

Cottonwood Heights 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.

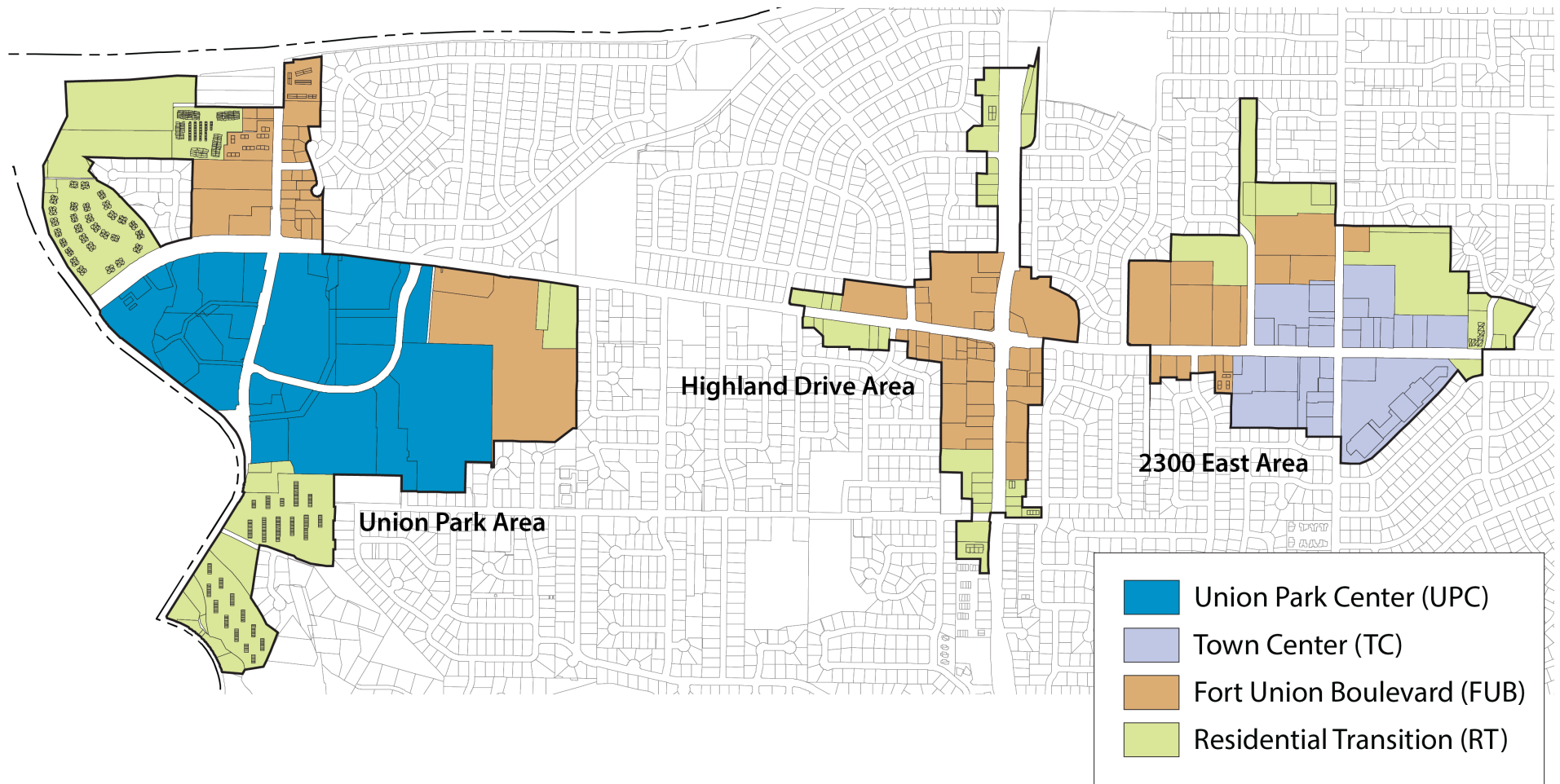
- » **ALLOWS FOR A VARIETY OF USES**
- » **FOCUS ON NEW BUILDING LOCATION ON PROPERTY**
- » **FOCUS ON BUILDING FORM AND BRINGS MAIN ENTRANCES TO FACE THE STREET**
- » **MORE OPTIONS OF USE FOR PROPERTY OWNERS WHO WANT TO DEVELOP**
- » **EXISTING USES & BUSINESSES ARE UNCHANGED**

FREQUENTLY ASKED QUESTIONS

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

Only a few areas along Fort Union Boulevard will be regulated using 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 concentrated 'center' in these areas. Most of these properties are already zoned for 'mixed use'.

None of the 'single-family' residential neighborhoods in the city 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 development pressure continuing to be a factor across the city, this FBC will work to create a concentration of development in commercial areas of the city, and create more walkable and efficient development patterns. A 'town center' will be focused at the intersection of Fort Union Boulevard and 2300 East, 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 Cottonwood Heights:

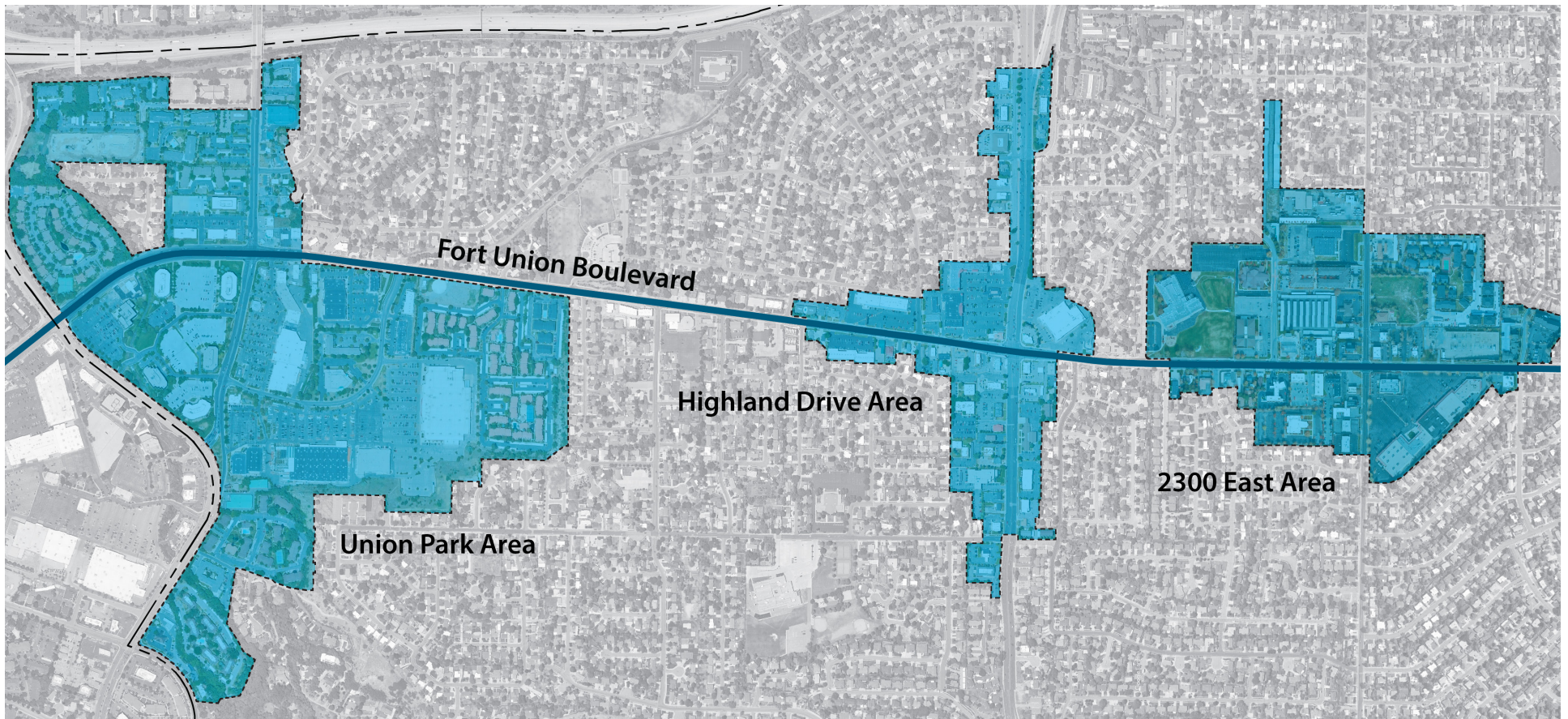
- » **CLEARFIELD CITY (SINCE 2018)**
- » **FARMINGTON CITY (SINCE 2008)**
- » **MILLCREEK CITY (SINCE 2019)**
- » **SALT LAKE CITY (SINCE 2006)**
- » **NORTH OGDEN CITY (SINCE 2018)**
- » **SOUTH OGDEN CITY (SINCE 2016)**
- » **MIDVALE CITY (SINCE 2019)**
- » **SOUTH SALT LAKE CITY (SINCE 2016)**

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 Cottonwood Heights, bringing additional value to properties in the city.



COTTONWOOD HEIGHTS

FORM BASED CODE

ADDITIONAL QUESTIONS

7. HOW WERE THE BOUNDARIES DETERMINED FOR THE FBC?

Working with city planning staff, boundaries were determined early in the process with a few modifications during the development of the code.

For the most part, FBC boundaries were aligned with properties currently zoned for 'mixed use' development and only in the three areas along Fort Union Boulevard. In the future, additional FBC could be developed and applied to other areas of the city.

8. HOW WERE THE THRESHOLDS FOR ADMINISTRATIVE APPROVAL DETERMINED?

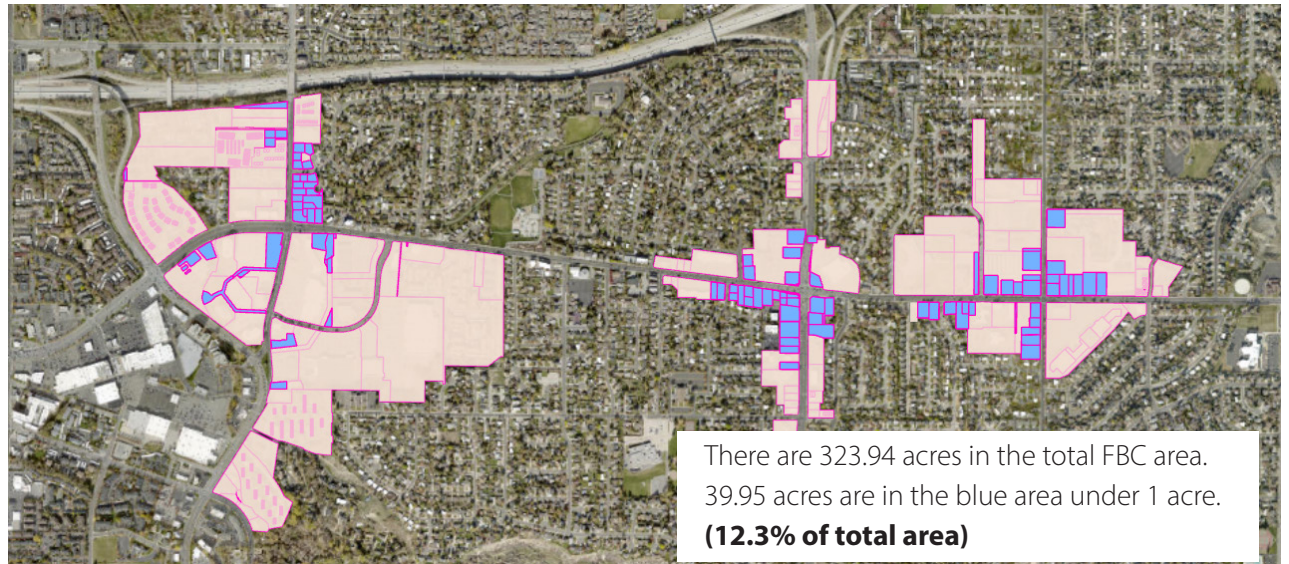
Determining an appropriate threshold for parcels that could benefit from a faster, administrative approval process has been part of the FBC process.

A small percentage of the overall area could qualify for an administrative approval of a development application, but would benefit city officials in keeping smaller projects (under 1 ac) off their agenda and allowing for more focus on larger projects with larger community impact.

Approval of application will be administrative only once all code requirements are met:

1. Development parcel is smaller than 1 acre.
2. Structure size is below 20,000 square feet.
3. Development located in FUB, TC, or UPC form districts.

All development applications in the Residential Transition (RT) districts will be required to appear in a public hearing.



ADDITIONAL QUESTIONS

9. HOW WERE PARKING REGULATIONS DETERMINED?

Consulting with other cities that have used a form-based code, parking requirements were developed specifically for Cottonwood Heights. These requirements don't vary much from current parking requirements that the city has in existing code, but does allow for more shared parking to reduce overall amount of surface parking lots sitting vacant during 'off' hours in the city.

10. HOW WILL THE PUBLIC BE INVOLVED IN DEVELOPMENT APPROVAL PROCESS IN FBC AREAS?

Most of the areas regulated by FBC will go through a public hearing process as they currently do. Requirements for the FBC reflect community goals and objectives set by the community during the recent General Plan update process.

Adoption of the FBC code will be considered in the first quarter of 2024, with public hearings and outreach to property owners, and further hearings with the planning commission before it is considered by the city council.

11. WILL OTHER AREAS OF THE CITY USE FBC IN THE FUTURE?

Most cities expand the use of an FBC over time once they become more comfortable with them. For the most part, FBC will benefit redevelopment of commercial/mixed use areas of the city, or new build areas of the city (e.g. Gravel Pit area).

Expansion of FBC in the future will require city council approval.

FBC is not usually used to regulate single family neighborhood areas.

ADDITIONAL QUESTIONS

12. HOW ARE MAXIMUM BUILDING HEIGHTS REGULATED?

A form-based code regulates building heights in a couple ways:

1. Overall number of stories defined
2. Sets a minimum and maximum for floor heights, with special attention to ground floor height.

Table 5.2 - General Building Requirements Part 1				
FORM DISTRICT	UPC	TC	FUB	RT
USE				
1. Ground Floor	retail, office, service	retail, office, service	retail, office, service	residential, retail, service
2. Upper Floor(s)	residential, lodging, retail, office, service	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	2 stories	2 stories
8. Principal Building Maximum	8 stories	4 stories	4 stories	3 stories
9. Accessory Building Maximum	not permitted			2 stories
10. Ground Floor Height	14'-0" min. 30'-0" max.	12'-0" min. / 24'-0" max.		10'-0" min. 14'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 12'-0" max.			