORMWATER MANAGEMENT

Incorporating stormwater management best practices is encouraged. Park strip features that help with stormwater management include drainage swales and slotted curbs in the landscape zones and permeable pavement in the furnishings zones. Stormwater management structures should be coordinated with the City.

J. FIRE ACCESS

Street configurations have been calculated to provide emergency vehicle access. On streets where the total width of all travel lanes is narrower than 20'-0" the following shall apply:

1. **Passing areas** shall be provided at 120'-0" intervals where a 30'-0" opening in the on-street parking or a 30'-0" dedicated pull out space is provided for vehicles to pull over to allow a fire truck to pass.
2. A **driveway curb cut or fire hydrant zone** may be utilized to fulfill the pull over requirement.

3. GENERAL STREET LAYOUT REQUIREMENTS

A. GENERAL LAYOUT STANDARDS

The following standards apply to new streets or newly platted vehicular rights-of-way.

1. Streets shall be designed to respect **natural features**, such as slopes, by following rather

than being interrupted by or dead-ending at the feature.

2. The **street network** shall form an interconnected pattern with multiple intersections.
3. The arrangement of **new or reconstructed streets** shall provide for the continuation of existing streets from adjoining areas into new subdivisions.

B. INTERSECTIONS

1. **Curb radii** at intersections should be designed for the actual turning radius of the typical design vehicle not the maximum design vehicle. The curb radius used at each intersection is determined by intersection type. The following curb radii shall be used unless otherwise required/authorized by the city:

- (a) **Small radii** are required at intersection type 1
 - (i) Intersections with on-street parking on both streets shall have a 5'-0" curb radius.
 - (ii) Intersections with on-street parking on one or neither of the streets shall have a 15'-0" curb radius.
- (b) **Medium radii** are required at intersection types 2-5
 - (i) Intersections with on-street parking on both streets shall have a 10'-0" curb radius.
 - (ii) Intersections with on-street parking on one or neither of the streets shall have a 25'-0" curb radius.

- (c) **Larger radii** require special approval from the city and are limited to streets without on-street parking and intersections where a street must meet the design criteria for large vehicles.
2. Marked **crosswalks** are required at all intersections and mid-block pedestrian crossings.
 - (a) The **marking type** for all crosswalks within the FBC area shall be the "standard" type.
 - (b) Crosswalk **width** shall be a minimum of 6'-0" per the Manual on Uniform Traffic Control Devices (MUTCD).
 - (c) Crosswalk **markings** shall be clearly located on the finished street surface and where required in parking and access areas. Crosswalks shall be marked with textured or colored pavement, thermoplastic applications, or another marking approved by the city.
 - (d) Crosswalks with **creative markings** are allowed as a form of public art, with approval from the city.
 - (e) Crosswalk **length** shall encourage pedestrian activity. The required bulb-outs decrease unprotected crosswalk lengths which increases pedestrian safety and comfort.
 - (f) **Accessibility features** such as ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks terminate at a crosswalk or curb.

- (g) **Ramps** shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.

3. **Bulb-Outs** shall be constructed at all intersections and mid-block crossings unless prohibited by the city.
 - (a) The **depth** of the bulb-out shall match the depth of the adjacent on-street parking lane (if any).
 - (b) The **radius** of each bulb-out shall match the radius requirements for each intersection type.
 - (c) Bulb-outs shall be **planted** with low-maintenance water efficient live plants, which may include trees, that have a low mature height to provide unobstructed safety sight lines without requiring constant pruning.

C. STREET LIGHTING

1. Intent

- (a) To provide a **safe and secure environment** for motorists, bicyclists and pedestrians.
- (b) To **reduce glare** from street and pedestrian lights on adjoining residences.
- (c) To contribute to the **quality of each streetscape** by integrating street light spacing and street tree spacing.
- (d) To respond to and further **neighborhood character** through the selection of light

poles, bases, and fixtures appropriate to the commercial, residential or civic nature of surrounding uses.

- (e) To select **consistent light poles**, fixtures, lamp types, finishes and colors for all pedestrian and street lights.

2. Street lighting standards

All new private streets shall comply with the following street lighting standards:

- (a) Light sources shall be at least as efficient as LED and no greater than 4,000 K in correlated color temperature (CCT).
- (b) Light fixtures shall use a cut-off luminaire that is fully or partially shielded with no light distributed above the horizontal plane of the luminaire or into nearby residential structures.
- (c) Luminaires shall be mounted at a height no higher than 20' above the adjacent roadway.
- (d) Street lights shall be placed at intersections and at a frequency no less than 1 street light per every 150' of roadway, rounded up to the next whole number. Street light locations shall alternate sides of the street to the greatest extent possible.
- (e) Poles and fixtures shall be black, dark brown, or another neutral color approved by the community development director.
- (f) Poles, luminaires, sources, and associated fixtures shall match in construction those used on public streets to the greatest extent possible. The community development director may exempt an applicant from this requirement if implementing a thematic design which incorporates lighting.

4. BOULEVARD

A. INTENT

This special street type maintains the established configuration of Main Street and the proposed profile of 1800 North through Sunset.

This street type also includes elements that were not part of the original historic Main Street streetscape. Some of these elements are currently installed along portions of the street and include street trees, street furnishings, and ornamental plantings. These elements create a more pedestrian oriented street and help set Main Street apart as a special street within the neighborhood and city.

B. GENERAL REQUIREMENTS

Main Street shall be newly constructed or reconstructed, in whole or in part, according to the standards in Table 4.1 and Figure 4.2. Measurements shown in these standards may need to be adjusted to actual dimensions on the ground. The installation of new streetscape elements shall emulate and provide continuity with the streetscape elements already installed on the south side of Main Street.

C. APPLICABILITY

This street type only applies to the section of Main Street in the center of Sunset as indicated on the street type map, Figure 4.1. As Main Street is currently fully constructed, these requirements shall be implemented in any future street reconstruction.

Table 4.1 - Boulevard Requirements		
VEHICULAR REALM		
1. Typical Right-of-Way		96'-0"
2. Travel Lanes		4 lanes, 11'-0" striped
Center Lane	3. Median	None
	4. Left Turn	11'-0" striped
5. On-Street Parking		None
6. Bicycle Lane		6'-0" protected between park strip and sidewalk, on both sides of the street
7. Truck Loading Space		None
8. Bulb-Outs		Required at all intersections and mid-block crossings
PEDESTRIAN REALM		
9. Sidewalk		6'-0" sidewalk on both sides of the street
Park Strip	10. Width	5'-0" park strip on both sides of the street
	11. Street Trees	Evenly spaced at 30'-0" on center
	12. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	13. Landscape Zone	Required: at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
	14. Furnishings Zone	Required: trees in tree wells with grates, seating, bike rack, garbage can, lighting
		As Needed: street signage, utilities, public art, bollards
15. Zone Spacing	The Main Street park strips are predominantly furnishings zones with landscape zones limited to all bulb-outs. The frequency/spacing of furnishings, trees, and street lights are to be defined in a streetscape plan.	



Figure 4.2 - Boulevard street rendering

5. NEIGHBORHOOD STREET

A. INTENT

The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to Figure 4.3.

B. GENERAL REQUIREMENTS

The Neighborhood Street shall be developed using the standards in Table 4.2.



Figure 4.3 - Neighborhood street rendering

Table 4.2 - Neighborhood Street Requirements		
VEHICULAR REALM		
1. Typical Right-of-Way		~40'-0"
2. Travel Lanes		2 lanes, 10'-0" wide, unstriped
Center Lane	3. Median	None
	4. Left Turn	None
5. On-Street Parking		None
6. Bicycle Lane		None
7. Truck Loading Space		None
8. Bulb-Outs		Required at all intersections and mid-block crossings
PEDESTRIAN REALM		
9. Sidewalk		4'-0" sidewalk on both sides of the street
Park Strip	10. Width	5'-0" park strip on both sides of the street
	11. Street Trees	Evenly spaced at 30'-0" on center
	12. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street trees where possible
	13. Landscape Zone	Required: at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
	14. Furnishings Zone	None
15. Zone Spacing		Neighborhood Street park strips are all landscape zones. The spacing of trees and street lights are to be defined in a streetscape plan.

6. LANE

A. INTENT

A Lane is a very low capacity Street Type that serves only those properties directly adjacent to it. Lanes can have designated realms for vehicular and pedestrian traffic, or these modes can share lanes given the low capacity and slow speed. Refer to the typical section, Figure 4.4.

B. GENERAL REQUIREMENTS

The Lane shall be developed using the standards in Table 4.3.

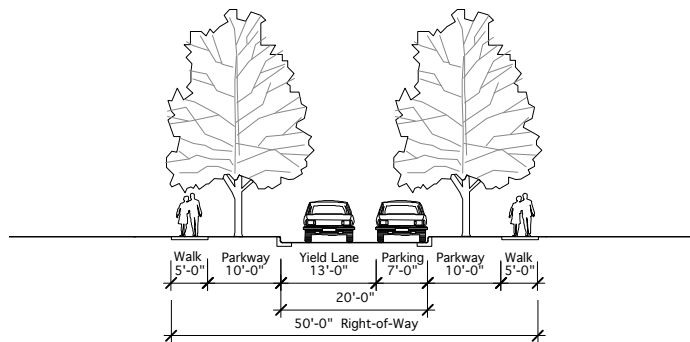


Figure 4.4 - Alternative 50' Right-of-Way Lane

Table 4.3 - Lane Requirements		
VEHICULAR REALM		
1. Typical Right-of-Way		30'-0"
2. Travel Lanes		2 lanes, 10'-0" wide
Center Lane	3. Median	None
	4. Left Turn	None
5. On-Street Parking		None (But can be added if right-of-way is widened)
6. Bicycle Lane		None
7. Truck Loading Space		None
8. Bulb-Outs		Required at all intersections and mid-block crossings
PEDESTRIAN REALM		
9. Sidewalk		5'-0" sidewalk on both sides of the street
Park Strip	10. Width	None
	11. Street Trees	Evenly spaced at 30'-0" on center
	12. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	13. Landscape Zone	Required: at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
	14. Furnishings Zone	Required: trees in tree wells with grates, seating, bike rack, garbage can, lighting
		As Needed: street signage, utilities, public art, bollards
	15. Zone Spacing	Minor Commercial Street park strips are primarily landscape zones. The configuration of zones and frequency/spacing of furnishings, trees, and street lights are to be defined in a streetscape plan.

5.0 BUILDING TYPES

1. INTRODUCTION

Buildings are one of the most prominent components of the built environment and collectively define much of the character of a streetscape and neighborhood. These building type requirements define the building forms without defining their style. The requirements are location-based and calibrated to the goals for each district within the neighborhoods.

2. FRONTAGES

A. INTENT

Frontages define how a building engages with the public realm; it is the interface between the private space and form of a building and the public space of the streetscape. This interface is a continuous feature along both sides of each street so frontage types are assigned by street.

Frontage requirements are designed to create both connections and transitions between the private and public realms. Each building type has a unique set of frontage requirements based on the form district and frontage type assigned to the lot where the building is to be constructed.

B. FRONTAGE TYPE HIERARCHY

A hierarchy of frontage types complements the hierarchy of street types and hierarchy of form district goals such as use intensity, building forms, and transition to adjacent areas.

Two frontage types are defined and applied to specific streets, as shown in the frontage type map, Figures 5.1. Primary frontages are applied to the “Boulevard” street type described in section 4.0. Secondary frontages are applied to the streets that intersect with the boulevard type streets.

C. FRONTAGE GENERAL REQUIREMENTS

1. Frontage and Lot Type. A lot is defined as one or more parcels that are included in the same development project. Interior lots have only one frontage. Corner lots have two frontages.
 - (a) On lots with more than one frontage type, such as a corner lot with one primary frontage and one secondary frontage, or a lot with a frontage along both the front and rear property lines, the primary frontage takes precedent and secondary frontage requirements do not apply.

- (b) Corner lots with two primary frontages are located in the most central areas of each neighborhood. Buildings on these lots are required to meet the primary frontage requirements along both streets.
2. Minimum frontage coverage may be reduced to allow for an access driveway when no other frontage is available for vehicular access.
 - (a) When frontage coverage is reduced using this provision, the provided driveway shall be limited to the minimum width required for access, as determined by city staff using the minimum width as a standard, and the remaining frontage shall be covered by a building or BTZ pedestrian space, as otherwise allowed within this FBC.

D. PRIMARY FRONTAGE

1. INTENT

Primary frontages accommodate more intense development and maintain the town center type of spatial relationships between buildings and streets. Buildings are located very close to the right-of-way to create a consistent street wall and prioritize walkability.

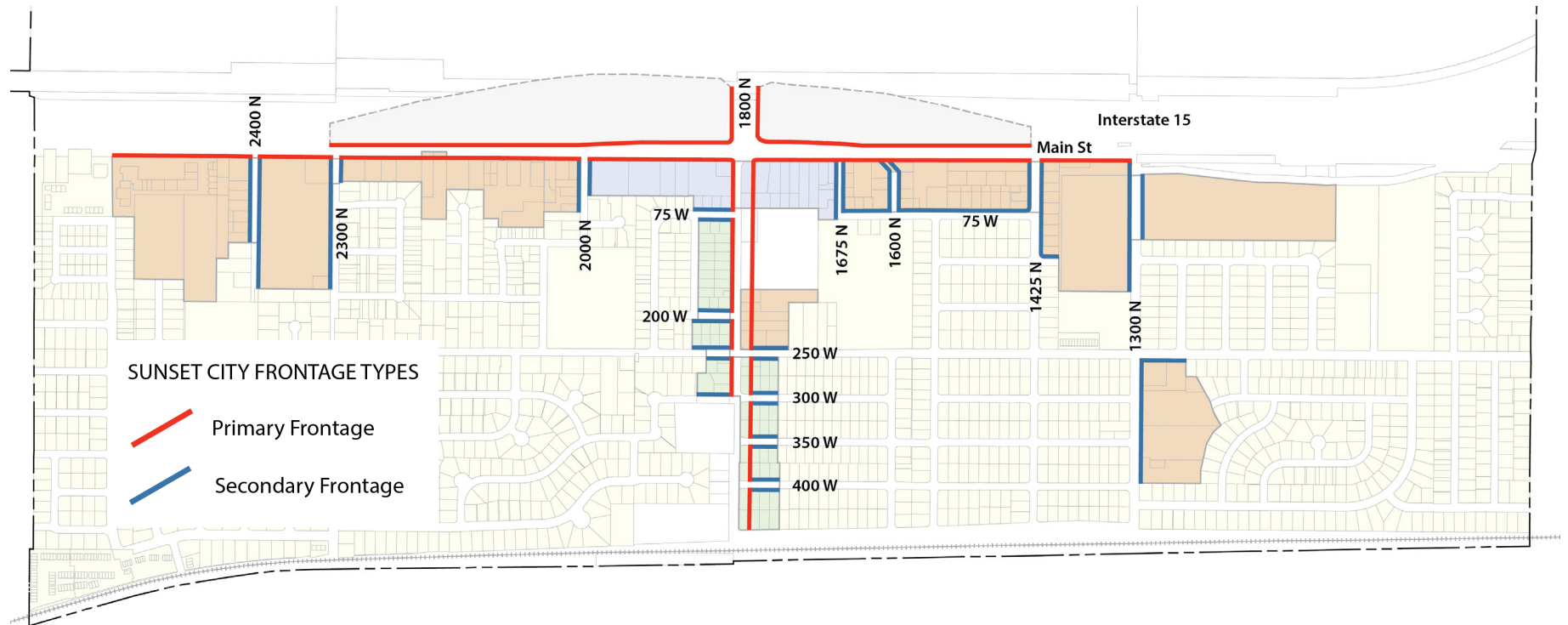


Figure 5.1 - Sunset frontage map

The values of the various parameters provide less flexibility than secondary frontages. Primary frontages are applied only to the “boulevard” street type.

2. DESIGN STANDARDS

Requirements for primary frontages are defined per building and form district in the Part 2: Primary Frontage table for each building type.

E. SECONDARY FRONTAGE

1. INTENT

Secondary frontages accommodate medium intensity development. The purpose is to transition from town center style spatial relationships to residential street style spatial relationships.

The values of the secondary frontage parameters provide more flexibility than the primary frontage,

allowing for increased spatial diversity and development styles. Secondary frontages are applied to all streets that are not the boulevard street type.

2. DESIGN STANDARDS

Requirements for secondary frontages are defined per building and form district in the Part 2: Secondary Frontage table for each building type.

3. BUILDING TYPE GENERAL REQUIREMENTS

Before applying the requirements in this section to a proposed building or development, first the form district and frontage type(s) for the development lot are to be determined based on the lot's location in the form district and frontage type neighborhood maps.

All building types must meet the following requirements:

- 1. Form District.** Each building type shall be built only in the form district(s) where they are explicitly allowed, as shown in the individual building type tables and summarized in Table 5.1.
- 2. Use.** Each building type can accommodate a variety of uses, as outlined in Section 3.0. Each use may be limited to a specific story of the building type. See individual building type tables in this section.
- 3. Ground Floor Residential and Lodging Use Restriction.**
 - (a) Residential units** are permitted on the ground floor but are prohibited within the occupied space as required along the primary street-facing facade.
 - (b) Lodging units** are not permitted on the ground floor. **Accessory lodging uses**, such as lobbies and meeting rooms, are permitted both within and out of the occupied space

as required along the primary street-facing facade.

- 4. Occupied Space Requirement.** The occupied space requirement only applies to the required frontage area.
- 5. No Other Building Types.** All constructed buildings must meet the requirements of one of the building types permitted within the given form district.
- 6. Permanent Structures.** All buildings constructed shall be permanent construction without a chassis, hitch, wheels, or other features that make the structure mobile.
- 7. Accessory Structures** are structures located on the same lot as the principal structure(s) with uses that are incidental to the use of the principal structure(s). Examples include a garage, parking structure, storage, utility, and maintenance sheds, etc.
 - (a) Structures attached to the principal structure** are considered part of the principal structure and are not accessory structures.
 - (b) Detached accessory structures** are permitted according to each building type (see individual building type tables in this section) and shall comply with all setbacks except the following:
 - (i)** Detached accessory structures are not permitted in the front yard, or any space

BUILDING TYPE	FORM DISTRICT		
	TC	NC	RT
General	P	P	P
Limited Bay	N	P	P
Row	P	P	P
Yard	N	N	P
Civic	P	P	N

P = Permitted | N = Not Permitted

between the principal structure and the right-of-way.

- (ii)** Detached accessory structures shall be located in the rear yard, behind the principal structure.
- (iii)** Detached accessory structures shall not exceed the height of the principal structure.

- (c)** Accessory structures shall be built in a manner **compatible with the principal building** and shall use the same or similar quality materials as the principal building.

- 8. Building Length.** Maximum and minimum building lengths, as measured along the right-of-way property lines, are determined by frontage coverage and setback distances. See Section 5.0

- 9. Grade Separation.** Ground floor residential units are recommended to be vertically separated by no more than 4'-0" above or below the sidewalk level.
- 10. Theme and Unity.** The architectural design within a single development that includes multiple structures shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural theme to be consistent with the development's overall architectural character.
- 11. Active Streetscape.** Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, plazas, stoops, awnings, galleries, arcades, balconies, and canopies.
- 12. Primary entrances** for all building types shall be located along the primary street facade.

4. BUILDING TYPES

This FBC describes 5 building types:

1. General
2. Limited Bay
3. Row
4. Yard
5. Civic



Figure 5.2 - General building example with occupied corner, tower, storefront entrances, vertical and horizontal facade divisions, pitched and parapet roof types. (Holladay, Utah town center)

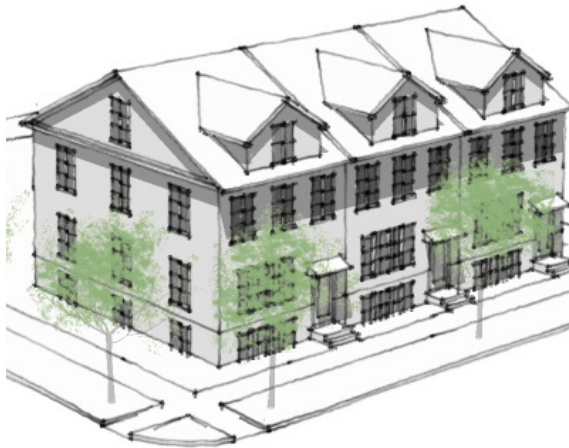


Figure 5.3 - Row building example with stoop entrances, visible basement, and a pitched roof with gables

5. GENERAL BUILDING

A. INTENT

The general building type is intended to be a mixed-use building located close to the front and corner property lines. This siting location adds to the street wall and provides easy access to passing pedestrians and transit riders.

Parking may be provided in the rear of the lot, internal to the building, or in an attached parking structure. Vehicular access should be located on the rear or side of the lot, only on the front if the rear or side is unavailable. On lots with more than one street frontage, vehicular access must be located on the side or rear street.

This building can be scaled to a variety of sizes and use mixes as needed for any given parcel and in each form district.

B. REGULATIONS

The general building is permitted in all form districts. Regulations for the general building type are defined in Figures 5.7 to 5.12, and Tables 5.2 to 5.4.

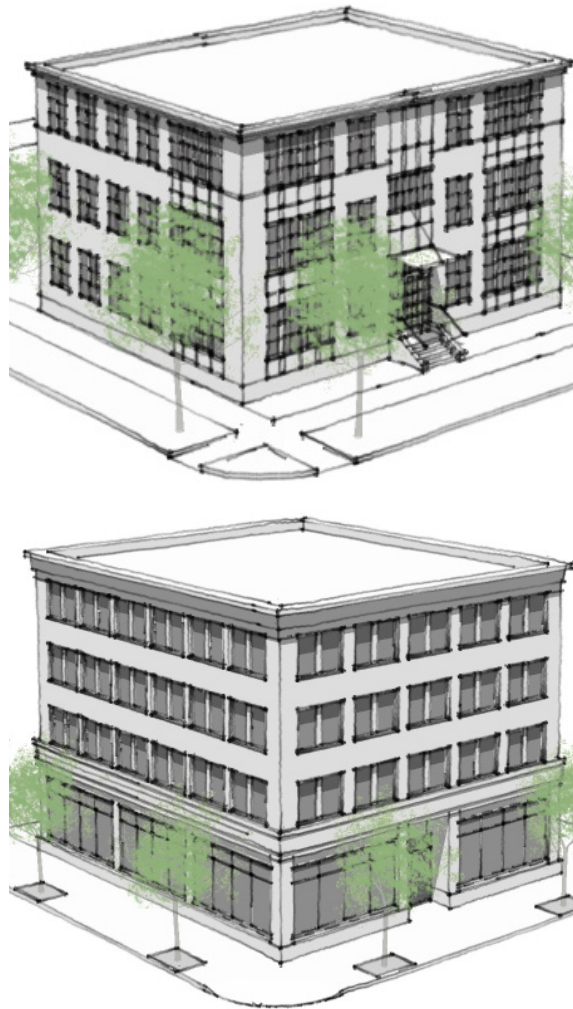


Figure 5.4 - General building examples with stoop entrance (top) and storefront entrance (bottom)



Figure 5.5 - General building example with storefront entrances, horizontal and vertical facade divisions, and driveway portal



Figure 5.6 - Example of general buildings around a public open space

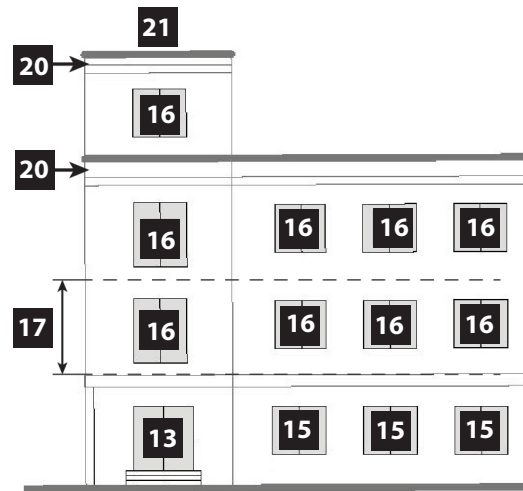


Figure 5.7 - General building street facade diagram shown with corner tower, stoop entry type, and parapot roof type. Not to scale.

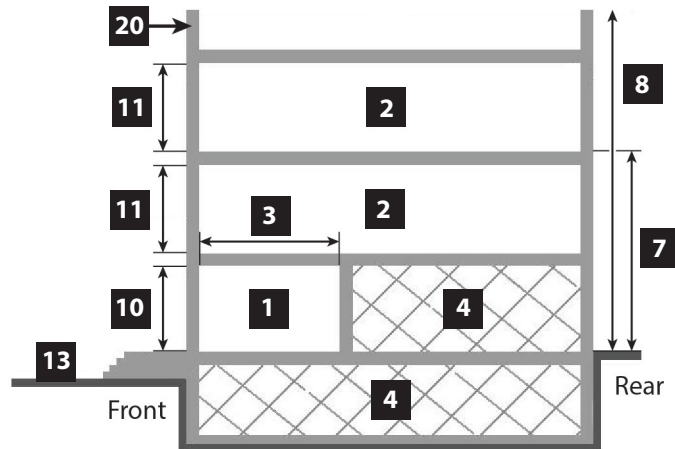


Figure 5.8 - General building height and use diagram shown with basement and rear building interior parking, stoop entry type, and parapot roof type. Not to scale.

Table 5.2 - General Building Requirements Part 1			
FORM DISTRICT	TC	NC	RT
USE			
1. Ground Floor	retail, office, service	retail, office, service	residential, retail, service
2. Upper Floor(s)	residential, lodging, retail, office, service		residential
3. Required Occupied Space	30'-0" min. from the front facade on all full floors		
4. Parking Within Building	permitted fully in any basement and in rear of upper floors		
5. Multiple Principal Buildings	not permitted	permitted	not permitted
6. Accessory Structure	not permitted		
HEIGHT			
7. Principal Building Minimum	3 stories	2 stories	
8. Principal Building Maximum	6 stories	3 stories	3 stories
9. Accessory Building Maximum	not permitted		
10. Ground Floor Height	12'-0" min. / 24'-0" max.		10'-0" min. 14'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 12'-0" max.		
STREET FACADE(S) STF = storefront, ARC = arcade, STP = stoop, POR = porch			
12. Principal Entrance Location	front facade	front or corner facade	
13. Front Facade Entrance Type(s)	STF, ARC, STP required on primary streets		STF, STP, POR
14. Entrance Spacing	1 per each vertical facade division min.		
15. Ground Floor Transparency	60% min.	60% min.	50% min.
16. Upper Floor(s) Transparency	40% min.	40% min.	30% min.
17. Blank Wall Limitation	required per floor		
18. Vertical Facade Divisions	every 30'-0" of facade width	every 40'-0" of facade width	every 30'-0" of facade width
19. Horizontal Facade Divisions	within 3'-0" of top of ground floor + every third floor above first floor		
ROOF TYPE PA= parapet, PI=pitched, F=flat			
20. Permitted Roof Type	PA, PI, F		
21. Tower	permitted		not permitted

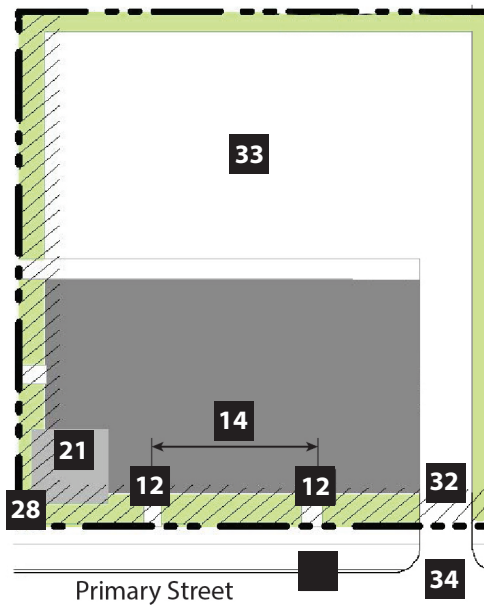


Figure 5.9 - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

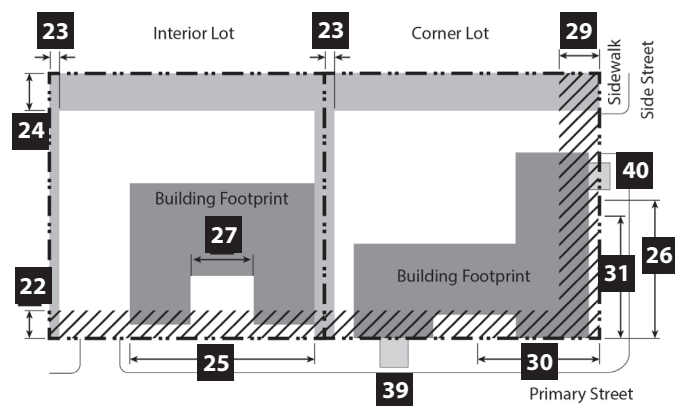


Figure 5.10 - Building placement example diagram. Not to scale.

Table 5.3 - General Building Requirements Part 2: Primary Frontage			
FORM DISTRICT	TC	NC	RT
SITING			
BUILDING LOCATION			
22. Front Build to Zone(s)	0'-0" to 10'-0"		0'-0" to 15'-0"
23. Side Yard Setback Minimum	0'-0"		5'-0"
24. Rear Yard Setback Minimum	5'-0"		
FRONTAGE COVERAGE			
25. Front Street Facade(s)	80% min.	70% min.	60% min.
26. Side Street Facade	50% min.	40% min.	30% min.
27. BTZ Pedestrian Space	40% max.	20% max.	
CORNER LOT BUILDINGS			
28. Occupation of Corner	required		
29. Corner Build to Zone	0'-0" to 5'-0"		0'-0" to 10'-0"
30. Front Street Facade(s)	40'-0" min.	30'-0" min.	
31. Side Street Facade	30'-0" min.	20'-0" min.	
VEHICULAR FACILITIES			
32. Vehicle Access Type	1 driveway or portal per side street, on front street only if no side street		
33. Parking Location	rear yard		rear yard, side yard
34. Loading/Service Entry Location	rear yard	rear yard, side yard	
ENCROACHMENTS			
FRONT STREET			
35. Ground Floor	12'-0" max.	8'-0" max.	not permitted
36. Upper Floor(s)	6'-0" max.	4'-0" max.	4'-0" max.
SIDE STREET/REAR STREET			
37. Ground Floor	6'-0" max.		not permitted
38. Upper Floor(s)	6'-0" max.	4'-0" max.	4'-0" max.
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang			
39. Front Street	A, B, C, R	A, B, R	B, R
40. Side Street/Rear Street	A, B, R		B, R

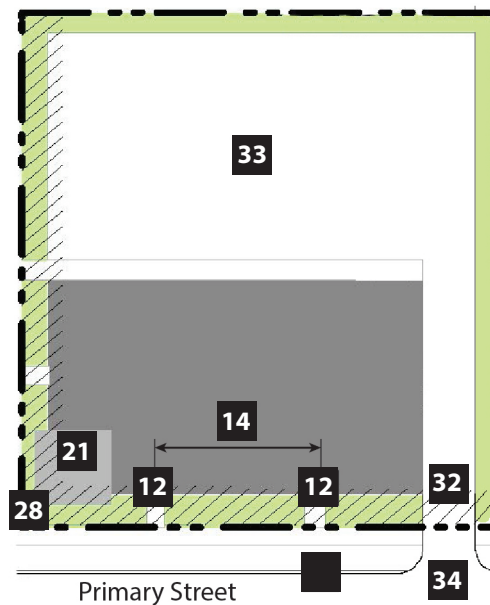


Figure 5.11 - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

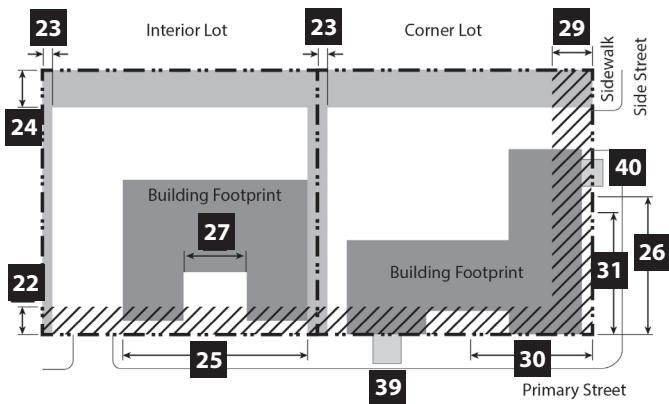


Figure 5.12 - Building placement example diagram. Not to scale.

Table 5.4 - General Building Requirements Part 2: Secondary Frontage			
FORM DISTRICT	TC	NC	RT
SITING			
BUILDING LOCATION			
22. Front Build to Zone	0'-0" to 10'-0"		0'-0" to 15'-0"
23. Side Yard Setback	0'-0" min.		5'-0" min.
24. Rear Yard Setback	5'-0" min.		
FRONTAGE COVERAGE			
25. Front Street Facade	70% min.	60% min.	50% min.
27. BTZ Pedestrian Space	30% max.	20% max.	
VEHICULAR FACILITIES			
32. Vehicle Access Type	1 driveway or portal		
33. Parking Location	rear yard		rear yard, side yard
34. Loading/Service Entry Location	rear yard	rear yard, side yard	
ENCROACHMENTS			
FRONT STREET			
35. Ground Floor	8'-0" max.	6'-0" max.	not permitted
36. Upper Floor(s)	4'-0" max.	4'-0" max.	4'-0" max.
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang			
39. Front Street	A, B, C, R	A, B, R	B, R

6. LIMITED BAY BUILDING

A. INTENT

This building type is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continues the street wall. A wide range of uses can be accommodated within this building type, including craftsman and light industrial uses.

The limited bay building type permits a maximum of one vehicle bay per each facade division along each street facade. Parking may be provided in the rear of the lot or internal to the building.

B. REGULATIONS

Limited bay buildings are permitted in the NC and RT form districts. Regulations for the limited bay building type are defined in Figures 5.14 to 5.19, and Tables 5.5 to 5.7.

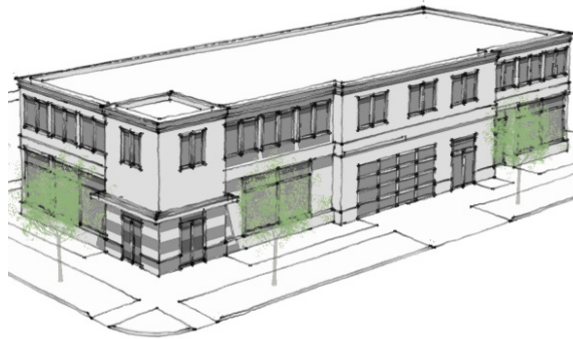


Figure 5.13 - Limited bay building example with multiple entrances and entrance types

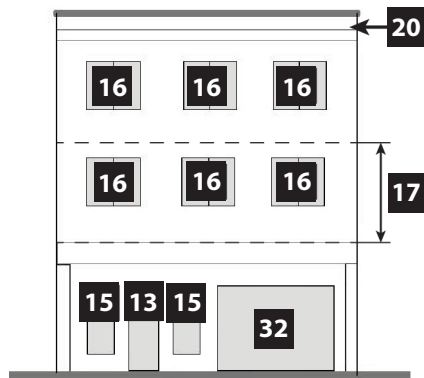


Figure 5.14 - Limited bay building street facade diagram shown with vehicle bay, storefront entry type, and parapet roof type. Not to scale.

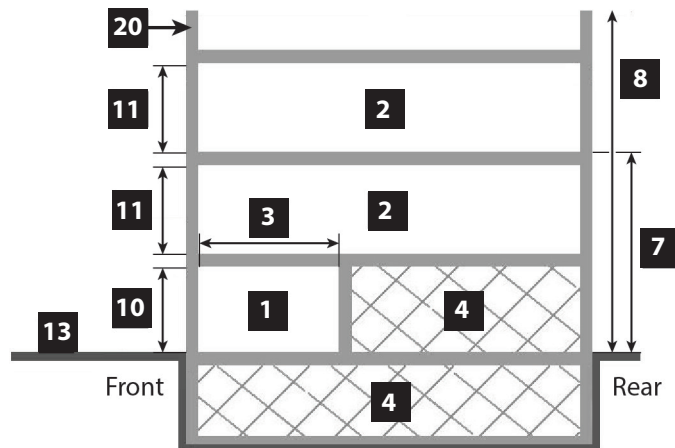


Figure 5.15 - Limited bay building height and use diagram shown with basement and rear building interior parking, storefront entry type, and parapet roof type. Not to scale.

Table 5.5 - Limited Bay Building Requirements Part 1		
FORM DISTRICT	NC	RT
USE		
1. Ground Floor	retail, service, office, craftsman, industrial	
2. Upper Floor(s)	any permitted use	
3. Required Occupied Space	30'-0" min. from the front facade on all full floors	
4. Parking Within Building	permitted	
5. Multiple Principal Buildings	not permitted	permitted
6. Accessory Structure	not permitted	permitted
HEIGHT		
7. Principal Building Minimum	2 stories	1 story
8. Principal Building Maximum	4 stories	3 stories
9. Accessory Building Maximum	not permitted	2 stories
10. Ground Floor Height	12'-0" min. / 20'-0" max.	10'-0" min. / 16'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 12'-0" max.	
STREET FACADE(S) STF = storefront, ARC = arcade, STP = stoop, POR = porch		
12. Principal Entrance Location	front or corner facade	
13. Front Facade Entrance Type(s)	STF, ARC, STP	
14. Entrance Spacing	1/40'-0" min.	
15. Ground Floor Transparency	50% min.	
16. Upper Floor(s) Transparency	20% min.	
17. Blank Wall Limitation	required per floor	
18. Vertical Facade Divisions	every 40'-0" of facade width	every 30'-0" of facade width
19. Horizontal Facade Divisions	within 3'-0" of top of ground floor + every third floor above first floor	
ROOF TYPE PA= parapet, PI=pitched, F=flat		
20. Permitted Roof Type	PA, PI, F	
21. Tower	permitted	not permitted

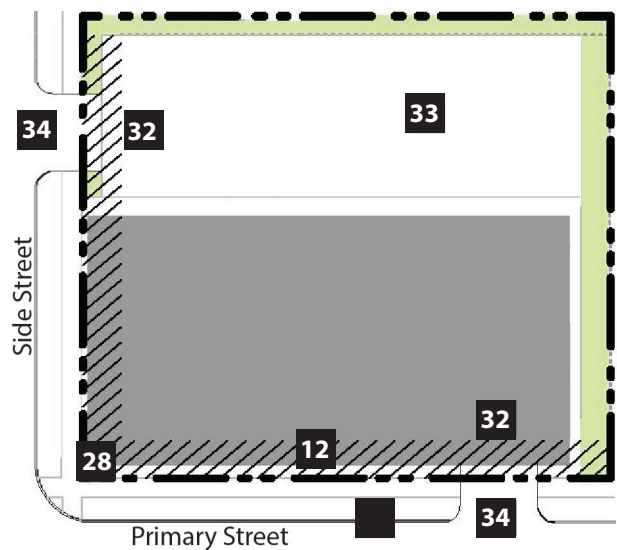


Figure 5.16 - Limited bay building siting diagram shown with rear vehicular access and the vehicle bay on the primary street. Not to scale.

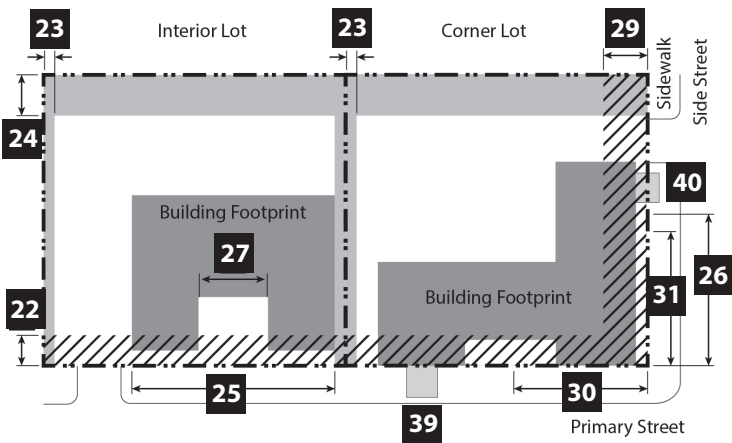


Figure 5.17 - Building placement example diagram. Not to scale.

Table 5.6 - Limited Bay Building Requirements Part 2: Primary Frontage		
FORM DISTRICT	NC	RT
SITING		
BUILDING LOCATION		
22. Front Build to Zone(s)	0'-0" to 15'-0"	
23. Side Yard Setback Minimum	0'-0"	
24. Rear Yard Setback Minimum	5'-0"	
FRONTAGE COVERAGE		
25. Front Street Facade(s)	60% min.	50% min.
26. Side Street Facade	40% min.	30% min.
27. BTZ Pedestrian Space	20% max.	
CORNER LOT BUILDINGS		
28. Occupation of Corner	required	
29. Corner Build to Zone	0'-0" to 10'-0"	
30. Front Street Facade(s)	30'-0" min.	
31. Side Street Facade	20'-0" min.	
VEHICULAR FACILITIES		
32. Vehicle Access Type	driveway, portal, vehicle bay	
33. Parking Location	rear yard, side yard	
34. Loading/Service Entry Location	driveway, portal, vehicle bay	
ENCROACHMENTS		
FRONT STREET		
35. Ground Floor	8'-0" max.	not permitted
36. Upper Floor(s)	4'-0" max.	
SIDE STREET/REAR STREET		
37. Ground Floor	6'-0" max.	not permitted
38. Upper Floor(s)	4'-0" max.	
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang		
39. Front Street	A, B, R	B, R
40. Side Street/Rear Street	B, R	

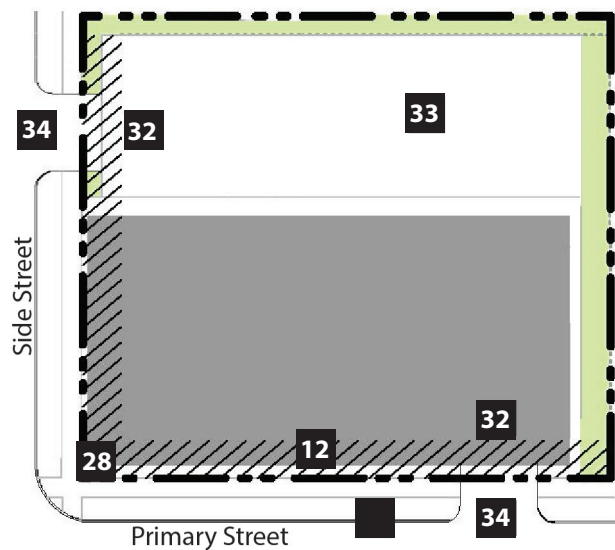


Figure 5.18 - Limited bay building siting diagram shown with rear vehicular access and the vehicle bay on the primary street. Not to scale.

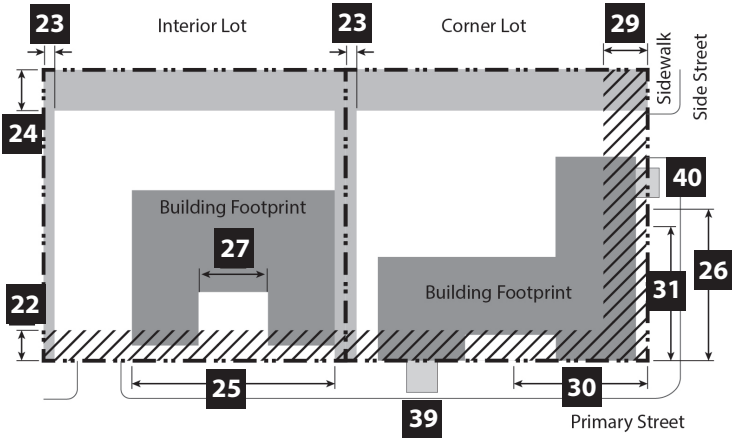


Figure Figure 5.19 - Building placement example diagram. Not to scale.

Table 5.7 - Limited Bay Building Requirements Part 2: Secondary Frontage		
FORM DISTRICT	NC	RT
SITING		
BUILDING LOCATION		
22. Front Build to Zone	0'-0" to 15'-0"	
23. Side Yard Setback	5'-0" min.	
24. Rear Yard Setback	5'-0" min.	
FRONTAGE COVERAGE		
25. Front Street Facade	60% min.	50% min.
27. BTZ Pedestrian Space	20% max.	
VEHICULAR FACILITIES		
32. Vehicle Access Type	driveway, portal, vehicle bay	
33. Parking Location	rear yard, side yard	
34. Loading/Service Entry Location	driveway, portal, vehicle bay	
ENCROACHMENTS		
FRONT STREET		
35. Ground Floor	6'-0" max.	not permitted
36. Upper Floor(s)	4'-0" max.	4'-0" max.
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang		
39. Front Street	A, B, R	B, R

7. ROW BUILDING

A. INTENT

The row building is comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses, or it could also incorporate live/work units, or individual units for multiple businesses, where such uses are permitted.

Parking is required to be located in the rear yard and may be either an attached or detached garage. All garages shall be accessed from a single shared driveway. For an attached garage, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

B. REGULATIONS

Row buildings are permitted in the TC, NC, and RT form districts. Regulations for the row building type are defined in Figures 5.23 to 5.28, and Tables 5.8 to 5.10.

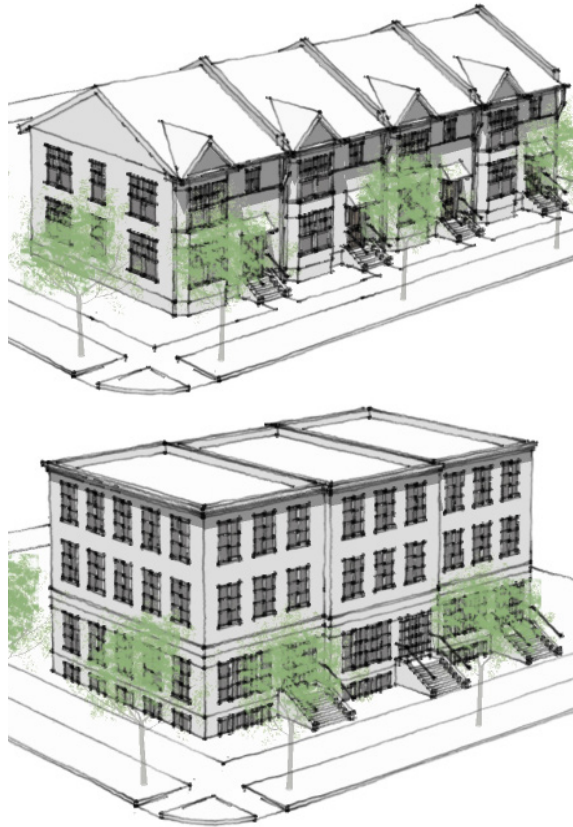


Figure 5.20 - Row building examples. Pitched roof stoop entrance example (top) and parapet roof stoop entrance with visible basement (bottom)



Figure 5.21 - Mixed-use row building examples with different roof and entrance types



Figure 5.22 - Residential row buildings with different roof types around a shared open space

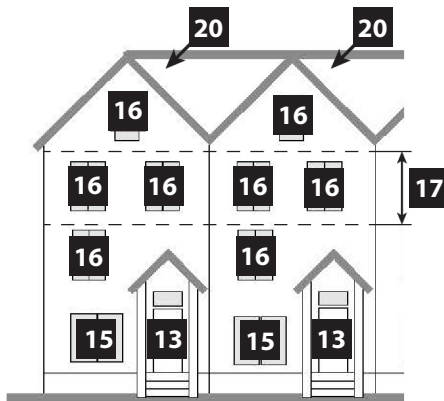


Figure 5.23 - Row building street facade diagram shown with porch entry type and pitched roof type. Not to scale.

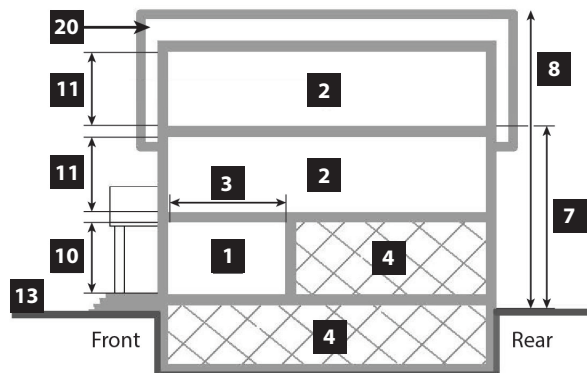


Figure 5.24 - Row building height and use diagram shown with basement and rear building interior parking, porch entry type, and pitched roof type. Not to scale.

Table 5.8 - Row Building Requirements Part 1			
FORM DISTRICT	TC	NC	RT
USE			
1. Ground Floor	residential, retail, service, office	residential, retail, service, office, craftsman	residential
2. Upper Floor(s)	residential		
3. Required Occupied Space	30'-0" min. from the front facade on all full floors		
4. Parking Within Building	permitted fully in any basement and in rear of all floors		
5. Multiple Principal Buildings	permitted		
6. Accessory Structure	not permitted		permitted
HEIGHT			
7. Principal Building Minimum	3 stories	2 stories	
8. Principal Building Maximum	4 stories	4 stories	3 stories
9. Accessory Building Maximum	not permitted		2 stories
10. Ground Floor Height	9'-0" min. / 14'-0" max.		
11. Upper Floor(s) Height	9'-0" min. / 14'-0" max.		
STREET FACADE(S) STF = storefront, ARC = arcade, STP = stoop, POR = porch			
A. Unit Width	18'-0" to 30'-0"	20'-0" to 28'-0"	20'-0" to 24'-0"
B. Building Width	4 to 10 units	4 to 8 units	4 to 6 units
12. Principal Entrance Location per Unit	front facade or side of corner facade		
13. Front Facade Entrance Type(s)	STP, limited STF	STP, POR	
14. Entrance Spacing Minimum	1 per unit		
15. Ground Floor Transparency	15% min.		
16. Upper Floor(s) Transparency	15% min.		
17. Blank Wall Limitation	required per floor		
18. Vertical Facade Divisions	1 per unit min. / 1 per 2 units max.		
19. Horizontal Facade Divisions	for buildings over 3 stories: within 3'-0" of top of any visible basement or ground floor		
ROOF TYPE PA= parapet, PI=pitched, F=flat			
20. Permitted Roof Type	PA, F		PA, PI, F
21. Tower	permitted		not permitted

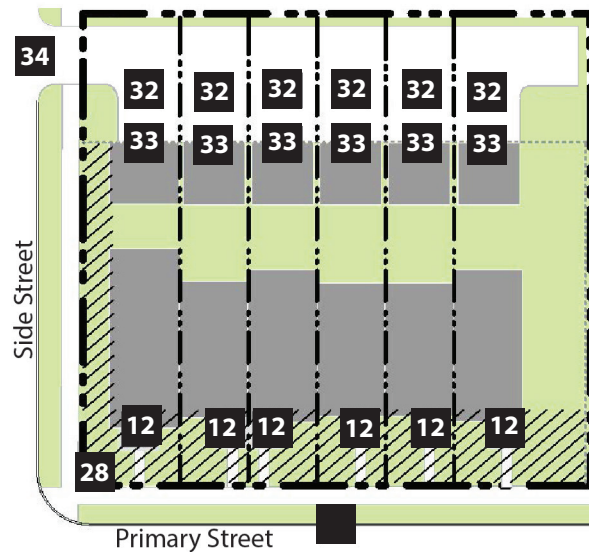


Figure 5.25 - Row building siting diagram shown with detached garages and rear vehicular access. Not to scale.

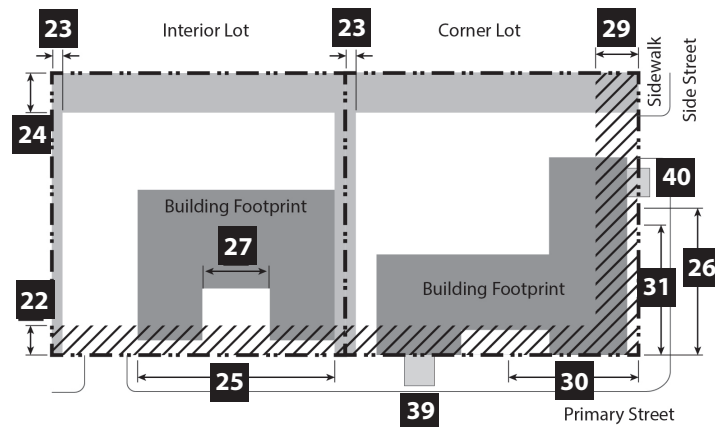


Figure Figure 5.26 - Building placement example diagram. Not to scale.

Table 5.9 - Row Building Requirements Part 2: Primary Frontage

FORM DISTRICT	TC	NC	RT
SITING			
BUILDING LOCATION			
22. Front Build to Zone(s)	0'-0" to 10'-0"	5'-0" to 10'-0"	10'-0" to 15'-0"
23. Side Yard Setback Minimum	0'-0" per unit & 10'-0" between buildings	0'-0" per unit & 15'-0" between buildings	0'-0" per unit & 20'-0" between buildings
24. Rear Yard Setback Minimum	5'-0"	10'-0"	15'-0"
FRONTAGE COVERAGE			
25. Front Street Facade(s)	80% min.	70% min.	60% min.
26. Side Street Facade	40% min.	40% min.	30% min.
27. BTZ Pedestrian Space	40% max.	20% max.	
CORNER LOT BUILDINGS			
28. Occupation of Corner	required		
29. Corner Build to Zone	0'-0" to 10'-0"	5'-0" to 10'-0"	5'-0" to 15'-0"
30. Front Street Facade(s)	40'-0" min.	30'-0" min.	
31. Side Street Facade	30'-0" min.	20'-0" min.	
VEHICULAR FACILITIES			
32. Vehicle Access Type	1 driveway per building per street frontage		
33. Parking Location	rear yard, rear facade		
34. Loading/Service Entry Location	rear yard		
ENCROACHMENTS			
FRONT STREET			
35. Ground Floor	8'-0" max.	not permitted	
36. Upper Floor(s)	4'-0" max.	not permitted	
SIDE STREET/REAR STREET			
37. Ground Floor	not permitted		
38. Upper Floor(s)	4'-0" max.	not permitted	
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang			
39. Front Street	R	not permitted	
40. Side Street/Rear Street	R	not permitted	

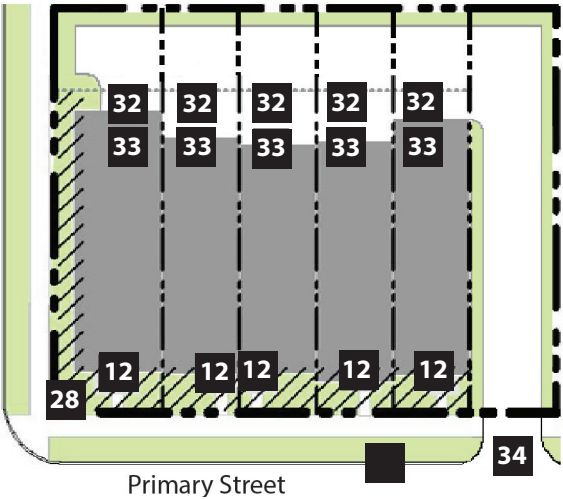


Figure 5.27 - Row building siting diagram shown with attached garages and rear vehicular access. Not to scale.

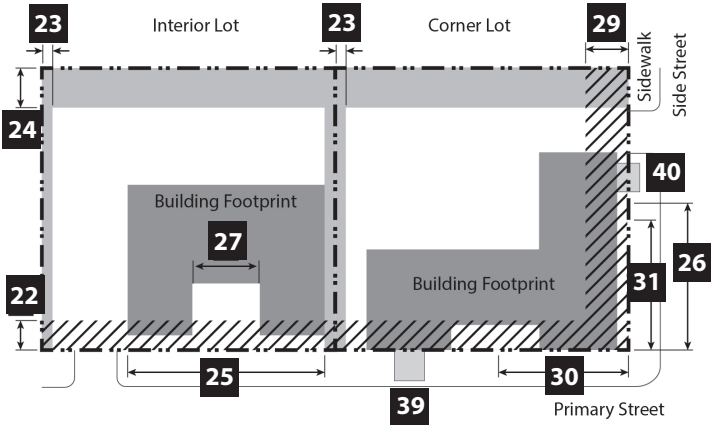


Figure Figure 5.28 - Building placement example diagram. Not to scale.

Table 5.10 - Row Building Requirements Part 2: Secondary Frontage			
FORM DISTRICT	TC	NC	RT
SITING			
BUILDING LOCATION			
22. Front Build to Zone(s)	0'-0" to 10'-0"	5'-0" to 10'-0"	10'-0" to 15'-0"
23. Side Yard Setback Minimum	0'-0" per unit & 10'-0" between buildings	0'-0" per unit & 15'-0" between buildings	0'-0" per unit & 20'-0" between buildings
24. Rear Yard Setback Minimum	5'-0"	10'-0"	15'-0"
FRONTAGE COVERAGE			
25. Front Street Facade(s)	70% min.	60% min.	50% min.
27. BTZ Pedestrian Space	30% max.	20% max.	
VEHICULAR FACILITIES			
32. Vehicle Access Type	1 driveway per building per street frontage		
33. Parking Location	rear yard, rear facade		
34. Loading/Service Entry Location	rear yard		
ENCROACHMENTS			
FRONT STREET			
35. Ground Floor	8'-0" max.	not permitted	
36. Upper Floor(s)	4'-0" max.	not permitted	
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang			
39. Front Street	R	not permitted	

8. YARD BUILDING

A. INTENT

The yard building is primarily a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only, with preferred access from an alley.

The yard building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

B. REGULATIONS

The yard building is only permitted in the RT district. Regulations for the yard building type are defined in Figures 5.32 to 5.37, and Tables 5.11 to 5.13.

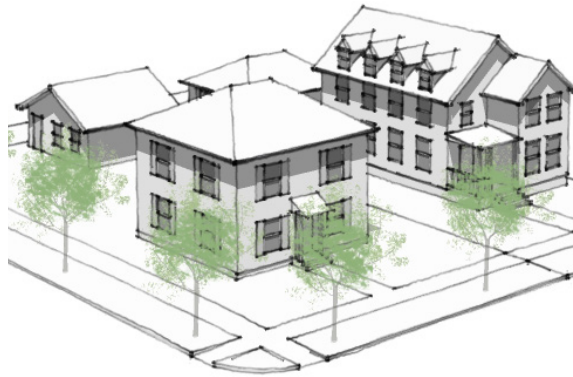


Figure 5.29 - Example of multiple yard buildings of different sizes



Figure 5.30 - Multiple 2-story yard buildings around a central open space



Figure 5.31 - Multiple small yard buildings around a central open space

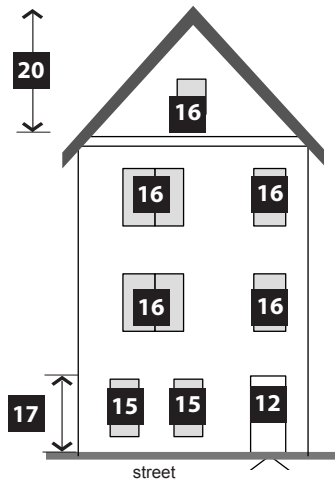


Figure 5.32 - Yard building street facade requirements

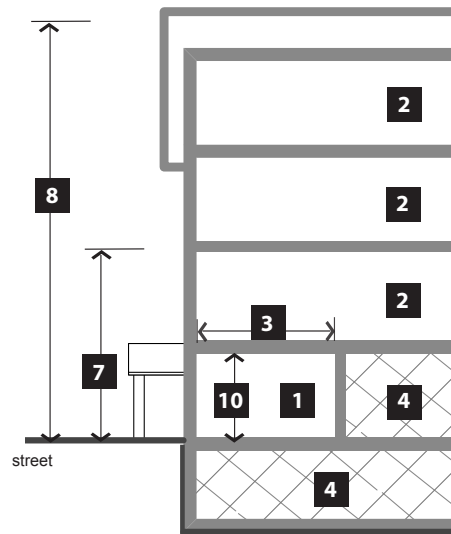


Figure 5.33 - Yard building height and use requirements

Table 5.11 - Yard Building Requirements Part 1

FORM DISTRICT	RT
USE	
1. Ground Floor	residential, office
2. Upper Floor(s)	residential
3. Required Occupied Space	30'-0" min. from the front facade on all full floors
4. Parking Within Building	permitted fully in any basement and in rear of all floors
5. Multiple Principal Buildings	permitted
6. Accessory Structure	permitted
HEIGHT	
7. Principal Building Minimum	1 story
8. Principal Building Maximum	3 stories
9. Accessory Building Maximum	2 stories
10. Ground Floor Height	9'-0" min. / 14'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 14'-0" max.
STREET FACADE(S) STF = storefront, ARC = arcade, STP = stoop, POR = porch	
12. Principal Entrance Location per Unit	front, corner, or corner side facade
13. Front Facade Entrance Type(s)	STP, POR
14. Entrance Spacing Minimum	1 per building
15. Ground Floor Transparency	15% min.
16. Upper Floor(s) Transparency	15% min.
17. Blank Wall Limitation	required
18. Vertical Facade Divisions	not required
19. Horizontal Facade Divisions	not required
ROOF TYPE PA= parapet, PI=pitched, F=flat	
20. Permitted Roof Type	PA, PI, F
21. Tower	not permitted

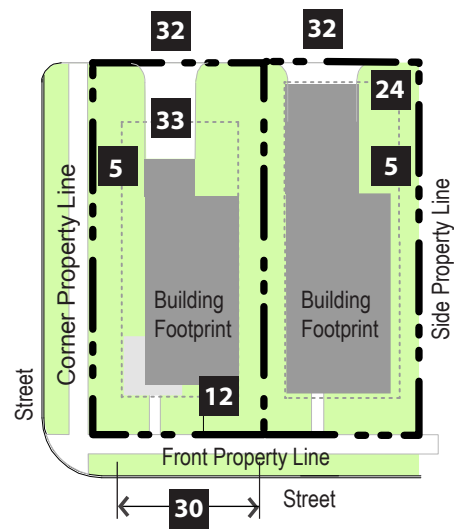


Figure 5.34 - Yard building siting

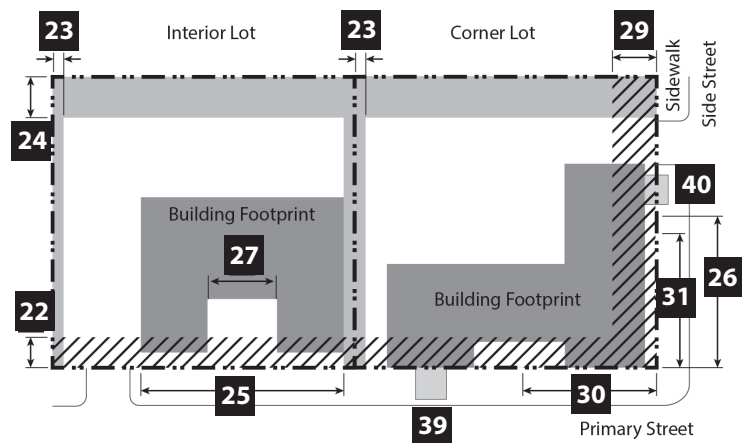


Figure Figure 5.35 - Building placement example diagram. Not to scale.

Table 5.12 - Yard Building Requirements Part 2: Primary Frontage	
FORM DISTRICT	RT
SITING	
BUILDING LOCATION	
22. Front Build to Zone(s)	10'-0" to 15'-0"
23. Side Yard Setback Minimum	5'-0"
24. Rear Yard Setback Minimum	20'-0"
FRONTAGE COVERAGE	
25. Front Street Facade(s)	50% min.
26. Side Street Facade	30% min.
27. BTZ Pedestrian Space	20% max.
CORNER LOT BUILDINGS	
28. Occupation of Corner	required
29. Corner Build to Zone	10'-0" to 15'-0"
30. Front Street Facade(s)	16'-0" min.
31. Side Street Facade	16'-0" min.
VEHICULAR FACILITIES	
32. Vehicle Access Type	1 driveway per street frontage
33. Parking Location	rear yard, side yard
34. Loading/Service Entry Location	rear yard, side yard
ENCROACHMENTS	
FRONT STREET	
35. Ground Floor	not permitted
36. Upper Floor(s)	not permitted
SIDE STREET/REAR STREET	
37. Ground Floor	not permitted
38. Upper Floor(s)	not permitted
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang	
39. Front Street	not permitted
40. Side Street/Rear Street	not permitted

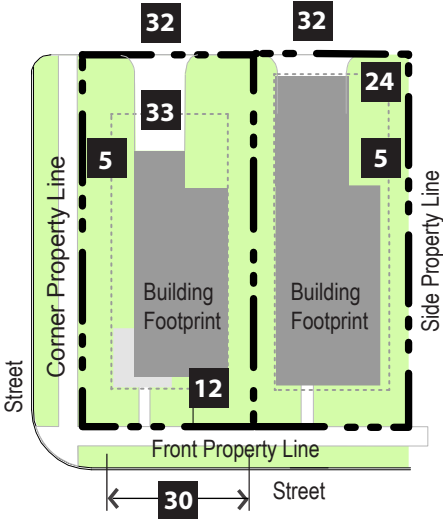


Figure 5.34 - Yard building siting

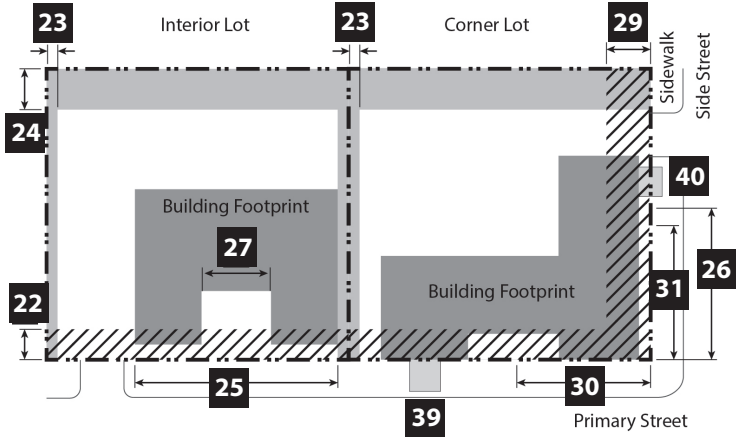


Figure Figure 5.37 - Building placement example diagram. Not to scale.

Table 5.13 - Yard Building Requirements Part 2: Secondary Frontage	
FORM DISTRICT	RT
SITING	
BUILDING LOCATION	
22. Front Build to Zone(s)	10'-0" to 20'-0"
23. Side Yard Setback Minimum	5'-0"
24. Rear Yard Setback Minimum	20'-0"
FRONTAGE COVERAGE	
25. Front Street Facade(s)	40% min.
27. BTZ Pedestrian Space	15% max.
VEHICULAR FACILITIES	
32. Vehicle Access Type	1 driveway per street frontage
33. Parking Location	rear yard, side yard
34. Loading/Service Entry Location	rear yard, side yard
ENCROACHMENTS	
FRONT STREET	
35. Ground Floor	not permitted
36. Upper Floor(s)	not permitted
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang	
39. Front Street	not permitted

9. CIVIC BUILDING

A. INTENT

The civic building is the most flexible building type, intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric that is created by the other building types and could be designed as iconic structures. In contrast to most of the other building types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped.

Parking is limited to the rear in most cases.

B. REGULATIONS

Civic buildings are permitted in the TC and NC form districts. The civic building type is only permitted on primary frontages. Regulations for the civic building type are defined in Figures 5.41 to 5.44, and Tables 5.14 and 5.15.



Figure 5.38 - Civic building example



Figure 5.39 - Civic building example modern style library



Figure 5.40 - Civic building example with tower and street facing courtyard

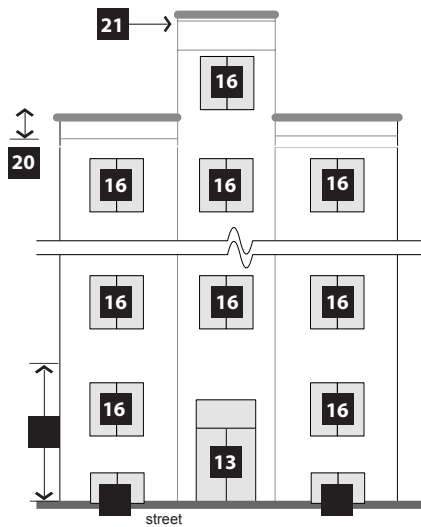


Figure 5.41 - Civic building street facade diagram shown with parapet roof type. Not to scale.

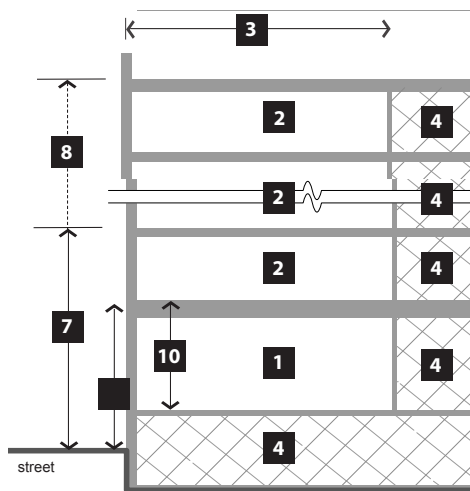


Figure 5.42 - Civic building height and use diagram shown with basement and rear building interior parking and parapet roof type. Not to scale.

Table 5.14 - Civic Building Requirements Part 1		
FORM DISTRICT	TC	NC
USE		
1. Ground Floor	civic, institutional	
2. Upper Floor(s)	civic, institutional	
3. Required Occupied Space	30'-0" min. from the front facade on all full floors	
4. Parking Within Building	permitted fully in any basement and in rear of all floors	
5. Multiple Principal Buildings	permitted	
6. Accessory Structure	not permitted	
HEIGHT		
7. Principal Building Minimum	1 story	
8. Principal Building Maximum	3 stories	4 stories
9. Accessory Building Maximum	not permitted	
10. Ground Floor Height	10'-0" min. / 20'-0" max.	
11. Upper Floor(s) Height	10'-0" min. / 20'-0" max.	
STREET FACADE(S) STF = storefront, ARC = arcade, STP = stoop, POR = porch		
12. Principal Entrance Location	front or corner facade	
13. Front Facade Entrance Type(s)	ARC, STP	
14. Entrance Spacing Minimum	1 per 100'-0" of facade	
15. Ground Floor Transparency	10% min. per floor	
16. Upper Floor(s) Transparency	10% min. per floor	
17. Blank Wall Limitation	not required	
18. Vertical Facade Divisions	not required	
19. Horizontal Facade Divisions	not required	
ROOF TYPE PA= parapet, PI=pitched, F=flat		
20. Permitted Roof Type	PA, PI, F	
21. Tower	permitted	

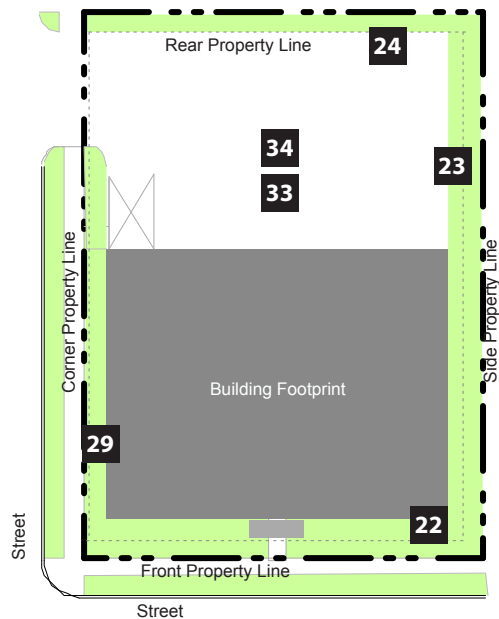


Figure 5.43 - Civic building siting diagram shown with side vehicular access and tower at entry. Not to scale.

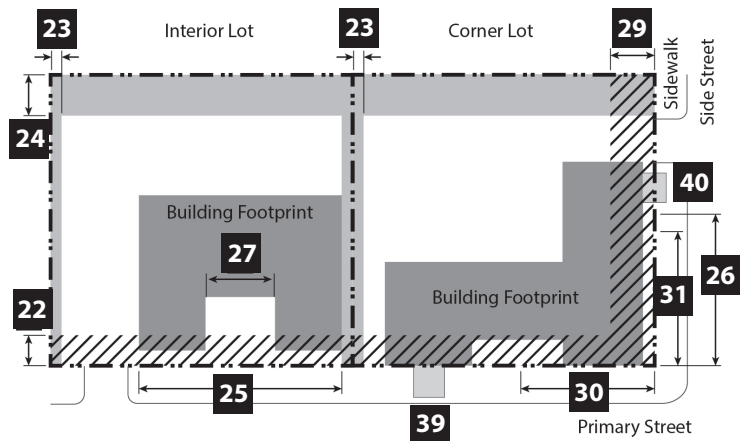


Figure Figure 5.44 - Building placement example diagram. Not to scale.

Table 5.15 - Civic Building Requirements Part 2: Primary Frontage			
FORM DISTRICT		TC	NC
SITING			
BUILDING LOCATION			
22. Front Build to Zone(s)	10'-0" to 15'-0"		
23. Side Yard Setback Minimum	5'-0"		
24. Rear Yard Setback Minimum	5'-0"		
FRONTAGE COVERAGE			
25. Front Street Facade(s)	not required		
26. Side Street Facade	not required		
27. BTZ Pedestrian Space	no max.		
CORNER LOT BUILDINGS			
28. Occupation of Corner	not required		
29. Corner Build to Zone	not required		
30. Front Street Facade(s)	not required		
31. Side Street Facade	not required		
VEHICULAR FACILITIES			
32. Vehicle Access Type	1 driveway per street frontage		
33. Parking Location	rear yard, side yard		
34. Loading/Service Entry Location	rear yard, side yard		
ENCROACHMENTS			
FRONT STREET			
35. Ground Floor	not permitted		
36. Upper Floor(s)	not permitted		
SIDE STREET/REAR STREET			
37. Ground Floor	not permitted		
38. Upper Floor(s)	not permitted		
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang			
39. Front Street	C, R		
40. Side Street/Rear Street	R		

10. ENTRANCE TYPES

A. GENERAL PROVISIONS

- 1. Intent.** To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type table.
- 2. Applicability.** The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- 3. Measuring Transparency.** Refer to the individual building type tables for information on transparency.
- 4. Visible Basements.** Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

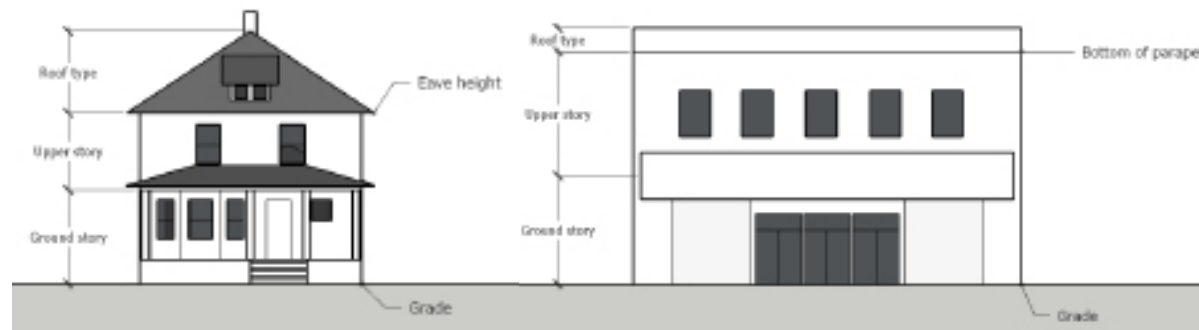


Figure 5.45 - Height measuring diagrams

B. STOREFRONT ENTRANCE

The storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. See Figure 5.46

- 1. Transparency.** Minimum transparency is required per Building Type.
- 2. Horizontal facade division** feature shall define the ground story facade from the upper story facades.
- 3. Visible Basement.** A visible basement is not permitted.
- 4. Entrance.** All entries shall be recessed from the front facade closest to the street.
 - (a) Recess** shall be a minimum of 3'-0" and a maximum of 8'-0" deep, as measured from the front facade.
 - (b)** The entrance shall not be recessed into the lot further than the **maximum BTZ depth**.



Figure 5.46 - Storefront entrance example

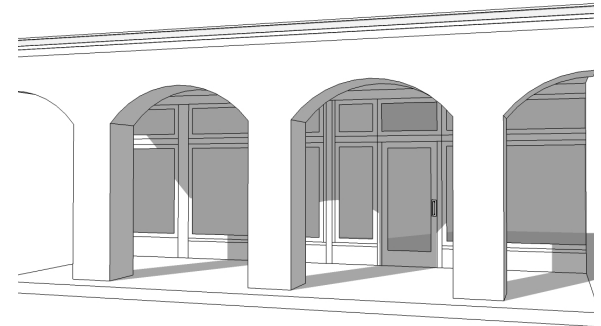


Figure 5.47 - Arcade entrance example

C. ARCADE ENTRANCE

An arcade recesses the entrance back into the ground floor, creating a covered pedestrian area beneath the second story. See Figure 5.47

- 1. Arcade.** The arcade space is recessed into the building a minimum of 8'-0" and a maximum of 15'-0" from the front facade. The arcade space is permitted to be recessed into the lot beyond the maximum BTZ depth.

2. **Build-to Zone.** For arcade entrances, the front facade is the implied plane created by the front face of the arcade columns. The location of this implied plane must be within the required BTZ.
3. **Transparency.** Minimum facade transparency applies to the recessed entry facade and is required per building type.
4. **Horizontal facade division** feature shall define the ground story facade from the upper story facades.
5. **Recessed Facade Entrance Type.** The entrance type at the facade recessed into the arcade shall be a storefront entrance type with one modification: the door location shall be flush with the adjacent windows and not recessed.
6. **Column Spacing.** Columns shall be spaced from 10'-0" to 16'-0" on center.
7. **Column Width.** Columns shall be a minimum of 1'-6" and a maximum of 2'-6" in width.
8. **Arcade Opening.** The top of the opening shall be lower than the interior arcade ceiling (not flush with the ceiling) and may be arched or straight.
9. **Horizontal Facade Division.** The ground story facade shall be divided from the upper story facades with a horizontal architectural expression.
10. **Visible Basement.** A visible basement is not permitted.

D. STOOP ENTRANCE

A stoop is an unroofed, open, elevated platform. The doors on a stoop entrance are accessed from the stoop. See Figure 5.48

1. **Transparency.** Minimum transparency is required per building type.
2. **Horizontal facade division** feature shall define the ground story facade from the upper story facades.
3. **Stoop Size.** Stoops shall be a minimum of 3'-0" deep and 6'-0" wide.
4. **Elevation.** Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
5. **Visible Basement.** A visible basement is permitted and shall be separated from the ground story by an expression line.
 - (a) The facade of the visible basement must have a minimum transparency of 15%.
 - (b) A visible basement does not count as a building story.
6. **Entrance.** All entries shall be located off a stoop.

E. PORCH ENTRANCE

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. See Figure 5.49



Figure 5.48 - Stoop entrance example



Figure 5.49 - Porch entrance example

1. Transparency.

- (a) Minimum transparency per building type is required.
- (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.

2. **Porch Size.** The porch shall be a minimum of 5'-0" deep and 8'-0" wide.

- 3. Elevation.** Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- 4. Visible Basement.** A visible basement is permitted and shall be separated from the ground story by an expression line.
 - (a)** The facade of the visible basement must have a minimum transparency of 15%.
 - (b)** A visible basement does not count as a building story.
- 5. Height.** The porch structure shall not be tall enough to obstruct the windows on the second story.
- 6. Porch Roof.** The roof of the porch may be flat or pitched. The roof may include a balcony that is accessed from the second story.
- 7. Entrance.** All right-of-way facing entries shall be located on a porch.

11. ROOF TYPES

A. GENERAL PROVISIONS

The following provisions apply to all roof types:

- 1. Intent.** To guide the design of the caps of all buildings.
- 2. Applicability.** All buildings shall meet the requirements of one of the roof types permitted by building type.

- 3. Measuring Height.** See Figure 5.45 for information on measuring roof height.
- 4. Other Roof Types.** Other building caps not listed here as a specific roof type may be requested with the following requirements:
 - (a)** The building is deemed as one having special significance to Sunset City or the overall neighborhood.
 - (b)** The shape of the roof type shall be significantly different from those defined in this section, e.g. dome, spire, vault.
- 5. Solar Energy.** Solar panels are permitted for all roof types.
- 6. Appearance.** Roofs shall provide an attractive appearance considering that they may be viewed from above as a fifth facade. Equipment projections and access towers must be set back a minimum of 10'-0" from the edge of the roof.

B. PARAPET ROOF

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

- 1. Parapet Height.** Height is measured from the outermost roof membrane or structure to the top of the parapet.
 - (a)** Minimum height is 2'-0" and maximum height is 6'-0".

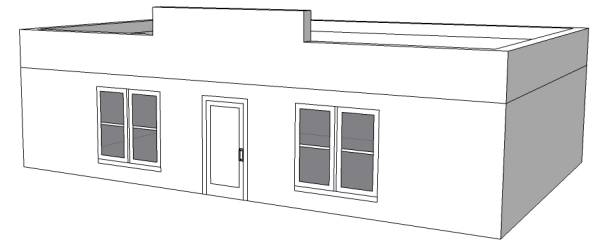


Figure 5.50 - Parapet roof example

- (b)** The parapet shall be high enough to screen the roof and any roof appurtenances visible from the street.
- 2. Horizontal Expression Lines.** An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- 3. Occupied Space.** Outdoor (unenclosed) roof deck/terrace occupiable space is permitted in this roof type. Such occupiable spaces must meet fire code egress standards. The parapet wall may act as the perimeter barrier if it meets safety standards, otherwise an additional barrier is required.
- 4. Rooftop Enclosures.** Rooftop enclosures are permitted in this roof type. Occupiable space may not exceed 10% or 400 square feet of the roof footprint, whichever is larger. Enclosures must maintain applicable roof setback.

C. PITCHED ROOF

This roof type is sloped, or pitched. Slope is measured with the vertical rise divided by the horizontal span or run. See Figures 5.51 and 5.52

1. **Pitch Measure.** The roof may not be sloped less than 1:3 (rise/run) or more than 1:1.
2. **Configurations.** Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
3. **Parallel Ridge Line.** A gabled end or perpendicular ridge line shall occur at least every 100'-0" of roof length when the ridge line runs parallel to the front lot line. See Figure XX
4. **Transparency.** The upper floor transparency and blank wall limitation requirements apply to gable ends when the space within the roof is occupiable. Gable ends are exempt from these transparency requirements if there is no occupiable space within the roof.
5. **Roof height,** measured from the ridge line down to the to story, is a function of pitch measure.
6. **Occupied Space.** Occupiable attic space, the void within the roof trusses, may be used within this roof type and does not count as one story.

D. FLAT ROOF

This roof type has a flat roof with or without overhanging eaves. See Figure 5.53

1. **Configuration.** Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
2. **Eave Depth.** Eave depth is measured from the building facade to the outermost element of the eave. Eaves shall have a minimum depth of 0'-18".
3. **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Minimum eave height is 0'-8".
4. **Interrupting Vertical Walls** are facade walls below the eave that extend upwards through and above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than 4'-0" above the top of the eave.
5. **Occupied Space.** Occupied space shall not be incorporated within this roof type.

E. TOWERS

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on permitted building types and on corner lots. For lots with two corners, the tower is only permitted on the corner with the primary street. A stair tower used for emergency and roof access is exempt from this limit. See Figure 5.54

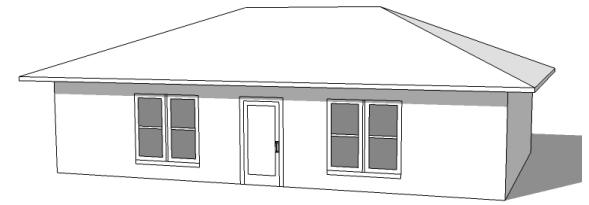


Figure 5.51 - Low pitched/hipped roof example



Figure 5.52 - Parallel ridge line with gable example

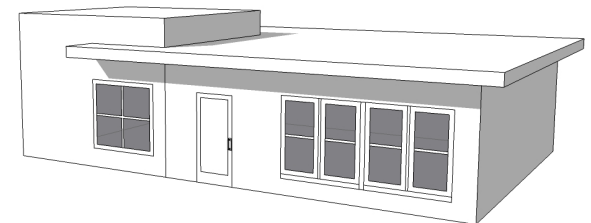


Figure 5.53 - Flat roof example

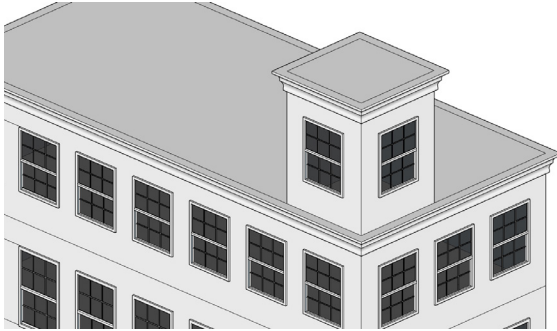


Figure 5.54 - Tower example

1. **Quantity.** All building types, with the exception of the civic building, are limited to one tower per building.
2. **Tower Height.** Maximum height, measured from the top of the lower parapet or eave to the top of the tower, is limited to 1.5x the height of the upper floor of the building on which the tower is located. The tower is not included in the count for maximum number of stories.
3. **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30'-0" whichever is shorter.
4. **Horizontal Expression Lines.** A horizontal expression line shall define the tower from the upper stories, except on single family or attached house residential building types.
5. **Occupied Space.** Towers may be occupied by the same uses allowed in upper stories of the building type on which it is located.

6. Application. May be combined with all other roof types.

7. Tower Cap. The tower may be capped by the parapet, pitched, or flat roof types.

12. LIGHTING STANDARDS

These standards apply to light fixtures that are located outside the building and which are not architectural lights that illuminate the building itself.

1. **Light Source.** Light sources shall be at least as efficient as LED and no greater than 4,000 K in correlated color temperature (CCT). Light levels shall be designed such that light trespass measured at the property line does not exceed 0.01 foot-candles. Light fixtures shall use a cut-off luminaire that is fully or partially shielded with no light distributed above the horizontal plane of the luminaire or into nearby residential structures. In no case shall the total lumens emitted for a single site exceed 100,000 lumens per acre.
2. **Parking Lot Lighting.** Parking lot lighting shall be designed and constructed to comply with the following standards:
 - (a) **Pole Height/Design**
 - (i) Luminaire mounting height is measured from the parking lot or driveway surface and may range from ten 10'-0" to 30'-0", based on review of site plan, proposed land uses, surrounding land uses, parking

area size, building massing, topography of site, and impacts on adjacent properties.

- (ii) Poles and fixtures shall be black, dark brown, or another neutral color approved by the city.
- (iii) All attempts shall be made to place the base of light poles within landscape areas.
- (iv) Light poles in parking areas shall not exceed 30'-0" in height. Poles exceeding 20'-0" in height are appropriate only for parking areas exceeding two hundred stalls and not in close proximity to residential areas.

3. Other Outdoor Lighting Standards

- (a) Wall-mounted lighting fixtures shall not be located above eighteen 18'-0" in height unless being used as building accent lighting. Fixture styles and finishes shall compliment the building exterior.
- (b) Lighting located along pedestrian pathways or in areas primarily dedicated to human activity shall be bollard style lighting or down-directed lighting not to exceed 12'-0" in height. Pedestrian lighting shall be coordinated through each project and shall complement adjacent projects to the greatest extent practical.
- (c) In order to avoid light pollution, backlit

awnings, up light spotlights, and flood lights are prohibited.

- (d) Street lighting fixtures shall either be chosen from the city's approved street light list or installed to match a theme set by developments within the zone or neighborhood.

4. Upgrading Pre-Existing Lighting

- (a) An applicant must bring pre-existing lighting into compliance with this code upon application with the business license department for a change in ownership, new business in a stand-alone structure or in a multi-tenant structure in which the new business utilizes more than fifty percent of the building square footage on the site, in conjunction with an application for a building permit for any alteration, remodel or expansion of any structure on the site, or in conjunction with changes to the approved site plan.

5. Lighting Plan Submission Requirements. A lighting plan is required for all developments and must contain the following:

- (a) Lighting plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
- (b) Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices

that may include, but is not limited to, manufacturer catalog cuts and drawings, including section where required; and Photometric data, such as that furnished by manufacturers, or similar showing the angle of the cut off or light emission.

- (c) A point-by-point light plan to determine the adequacy of the lighting over the site.

13. ADDITIONAL DESIGN STANDARDS

This section outlines the town center design standards that affect a building's appearance and quality. The intent is to improve the physical quality of buildings, enhance the pedestrian experience, protect the character of the neighborhood, create visual interest, and contribute to its sense of place.

A. MATERIALS AND COLOR

1. Primary Street- Facing Facade Materials.

A minimum of 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.

(a) Permitted primary building materials

include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process.

2. Secondary Street-Facing Facade Materials.

Secondary materials on primary street-facing facades are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.

- (a) Exterior Insulation and Finishing Systems (EIFS) are permitted for trim only or on upper floor facades, up to 20% of total.

3. Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample. Membrane roofs are acceptable for flat roofs with no surface visible from the street.

4. Color. Main building colors shall be complementary to existing building stock, where applicable.

5. Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the row building type.

6. Prohibited Materials List:

- (a) Vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.
- (b) Stucco is an allowable facade material only when used on facades that do not face public

streets, adjacent residential areas, or open space.

B. WINDOWS, AWNINGS, AND SHUTTERS

- 1. Windows.** Transparency requirements vary by building type.
- 2. Awnings.** All awnings shall be canvas, metal, glass, or wood. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awnings shall provide a minimum of a 8'-0" vertical clearance above ground plane.
- 3. Shutters.** If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process.

C. DRIVE-THROUGH STRUCTURES

Drive-through structures are not permitted in any form district or with any building type.

D. METERS AND EQUIPMENT PLACEMENT

Equipment shall be screened from view and not located on a public frontage.

E. WASTE CONTAINERS

Waste containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building.

F. RESIDENTIAL DEVELOPMENT REQUIREMENTS

Residential rental developments shall include:

- 1.** Visitability features for at least 10% of units, including no-step entries, ADA restrooms and accessible controls.

6.0 OPEN SPACE

1. GENERAL REQUIREMENTS

A. INTENT

To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

B. APPLICABILITY

Open space types are permitted, not permitted, or limited according to each form district. See Table 6.1

C. GENERAL REQUIREMENTS

All open spaces shall meet the following general requirements:

- 1. All open spaces within the FBC neighborhoods shall comply with one of the **open space types** as defined in this section.
- 2. All open space types shall provide **public access** from a vehicular and/or pedestrian right-of-way.
- 3. Pocket park, town square, and park open spaces shall be **platted as a parcel or group of parcels** or, with permission from the city, may be located within a right-of-way.

- 4. Unless prohibited, open space types may incorporate **fencing** provided that the following requirements are met:
 - (a) Fencing shall be a maximum **height** of 3'-0" unless approved by the city for such circumstances as proximity to railroad right-of-way or use around swimming pools, ball fields, and ball courts.
 - (b) **Fence opacity** shall be no greater than 60%. Landscaping is exempt from this opacity requirement.
 - (c) **Chain-link** fencing is not permitted, with the exception of dedicated sports field or court fencing as approved by the city.
 - (d) If a fence is built along a street front, **openings**, with or without gates, shall be provided on each individual street front with a minimum spacing of one opening every 100'-0" or a minimum of one opening on street fronts that are less than 100'-0".
- 5. **Ownership** of all open space types may be either be public or private.
- 6. **Parking** shall not be required for an open space type, unless a use other than open space is determined by the city.

Table 6.1 - Open Space Types by Form District			
OPEN SPACE TYPE	FORM DISTRICT		
	TC	NC	RT
1. Pocket Park	P	P	P
2. Town Square	P	P	N
3. BTZ Pedestrian Space	L	L	L
4. Park	P	P	P

P = Permitted | N = Not Permitted
L = Limited by Building and Frontage Type

- 7. **Continuity** of connections to existing or planned trails or open space types shall be made when the open space abuts key trail corridors or another open space type.

D. DEFINITION OF REQUIREMENTS

The meaning and usage of terminology is not universal. Some of the terms in this FBC are used differently in other contexts. The definitions provided in this FBC are specific to how they are used within the FBC. These definitions are not subject to multiple interpretations and shall not be altered.



The following further explains or defines the requirements for each open space type. Refer to Tables 6.2 through 6.5 for the specific requirements of each open space type.

1. Dimensions

- (a) The **minimum area** of all open space types is measured within the lot lines of the property.
- (b) The **maximum area** of all open space types is measured within the lot lines of the property.
- (c) The **minimum dimension** requirement is a way to make sure that size of an open space is not too small for its particular open space type. The minimum dimension for all open space types is derived from overlaying the open space plan with two straight lines that intersect at right angles and whose endpoints are at the outer property lines. The first line is placed at the longest distance across the open space. The second line crosses the first line at a right angle at the place on the first line that follows the longest distance in the direction perpendicular to the first line. The "minimum dimension" is the shorter of these two lines. Figure **XX** shows three examples of measuring the minimum dimension.

- 2. The **minimum access** requirement ensures access and visibility for the open space. It is described in two ways:

- (a) The **percentage** of the total perimeter that must be adjacent to a public right-of-way.

- (b) The minimum number of and/or spacing between **access points** into the open space.

- 3. **Adjacent lots** are those which are directly adjacent to and directly across the street from an open space.

- (a) The **adjacent form district** requirement places a restriction on open spaces which are located adjacent to a form district boundary. The given open space type is permitted to be adjacent to the listed form district(s).
- (b) The preferred **orientation of adjacent lots** is toward the open space. The given open space type is permitted adjacent to, or across the street from, the listed property line type(s).

- 4. **Improvements** of the following types may be permitted in an open space.

- (a) **Sports fields** are fields or courts that are designed for one or more specific sports.
 - (i) Sports fields areas are limited in size, expressed as a maximum percentage of the total park area.
 - (ii) Paved sports courts do not count toward pavement requirements.
- (b) **Playgrounds** are defined areas with play structures and equipment, such as slides, swings, and climbing structures, typically for children under 12 years old.
- (c) **Structures**
 - (i) **Fully enclosed inhabitable structures** are permanent structures with a roof

and walls with closeable doors that fully enclose the space. They are intended for uses such as, but not limited to, park offices, maintenance sheds, community centers, and rest rooms.

- (ii) **Open-air inhabitable structures** are permanent structures with a roof or overhead covering and partially or fully open sides. Examples include, but are not limited to, gazebos, pavilions, pergolas, and shade structures.

- (iii) **Landscape structures** are permanent uninhabitable structures that are used for aesthetic purposes or active uses that are not a sports field/court or playground. Examples include, but are not limited to, water features, monuments, sculptures, splash pads, climbing walls, and skate parks.

- (d) The **pavement requirements** are expressed as percentages of the total area of the open space, as measured within the lot boundaries. Paved areas may use impervious and/or semi-pervious paving materials. Three percentages are given:

- (i) The **minimum total area** is the smallest permitted paved area and includes the sum of both impervious and semi-pervious paved areas.

- (ii) The **maximum total area** is the largest permitted paved area and includes the sum of both impervious and semi-pervious paved areas.
- (iii) The **maximum impervious pavement area** is the largest area permitted to be paved with impervious paving materials. This maximum impervious pavement percentage is lower than the maximum total percentage so the use of semi-pervious areas are required to reach the maximum total paved area. With no minimum for impervious paved area, the maximum total area may be reached by using only semi-pervious materials.
- (iv) **Paved sports courts** are not counted in the pavement requirement percentages.
- (e) **Lighting** makes open spaces useful after sunset and improves night-time safety. Each open space type requires lighting but the amount and type of lighting differs with each open space type and design. The following principles apply to open space lighting:
 - (i) **Light sources shall be at least as efficient as LED** and no greater than 4,000 K in correlated color temperature (CCT). Light levels shall be designed such that light trespass measured at the property line does not exceed 0.01 foot-candles. Light fixtures shall use a cutoff luminaire

that is fully or partially shielded with no light distributed above the horizontal plane of the luminaire or into nearby residential structures. In no case shall the total lumens emitted for a single site exceed one hundred thousand lumens per acre.

- (ii) Wall-mounted lighting fixtures shall not be located above 18'-0" in height unless being used as building accent lighting. Fixture styles and finishes shall compliment the building exterior.
- (iii) Lighting located along pedestrian pathways or in areas primarily dedicated to human activity shall be bollard style lighting or down-directed lighting not to exceed 12'-0" in height. Pedestrian lighting shall be coordinated through each project and shall complement adjacent projects to the greatest extent practical.
- (iv) **Light poles** for pedestrian areas shall be shorter pedestrian scale light poles, not the taller vehicular scale poles. Hybrid poles, with both an upper vehicular fixture and lower pedestrian fixture, are permitted along streets. Large areas that need to be lit, such as squares and sports fields, may use taller light poles for wider coverage.
- (f) **Seating** is an important component of all open spaces, it encourages people to stop

and spend time in the open space rather than just pass through, and allows people with different mobility and physical needs to enjoy the open space. Each open space type requires seating but the amount and type of seating differs with each open space type and design. The following principles apply to open space seating:

- (i) **Seat counts** for manufactured seat furniture shall be counted according to the manufacturer's specifications. For built-on-site seating, such as seat walls, steps, and benches, each 2'-0" of linear seating shall be considered one seat.

- (g) **Landscaping** refers to areas that are planted with live plants. These areas are subdivided into lawns (expanses of turf grass) and planted areas (plants that are not turf grass). Trees can be planted in both lawns and planted areas. Landscape designs will vary widely between open space types and are based on specific site characteristics and design goals.

- (h) **Bicycle facilities** located in open spaces are an important part of the active transportation network. The amount and type of bicycle facilities differs with open space type and design. The following principles apply to open space bicycle facilities:

- (i) Bicycle rack **locations** shall be convenient to rights-of-way or other connections

to the active transportation network, be visible in the day time and well-lit at night in order to deter bike theft.

- (ii) Each bicycle rack shall have an appropriate amount of **clear space** around it so that loading and unloading a bicycle from the rack shall not impede any adjacent pedestrian walkway.
- (iii) Bicycle racks with permanent **coverings** are encouraged.

5. BTZ pedestrian space is a type of open space between the primary facade of a building and the adjacent right-of-way property line when the facade is located within the BTZ and away from the property line. BTZ pedestrian space is not required. Buildings with primary facades located directly on the right-of-way property line have no BTZ pedestrian space.

- (a) **BTZ pedestrian space regulations apply only to the general, limited bay, and civic building types and only along primary frontages.**
- (b) **Depth** is measured from the right-of-way property line, perpendicular to the property line, to the portion of the building facade that is furthest from the property line.
- (c) May include **paved areas and/or planted areas.**

- (i) BTZ pedestrian spaces must include **paved walkways/driveways** to all pedestrian and vehicular entrances in the facade.
- (ii) Planted areas shall be enclosed with **0'-6" high curbing.**
- (iii) **Trees are not permitted** in any BTZ pedestrian space.
- (d) Must be **open to the street** and shall only be enclosed by the primary building facade.
 - (i) Shall not be enclosed with any overhead roof structure or building mass. Shade structures are permitted.
 - (ii) Shall not be enclosed with any fencing, walls, hedges, or other vertical barrier.
- (e) Shall be **open to public use.**

E. STORMWATER MANAGEMENT STRUCTURES IN OPEN SPACES

Stormwater management structures, such as storage and retention facilities, may be integrated into open spaces and used to meet stormwater requirements for surrounding lots.

- 1. Stormwater features** in open spaces may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape

design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.

- 2. A qualified professional** such as a landscape architect, certified landscape designer, or civil engineer shall prepare and/or review plans for any open space that incorporates stormwater features, as required by the city.

2. POCKET PARK

A. INTENT

Pocket parks may be appropriate in certain areas of the district. These parks may be very narrow or otherwise constrained in ways that would make a more traditional larger park unfeasible.

B. GENERAL REQUIREMENTS

Pocket parks should be strategically located, if possible. Pocket parks are a valuable temporary use on lots that are undeveloped.

Regulations for the pocket park open space type are defined in Table 6.2.



Figure 6.1 - Pocket park example

Table 6.2 - Pocket Park Requirements		
DIMENSIONS		
1. Minimum Area		0.1 acres
2. Maximum Area		0.25 acres
3. Minimum Dimension		none
4. Minimum Access		1 pedestrian entry to right-of-way every 20'-0" of frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		side, rear
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		not permitted
8. Playground		permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, splash pad
Paving	10. Minimum Total Area	15%
	11. Maximum Total Area	30%
	12. Maximum Impervious Pavement Area	20%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 200 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas at maturity (Trees not included)
16. Trees		1 / 1,000 sq. ft.
17. Bicycle Facilities		1 rack / 500 sq. ft.

3. TOWN SQUARE

A. INTENT

A high quality town square space can become the 'heart' of a community, when located effectively and with the right amount of attention given to how the space is used and designed. Town squares do not need to be large in size, but should be well located in the most highly concentrated and pedestrian-oriented parts of the community.

B. GENERAL REQUIREMENTS

Town squares should be well-designed, and located in visible, and easily accessed places. Town squares shall be fronted by public streets or primary building facades, and surrounded by activity on all sides. Town squares may not be located behind parking lots.

Regulations for the town square open space type are defined in Table 6.3.



Figure 6.2 - Public square example

Table 6.3 - Town Square Requirements		
DIMENSIONS		
1. Minimum Area		0.5 acres
2. Maximum Area		2.0 acres
3. Minimum Dimension		35'-0"
4. Minimum Access		50% of perimeter open to street frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		front
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		not permitted
8. Playground		not permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, kiosk
Paving	10. Minimum Total Area	30%
	11. Maximum Total Area	75%
	12. Maximum Impervious Pavement Area	50%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 150 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas at maturity (Trees not included)
16. Trees		1 / 400 sq. ft.
17. Bicycle Facilities		1 rack / 500 sq. ft.

4. BTZ PEDESTRIAN SPACE

A. INTENT

Pedestrian space within the BTZ is an extension of the pedestrian realm public space of a streetscape. They are an effective way to improve the appearance, function, and experience of the streetscape. These small pedestrian spaces provide distinction to individual buildings, spatial diversity within building facades, and functional outdoor space for activities like cafes, seating, gathering, and displays.

B. GENERAL REQUIREMENTS

BTZ pedestrian space is not required. These BTZ pedestrian space requirements apply only to the general, limited bay, and civic building types and only along primary frontages.

The location, size, quantity, and proportions of any BTZ pedestrian spaces shall take into consideration the specific features of the facade, including facade bay configuration, entrance type and quantity, and both major and minor division features.

Regulations for the BTZ pedestrian space open space type are defined in Table 6.4.

Table 6.4 - BTZ Pedestrian Space Requirements	
DIMENSIONS	
1. Minimum Depth	none
2. Maximum Depth	BTZ depth
3. Minimum Width	none
4. Maximum Width	length of primary frontage
FRONTAGE AND BUILDING TYPES	
5. Permitted Frontage Types	primary
6. Permitted Building Types	general, limited bay, civic
IMPROVEMENTS	
7. Permitted Structures	monument, sculpture, water feature
8. Minimum Paved Area	1 walkway per pedestrian entrance 1 driveway per vehicular entrance
9. Lighting	permitted, bollard lights, landscaping lights, 16'-0" max. pole fixture height
10. Seating	permitted
11. Landscaping	50% min. live plant coverage in planted areas at maturity (Trees not included)
12. Bicycle Facilities	permitted

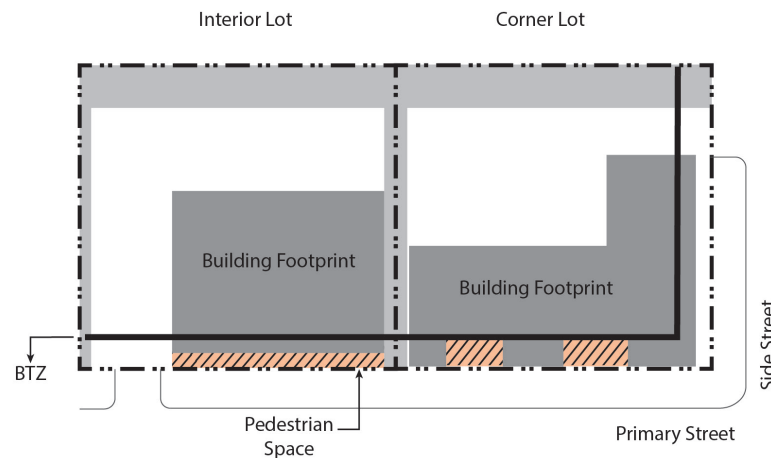


Figure 6.3 - BTZ pedestrian space diagram. Not to scale.

5. PARK

A. INTENT

Park space is important to every community but it must be located and designed in order to be used by a variety of users at all times of the day and all days of the week. Park space should be oriented to pedestrian networks including convenient access to trail networks.

B. GENERAL REQUIREMENTS

Parks should be designed to be sensitive to community limitations on water usage and maintenance resources. Parks should be appropriately scaled to focus on neighborhood usage and be open to and welcome all users.

Parks are only permitted to be constructed by the city for county or public use.

Regulations for the park open space type are defined in Table 6.5.



Figure 6.4 - Park example

Table 6.5 - Park Requirements		
DIMENSIONS		
1. Minimum Area		none
2. Maximum Area		none
3. Minimum Dimension		80'-0"
4. Minimum Access		25% of perimeter open to street frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		front, side
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		basketball, tennis, volleyball, pickleball
8. Playground		permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, splash pad
Paving	10. Minimum Total Area	10%
	11. Maximum Total Area	25%
	12. Maximum Impervious Pavement Area	15%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 250 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas
16. Trees		1 / 500 sq. ft.
17. Bicycle Facilities		1 rack / 600 sq. ft.

7.0 LANDSCAPING

1. GENERAL REQUIREMENTS

A. INTENT

The landscape standards outlined in this section are designed to meet the following set of goals:

1. To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and to create a buffer between pedestrian and vehicular travel lanes.
2. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
3. To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
4. To shade large expanses of pavement and reduce the urban heat island effect.

B. APPLICABILITY

Landscaping, trees, and buffers shall be installed as detailed in this section.

1. **General Compliance.** Application of this section to existing uses shall occur with the following developments:
 - (a) Any development of **new or significant improvements** to existing parking lots,

loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.

- (b) **Alteration** to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over **parking requirements**.
2. **Landscape buffers** are required according to the provisions in this section with the following exceptions.
 - (a) **Shared Driveways.** Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) **Points of Access.** Buffering is not required at driveways or other points of access to a lot.
 3. These provisions do not apply to **temporary uses**, unless determined otherwise by the City.



Figure 7.1 - Example of waterwise landscape with good plant variety and plant coverage



Figure 7.2 - Low plantings provide adequate visibility at intersections

2. LANDSCAPING INSTALLATION

A. INTENT

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

B. APPLICABILITY

These provisions apply to landscape installation as required by this section.

C. GENERAL INSTALLATION REQUIREMENTS

The installation of landscaping shall adhere to the following standards.

1. National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.

(a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.

(b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.

2. Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.

(a) If **seasonal conditions** preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to the installation costs as estimated by a qualified professional is required.

(b) Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.

3. Condition of Landscape Materials. The landscaping materials used shall be:

- (a)** Healthy and hardy with a good root system.
- (b)** Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
- (c)** Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
- (d)** Appropriate for the conditions of the site, including slope, water table, and soil type.
- (e)** Protected from damage by grates, pavers, or other measures.
- (f)** Plants that will not cause a nuisance or have negative impacts on an adjacent property.
- (g)** Species native or naturalized to the Wasatch Front, whenever possible.

4. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.

5. Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

D. GROUND PLANE VEGETATION

All unpaved areas shall be covered by planting beds.

1. Planting Beds

- (a)** Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
- (b)** Planting beds shall be planted such that a minimum of 50% their area is covered by live plant material, at plant maturity. Tree canopies are not included in coverage calculations.
- (c)** Nonliving materials, such as colored gravel or organic mulch, are permitted to be visible in no more than 50% of a bed area. Mulch depth should be a minimum of 3".
- (d)** Annual beds must be maintained seasonally and replanted as necessary.
- (e)** Planting beds should be designed and maintained to provide adequate **visibility**.
 - (i)** Planting plans around known signage locations shall select low growing plants to provide long term **sign visibility** with minimal maintenance.

- (ii) Planting beds near pedestrian and vehicular intersections should be designed to maintain safe **sight lines** for pedestrians and drivers.

2. Turf grass is not permitted in any of the three landscape zones described in this chapter.

E. TREE INSTALLATIONS

The installation of trees shall meet the following requirements:

- 1. Tree Measurement.** The caliper of new trees shall be measured at 0'-6" above the mean grade of the tree's trunk for 0'-4" caliper or less, and 1'-0" above the mean grade of the tree's trunk for calipers above 0'-4", and noted as caliper inches throughout this ordinance.
- 2. Tree Maintenance.** Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
- 3. Tree Size.** All trees to be installed to meet the requirements of this section shall be a minimum of 0'-2" caliper at the time of installation.
- 4. Structural Soil.** When a tree is to be planted within a park strip or paved area such as a plaza (and the pavement is not yet installed), structural soil is required underneath the adjacent pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded

gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits.

- 5. Energy conservation** can be enhanced by plant placement. Plantings shall be designed to reduce the energy consumption needs of the development.
 - (a) Deciduous trees** should be placed on the south and west sides of buildings to provide shade from the summer sun and allow heat from the winter sun to reach the buildings.
 - (b) Evergreen trees** and other evergreen plants should be concentrated on the north side of buildings to dissipate the effect of winter winds.

F. IRRIGATION SYSTEMS

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- 1.** All irrigation systems shall be designed to **minimize the use of water.**
- 2.** Non-residential landscape irrigation shall have an automatic clock-activated permanent **controller.** Smart controllers with wireless access are encouraged.
- 3.** The irrigation system shall provide **sufficient coverage** to all landscaped areas.

- 4.** The irrigation system shall **not spray or irrigate impervious surfaces**, including sidewalks, driveways, streets, and parking and loading areas.
- 5.** All systems shall be equipped with a **back-flow prevention device.**
- 6.** All mechanical systems including controllers and back-flow prevention devices shall be properly **screened from public view.**
- 7.** Irrigation systems shall be smart and weather-based instead of clock-based. A WaterSense label is recommended.

G. MAINTENANCE OF LANDSCAPE

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- 1.** All required landscaping shall be **maintained** to adhere to all requirements of this ordinance.
- 2. Unhealthy plants** shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- 3.** The owner is **responsible for the maintenance**, repair, and replacement of all landscaping, screening, and curbing required herein.
- 4.** Maintenance shall **preserve at least the same quantity, quality**, and screening effectiveness as initially installed.

5. **Fences, walls, and other barriers** shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
6. **Tree topping** is not permitted. When necessary, crown reduction thinning or pruning is permitted.
7. All landscaped areas regulated by this FBC may be **inspected** by the city.

3. STREET TREES

A. INTENT

To line all streets with a consistent and appropriate planting of trees to establish tree canopy for environmental benefit and a sense of identity for all streets.

B. APPLICABILITY

The requirements herein apply to the reconstruction, and new construction, of all streets.

C. MINIMUM STREET TREE REQUIREMENTS

The following standards apply to the installation of street trees.

1. The minimum **clear branch height** in all districts is 8'-0".
2. **Street tree species** shall be selected according to the conditions of the park strip and in compliance with Tables **XX** through **XX**. A

certified arborist may recommend species to be approved by the city on a per-project basis.

3. **Street tree spacing** requirements are defined by street type. See Section 4.0
4. Street trees may be planted in **tree wells with grates or in planting beds**, as defined by street type. See Section 4.0

Table 7.1 - Large Street Trees
Table For landscape zones wider than 8'-0"

1. American Linden	2. Patmore Seedless Ash
3. Common Hackberry	4. Red Oak
5. English Oak	6. Silver Linden
7. European Beech	8. Sycamore Maple
9. Ginkgo (male variety only)	10. Marshall Seedless Green Ash
11. Japanese Zelkova	12. Cimmarron Ash
13. Accolade Elm	14. Thornless Honeylocust
15. Japanese Pagoda Tree	16. Kentucky Coffeetree
17. London Planetree	18. Sterling Silver Linden

Table 7.2 - Prohibited Street Trees

1. Aspen	2. Fruit-bearing trees
3. Balm of Gilead	4. Nut-bearing trees
5. Gambel Oak	6. Birch (all species)
7. Mayday Tree	8. Black Locust
9. Mulberry (all species)	10. Common Box Elder
11. Russian Olive	12. Catalpa
13. Saskatoon Serviceberry	14. Chinese Date
15. Cottonwood (all species)	16. Silk Tree
17. Flowering Plum	18. Conifers (all species)
19. Willow (all species)	

D. STREETSCAPE DESIGN

Street trees are located in the public right-of-way and are included in the streetscape design for each street. See Section 4.0 for the streetscape design requirements.

Table 7.3 - Small Street Trees

FOR USE UNDER POWER LINES

1. Crabapples (fruitless only)	2. Whitebeam Mountain Ash
3. Golden Raintree	4. Eastern Redbud
5. Japanese Tree Lilac	6. Hedge Maple
7. Amur Maple	8. Rocky Mountain Maple
9. Tatarian Maple	10. Green Mountain Ash
11. Dwarf Littleleaf Linden	12. Zelkova

FOR LANDSCAPE ZONES < 5'-0" WIDE

1. Any of the trees in the power line tree list	
2. Amur Chokecherry	3. Turkish Filbert
4. Thornless Hawthorn	5. Netleaf Hackberry
6. European Mountain Ash	7. Paperbark Maple
8. Red Horsechestnut	9. Hardy Rubber Tree
10. Kwanzan Cherry	

Table 7.4 - Medium Street Trees - for landscape zones between 5'-0" and 8'-0" wide

1. Hedge Maple	2. Velvet Ash
3. Littleleaf Linden	4. Yellowwood
5. Lacebark Elm	6. Fairview Maple
7. Pyramidal Hornbeam	8. Chinese Fringe Tree
9. Thornless Honeylocust	10. Frontier Elm
11. Briotii Horsechestnut	12. Sensation Boxelder
13. Manchurian Ash	14. Purple Robe Locust

4. LANDSCAPE AREAS

A. INTENT

To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses. This is accomplished by defining three different types of landscape areas. These areas help to screen, separate, and define the edges of a lot and the interior of surface parking lots.

The three landscape areas are:

1. Parking Lot Frontage Buffers
2. Parking Lot Interior Landscape
3. Side and Rear Landscape Buffers

B. PARKING LOT FRONTAGE BUFFERS

1. INTENT

Landscaped buffers around parking lots are designed to reduce the visual impact of vehicular areas on public streets and adjacent properties.

2. APPLICABILITY

Applies to properties in all form districts where a parking lot abuts a street frontage.

Regulations for the parking lot frontage buffer landscape area type are defined in Table 7.5.

Table 7.5 - Parking Lot Frontage Buffer Requirements	
BUFFER REQUIREMENTS	
1. Depth	5'-0" min.
2. Location	required where a parking lot abuts a street frontage
PLANTING REQUIREMENTS	
3. Trees	required 30'-0" on center where there is efficient space for a buffer tree to be planted at the halfway point between street trees, on street side of fence when a fence is present
4. Ground Plane Vegetation	buffers are required to be planted with live plants with at least 50% coverage at maturity
FENCING (OPTIONAL)	
5. Height	3'-0" min. - 4'-0" max.
6. Location	2'-0" offset from parking lot outer curb
7. Opening	1 pedestrian opening allowed per street frontage, 4'-0" minimum width

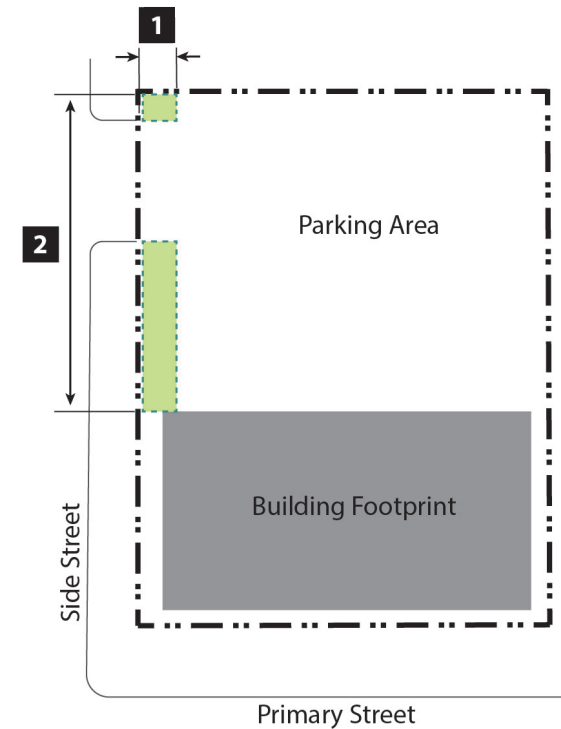


Figure 7.3 - Parking lot frontage buffer diagram.
Not to scale.

C. PARKING LOT INTERIOR LANDSCAPE

1. INTENT

Landscaped areas within parking lots are designed to provide shade, reduce stormwater runoff, and improve the appearance of parking lots.

2. APPLICABILITY

All surface parking lots with **fourteen or more parking spaces** shall provide landscaping in accordance with the provisions of this section.

Regulations for the parking lot interior landscape area type are defined in Table 7.6.

Table 7.6 - Parking Lot Interior Landscape Requirements	
LANDSCAPE ISLAND REQUIREMENTS	
1. Locations	1 island at the ends of each row/parking bay, including parking lot corners + 1 island every ten stalls in each row/bay, on both edge and interior rows/bays
2. Width	5'-0" min. width + structural soil area, 10'-0" radius from tree center, required for trees planted in any island narrower than 15'-0" wide
PLANTING REQUIREMENTS	
3. Trees	1 large shade tree / island min.
4. Ground Plane Vegetation	islands are required to be planted with live plants with at least 50% coverage at maturity

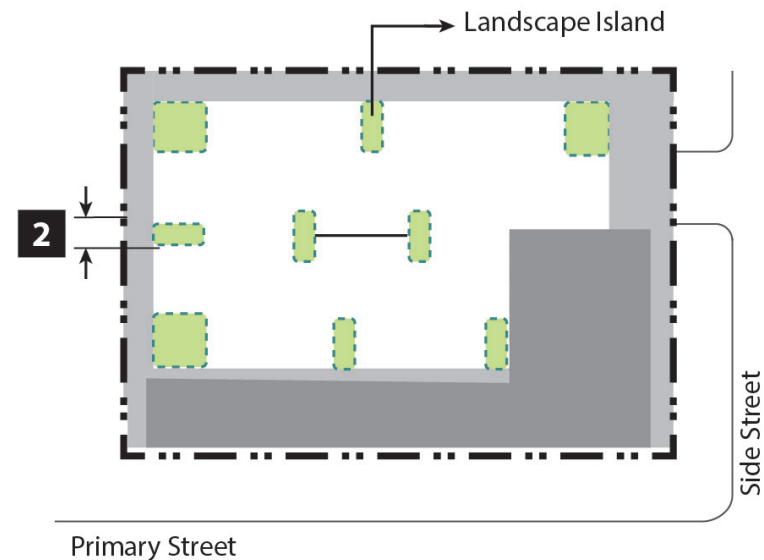


Figure 7.4 - Parking lot interior landscaping diagram. Not to scale.

D. SIDE AND REAR LANDSCAPE BUFFERS

1. INTENT

Landscaping along the rear and sides of a lot are designed to minimize negative impacts between adjacent developments and provide softening and screening between properties.

2. APPLICABILITY

These landscape buffers are required in **all developments with ground floor non-residential uses** within the district.

Approved shared parking lots are exempt from side and rear landscape buffer requirements when the parking lot straddles a side or rear lot line. See section 8.0

Regulations for the side and rear landscape buffer landscape area type are defined in Table 7.7. Each side and rear buffer must use either the hedge or fence option.

Table 7.7 - Side & Rear Landscape Buffer Requirements	
DEPTH & LOCATION	
1. Locations	required along side and rear lot lines (not along street frontages or across driveways)
2. Depth	5'-0" min.
LANDSCAPE REQUIREMENTS	
3. Trees	1 tree / 30'-0" of side and rear lot lines
4. Hedge Option	A continuous double row of shrubs planted in the space between trees. Individual shrubs to have a minimum mature width of 3'-0" and minimum mature height of 4'-0" planted at no more than 3'-0" on center.
5. Fence Option	An opaque fence with a minimum height of 6'-0" to be installed adjacent to the lot line. The buffer on the interior side of the fence is required to be planted with live plants with at least 50% coverage at maturity.

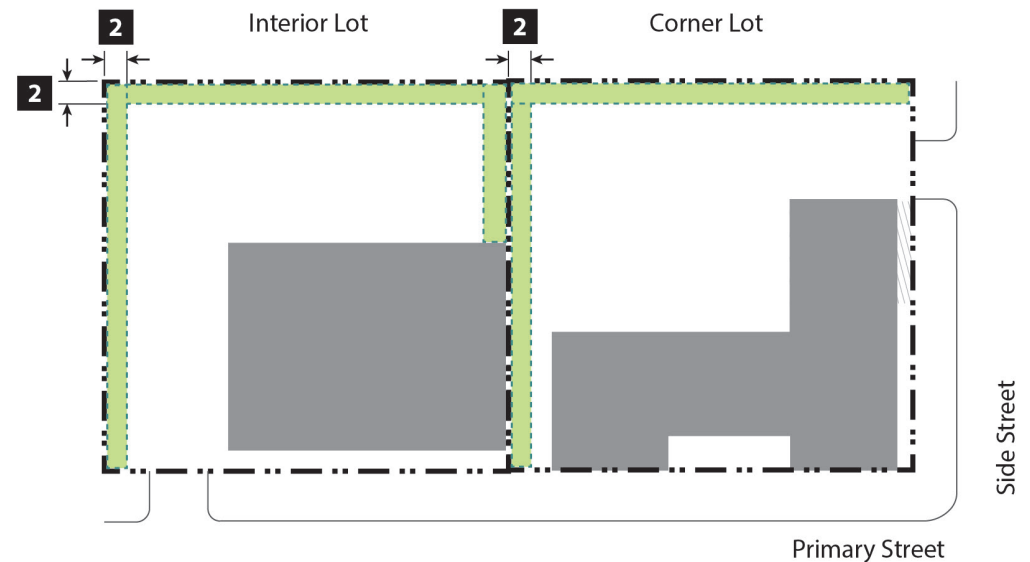


Figure 7.5 - Side and rear landscape buffer diagram. Not to scale.

8.0 PARKING

1. GENERAL REQUIREMENTS

A. INTENT

These provisions are established to accomplish the following:

1. Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of uses.
2. Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent uses and form districts.
3. Provide specifications for vehicular site access.

B. APPLICABILITY

This section shall apply to all new development and changes in use or intensity of use for existing development, in any form district.

1. **Compliance** with these required standards outlined shall be triggered by the following circumstances:
 - (a) **Development** of all new parking facilities, loading facilities, and driveways.
 - (b) **Improvements** to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.

(c) **Change in use** requiring a change in the amount of parking.

2. **Damage or Destruction.** When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this section.
3. **Site Plan Approval.** Parking quantities and parking design and layout shall be approved through the site plan approval process.

2. PARKING REQUIREMENTS

A. GENERAL PARKING REQUIREMENTS

1. **Accessible Parking.** Parking facilities accessible for persons with disabilities shall be in compliance with, or better than, the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility.
2. **Approved Unlisted Uses.** Upon receiving a site plan approval, occupancy certificate, or other permit application for a use not specifically addressed in section 3.0, the city is authorized to apply off-street parking standards specified for the use deemed most similar to the proposed

use. In instances where an equivalent may not be clearly determined, the city may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.

B. REQUIRED VEHICULAR AND BICYCLE PARKING

1. Parking requirements are **organized by use and form district**.
 - (a) Parking requirements are provided by use sub-category and form district; these numbers are applicable for all of the uses within each sub-category.
2. The **parking requirement** columns in Table 8.1 indicate minimum required off-street parking ratios, which may be subject to credits and other reductions, as detailed in this section.
3. Table 8.2 indicates the minimum **bicycle parking** ratio for each given use.
4. **Computation.** Off-street parking spaces shall be calculated using the following information:
 - (a) **Area Measurements.** The following units of measurements shall be utilized to calculate parking requirements.

Table 8.1 - Vehicular Parking Requirements by Use & Form District				
USE CATEGORY				CALCULATION UNIT
	TC	NC	RT	
RESIDENTIAL & LODGING				
1. Single Family & Multifamily (Studio/1 Bedroom)	1.15	1.15	1.15	per dwelling unit
2. Multifamily (2 Bedrooms)	1.725	1.725	1.725	per dwelling unit
3. Multifamily (3+ Bedrooms)	2.3	2.3	2.3	per dwelling unit
4. Hotel & Inn	1.0	1.0	1.0	per room +
	1.0	1.0	1.0	per 200 sq. ft. office & dining
5. Residential Care	0.33	0.33	0.33	per unit +
	0.66	0.66	0.66	per employee
CIVIC & INSTITUTIONAL				
6. Assembly (Public & Private)	1.0	1.0	1.0	per 5 seats of design capacity
7. Library/Post Office	2.0	2.0	2.0	per 1,000 sq. ft.
8. Museum	1.0	1.0	1.0	per 1,000 sq. ft.
9. Police & Fire	TBD	TBD	TBD	per city planning
10. School: Pre-K through Junior High	1.0	1.0	1.0	per classroom +
	1.0	1.0	1.0	per 200 sq. ft. office space
11. School: High School & Higher Education	1.0	1.0	1.0	per classroom +
	1.0	1.0	1.0	per 200 sq. ft. office space +
	0.25	0.25	0.25	per student

(i) **Dwelling/Rooming Unit.** Parking standards for residential uses shall be computed using dwelling unit, rooming unit, or room as the unit of measure, unless otherwise stated.

(ii) **Net Leasable Floor Area.** Unless otherwise expressly stated, parking

standards for non-residential uses shall be computed using net leasable floor Area. This means gross floor area less the area used for common hallways, mechanical and storage areas, and rest rooms.

(iii) **Occupancy- or Capacity-Based Measurements.** Parking spaces required

per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.

(iv) **Bench Seating.** For uses in which users occupy benches, pews, or other similar seating facilities, each linear 2'-0" of such seating shall be counted as one seat.

(b) **Fractions.** When computation of the number of required off-street vehicular parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

(c) When there are **multiple uses on a lot**, spaces shall be calculated as an amount equal to the combined requirements for all uses on the lot.

C. MULTIPLE USE REDUCTIONS

The following reductions may be taken for multiple non-residential uses:

1. Shared vehicular parking is an arrangement in which two or more non-residential uses with different peak parking demand times use the same off-street parking spaces to meet their off-street parking requirements.

Table 8.1 cont. - Vehicular Parking Requirements by Use & Form District				
USE CATEGORY				CALCULATION UNIT
	TC	NC	RT	
RETAIL				
12. General Retail	1.0	1.0	1.0	per 350 sq. ft.
13. Neighborhood Retail	1.0	1.0	1.0	per 500 sq. ft.
SERVICE				
14. General Service	1.0	1.0	1.0	per 350 sq. ft.
15. Neighborhood Service	1.0	1.0	1.0	per 500 sq. ft.
16. General Eating & Drinking	15.0	15.0	15.0	per 1,000 sq. ft. of sales and enclosed eating space, rounded up
17. Neighborhood Eating & Drinking	7.0	7.0	7.0	per 1,000 sq. ft. of sales and enclosed eating space, rounded up
18. Fast Food	6.0	6.0	6.0	per 1,000 sq. ft. (8 spaces min.)
19. Fitness/Gym/Dance Studio	4.0	4.0	4.0	per 1,000 sq. ft.
20. Concert Hall/Theater	1.0	1.0	1.0	per 5 seats of design capacity
OFFICE & INDUSTRIAL				
21. Office/Professional	1.0.	1.0.	1.0.	per 350 sq. ft.
22. Craftsman/Industrial	1.0	1.0	1.0	per 500 sq. ft. retail space +
	1.0	1.0	1.0	per 1,000 sq. ft. production space
SITE USES				
23. Open Space	TBD	TBD	TBD	per city planning

Table 8.2 - Bicycle Parking Requirements		
USE TYPE	REQUIRED BIKE RACKS	CALCULATION UNIT
1. Multifamily: Studio/1 Bedroom	1.0 min.	per 10 dwelling units
2. Multifamily: 2+ Bedroom	1.0 min.	per 5 dwelling units
3. Civic & Institutional	2.0 min.	per 10,000 sq. ft.
4. Retail/Service/Office	1.0 min.	per 3,000 sq. ft.
5. Open Space	10.0 min.	per acre OR per city planning

2. General Provisions. Through review of the site plan the city planning staff may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces that are also provided for a nighttime or Sunday use, and vice versa.

3. Approval. In order to approve a shared parking arrangement, the city planning staff must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

Approved shared parking lots that straddle a side or rear lot line, occupying portions of each lot on either side of the lot line, are exempt from the **parking lot setback** requirements along that lot line. See Section 5.0

4. Peak time shared parking uses

The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the city planning staff.

The following uses are typically considered predominantly nighttime or Sunday uses: bars and restaurants, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the city planning staff.

5. Shared Vehicular Parking Reduction. When two or more categories of non-single family residential uses share a parking lot and are

Table 8.3 - Shared Parking Reduction Calculation Table

USE CATEGORY OR TYPE	WEEKDAYS			WEEKENDS		
	Midnight 7:00 am	7:00 am 6:00 pm	6:00 pm Midnight	Midnight 7:00 am	7:00 am 6:00 pm	6:00 pm Midnight
1. Residential	100%	60%	80%	100%	80%	80%
2. Hotel & Inn	100%	65%	100%	100%	65%	100%
3. Retail & Service	5%	100%	80%	5%	100%	60%
4. Place of Worship	0%	30%	50%	0%	100%	75%
5. Theater/Entertainment	5%	30%	100%	5%	60%	100%
6. Bars & Restaurants	50%	70%	100%	70%	60%	100%
7. Office/Professional	5%	100%	5%	5%	5%	5%

- (iv) Select the time period with the highest total parking requirement. This is the total number of parking spaces required for the shared parking reduction.

- 6. Uses in Different Buildings.** Through review of the site plan the city planning staff may approve the shared parking reduction agreement if any of the uses are not located in the same structure or building.
- 7. Any shared parking location** must be within 500'-0" from the entrance of the use to the closest parking space within the shared parking lot, measured along a dedicated pedestrian path.

- 8. Off-Site Shared Parking Agreement.** An agreement approved by the city attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the city planning staff during review of the site plan.

Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.

If the agreement is no longer in force, then parking must be immediately provided as otherwise required in this section.

D. PARKING CREDITS

Vehicular parking standards in Table 8.1 may be reduced by achieving one or all of the following credits.

Table 8.4 - Loading Facility Requirements

GROSS FLOOR AREA (SQ. FT.)	REQUIRED LOADING SPACES
1. <10,000	0
2. 10,000 to 20,000	1
3. 20,001 to 40,000	2
4. 40,001 to 70,000	3
5. 70,001 to 100,000	4
6. >100,000	4 +
	1 for each additional 100,000 sq. ft.

located on the same lot or adjacent lots, the following applies:

- (a) Reduction Calculations.** Shared parking reductions will be approved in accordance with the following:
- (i) For each applicable use category, calculate the number of spaces required as if it were the only use.
 - (ii) Use the figures for each individual use to calculate the number of spaces required for that use for each time period specified in Table 8.3. This table establishes six time periods per use.
 - (iii) For each time period, add the number of spaces required for all applicable uses to obtain a grand total for each of the six time periods.

1. On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited one for one against the parking requirement:

(a) Spaces shall be designated on-street parking **available 24 hours** of every day.

(b) On-street space must be located a minimum of **50% adjacent** to the property line of the lot.

2. Public Parking Credit. For all non-residential uses, off-street public parking spaces located within 660'-0" of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.

3. Transit Credit. For all uses, vehicular parking requirements may be reduced with proximity to any transit line with up to 15 minute headways. Proximity is measured along a walking path from any point along the property line to the platform or transit stop:

(a) **Within 400'-0"** a reduction of up to 15% of the required off-street parking is permitted.

(b) **Within 800'-0"** a reduction of up to 10% of the required off-street parking is permitted.

Table 8.5 - Parking Site Requirements	
SETBACK (surface lot)	
1. Primary Street	30'-0" min.
2. Side Street/Rear Street	5'-0" min.
3. Side	5'-0" min.
4. Rear	5'-0" min.
PARKING DRIVEWAY (surface lot & structured)	
5. Width	
Two-Way	25'-0" max.
One-Way	16'-0" max.
Corner Lot	
6. Location	side street or rear street
7. Distance from Corner	35'-0" min.
Interior Lot	
8. Location	shared driveway, rear street, primary street as a last resort
BICYCLE AND OFFSITE PARKING	
9. Bicycle parking to be provided in a secure location	

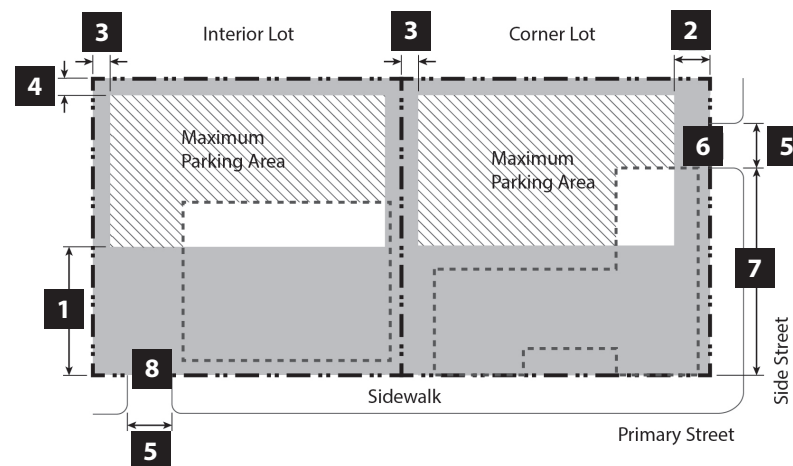


Figure 8.1 - Parking area placement example diagram. Not to scale

9.0 SIGNAGE

1. GENERAL REQUIREMENTS

A. INTENT

This section seeks to enhance the economic and aesthetic appeal of the Main Street corridor neighborhoods through the reasonable, orderly, safe, and effective display of signage. Signage should contribute to the identity and brand of each neighborhood.

B. GENERAL REQUIREMENTS

Compliance with the regulations outlined shall be attained under the following situations:

1. Newly Constructed or Reconstructed Signage.

All new signs and structural improvements to existing signs shall comply with these regulations.

2. Change in Use for Single Business Signage.

For signage serving one business, whenever the existing use is changed to a new use requiring any change of signage content, the new sign and sign content shall comply with these regulations.

3. Maximum Sign Area.

Unless otherwise specified, the total area of all permanent signage associated with any building shall be no more than 15% of the area of the primary building facade.

4. Sign Quantity. Indicates the number of signs permitted per building unit, such as quantity per facade bay or a percentage of window square footage.

(a) Multiple sign types may be used on the same building when the sign quantity indicates 1 max./ facade bay and indicates that the quantity is cumulative across sign types. Any mix of such sign types is permitted on a single building as long as the maximum quantity per facade bay is maintained for the entire building.

5. Sign Location. Unless otherwise specified, signs shall only be located within the boundaries of

the lot and not in the right-of-way or on public property.

(a) Certain sign types may **project beyond a property line** into the right-of-way or into public property.

(b) No sign shall be attached to a utility pole, traffic pole, tree, standpipe, gutter, drain, or other vertical support structure that was not purpose-built to support the sign.

(c) Signs shall be erected so as to **permit free ingress to and egress** from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.

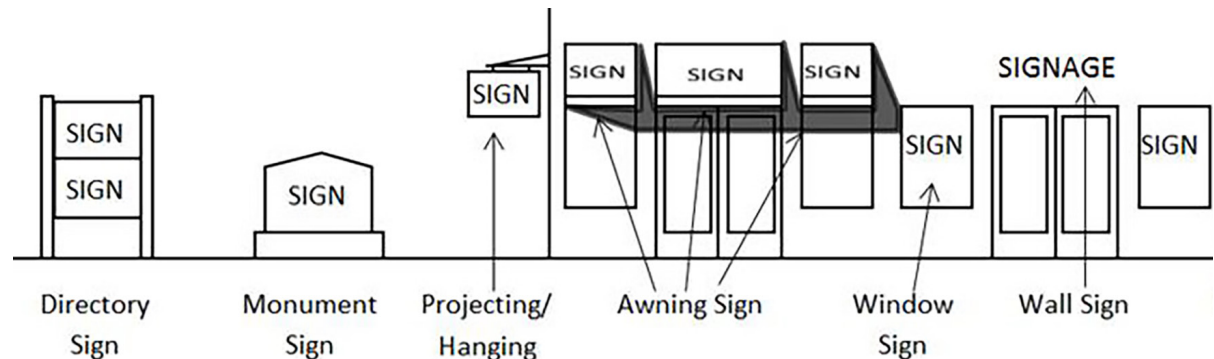


Figure 9.1 - Sign types diagram. Not to scale.

- (d) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.
- (e) Signs oriented to the pedestrian realm are required for each entryway on a public street. These signs should be mounted at a comfortable height and be clear and legible from the close range at which a pedestrian encounters the sign. The bottom edge of each sign should be no higher than 9'-0" from the ground plane, and shall not exceed a total area of 25 square feet.

6. Illumination. All signs shall be illuminated according to the following provisions unless otherwise stated:

- (a) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for electronic message boards for marquee signs.
- (b) **Individual letters or logos** may be internally illuminated as permitted per each sign type; when this type of lighted lettering is used, no other portion of the sign shall be internally illuminated.
- (c) Gas-discharge tube signage, commonly known as "neon signs," is not permitted.

- (d) Marquee signs, with either electronic or manually changed lettering, are permitted unless otherwise prohibited.
- (e) When an **external artificial light source** is used to illuminate a sign, the light source (lamp, bulb, LED array) shall be located, shielded, and oriented so as to not be visible from any public street or private residence.
 - (i) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 1'-6" from the face of the sign.
 - (ii) Sign output counts towards minimum light output per property. See 100k lumens/acre limit in section 7.0
 - (iii) Light must be directed downward with no light transmitted above horizontal plane of luminaire.

7. Temporary Signs. The following standards apply to temporary signage:

- (a) Each non-residential tenant may be allowed one temporary A-frame sign.
- (b) Temporary signs shall not be located in the public right-of-way or clear view area.
- (c) Temporary sign exposure is limited to three 30 day periods per year.
- (d) Temporary signs shall not count toward the requirements of any other sign type.

8. Double sided signs are permitted with certain sign types. A double sided sign has two sign faces

of equal dimensions that are coplanar and face in opposite directions.

- (a) When a double sided sign is permitted the sign area requirements apply to each side of the sign separately.

9. Sign Type Requirements. The following pertain to specific sign types detailed in this section.

- (a) **Temporary Signs.** A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than 8 square feet per side. No other temporary signs are permitted.
- (b) **Window Signs** shall not count toward the signage quantity and area or size requirements for any other sign type.
- (c) **Signs Facing onto Parking Lots.** One parking lot facing sign is permitted in addition

Table 9.1 - Sign Type by Form District

SIGN TYPE			
	TC	NC	RT
1. Wall	P	P	N
2. Awning	P	P	N
3. Hanging/Projecting	P	P	P
4. Monument	P	P	N
5. Freestanding Post	not permitted		
6. Window	P	P	P
7. Directory	P	P	N

P = Permitted | N = Not Permitted

to the maximum requirements for other sign types.

- (i) Permitted sign types for parking lot facing signs are wall, projecting, or awning signs.
 - (ii) Maximum sign area is 30 square feet.
 - (iii) Permitted location is either a side or rear facade that faces a parking lot.
 - (iv) If such signs face existing single family homes, they may not be illuminated.
- (d) **Iconic Sign Elements.** Iconic signs may be allowed at the discretion of the city if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the unique area. Such signs shall comply with the following:
- (i) **Symbol or Logo Size.** The symbol or logo may not be larger than 10'-0" across in any direction.
 - (ii) **No moving parts** or external illumination of the symbol or log may be provided.
 - (iii) The **text** component of the sign may not be more than 30% of the overall area of the sign.
- (e) **Historic Signs.** Any existing signs that the city has identified as historic shall be included in the site plan approval process in order to encourage their preservation and/or reuse.



Figure 9.2 - Example of a storefront with excessive signage



Figure 9.3 - Example of a street with sufficient signage

2. WALL SIGNS

A. INTENT

Wall signs, also known as flat, channel letter, or band signs, are mounted directly to the building face to which the sign is parallel. Refer to the figures below.

B. REGULATIONS

Wall signs shall be developed according to the standards in Table 9.2.

1. Wall signs shall not cover windows or other building openings.
2. Wall signs shall not cover architectural building features, and shall be architecturally compatible with the building.

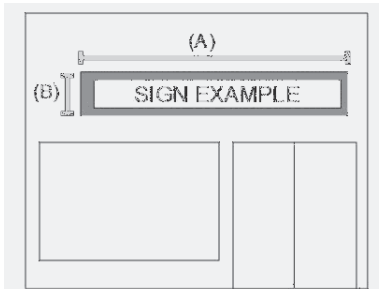


Figure 9.4 - Sign measuring diagrams: mounted sign (top), painted sign (bottom). Not to scale.



Figure 9.5 - Mounted wall sign example

3. **Painted signs**, a type of wall sign painted directly onto the building facade, are permitted.
4. **Nameplate signs** indicate the name or occupation of the tenant. They shall be subject to all of the requirements of the wall sign type, but shall be no larger than 3 square feet maximum per tenant.
5. No wall signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the city.

C. CALCULATION

The area of a wall sign is calculated using the following information:

1. For attached signs, area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as illustrated in Figure 9.4.
2. For painted signs, area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

Table 9.2 - Wall Sign Requirements

1. Permitted Districts	TC, NC
2. Sign Area	2.0 sq. ft. of sign area / linear foot of facade bay width, 200 sq. ft. max. area / sign 3 sq. ft. max. / tenant for nameplate signs
3. Height	3'-0" max. letter or element height
4. Location	permitted on all facades
5. Placement	1'-0" max. projection from building face
6. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements

3. AWNING SIGNS

A. INTENT

A sign that is mounted, painted, or otherwise applied on or attached to an awning.

B. REGULATIONS

Awning signs shall be developed according to the standards in Table 9.3 and the encroachment regulations in Section 5.0.

C. CALCULATION

The area of the awning is defined as the rectangular area of the building facade that is covered by the awning, i.e. awning height x awning width.

The sign area is a percentage of the surface area of the awning. The surface area is the total area of the sides and front of the awning, including both vertical and sloped or rounded parts of the awning. Sign area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as illustrated in Figure 9.4.



Figure 9.6 - Awning sign example

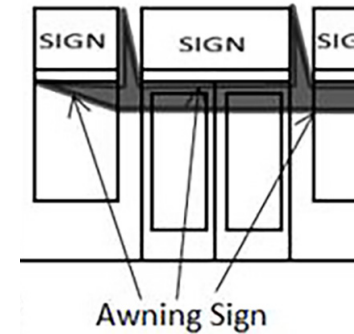


Figure 9.7 - Awning sign diagram.
Not to scale.

Table 9.3 - Awning Sign Requirements	
1. Permitted Districts	TC, NC
2. Awning Area	3.0 sq. ft. of awning area / linear foot of primary facade bay width, 300 sq. ft. max. area / sign
3. Sign Area	up to 50% of the awning surface area may be used for signage
4. Height	8'-0" min. vertical clearance above the ground plane
5. Location	permitted on all facades
6. Placement	maximum projection from the building facade is determined by street frontage type, see Section 5.1-C-5 shall not project within less than 2'-0" from the back of curb shall not overlap, block, or cover any window, door, or roof
7. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
8. Internal Illumination	not permitted
9. Materials	awning surface shall be made of canvas, metal, glass, or wood, plastic is not permitted all structural supports shall be made of metal or wood

4. HANGING/PROJECTING SIGNS

A. INTENT

A projecting sign is attached to and projects from a building face or hangs from a support structure that projects from the building face. Sign faces are typically perpendicular to the building face, but may be angled away from the facade no less than 45 degrees. The sign may be vertically or horizontally oriented.

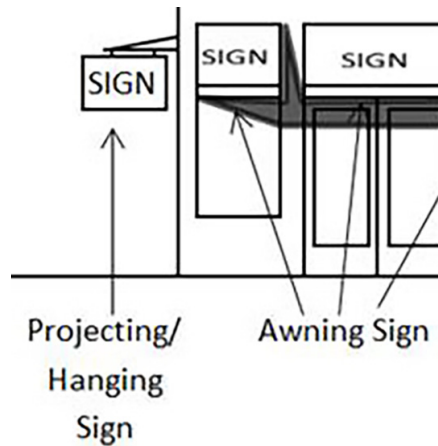


Figure 9.8 - Projecting sign diagram. Not to scale.

B. REGULATIONS

Projecting signs shall be developed according to the standards in Table 9.4.

1. Double sided signs are permitted.
2. No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the city.
3. Backlit box or cabinet signs are not permitted.



Figure 9.9 - Projecting sign example

Table 9.4 - Hanging / Projecting Sign Requirements

1. Permitted Districts	TC, NC, RT
2. Sign Area	1.5 sq. ft. of sign area / linear foot of primary facade bay width, 160 sq. ft. max. area / sign face
3. Total Size	8'-0" max. W x 20'-0" max. H, including sign faces(s) and all support structures
4. Location	permitted on all facades facing a public right-of-way
5. Placement	10'-0" min. clearance above the ground plane shall not project further than 8'-0" from the building face shall not project within less than 2'-0" from the back of curb sign faces and structural supports shall not extend above any eave or parapet
6. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

5. MONUMENT SIGNS

A. INTENT

A monument sign is freestanding and located in a front or side yard of a lot.

B. REGULATIONS

Monument signs shall be developed according to the standards in Table 9.5.

1. Multiple tenant buildings on a lot with a width of greater than 300'-0", measured across the front property line, may have signage with the following parameters:
 - (a) Up to two monument signs on one frontage.
 - (b) Signs shall be at least 150'-0" apart.
2. Monument Signs may not be pole-mounted.
3. Manually changeable text is not permitted for monument signs.
4. May serve multiple purposes such as seating.
5. If placed closer than 5'-0" from the front and corner side property lines, signs must meet clear view requirements.
6. Double sided signs are permitted



Figure 9.10 - Monument sign diagram. Not to scale.



Figure 9.11 - Monument sign example

Table 9.5 - Monument Sign Requirements

1. Permitted Districts	TC, NC
2. Sign Area	50 sq. ft. max. area / sign face
3. Total Size	6'-0" H x 10'-0" W x 3'-0" W max. including sign face(s) and all support structures
4. Location	primary street and side street BTZ
5. Placement	1 max. / each street frontage when placed at the intersection of two street frontages, the sign shall not obstruct safety sight lines
6. Quantity	1 max. / each street frontage
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

6. WINDOW SIGNS

A. INTENT

A window sign is posted, painted, placed, or affixed to or near the interior surface of a window for public viewing on the exterior of the window. Window signs should be durable and attached securely to the interior surface.

B. REGULATIONS

Window signs shall be developed according to the standards in Table 9.6.

C. CALCULATION

The total window area is a sum of the areas of individual windows and glass doors. A continuous set off windows is a group of one or more windows or glass doors that are separated by mullions or frames less than 0'-8" in width. To measure sign area percentage, divide the total sign area by the total window area.

1. Window signs are not counted toward a site's maximum signage allowance.
2. Address and hours of operation signs are considered exempt and are not counted in the window sign area calculation.

3. Temporary window signs shall be included in the total percentage of signage per window calculation.
4. Window signs may not be internally illuminated. Neon (gas-discharge tube), LED screens and shapes, marquee signs, and other similar illuminated signs are not permitted.



Figure 9.12 - Window sign example

Table 9.6 - Window Sign Requirements	
1. Permitted Districts	TC, NC, RT
2. Sign Area	the maximum signage coverage for any continuous set of windows is 25% the maximum signage coverage for any individual window is 40%
3. Height	no max. or min.
4. Location	permitted on all facades
5. Placement	permitted on ground and upper story windows not occupied by a residential use
6. Quantity	ground story: no maximum, determined by sign area upper stories: 1 individual window or continuous set of windows / tenant / floor
7. Internal Illumination	not permitted
8. Materials	paint, wood, glass, plastic, metal, and other similar materials are permitted

7. DIRECTORY SIGNS

A. INTENT

Not a sign type, but rather a type of sign information, directory signs list multiple businesses that are located within the same development. The intent is to provide one collectively shared sign rather than one sign for each separate business.

B. REGULATIONS

Directory signs may be mounted on the support structure of a wall sign, hanging/projecting sign, or monument sign. Directory signs shall be developed according to the requirements in Table 9.7.

1. Double sided signs are permitted.



Figure 9.13 - Monument mounted directory sign example

Table 9.7 - Directory Sign Requirements	
1. Permitted Districts	TC, NC
2. Sign Area	10'-0" max. height, 5'-0" max. width / sign face,
3. Total Size	12'-0" max. height, 6'-0" max. width, including sign face(s) all support structures
4. Location	primary street and side street BTZ
5. Placement	2'-0" min. setback from right-of-way property lines property line overhangs are not permitted
6. Quantity	1 / lot
7. Internal Illumination	Permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

10.0 ADMINISTRATION

1. GENERAL REQUIREMENTS

A. INTENT

This code intends to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of Sunset City. This code intends to increase conformity to the greatest extent possible.

2. SCOPE OF REGULATIONS

A. NEW DEVELOPMENT

All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.

B. RENOVATED STRUCTURES

All building renovations affecting a change of use greater than 25% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.

C. IN-PROCESS DEVELOPMENT

Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said

development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following:

1. Work or construction is begun within one year of the effective date of this code.
2. Work or construction continues diligently toward completion.

D. NON-CONFORMANCE

After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered non-conforming and are subject to the standards of this code.

Nonconformity means not conforming with the city's current zoning regulations. There are two types of nonconformity:

1. **Legal nonconformities** were permitted and conforming when they were established but have become nonconforming due to a zoning regulation change.
2. **Illegal nonconformities** were not permitted when they were established and/or are a result of a non-permitted, nonconforming change.

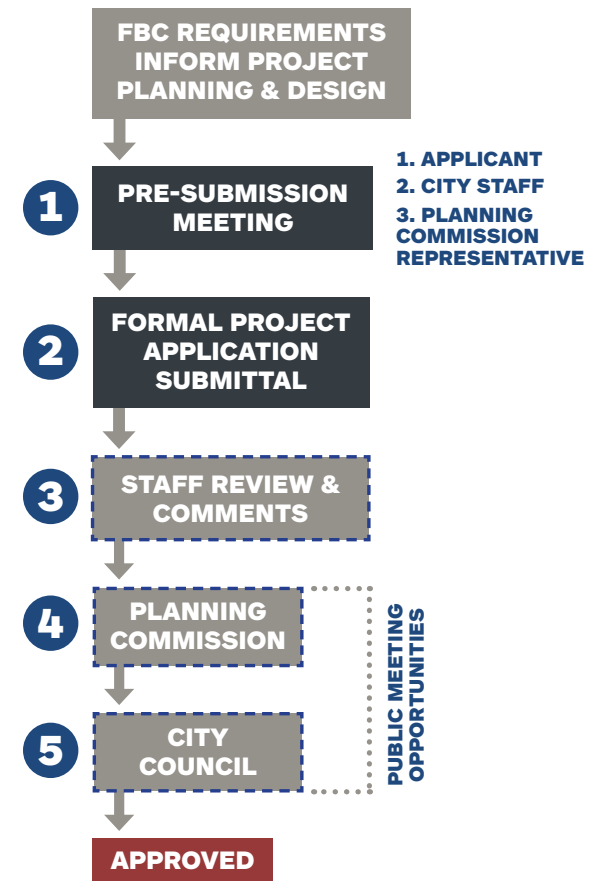


Figure 10.1 - Proposed FBC application and administration process

Table 10.1 - Proposed Tier 1 FBC Area Nonconformity Regulations	
TIER 1	
Triggers	1. New sign
	2. Minor facade changes that do not significantly alter the visual character or function and cost less than 50% of the building's appraised value
	3. New accessory structure
Limitations	1. No change in the number of dwelling units
Remedies	1. All signage on buildings and on site shall be brought into FBC compliance
	2. Architectural massing, features, and detailing shall be brought into closer FBC compliance
Administration	1. Design review
	2. Use permit

Municipal nonconformity regulations define how legal nonconformities are addressed after a zoning regulation change. The adoption of an FBC will create legal nonconformities so these nonconformity regulations are very important for current property owners and all future changes to nonconformities within the FBC area.

E. DEFINITIONS

- 1. Permission:** Permitted changes that require no remedy
- 2. Limitation:** Limitations placed on permissions

Table 10.2 - Proposed Tier 2 FBC Area Nonconformity Regulations	
TIER 2	
Triggers	1. Expansion where the total floor area of the expansion does not exceed 10% of the existing total floor area
Limitations	1. No expansions that will intrude into any FBC required setbacks
	2. No expansions that will create a new FBC nonconformity
Remedies	1. All signage on buildings and on site shall be brought into FBC compliance
	2. Landscaping shall be brought into closer FBC compliance
	3. Architectural massing, features, and detailing shall be brought into closer FBC compliance
Administration	1. Design review
	2. Site plan review
	3. Use permit

- 3. Trigger:** A change that requires a specific remedy
- 4. Remedy:** The remedy required by a specific trigger
- 5. Exemption:** Conditions in which the trigger does not require a remedy
- 6. Abandoned:** A use, structure, or sign that has not been continuously and actively operated or used for a period of 12 months, or more, from the time that the use, structure, or sign became nonconforming, regardless of intent to resume operation

Table 10.3 - Proposed Tier 3 FBC Area Nonconformity Regulations	
TIER 3	
Triggers	1. Major facade changes that significantly alter the visual character or function of the building
	2. Building facade changes that cost more than 50% of the building's appraised value
	3. Expansion where the total floor area of the expansion is more than 10% and less than 25% of the existing total floor area
Limitations	1. No expansions that will intrude into any FBC required setbacks
	2. No expansions that will create a new FBC nonconformity
Remedies	1. All signage on buildings and on site shall be brought into FBC compliance
	2. Landscaping shall be brought into closer FBC compliance
	3. Architectural massing, features, and detailing shall be brought into closer FBC compliance
Administration	1. Design review
	2. Site plan review
	3. Use permit

- 7. Change of Use:** An existing nonconforming use that has been terminated and replaced by another use. Any change of use in violation of the FBC is deemed an immediate abandonment of the nonconforming use.
- 8.** Non-conforming buildings that have been destroyed by natural causes may be replaced to their original condition within one year of casualty.

F. EXEMPT ACTIVITIES

The following activities are exempt from the administrative requirements:

- 1.** Building permits may still be required under building code.
- 2.** Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
- 3.** Replacement of existing windows, doors, or fixtures that do not change the transparency percentage of the building.
- 4.** Interior construction that does not result in change of use and is not visible from the exterior of the building.
- 5.** Emergency repairs ordered by a city official in order to protect health and safety.

G. PUBLIC HEARING

All development applications will be reviewed by the planning commission and city council during regular

work session and formal meetings. The public will have opportunity to comment during any of these public hearings.

H. APPEALS

All city decisions which interpret or administer this chapter may be appealed to the planning commission within ten days of final action by filing notice of appeal with the city.

Following final action by the city council, any person with standing to challenge the decision may, within ten days of the final action, appeal the decision to the appeal authority following the process defined in city code.

3. MINOR MODIFICATIONS TO A SITE PLAN

The city may approve minor modifications to an approved site plan. Modifications may be evaluated through a letter of application and the provision of the reasoning behind the request. Such requests may be made for:

- 1.** Minor modifications to proposed landscaping plans, pursuant to the modification standards established.
- 2.** Minor modifications to buildings, including

setbacks and materials, pursuant to the modification standards.

- (a)** Building materials that reflect the intent of the original material.
 - (b)** The city may modify the requirements of this chapter where full compliance is impossible due to the existing site or building conditions.
- 3.** Minor modifications to parking requirements, pursuant to the development of an alternative parking plan.

11.0 GLOSSARY OF TERMS

1. GRAPHICS

The graphics, tables, and text used throughout this FBC are regulatory. In case of a conflict, text shall override tables and graphics, and tables shall override graphics.

2. WORD DEFINITIONS & USES

The meaning and usage of terminology is not universal. Some of the terms in this FBC are used differently in other contexts. The definitions provided in this FBC are specific to how they are used within the FBC. These definitions are not subject to multiple interpretations and shall not be altered.

3. DEFINED TERMS

For the purposes of this code, the following terms shall have the following meanings:

1. Animal. All non-human members of the animal kingdom, including domestic and livestock species.
2. Applicant. The owner of a subject property or the authorized representative of the owner on which a land development application is being made.
3. Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst community residents in a public or private setting. Assembly includes uses such as a community center, house of worship, and private clubs and lodges.
4. Auto-Related Use. An establishment primarily engaged in the sale or rental of goods, merchandise, and services related to vehicles, such as repair, body work, painting, detailing, vehicle and vehicle-related equipment sales. These uses do not include auto dismantling, salvage, junk yards, and similar uses.
5. Blank Wall Limitation. A restriction of the amount of windowless area permitted on a facade that fronts on a street. When required the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured floor to floor, may be windowless.
 - (b) No rectangular segment of a story's facade with a horizontal width greater than 15'-0" may be windowless.
6. Block. The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
7. Block Depth. A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
8. Block Ends. The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.
9. Block Face. The aggregate of all the building facades on one side of a block.
10. Block Length. A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
11. Build-to-Zone. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly on a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line.
12. BTZ Pedestrian Space. The space between the edge of the right-of-way and a building's facade that is open to the public.
13. Building Type. A structure defined by the

combination of configuration, form, and function. Refer to 5.0 Building Types for more information and the list of permitted Building Types.

- 14. Cannabis Cultivation Facility.** A person or entity that
- (a) possesses cannabis;
 - (b) grows or intends to grow cannabis; and
 - (c) sells or intends to sell cannabis to a cannabis cultivation facility or to a cannabis processing facility.
- 15. Cannabis Processing Facility.** A person or entity that:
- (a) acquires or intends to acquire cannabis from a cannabis production establishment or holder of an industrial hemp processor license;
 - (b) possesses cannabis with the intent to manufacture a cannabis product;
 - (c) manufactures or intends to manufacture a cannabis product from unprocessed cannabis or a cannabis extract; and
 - (d) sells or intends to sell a cannabis product to a medical cannabis pharmacy or the state central fill medical cannabis pharmacy.
- 16. Cannabis Product.** A product that:
- (a) is intended for human use and
 - (b) contains cannabis or tetrahydrocannabinol.
- 17. Cannabis Production Establishment.** A cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.

- 18. Carport/ Storage Building.** A private garage not completely enclosed by walls or doors.
- 19. Clinic.** A building or portion of a building containing an office or offices of medical doctors, dentists, psychiatrists, chiropractors, physical therapists and other members of the medical profession which provide facilities and services for outpatient care, diagnosis, treatment, and observation of individuals suffering from illness, injury or other conditions requiring medical, surgical or therapeutic services. This definition does not include facilities providing patient beds for overnight care.
- 20. Community Location includes:**
- (a) a public or private kindergarten, elementary, middle, junior high, or high school;
 - (b) a licensed child-care facility or preschool;
 - (c) a trade or technical school;
 - (d) a church;
 - (e) a public library;
 - (f) a public playground;
 - (g) a public park;
 - (h) a youth center or other space used primarily for youth-oriented activities;
 - (i) a public recreational facility;
 - (j) a public arcade
 - (k) a homeless shelter
- 21. Courtyard.** An outdoor area enclosed by a building on at least two sides and is open to the

sky.

- 22. Corner Facade.** On corner lots only, the new facade plane created when the two facade planes that meet at the corner of a building are chamfered.
- 23. Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.
- 24. Coverage, Impervious Site.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
- 25. Craftsman Use.** See "Industrial/Craftsman".
- 26. Critical Root Zone.** Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).
- 27. Dedication.** The intentional appropriation of land by the owner to the City for public use and/or ownership.
- 28. Density.** The number of dwelling units located in an area of land, usually denoted as units per acre.
- 29. Drive-Through Restaurant.** A restaurant that includes a window or similar feature which allows food to be ordered and taken from the premises for consumption elsewhere without leaving a

- vehicle.
- 30. Dwelling Unit.** A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.
- 31. Easement.** A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.
- 32. Eave.** The edge of a pitched roof; it typically overhangs beyond the side of a building.
- 33. Encroachment.** An encroachment refers to portions of a building that project into, or over, the ROW property line. Encroachments are permitted, by building type and form district for:
- (a)** Roof overhang
 - (b)** Balcony
 - (c)** Awning
 - (d)** Canopy (street level only)
- 34. Entrance Type.** The permitted treatment types of the ground floor Facade of a Building Type. Refer to 6.9 for more information and a list of permitted Entrance Types.
- 35. Expression Line.** An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.
- 36. Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
- 37. Family.** Family is defined as one of the following.
- (a)** Two or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.
 - (b)** Up to three persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.
 - (c)** For the purposes of this code, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this code.
- 38. Fire.** See "Police and Fire".
- 39. Form District.** A designation given to each lot within the city that dictates the standards for development on that Lot. Refer to 2.0 Form Districts for more information and a list of permitted Form Districts.
- 40. Frontage.**
- (a)** The spatial interface between the public and private spaces that exists continuously along both sides of each street.
- (b)** The portion of a lot's property line which is collocated along a public right-of-way.
- (c)** The horizontal distance between the Side Property Lines, measured at the Front Property Lines.
- (d)** The public facing, main, or primary facade of a building.
- 41. Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
- 42. Gross Floor Area.** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
- 43. Home Occupation.** An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
- 44. Hotel and Inn.** A facility offering temporary or permanent lodging to the general public

- consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. Bed and Breakfasts are permitted.
- 45.** Impervious Surface. Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
- 46.** Independent Cannabis Testing Laboratory. A person or entity that:
- (a)** conducts a chemical or other analysis of cannabis or a cannabis product; or
 - (b)** acquires, possesses, and transports cannabis or a cannabis product with the intent to conduct a chemical or other analysis of the cannabis or cannabis product.
- 47.** Industrial/Craftsman Use. A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products, that includes a showroom or small retail outlet.
- (a)** These uses may also include associated facilities such as offices and small scale warehousing, but distribution is limited.
 - (b)** The maximum overall gross floor area is limited to 20,000 square feet, unless otherwise noted.
 - (c)** Outdoor activities and storage of goods are not permitted.
- 48.** Itinerant merchant. Any person who engages in a temporary business of selling or offering to sell any goods, wares, merchandise or services from a stand, cart, tent or other structure not permanently affixed to real property.
- 49.** Landscape Area. Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
- 50.** Library/Museum/Post Office. Libraries and museums are open to the general public for housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop. A post office is a publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
- 51.** Lot. One or more parcels that are included in the same development project. Most of the regulations in this FBC apply to the lot rather than the parcel.
- (a)** Projects that are developed in phases shall be considered one lot if only one permitting application process is required and 2 lots if 2 permitting application processes are required, 3 lots for 3 permits, etc.
- 52.** Lot, Corner. A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection.
- 53.** Lot, Flag. A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land.
- 54.** Lot, Interior. A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
- 55.** Lot, Through. Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley.
- 56.** Lot Area. The computed area contained within the property lines; it is typically denoted in square feet or acres.
- 57.** Lot Depth. The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line.
- 58.** Major Divisions. Dividing feature(s) required on longer buildings. Long facades may require more than one major division. Each major division consists of two or more minor divisions. All major divisions must be indicated by a divider feature. The outside edges of a primary facade, are the equivalent of a major divider. The minimum and maximum width of the major division is listed in feet in each building type requirements table.
- 59.** Medical Cannabis Pharmacy. A retail pharmacy

where medical cannabis is sold, pursuant to Utah Code Title 4-41a.

- 60.** Medical/Dental Clinic. A facility or institution, whether public or private, principally engaged in providing services for health maintenance and the treatment of mental or physical conditions.
- 61.** Minor Divisions. A subcomponent of a major division. Each minor division defines an individual bay in the building's primary facade. The minimum and maximum width of the minor division is listed in feet in each building type requirements table.
- 62.** Minor Division Features. The architectural elements that must differ between adjacent minor divisions or divide adjacent bays. Multiple options provide architects with flexibility without sacrificing the desired form of the streetscape. The minimum number of features that must be used to define adjacent bays is listed in each building type requirements table. When a primary facade courtyard is used as a major divider, both bays adjacent to either side of the courtyard, and the facades facing the interior of the courtyard, may have the same facade design.
- 63.** Museum. See "Library/Museum/Post Office".
- 64.** Nonconformance. A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the

effective date of or Amendment to this code.

- 65.** Occupation of Corner. Locating a building's front and side facades within the front and corner build to zones, respectively.
- 66.** Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- 67.** Office/Professional. A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers.
- 68.** Open Space. A use of land for active or passive, public or private, outdoor space, including such uses as parks and town squares. See Section 7.0. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair.
 - (a)** Parking lots are not permitted in open space in any district.
 - (b)** Open space that incorporates stormwater management on a site or district scale is encouraged.
 - (i)** Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - (ii)** Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy

- (c)** An open space may include small scale food and beverage service use, no more than 200 square feet in space, located in a kiosk, with no service access.
- (d)** Buildings located directly adjacent to an open space use shall treat facades facing this use with primary street facade requirements.
- 69.** Open Space, Minimum Access. This requirement ensures access and visibility for the open space. It is described in two ways:
 - (a)** The percentage of the total perimeter that must be adjacent to a public right-of-way.
 - (b)** The minimum number of and/or spacing between access points into the open space.
- 70.** Open Space Type. The permitted and regulated types of open spaces in this code. Refer to 7.0 Open Space Types for more information and a list of the permitted types.
- 71.** Open Water. A pond, lake, reservoir, or other water feature with the water surface fully exposed.
- 72.** Owner. The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.
- 73.** Parcel. A tract of land that is specifically defined in legal terms for both taxation and ownership purposes. It is the smallest portion of land that may be defined in this way.
- 74.** Parking Lot. An uncovered paved surface used solely for the parking of vehicles. Parking lot

- locations are regulated by frontage type.
- 75. Parking Structure, Attached.** A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the same lot. Parking Structures within the buildings are regulated per building type.
- 76. Parking Structure, Detached.** A shared parking structure owned by the city, a parking district, a government agency, or other public entity intended to accommodate public and leased parking.
- 77. Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
- 78. Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- 79. Plat.** A map or chart of a division and/or combination of lots.
- 80. Police and Fire.** A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a special use permit. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
- (a)** Garage doors are permitted on the front facade.
 - (b)** Exempt from maximum driveway widths.
- 81. Post Office.** See "Library/Museum/Post Office".
- 82. Primary Facade Divisions.** The means by which longer building facades, common in modern buildings, can be built while maintaining the visual building massing of the local neighborhood. Primary facade division requirements require long primary facades to be divided into individual bays that are visually similar to individual buildings.
- 83. Primary Street.** A street designated on the Zoning Map that receives priority over other streets in terms of setting front property lines and locating building entrances.
- 84. Professional.** See "Office/Professional".
- 85. Property Line.** Also referred to as lot line. A boundary line of a parcel of land or lot.
- 86. Property Line, Corner.** A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad.
- 87. Property Line, Front.** The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured, with the following exceptions.
- (a)** Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street.
 - (b)** Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots, or shall have the front property line determined by the City planning staff.
- 88. Property Line, Rear.** The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley.
- 89. Property Line, Side.** The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way.
- 90. Residential.** Facilities in which people reside. Often called "housing", this includes several different building types and configurations of dwelling units meant for individuals and groups of people, such as a family. Units are typically occupied for long periods of time and may be leased or owner-occupied.
- 91. Residential Care.** A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, nursing homes, and residential care homes. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building.

- 92.** Retail, General. Retail uses occupying a space larger than 12,000 square feet, and engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including, but not limited to, convenience stores, department stores, grocery stores, hobby shops, etc.
- 93.** Retail, Neighborhood. Retail uses occupying a space smaller than 12,000 square feet, and engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including, but not limited to, convenience stores, department stores, grocery stores, hobby shops, etc.
- 94.** Retail Tobacco Specialty Business. A commercial establishment in which:
- (a)** the sale of tobacco products accounts for more than 35% of the total quarterly gross receipts for the establishment;
 - (b)** 20% or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products;
 - (c)** 20% or more of the total shelf space is allocated to the offer, display, or storage of tobacco products; or
 - (d)** the retail space features a self-service display for tobacco products.
- 95.** Right-of-Way. Land dedicated or utilized for a Street Type, trail, pedestrianway, utility, railroad, or other similar purpose.
- 96.** Roof Type. The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet. Refer to 6.10 for more information and a list of the permitted Roof Types.
- 97.** Scale. The relative size of a building, street, sign, or other element of the built environment.
- 98.** School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.
- 99.** Service, General. Service uses occupying a space larger than 12,000 square feet and are primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including, but not limited to, entertainment uses, repair of small goods and electronics (not including vehicles), home furniture, restaurants, etc.
- 100.** Service, Neighborhood. Service uses occupying a space smaller than 12,000 square feet, are primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including, but not limited to, entertainment uses, repair of small goods and electronics (not including vehicles), home furniture, restaurants, etc. Multiple neighborhood service uses can be aggregated in one development.
- 101.** Semi-Pervious Surface. Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
- 102.** Setback. The horizontal distance from a property line toward the interior of a lot, along a line perpendicular to the property line, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code.
- 103.** Sexually Oriented Business. Nude entertainment businesses, sexually oriented outcall services, adult businesses, seminude dancing bars and seminude dancing agencies.
- 104.** Sign. An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.
- (a)** Wall Sign. A sign attached directly to the building facade and coplanar with the building facade.
 - (b)** Awning Sign. A sign that is mounted, painted,

- or otherwise applied on or attached to an awning.
- (c) Hanging/Projecting Sign.** A sign that is attached to and projects from a building face or hangs from a support structure that projects from the building face.
- (d) Freestanding Post Sign.** A sign that is mounted to or hanging from one or two freestanding posts.
- (e) Monument Sign.** A sign attached to a freestanding structure which is typically constructed with brick, concrete, metal, wood, or stone.
- (f) Window Sign.** A sign that is posted, painted, placed, or affixed to or near the interior surface of a window for public viewing from the exterior of the window.
- (g) Directory Sign.** A sign that lists multiple businesses which are located within the same development in order to provide one collective sign rather than many individual signs. May be mounted on any of the other sign type support structures.
- 105. Solar Reflectance Index (SRI).** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.
- 106. Story.** A habitable level within a building measured from finished floor to finished floor.
- 107. Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- 108. Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
- 109. Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
- 110. Street Face.** The facade of a building that faces a public right-of-way.
- 111. Street, Front.** The street in the lot's primary frontage.
- 112. Street, Side.** The street in a corner lot's secondary frontage.
- 113. Street Type.** The permitted and regulated types of streets in this code. Refer to 4.0 Street Types for more information and a list of the permitted Street Types.
- 114. Streetwall.** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.
- 115. Structure, Accessory.** The general term for a subordinate structure detached from, but located on the same Lot as the Principal Structure; it may or may not be inhabitable.
- 116. Structure, Principal.** Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.
- 117. Swale.** A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.
- 118. Tobacco Product.**
- (a)** Any cigar, cigarette, or electronic cigarette,
 - (b)** a tobacco product, including:
 - (i)** chewing tobacco; or
 - (ii)** any substitute for a tobacco product, including flavoring or additives to tobacco; and
 - (c)** Tobacco paraphernalia
- 119. Transit Station.** A covered passenger boarding and alighting facility for a bus or other transit mode.
- 120. Transparency, Minimum Ground Story and Upper Floor.** The minimum amount of transparency required on street facades with street frontage.

- 121.** Transparency. Any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
- (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- 122.** Tree Canopy. The uppermost area of spreading branches and leaves of a tree.
- 123.** Tree Canopy Coverage. The area of ground covered or shaded by a tree's canopy, measured in square feet.
- 124.** Use. Also referred to as land use. A purpose or activity that may occur within a building or a lot.
- 125.** Use, Accessory. A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.
- 126.** Use, Principal. The specific, primary purpose for which a lot or building is utilized.
- 127.** Utility/ Infrastructure. A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.
- 128.** Vehicle Access Type. The specific structure that vehicles traverse when entering a lot from a right-of-way.
- 129.** Visible Basement. A half story partially below grade and partially exposed above with required transparency on the street facade.
- 130.** Water Body. A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.
- 131.** Yard. The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations.
- 132.** Yard, Corner Side. A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.
- 133.** Yard, Front. A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines.
- 134.** Yard, Rear. A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards.
- 135.** Yard, Side. A yard extending from the side building facade along a side property line between the front yard and rear property line.