Sunset City Town Center Form Based Code

WHAT IS FORM-BASED CODE & OTHER FREQUENTLY ASKED QUESTIONS:

FREQUENTLY ASKED QUESTIONS

1. WHAT IS A FORM-BASED CODE?

A form-based code (FBC) is a way to regulate land development. It replaces traditional land use zoning regulations with a code that is organized around specific physical forms. Defining the characteristics of the form for public spaces, buildings, and landscaping provides predictable development results.

FBCs are designed to create physical forms that support a neighborhood's goal to become a thriving and attractive center. This requires physical forms that increase walkability and connectivity, bring more customers to local businesses, attract more businesses, increase housing options, and create useful public spaces. This means that many of the current physical forms in the neighborhood will change over time.

These incremental changes will take years to realize and are part of the modern shift in land development patterns. The FBC does not prescribe when these changes will occur, rather it guides future changes so they will collectively contribute to the desired overall form of the neighborhood.

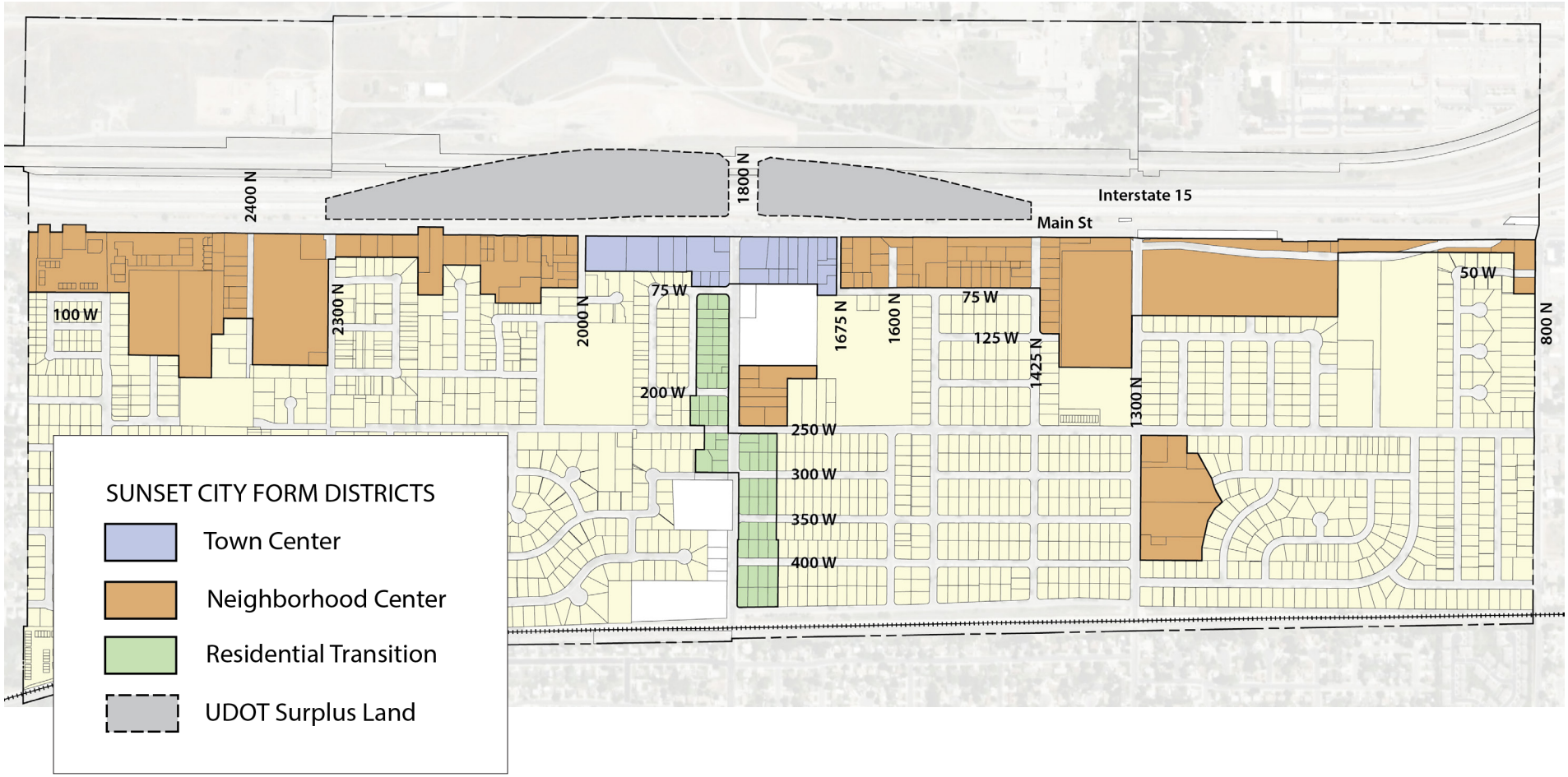
- » ALLOWS FOR A VARIETY OF USES
- » +FOCUS ON NEW BUILDING LOCATION ON PROPERTY
- » FOCUS ON BUILDING FORM AND BRINGS MAIN ENTRANCES TO FACE THE STREET
- » MORE OPTIONS OF USE FOR PROPERTY OWNERS WHO WANT TO DEVELOP
- » EXISTING USES & BUSINESSES ARE UNCHANGED

FREQUENTLY ASKED QUESTIONS

2. WHICH PARTS OF THE CITY WILL THE FORM-BASED CODE APPLY TO?

All properties currently zoned for commercial use will be regulated by the form-based code. With most change expected for areas of the city that are currently commercial, the FBC will create a more consistent development pattern that will develop a more concentraced 'center' for Sunset.

None of the 'single-family' residential neighborhoods will be regulated by the FBC or changed with this code update.



FREQUENTLY ASKED QUESTIONS

3. WHY IS THE CITY USING A FORM-BASED CODE?

A form-based code is a more consistent and predictable way to regulate redevelopment than use-based code that is currently used by the city. With UDOT planning to widen 1800 North and add a new Interchange with I-15, the city is proactively updating development regulations to be prepared for this major change in the city. This FBC will work to create a 'center' for Sunset that the city has never had. This 'town center' will be focused at the intersection of Main Street and 1800 North, and **will incrementally change over time only as private property owners want to redevelop their properties.**

4. WHICH CITIES IN UTAH CURRENTLY USE FORM-BASED CODE?

A form-based code is used by many cities around Utah and has been proven to provide better and more consistent results for communities along the Wasatch Front. Some of the cities below were consulted during the process of developing the form-based code for Sunset City:

- CLEARFIELD CITY (SINCE 2018)
- FARMINGTON CITY (SINCE 2008)
- MILLCREEK CITY (SINCE 2019)
- SALT LAKE CITY (SINCE 2006)
- NORTH OGDEN CITY (SINCE 2018)
- SOUTH OGDEN CITY (SINCE 2016)
- MIDVALE CITY (SINCE 2019)

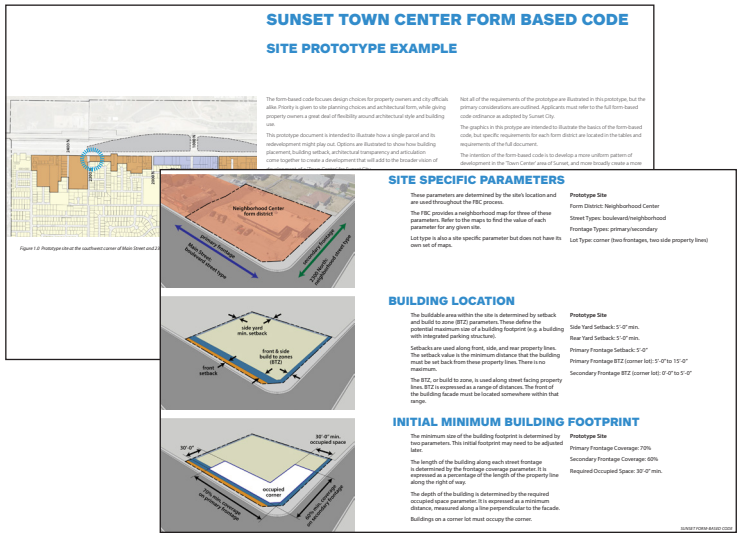
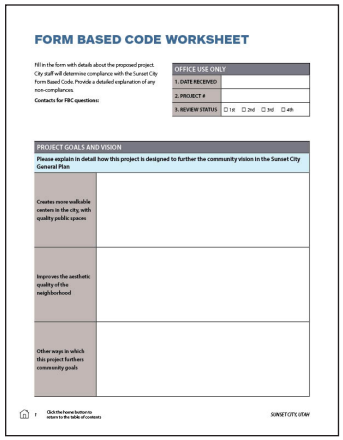
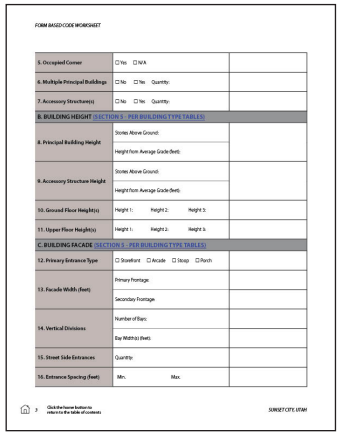
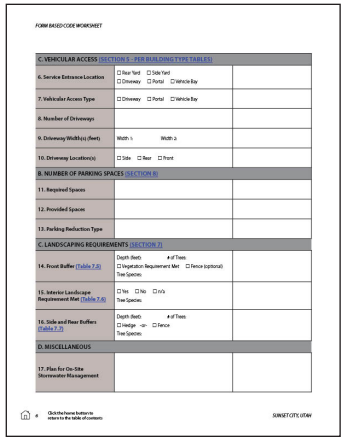
FREQUENTLY ASKED QUESTIONS

5. HOW DOES THE FBC BENEFIT CURRENT & FUTURE PROPERTY OWNERS?

The FBC gives property owners greater flexibility by permitting more diverse uses and forms. Coordinated physical forms create a cohesive neighborhood that attracts more people and investment to the area, promoting increased property values. The FBC also streamlines the approval process for new development projects.

The form-based code also provides a clear vision for a Town Center in Sunset, bringing additional value to properties in the city. With the development of 1800 North in Sunset, the vision is to provide direction to create a more economically productive 'center' for Sunset.

FREQUENTLY ASKED QUESTIONS

6. WHAT IS THE APPROVAL PROCESS FOR THE FORM-BASED CODE?

FBC approval processes are generally simpler than land use zoning approvals because the FBC **provides detailed development standards and communicating requirements clearly with graphic examples and diagrams**. This helps provide a faster and more predictable approval process. Applicants will meet with city staff and officials to understand the FBC requirements and a worksheet with clear requirements will be used to guide the process. The city will also use a Prototype document to illustrate the requirements during the process.